
NEW FOREST DISTRICT COUNCIL - ECONOMIC VIABILITY ASSESSMENT 2018

**Whole Plan Review
Viability Assessment**

Three Dragons – June 2018

FINAL REPORT



This report is not a formal land valuation or scheme appraisal. It has been prepared using the Three Dragons toolkit and is based on local data supplied by New Forest District Council, consultation and quoted published data sources. The toolkit provides a review of the development economics of a range of illustrative schemes and the results depend on the data inputs provided. This analysis should not be used for individual scheme appraisal.

No responsibility whatsoever is accepted to any third party who may seek to rely on the content of the report unless previously agreed.

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EXECUTIVE SUMMARY

1. New Forest District Council is currently reviewing its Local Plan. The new Local Plan will set out the opportunities for development within the plan area and the policies to support that development to 2036. As part of this process, the council needs evidence to demonstrate that its draft policies are deliverable, including what balance of affordable and market housing is viable. This Viability Assessment provides that evidence.
2. The Viability Assessment has been prepared in consultation with the development industry¹ and has followed the relevant regulations and guidance and is in line with the National Planning Policy Framework.
3. A separate Viability Assessment has been carried out by NCS² in respect of the Fawley Power Station strategic site: an analysis of the Fawley Power Station site is not included in this assessment.
4. Whilst this report was being compiled, the Government issued its draft review of the National Planning Policy Framework (NPPF), Developer Contributions and Planning Guidance on Viability³. Although still at consultation stage, it is likely that this will have some implications on the economic viability testing for the Local Plan, and where appropriate we have made reference to the new policy and guidance.

Testing Principles

5. The testing undertaken uses a standard residual value approach. The residual value of development (total value less all development and policy costs, including planning obligations) is compared to a land value benchmark⁴ and the scheme is said to be viable if the residual value exceeds the benchmark.

Residential Development

Types of site tested

6. To test viability, we devised a number of case studies which reflect the type of sites likely to be come forward, in light of the policies in the emerging Local Plan and historic patterns of development. Working with the council, we drew up three types of site for testing:
 - Sites of less than 50 units, either allocated in the Local Plan or windfall – sites of this size will not normally provide on-site recreational mitigation;
 - Sites of more than 50 units, based on sites identified through the SHLAA process and expected to be allocated in the Local Plan – in most cases recreational mitigation would be provided on-site;

¹ Development industry workshop held on 25th January 2018 supplemented by interviews with agents and RPs with experience of developing in district.

² Fawley Waterside Viability Appraisal August 2017

³ <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

⁴ Note that the benchmark land value is an estimate of the lowest value that a landowner may accept, and does not preclude the possibility that some schemes may have enough value to pay more for land.

- Rural Exception Sites⁵ - examples of potential Rural Exception Sites (RES) where the assumption is that 100% of units will be affordable but if this is not viable then a proportion of market homes may be allowed to facilitate delivery of affordable units.

Figure 1: Sites Tested

| Sites under 50 units | Sites over 50 units | RES |
|---------------------------------|---|----------------|
| CS1 – 12 units | CS3 – 60 units | RES1: 7 units |
| CS2 – 25 units | CS4 – 105 units | RES2: 15 units |
| | CS5 – 220 units | |
| | CS6 – 350 Units | |
| | CS7 – 870 units (TWS ⁶ only) | |
| CS8 – 40 unit Sheltered scheme | | |
| CS8 – 40 unit extra care scheme | | |

Key assumptions used in the testing

7. Three value areas were identified within the plan area and have been used for the testing. The division into 'South Coast Towns', 'Avon Valley and the Downlands' and 'Totton and the Waterside' was largely supported at the development industry workshop⁷, with some suggestions for refinement of the boundaries. However evidence did not support these changes and the areas have not subsequently been amended, although there will be a range of prices and values within each value area. House prices and land values are highest in the South Coast Towns, followed by Avon Valley and the Downlands, then lowest in Totton and the Waterside.
8. The testing has taken account of the proposed policies in the Local Plan review. However, this is an iterative process whereby the testing has both been informed by and has informed the draft policies included in the Plan. In particular affordable housing was initially tested at varying levels, between 25% and 50%, to assist the council in deciding on the amount to be required from its allocated sites. Different affordable housing tenure mixes were also tested. In all cases the threshold for delivery of affordable housing is 11 units as per planning guidance⁸.
9. All assumptions used in the testing are based on published sources, local research and industry norms. They have been devised in consultation with the development industry and social housing providers. Sensitivity testing has been undertaken on a sample of case studies. A full list of the assumptions used in the testing can be found at Annex II.

⁵ The principle underlying this type of development is that it should achieve as near to 100% affordable housing as possible with the minimum market housing allowed to ensure viability.

⁶ Totton & the Waterside

⁷ Where the value areas were presented as South, West and East

⁸ NPPG Paragraph: 031 Reference ID: 23b-031-20161116 – see also draft NPPF consultation (5/3/18) says affordable homes will only be sought on major sites, but does not define major sites

Key findings of residential analysis

10. In summary, the viability testing undertaken found good general viability, demonstrating that the policies in the draft local plan, including delivering affordable housing at 50% in the South Coast Towns and in Avon Valley and the Downlands and 35% in Totton and the Waterside, are achievable.
11. For some of the smaller case studies (in all value areas) viability can be described as marginal. This is also the case for a proportion of the case studies in Totton and the Waterside, in particular where there may be pressure from additional costs for S106 obligations and/or infrastructure. On all these sites it will be crucial to ensure density is optimised at at least 30 dph and some flexibility is maintained over the market housing mix and the tenure of the affordable units, to ensure policy targets, including for affordable housing percentages, are met.
12. Rural exception sites are viable without the inclusion of unfettered market housing to enable delivery.

1 INTRODUCTION

Purpose of the Economic Viability Assessment

- 1.1 New Forest District Council (NFDC) is currently reviewing its Local Plan with a view to publishing a submission Local Plan review in Autumn 2018. Once adopted, the new Local Plan will replace the current Core Strategy and strategic policies within the Sites and Development Management Policies DPD.
- 1.2 The main purpose of a plan viability (or PV) assessment is to provide evidence to show that the requirements of the National Planning Policy Framework (NPPF) are met. That is, the policy requirements in the Plan should not threaten the development viability of the plan as a whole. The objective of this study is to inform policy decisions relating to the trade-offs between the policy aspirations of achieving sustainable development and the realities of economic viability.

National planning context

National Planning Policy Framework

- 1.3 The National Planning Policy Framework (NPPF) recognises that the 'developer funding pot' or residual value is finite and decisions on how this funding is distributed between affordable housing, infrastructure, and other policy requirements have to be considered as a whole, they cannot be separated out.
- 1.4 The NPPF advises that cumulative effects of policy should not combine to render plans unviable.

*'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'*⁹

- 1.5 Note the NPPF does not state that all sites must be viable now in order to appear in the plan. Instead, the NPPF is concerned to ensure that the bulk of the development is not rendered unviable by unrealistic policy costs. It is important to recognise that economic viability will be subject to economic and market variations over the local plan timescale. In a free market, where development is largely undertaken by the private sector, the local planning authority can seek to provide suitable sites to meet the needs of sustainable development. It is not within the local planning authority's control to ensure delivery actually takes place; this will depend on the willingness of a developer to invest and a landowner to release the land. Thus in considering whether a site is deliverable now or developable in the future, we have taken account of the local context to help shape our viability assumptions.

⁹ NPPF para 173

NPPF consultation

- 1.6 The Government is currently (Spring 2018) consulting on proposed changes to the NPPF. Of particular relevance to viability testing of Local Plans is:
- Greater emphasis on the detailed infrastructure requirements and costs for strategic sites at a plan making stage;
 - Broadening of definitions of affordable housing and targets for affordable home ownership;
 - Inclusion of a target for small sites;
 - Increasing density where housing land is in short supply.
- 1.7 As these changes are for consultation, it is not possible to know whether they will be included within any new guidance or whether further changes may be proposed. However, in preparing the viability evidence we have been mindful of the proposed changes.

National Planning Practice Guidance for Plan Making

- 1.8 Planning Practice Guidance¹⁰ (PPG) provides further detail about how the NPPF should be used. PPG contains general principles for understanding viability as well as specific CIL viability guidance¹¹. It also notes that a range of sector-led guidance is available¹².
- 1.9 In order to understand viability, a realistic understanding of the costs and the value of development is required and direct engagement with development sector may be helpful¹³. Evidence should be proportionate to ensure plans are underpinned by a broad understanding of viability, with further detail where viability may be marginal or for strategic sites with high infrastructure requirements¹⁴. However not every site requires testing and site typologies may be used to determine policy¹⁵. For private rented sector, self-build and older people's housing, the specific scheme format and projected sales rates (where appropriate) may be a factor in assessing viability¹⁶.
- 1.10 PPG requires that a buffer should be allowed and that current costs and values should be used (except where known regulation/policy changes are to take place)¹⁷. Generally, values should be based on comparable, market information, using average figures and informed by specific local evidence¹⁸. For an area wide viability assessment, a broad assessment of costs is required, based on robust evidence which is reflective of local market conditions. All development costs should be taken

¹⁰ DCLG, Planning Practice Guidance

¹¹ PPG Paragraph: 003 Reference ID: 10-003-20140306

¹² PPG Paragraph: 002 Reference ID: 10-002-20140306

¹³ PPG Paragraph: 004 Reference ID: 10-004-20140306

¹⁴ PPG Paragraph: 005 Reference ID: 10-005-20140306

¹⁵ PPG Paragraph: 006 Reference ID: 10-006-20140306

¹⁶ PPG Paragraph: 018 Reference ID: 10-018-20150326

¹⁷ PPG Paragraph: 008 Reference ID: 10-008-20140306

¹⁸ PPG Paragraph: 012 Reference ID: 10-012-20140306

into account, including infrastructure and policy costs as well as the standard development costs¹⁹.

- 1.11 Land values should reflect emerging policy requirements and planning obligations, including any Community Infrastructure Levy, and provide a competitive return to willing developers and land owners. Where possible land values should be informed by comparable, market-based evidence but excluding transactions above the market norm²⁰. Assumptions about brownfield land values should clearly reflect the levels of mitigation and investment required to bring sites back into use²¹.
- 1.12 PPG identifies circumstances where contributions for affordable housing and s106 obligations should not be sought²². These circumstances include developments of 10-units or less with GIA of no more than 1000sq m (more than 5 units in rural areas) and self-build.

Proposed changes to NPPG

- 1.13 Draft PPG changes were published on 5th March 2018²³ - the draft is “published for reference” and it is anticipated that changes if approved, would come into effect at the same time as the change to NPPF.
- 1.14 Key points emerging from the proposals in respect to plan testing include:
- Policy requirements, particularly for affordable housing, should be set at a level that allows for sites allocated in the plan to be delivered without the use of further viability assessment at the decision-making stage (p4) – although plans should however set out circumstances in which viability assessment at the decision-making stage may be required;
 - Consistency between the approach to viability assessment for plan making, decision making, section 106 planning obligations and CIL is required (p5);
 - The role for viability assessment is primarily at the plan making stage; drafting of plan policies should include engagement with landowners, developers, infrastructure and affordable housing providers; plans should be informed by evidence of infrastructure and affordable housing need and an assessment of viability that takes into account all national and local requirements (p5);
 - Site typologies may be used to assess viability in plan making; Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies and the guidance emphasises the need to avoid outliers (p5);
 - Plan makers should engage with landowners, developers, infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage (p6);

¹⁹ PPG Paragraph: 013 Reference ID: 10-013-20140306

²⁰ PPG Paragraph: 014 Reference ID: 10-014-20140306

²¹ PPG Paragraph: 025 Reference ID: 10-025-20140306

²² PPG Paragraph: 031 Reference ID: 23b-031-20161116

²³ Updated 9th March <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

- Land purchases should consider the total cumulative cost of all relevant policies when agreeing a price for the land - the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan (p6)
- The guidance sets out a number of standardised inputs for viability assessment and how these may work within an assessment (for example deductions from land value) (p8):
 - Include abnormal costs, site specific infrastructure, policy requirements and site fees but take these into account in the land value benchmark (which implies that the land value will be lower when costs are higher)
 - Include contingency ‘where scheme specific assessment is deemed necessary’
 - The guidance provides more detail about how benchmark land values should be set using EUV+ a premium and be informed by comparable market evidence based on policy compliant development (p9)
 - The rates of developer return are specified (20% of value for market and 6% for affordable) (p10).

1.15 Much of the new guidance is based on good practice within plan and CIL viability assessments and therefore our current approach is not dissimilar to the proposed guidance.

Guidance on plan viability testing

1.16 Guidance has also been published to assist practitioners in undertaking viability studies for policy making purposes - “Viability Testing Local Plans - Advice for planning practitioners”²⁴ (The Harman Guide). The advice re-iterates that:

“The approach to assessing plan viability should recognise that it can only provide high level assurance”²⁵.

The Advice also comments on how viability testing should deal with potential future changes in market conditions and other costs and values and states that:

“The most straightforward way to assess plan policies for the first five years is to work on the basis of current costs and values The one exception to the use of current costs and current values should be recognition of significant national regulatory changes to be implemented.....”²⁶

²⁴ The guide was published in June 2012 and is the work of the Local Housing Delivery Group, which is a cross-industry group, supported by the Local Government Association and the Home Builders Federation.

²⁵ P10 Viability Testing Local Plans June 2012

²⁶ P26 Viability Testing Local Plans June 2012

Local Policy Context

- 1.17 New Forest District Council is undertaking a two-stage approach in reviewing its Local Plan. Local Plan Review Part One is the planning strategy and will set out strategic site allocations and update or replace policies in the adopted Core Strategy and any strategic policies within the Local Plan Part two: Sites and Development Management DPD.
- 1.18 There is target of around 10,000 new homes to be delivered 2016 – 2036 with a focus of delivery at a large strategic site at Fawley Power Station (around 1,400 new homes) and a number of smaller sites ranging from 100 to 900 dwellings.
- 1.19 It should be noted that Fawley Power Station is considered and reported elsewhere in terms of delivery and is not part of any assessments or recommendations set out in this report.
- 1.20 Evidence published by the council suggests a need for a wide range of tenure and size of both market and affordable home ownership and affordable rental homes. A greater proportion of new housing will need to be smaller to medium sized homes to help meet identified needs. The affordability gap indicates relatively high need for affordable housing tenures, though this could be met through a range of different tenure types.
- 1.21 We have worked with the council during their review of housing policies to help identify which policies may be deliverable, on viability grounds, and can thus be included in the Local plan review. In particular we tested a range of affordable housing levels, between 25% and 50% in all areas, as well as differing affordable tenure mixes. The results of the testing can be found in Annex V.
- 1.22 We have worked with the council to identify where local policies may impact upon cost or revenues. Annex IV sets out in detail the policies in the Local Plan review and demonstrates where these are likely to impact on viability as well as how this has been resolved within the viability testing.

Research evidence

- 1.23 The research which underpins the Economic Viability Assessment includes:
- Analysis of information held by the council, including historic site-specific viability analysis, previous area-wide viability appraisals, the concurrent viability study carried out for the New Forest District Council and the National Park Authority on the Fawley Power Station site²⁷, and a review of historic planning permissions and contributions;
 - A stakeholder workshop held with developers, land owners, their agents and representatives from the District Council, held on 25th January 2018 (Annex I);
 - Telephone interviews with affordable housing enablers and providers operating in the plan area;
 - Follow up discussions with stakeholders and estate agents;

²⁷ Fawley Waterside Viability Appraisal – NCS August 2017

- Discussions with the council regarding viability assessments carried out in the plan area, in particular on costs and values;
- On-going dialogue with council officers;
- Analysis of publicly available data to identify the range of values and costs needed for the viability assessment.

All the viability testing uses the Three Dragons Toolkit, adapted for the council, to analyse scheme viability for residential development.

2 VIABILITY TESTING – RESIDENTIAL DEVELOPMENT

Principles and Approach

- 2.1 The Advice for planning practitioners summarises viability as follows:
- 2.2 *‘An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.’²⁸*
- 2.3 As set out in Section 1 of this report there are a number of proposed changes to national guidance in respect of viability and plan making. Much of the proposed guidance and in particular that contained within PPG confirms our approach to testing viability, especially in terms of some of the assumptions and the approach to benchmark land values.
- 2.4 As is standard practice²⁹, we have adopted a residual value approach to our analysis. Residual value is the value of the completed development (known as the Gross Development Value or GDV) less the development costs. The remainder is the residual value and is available to pay for the land. The value of the scheme includes both the value of the market housing and affordable housing. Scheme costs include the costs of building the development, plus professional fees, scheme finance and a return to the developer as well as any planning obligations.

Figure 2.1 Residual Value Approach

$$\begin{array}{r} \text{Total development value (market and affordable)} \\ \text{Minus} \\ \text{Development costs (incl. build costs and return to} \\ \text{developer)} \\ = \\ \text{Gross residual value} \\ \text{Minus} \\ \text{CIL + planning obligations (including AH)} \\ = \\ \text{Net residual value (available to pay for land)} \end{array}$$

²⁸ P 14 Viability Testing Local Plans: Advice for Planning Practitioners Harman 2012

²⁹ See page 25 of Viability Testing Local Plans: Advice for Planning Practitioners Harman 2012 – “We recommend that the residual land value approach is taken when assessing the viability of plan-level policies and further advice is provided below on the considerations that should be given to the assumptions and inputs to a model of this type.”

- 2.5 To assess viability, the residual value generated by a scheme is compared with a benchmark land value, which reflects a competitive return for a landowner.

Land Value Benchmarks

- 2.6 In terms of benchmark land values, Viability Testing Local Plans³⁰ sets out a preferred approach in the following extract from page 29:

Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of cost-effective sources of local information), but it is not recommended that these are used as the basis for the input to a model.

We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values (noting the exceptions below).

- 2.7 There is no single agreed figure to be used for the benchmark land value in the plan area and we have arrived at realistic benchmark values through review of a number of data sources, sense checked locally. These include
- Previous viability studies³¹;
 - Existing use values³²;
 - Review of DCLG published land values³³ against costs of likely obligations³⁴;
 - For plot value for Rural Exception sites, discussion with Registered Providers of affordable housing and the council;
 - Consultation with developers, land-owners and agents at a stakeholder workshop and subsequent follow-up discussion;
 - Consultation with the District Valuer.
- 2.8 Based on the survey of evidence we have used the figures in the table below as the main benchmarks for the plan area. Some adjustments were made to the benchmarks following the stakeholder workshop to take account of further evidence that was presented to the viability team. The consultation draft NPPF³⁵ places particular emphasis on Existing Use Values (plus an uplift) as a method for

³⁰ See <https://www.local.gov.uk/sites/default/files/documents/viability-testing-local-p-50c.pdf>

³¹ CIL Viability assessment Nov 2011 DTZ; a number of site specific viability appraisals applicable to NFDC; viability appraisals from neighbouring authorities – Test Valley and New Forest National Park

³² CoStar March 2018 for commercial sales alongside websearches and discussion with agents/developers

³³ Land Values for Policy appraisal DCLG 2015

³⁴ DCLG land values do not include costs of policy compliance and other costs such as developer profit differ from the costs used in this study

³⁵ Values for smaller sites were decreased the East and West of district to take account of fresh evidence presented but were increased in all value areas for medium sized sites. For large sites no changes were made. A sensitivity benchmark was introduced.

evaluating land value and our approach complies with this methodology. Values are split into 3 categories:

- Small sites of 1-49 dwellings – there was variation in consultees opinion as to how these should be valued (and in the east of the plan area in particular our research found a wide range of applicable use and sales values), however evidence of previous sales and existing use values (with a premium) suggests that the benchmark we have used is realistic; there was further evidence that in some cases, where poorer quality green field land was used for example, that benchmarks would be much lower but we have discounted this on the basis that these values could not be applicable to all sites;
- Medium sites of 50-299 dwellings where benchmarks are lower than for smaller sites, and take account of the reduced amount of undevelopable land (for recreation mitigation in particular);
- Large sites of 300+ dwellings will achieve lower values still and these are based largely on a multiplier of agricultural values, as recommended by Harman/HCA³⁶.

2.9 In arriving at these benchmarks we have not found sufficient evidence to support differing values for brownfield / greenfield sites and the values we have used are sufficient to ensure land transacts on both types, notwithstanding the comments made in the previous paragraph regarding lower value greenfield sites. Of note is the fact that the council anticipate delivering 60% of small sites and 90-95% of medium and large sites on greenfield land.

Figure 2.2: Benchmark Land Values

| NFDC Value per gross hectare | Small Sites 1-49 units | Medium Sites 50 – 299 units | Larger sites – over 300 units | RES |
|------------------------------------|---------------------------|--------------------------------|----------------------------------|---------------|
| South Coast Towns | £2.25m | £750k | £400k | £10K per plot |
| Avon Valley and Downlands | £2m | £700k | £400k | £10K plot |
| Totton and Waterside | £1.2m | £600k | £350k | £10K plot |

2.10 The benchmark land values are an estimate of the lowest values that landowners may accept and where development is able to pay more, then land will be transacted at higher prices.

2.11 Benchmark land values for the Rural Exception Sites have been derived on a slightly different basis. They are based on a value per plot (for the market and affordable housing) and reflect ‘typical’ values found in the region. They have been verified by feedback from RPs with experience of operating in the plan area.

³⁶ The Homes and Communities Agency 2010, Annex 1 (Transparent Viability Assumptions) p9

Testing approach and assumptions

- 2.12 To test the viability of residential development, we devised a number of case studies which reflect the type of sites likely to be come forward, in light of the sites allocated in the emerging Local Plan and historic patterns of development. Full details of the case studies can be found in Annex III. Working with the council, we drew up a list of sites for testing and these are shown in the table below:

Figure 2.3: Case studies

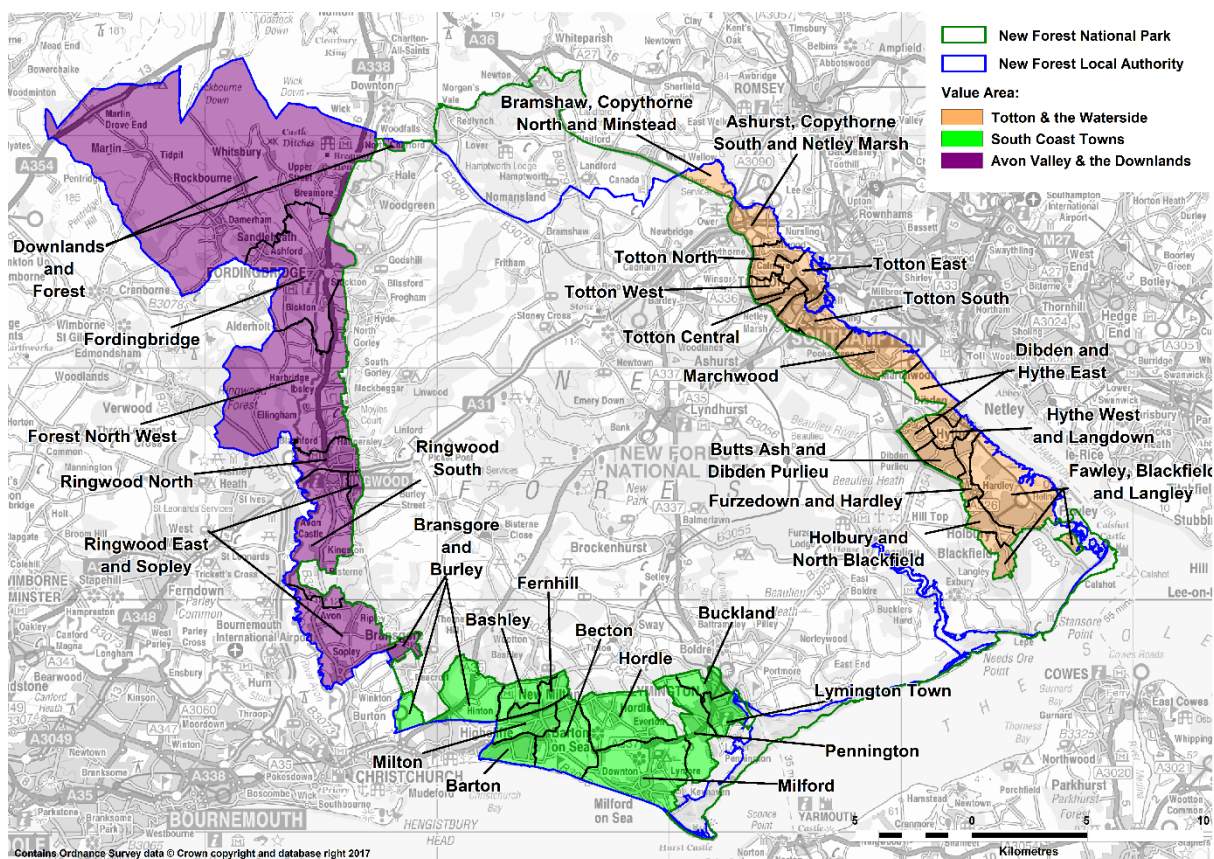
| Case studies | Rural Exception Sites |
|--|-----------------------|
| CS1 – 12 units | RES1 – 7 units |
| CS2 – 25 units | RES2 – 15 units |
| CS2 (a) – 25 units (lower density) | |
| CS3 – 60 units | |
| CS4 – 105 units | |
| CS5 – 220 units | |
| CS5 (a) – 220 units (lower density) | |
| CS6 – 350 units | |
| CS7 – 870 units (Totton and Waterside only) | |
| CS7 - 870 units (Totton and Waterside) (lower density) | |
| CS8 – 40 units (sheltered scheme) | |
| CS9 – 40 units (extra care scheme) | |

- 2.13 The case studies were tested in each value area at a main density of 30 dwellings per hectare. Some case studies were also tested at a lower density.
- 2.14 Key assumptions in relation to costs and revenues used in the analysis of residual values can be found at Annex II. These have been reviewed at a development industry workshop held on 25th January 2018 and subsequent follow up discussion, with refinement where evidence or further justification was produced. Full details of the workshop can be found at Annex I.
- 2.15 The cost assumptions used in the viability testing are based upon a mix of publicly available data, e.g. BCIS for build costs, industry standard practice and information provided by the council, for example the value of s106 contributions. We also used as a comparator, the concurrent viability study carried out for the council and the National Park Authority on the Fawley Power Station site³⁷.
- 2.16 House prices are based on Land Registry data, adjusted for new build values and sense checked with the local market.
- 2.17 Three value areas were identified within the plan area and have been used for the testing. The division into South Coast Towns (SCTs), Avon Valley and the Downlands (AVD) and Totton and the Waterside (TW) was largely supported at the development industry workshop, albeit with some suggestions for refinement of the boundaries. However, evidence did not support these changes and the areas have not subsequently been amended, although it is noted there will be a range of prices

³⁷ Fawley Waterside Viability Appraisal – NCS August 2017

and values within each value area. House prices and land values are highest in South Coast Towns, followed by Avon Valley and the Downlands, then lowest in Totton and the Waterside.

Figure 2.3: Value areas



2.18 The testing has taken account of the policies in the Local Plan review and, as part of an iterative process, has also informed the policies included in the Plan, and in particular the affordable housing policies. A full list of the impact of Local Plan policies on the testing assumptions can be found at Annex IV. Of note are the following:

- Affordable Housing – in line with this policy we have assumed new developments of 11 or more dwellings (or of more than 1,000 sqm of gross internal area of floorspace) will provide the following affordable housing:
 - 35% in Totton and Waterside area
 - 50% in the rest of the plan area³⁸

And this is split as 70% rented and 30% intermediate tenure³⁹; on sites of more than 50 dwellings the rented tenure is equally split between Affordable Rent and

³⁸ At an earlier testing stage we modelled a range of affordable housing levels (25% to 50%) and tenure mixes which in turn has informed the draft Local Plan – these results of all viability testing is shown in annex V

³⁹ The intermediate tenure mix of 30% of the affordable provision will ensure that 10% of all units on site will be available for low cost home ownership, in line with new draft NPPF para 65 (March 2018)

Social Rent and on sites of less than 50 units all affordable rented dwellings are treated as Affordable Rent⁴⁰;

- Housing type, size and choice – sets out the required housing mix for both market and affordable dwellings as well details of diverse dwelling types to be delivered on sites of more than 100 units, these include a mixture of at least 3 of the following
 - Entry level homes suitable for first-time buyers
 - Undeveloped, serviced plots made available for purchase by self-builders
 - Homes specifically developed for private rent
 - Homes designed for downsizing older households including sheltered housing;
- Dwelling standards – additional required standards have been taken into account including that all new dwellings should be at least to standard Part M 4 (2) of the Building Regulations 2010; higher water use efficiency standard of a maximum use of 110 litres per person per day in accordance with Part 36(2)(b) of the Building Regulations; provision to enable the convenient installation of charging points for electric vehicles in residential properties (passive charging).

- 2.19 Costs and values for sheltered and extra care housing will be higher than for non-specialist housing and void periods from completion to sale will be longer. We have used the Retirement Housing Group model⁴¹ for arriving at the assumptions used in this type of viability testing.
- 2.20 Details of all s106 costs were provided by NFDC and, based on this, a representative cost of £2,500 per unit has been included for site specific obligations, rising to £7,000 per unit on sites of more than 100 dwellings. However on case studies of 100 – 250 dwellings we have also tested the effect of additional s106 contributions, bringing the total amount to £10,000 per dwelling. On case studies of more than 250 dwellings we have tested at a total amount of £14,000 per dwelling. These additional amounts are modelled as a sensitivity test to account for any additional infrastructure requirements that may be necessary but are as yet unplanned for⁴².
- 2.21 There is a further s106 allowance of £2-5,000 per CIL exempt unit for recreational mitigation. As a policy requirement recreational mitigation is provided on-site for case studies over 50 dwellings.
- 2.22 CIL is accounted for at £96 per market unit as per the councils (indexed) Charging Schedule as at 2018.

⁴⁰ Local Plan paragraphs 6.20-22 (at 20/6/18) allow for some flexibility on affordable tenures. Also, comments received from housing associations during our consultation have indicated that on smaller sites it is preferable not to mix affordable rented tenures

⁴¹ CIL Viability Appraisal Issues RHG May 2016

⁴² At the time of writing, June 2018, the council were in the process of reviewing costs for open space management – we are informed that the sensitivity tests will more than cover any additional cost, if there is any.

- 2.23 Sites of more than 25 units were considered to require a development period of longer than 1 year and delivery on larger sites was set at less than 50 units per outlet per year.
- 2.24 To test each of the case studies we drew up a notional mix of dwellings which best reflected a ‘typical development’ of that scale and location. This was informed by and meets the requirements of:
- Local Plan Policy - Housing Type Style and Choice which requires a specific dwelling mix
 - Information provided by housing associations on the affordable housing mix that would best provide for manageable and viable schemes and that would also meet housing need;
 - Views of the development industry (at the workshop) on the mixes they would seek to develop for the market housing;
 - Information provided by the council on past delivery patterns.
- 2.25 Affordable housing costs and rent levels were verified at the developer workshop and through interviews with local Registered Providers and are shown in Annex II. It has been assumed that no grant is available to subsidise the affordable housing. In practice, some grant may be available in the future but it is not possible to say how much and in what circumstances. Testing with nil grant is therefore prudent but does mean we are reporting a ‘worse case’ picture.
- 2.26 There is a history of the delivery of starter homes in the plan area and emerging policy supports the provision of low cost homes, affordable to households on 40th percentile incomes. On all sites of more than 100 units we have modelled a smaller 2 bed market unit which, at between 75% and 80% of market value⁴³, would be affordable to households on lower incomes⁴⁴ and is equivalent to a starter home / entry level home. The percentage of starter homes on the case studies modelled approximates to between 2% & 3% of all dwellings, or 5-6% of market homes in South Coast Towns and Avon Valley and the Downlands and 3-4% of market homes in Totton and the Waterside.
- 2.27 Net to gross ratios are on advice from the council and take into account requirements for open space and recreation mitigation. Densities are based on past delivery as well as the council’s aspirations for future development in the plan area. We have tested a 30 dph mix which is reflective of the mix identified in the SHMA as best meeting local need and a 25 dph which, although taking the SHMA findings into account, is more skewed towards larger dwellings.
- 2.28 We have also carried out a series of sensitivity tests to evaluate the impact of:
- Higher costs which could occur on sites e.g. for additional infrastructure;
 - Differing density and mix;
 - Higher land values on larger sites;

⁴³ 65sqm with selling price of £171,600

⁴⁴ based on being affordable to a 2-person household on 40th percentile incomes, assuming a 10% deposit and 4 x income to loan. Income data source is ONS Employment & Labour Market statistics 2017 (provisional) – table 8.1a

- Inflationary pressures using OBR and BCIS forecasting⁴⁵.

2.29 A full list of the assumptions used in the testing can be found at Annex II.

⁴⁵ Office for Budgetary Responsibility: Economic and Fiscal Outlook March 2018 and Building Cost Information Service: Quarterly Briefing March 2018

3 RESIDENTIAL VIABILITY ANALYSIS

Case study characteristics

- 3.1 As detailed in Chapter 2, in conjunction with the council we have identified 10 case studies which reflect typical sites likely to be brought forward in the plan area, reflecting likely future supply. The case studies vary in size from 12 to 870 dwellings and are tested at a density of 30 dph, with some sensitivity studies at 25 dph. All case studies were tested in each of the 3 value areas, with the exception of CS7 (870 dwellings) which was only tested in Totton and the Waterside as this is the only area anticipating delivery on allocated sites of this size.
- 3.2 Two Rural Exception Sites (RES) were modelled from a starting point of 100% affordable housing but with additional testing to ascertain whether additional intermediate or market tenures are required to ensure deliverability on viability grounds.
- 3.3 The key characteristics of the case studies are shown in the table below. Annex II provides details of the assumptions used for the testing and Annex V contains the results in tabular format.

Figure 3.1: Case Study Characteristics

| Case Study Ref | Total dwellings | Density | Net Site area (ha) | Gross Site area (ha) | Net to gross | Strategic Infrastructure/ opening up per dwelling ⁴⁶ |
|----------------|-----------------|---------|--------------------|----------------------|--------------|---|
| CS1 | 12 | 30 dph | 0.4 | 0.4 | 100% | - |
| CS2 | 25 | 30 dph | 0.8 | 0.9 | 90% | - |
| CS2(a) | 25 | 25 dph | 1.0 | 1.1 | 90% | - |
| CS3 | 60 | 30 dph | 2.0 | 3.3 | 60% | £5,000 |
| CS4 | 105 | 30 dph | 3.5 | 5.8 | 60% | £6,000 |
| CS5 | 220 | 30 dph | 7.3 | 12.2 | 60% | £6,000 |
| CS5 (a) | 220 | 25 dph | 8.8 | 14.7 | 60% | £6,000 |
| CS6 | 350 | 30 dph | 11.7 | 19.5 | 60% | £7,500 |
| CS7 | 870 | 30 dph | 29.0 | 58.0 | 50% | £7,500 |
| CS7 (a) | 870 | 25 dph | 34.800 | 69.600 | 50% | £7,500 |
| CS8 | 40 (sheltered) | 120 dph | 0.400 | 0.400 | 100% | £50,000 – scheme total for voids |
| CS9 | 40 (extra care) | 120 dph | 0.400 | 0.400 | 100% | £50,000 – scheme total for voids |
| RES 1 | 7 | n/a | 0.250 | 0.250 | 100% | - |
| RES 2 | 15 | n/a | 0.500 | 0.600 | 83% | - |

3.4 The results from the viability modelling for case studies CS1 – CS7 are discussed in 3 sections below, defined by their value area⁴⁷. The sheltered scheme (CS8) and extra care scheme (CS9); Rural Exception Sites (RES 1 & 2) and the wider sensitivity testing are all discussed in subsequent sections.

⁴⁶ In addition to S106; recreational mitigation; CIL; externals; additional Part M (4); electric vehicle charging

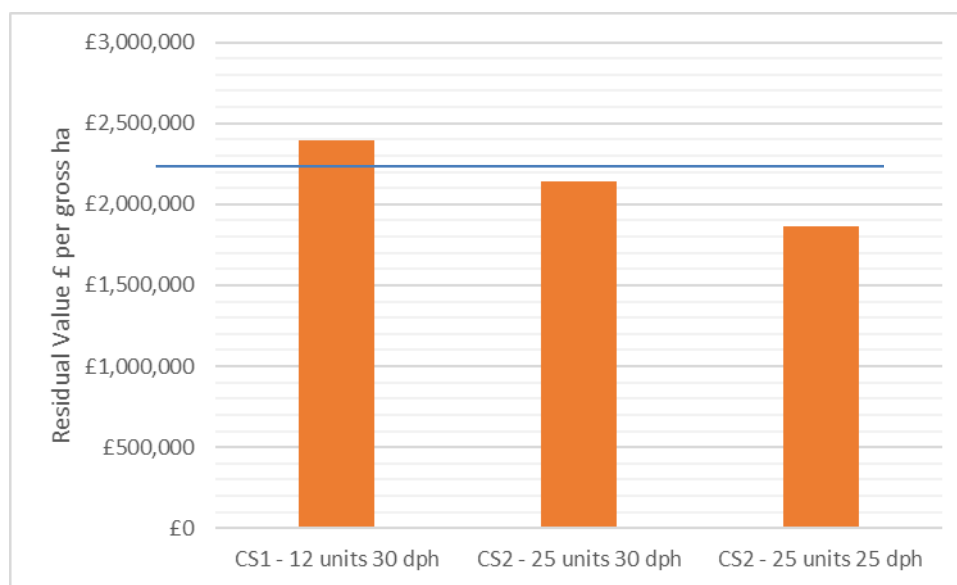
⁴⁷ i.e. South Coast Towns (SCT); Avon Valley and the Downlands (AVD); Totton and the Waterside (TW).

South Coast Towns

Small sites (South Coast Towns)

- 3.5 The chart below shows the residual value for the small case studies in the South Coast Towns value area. Affordable housing has been modelled at 50% of delivery. Results are scaled up to give residual values on a per gross hectare basis. The case studies are labelled CS1, CS2 etc.

Figure 3.2: Small Sites – South Coast Towns (residual value per gross ha)



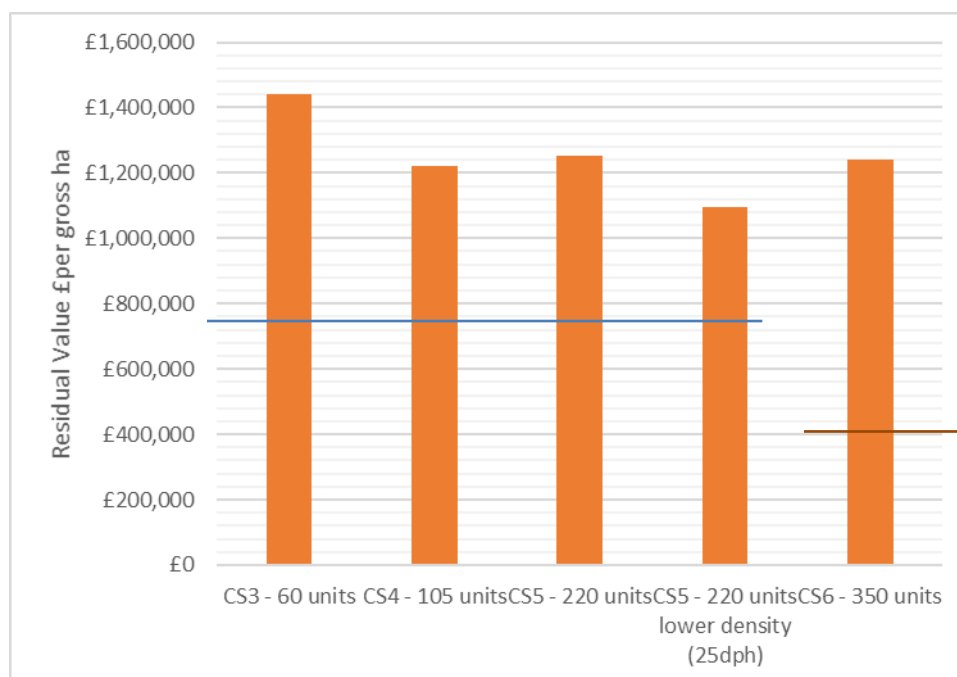
— Benchmark Land Value = £2.25m per gross ha

- 3.6 The results show viability for the small case studies in the South Coast Towns value area with residual values just above the benchmark land value for the 12 unit scheme but just below for 25 unit scheme, a reflection of the lower net to gross ratio allowed for this scheme compared to the 12 unit scheme. Where density is lower, the 25 unit scheme is less viable.
- 3.7 We also tested to see what level of affordable housing would be viable on scheme CS2 (not shown in the above chart). Where all elements, including the dwelling mix, remain the same, the 25 unit scheme at 30 dph was viable when the affordable housing level was reduced to 45% but the lower density scheme was only able to deliver 35% affordable housing (see full results in Annex V).

Medium and large sites (South Coast Towns)

- 3.8 The results for the medium and large case study sites in the South Coast Towns value area are shown in the chart below. These sites have a lower net to gross than for smaller sites to take account of open space requirements and recreation mitigation. Different land values are applicable to the larger site and are differentiated on the chart.

Figure 3.3: Medium and Large Sites – South Coast Towns (residual value per gross ha)



— Benchmark Land Value = £0.75m per gross ha

— Benchmark Land Value = £0.4m per gross ha

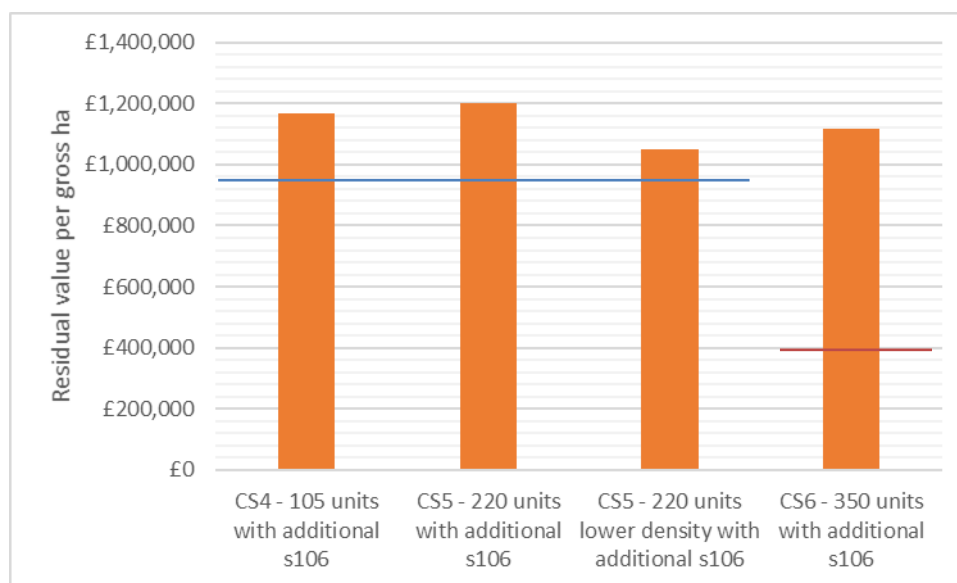
- 3.9 The medium and large case studies in the South Coast Towns value area are all viable at full policy position and able to deliver 50% affordable housing. The highest residual value per gross ha is achieved for the 60 unit scheme at just over £1.44m, a result of the lower costs associated with schemes of under 100 units. The greatest headroom above the benchmark is achieved on the 350 unit scheme which, with a lower land value, is £0.84m per gross ha above the benchmark.
- 3.10 The results also demonstrate that these schemes are more ‘robust’ than the smaller schemes: where tested at a lower density (the 220 unit scheme) the case studies remained viable with £0.344m per gross ha headroom above the benchmark.

Medium and large sites with higher s106 costs (South Coast Towns)

- 3.11 We also looked at the effect of a higher s106 cost on the viability of medium and large case studies, to account for the potential for additional infrastructure to be required from these schemes. We added an extra £3,000 per unit to sites of 105 & 220 dwellings and an extra £7,000 per unit to the 350 dwelling site (CS6) – bringing total s106 up to £10,000 and £14,000 per unit respectively⁴⁸. The effects of this increase are shown in the chart below.

⁴⁸ The figure is higher for the larger site to reflect that larger sites usually require higher obligations

Figure 3.3a: Medium and Large Sites with additional s106 – South Coast Towns (residual value per gross ha)



— Benchmark Land Value = £0.75m per gross ha

— Benchmark Land Value = £0.4m per gross ha

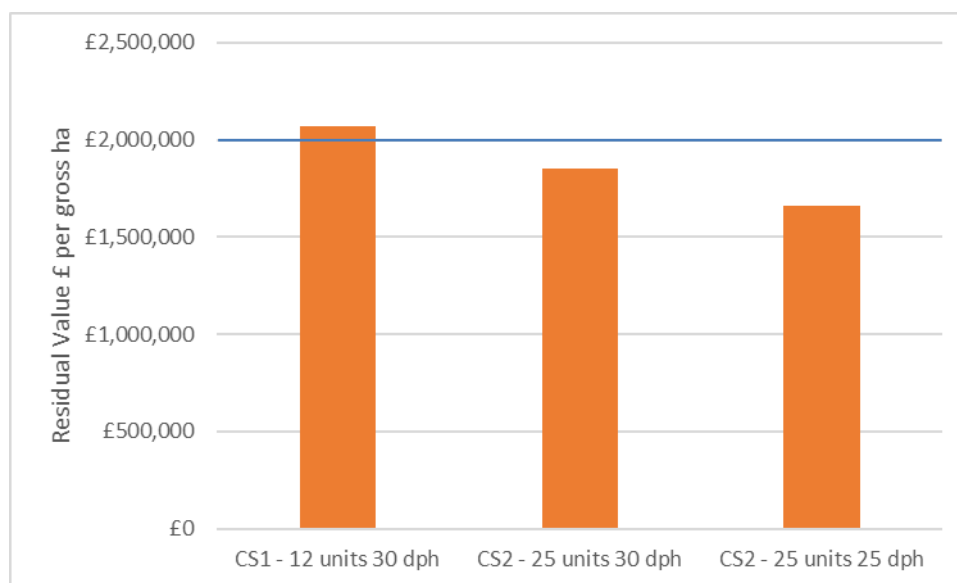
- 3.12 When s106 costs are increased this will obviously affect viability. The case studies shown here demonstrate a strong market in the South Coast Towns value area with all studies continuing to produce a viable result, despite the additional obligations. In the lower density case study (CS5 - 220 units at 25dph) the residual value is closer to the benchmark land value but nonetheless with over £300,000 headroom.

Avon Valley and the Downlands

Small sites (Avon Valley and the Downlands)

- 3.13 The chart below shows the residual value per hectare for the small case studies in the Avon Valley and the Downlands value area. Affordable housing has been modelled at 50% of delivery. Results are scaled up to give residual values on a per hectare basis. The case studies are labelled CS1, CS2 etc.

Figure 3.4: Small sites – Avon Valley and the Downlands (residual value per gross ha)



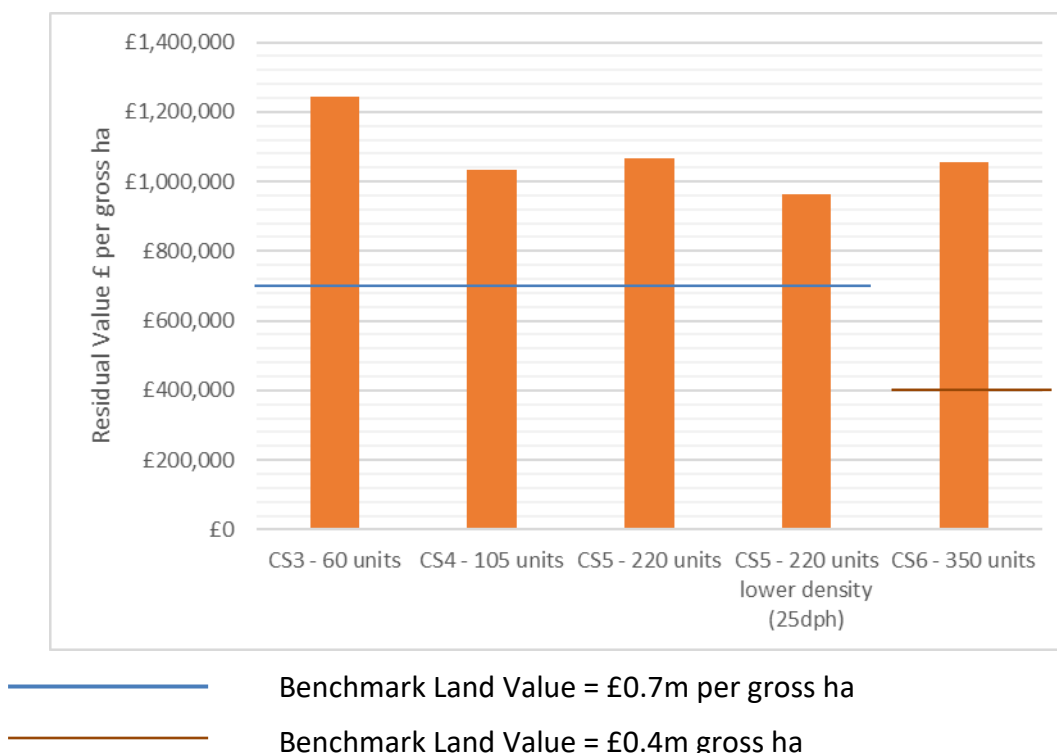
— Benchmark Land Value = £2m per gross ha

- 3.14 The results in the chart show viability for small case studies in the Avon Valley and the Downlands value area with residual values just above the benchmark land value for the 12 unit scheme but just below for 25 unit scheme, a reflection of the lower net to gross ratio allowed for this scheme compared to the 12 unit scheme. Where density is lower, the 25 unit scheme is less viable.
- 3.15 We also tested to see what level of affordable housing would be viable on scheme CS2 (not shown in the above chart). Where all elements, including the dwelling mix, remain the same, the 25 unit scheme at 30 dph was viable when the affordable housing level was reduced to 40% but the lower density scheme was only able to deliver 35% affordable housing (see full results in Annex V).

Medium and large sites – Avon Valley and the Downlands

- 3.16 The results for the medium and large case studies in the Avon Valley and the Downlands value area are shown in the chart below. These sites have a lower net to gross than for smaller sites to take account of open space requirements and recreation mitigation. Different land values are applicable to the larger site and these are differentiated on the chart.

Figure 3.5: Medium and large sites – Avon Valley and the Downlands (residual value per gross ha)



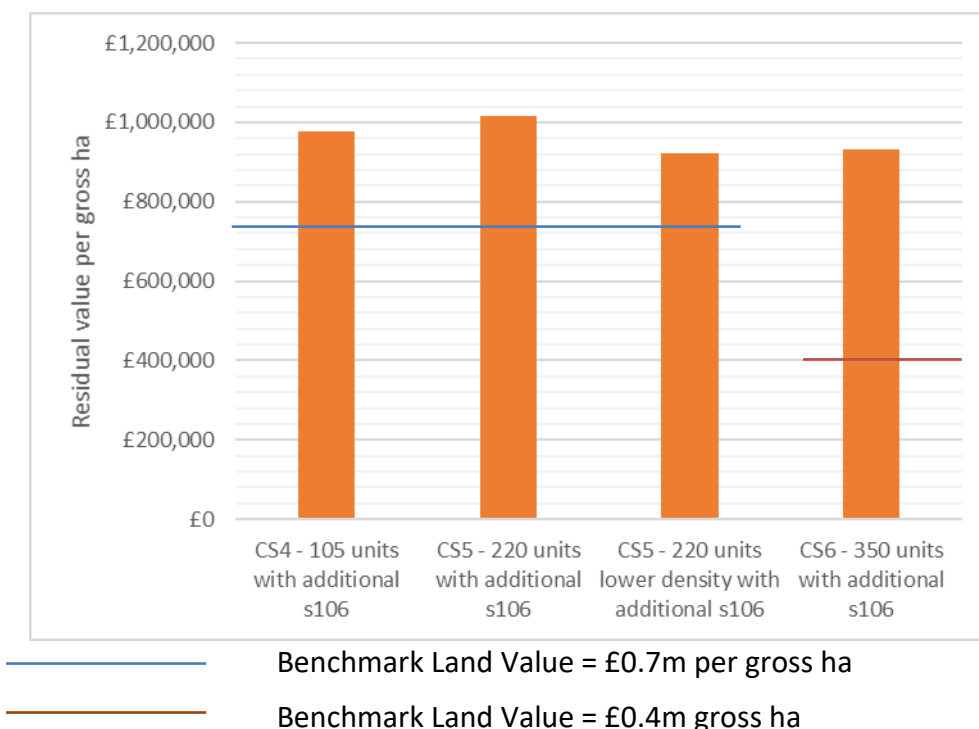
- 3.17 The medium and large case studies in the Avon Valley and the Downlands value area are all viable at full policy position and able to deliver 50% affordable housing. The highest residual value is achieved for the 60 unit scheme at just over £1.24m per gross hectare, a result of the lower costs associated with schemes of under 100 units. The greatest headroom above the benchmark is achieved on the 350 unit scheme which, with a lower land value, is £0.65m per gross ha above the benchmark land value.
- 3.18 The results also demonstrate that these schemes are more ‘robust’ than the smaller schemes: where tested a lower density (220 unit scheme at 25dph) the case study remained viable with £0.26m per gross ha headroom above the benchmark.

Medium and large sites with higher s106 costs (Avon Valley and the Downlands)

- 3.19 We also looked at the effect of higher s106 costs on the viability of medium and large case studies, to account for the potential for additional infrastructure to be required from these schemes. We added an extra £3,000 per unit to sites of 105 & 220 dwellings and an extra £7,000 per unit to the 350 dwelling site – bringing the total s106 up to £10,000 and £14,000 per unit respectively⁴⁹. The results of this increase are shown in the chart below.

⁴⁹ The figure is higher for the larger site to reflect that larger sites usually require higher obligations

Figure 3.5a: Medium and Large Sites with additional s106 – Avon Valley and the Downlands (residual value per gross ha)



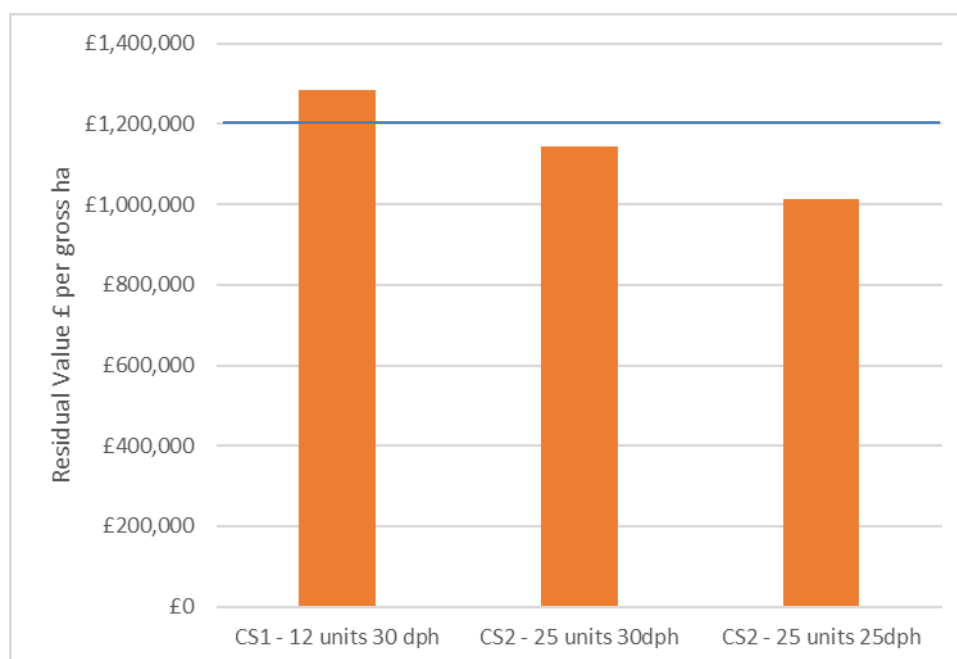
- 3.20 When s106 costs are increased this will obviously affect viability. The case studies shown here demonstrate a strong market in the Avon Valley and the Downlands value area with all studies continuing to produce a viable result, despite the additional obligations. The least headroom above benchmark land value is found on CS5 at lower density (220 units at 25dph) where the residual value is closer to the benchmark land value but nonetheless with over £200,000 per gross ha in headroom.

Totton and the Waterside

Small sites (Totton and the Waterside)

- 3.21 The chart below shows the residual value per hectare for small sites in the Totton and the Waterside value area. Affordable housing has been modelled at 35% of delivery. Results are scaled up to give residual values on a per hectare basis. The case studies are labelled CS1, CS2 etc.

Figure 3.6: Small sites – Totton and the Waterside (residual value per gross ha)



— Benchmark Land Value = £1.2m

- 3.22 The results in the chart show viability for small sites in the Totton and the Waterside value area with residual values just above the benchmark land value for the 12 unit scheme but just below for 25 unit scheme, a reflection of the lower net to gross ratio allowed for this scheme compared to the 12 unit scheme. Where density is lower, the 25 unit scheme is less viable.
- 3.23 We also tested to see what level of affordable housing would be viable on scheme CS2 (not shown in the above chart). Where all elements, including the dwelling mix, remain the same, the 25 unit scheme at 30 dph was viable when the affordable housing level was reduced to 30% but the lower density scheme was only able to deliver 25% affordable housing (see full results of the testing in Annex V).

Medium and Large sites (Totton and the Waterside)

- 3.24 The results for the medium and large case studies in the Totton and the Waterside value area are shown in the chart below. These sites have a lower net to gross than for smaller sites to take account of open space requirements and recreational mitigation. Different land values are applicable to the larger site and these are shown on the chart.

Figure 3.7: Medium and large sites – Totton and the Waterside (residual value per gross ha)



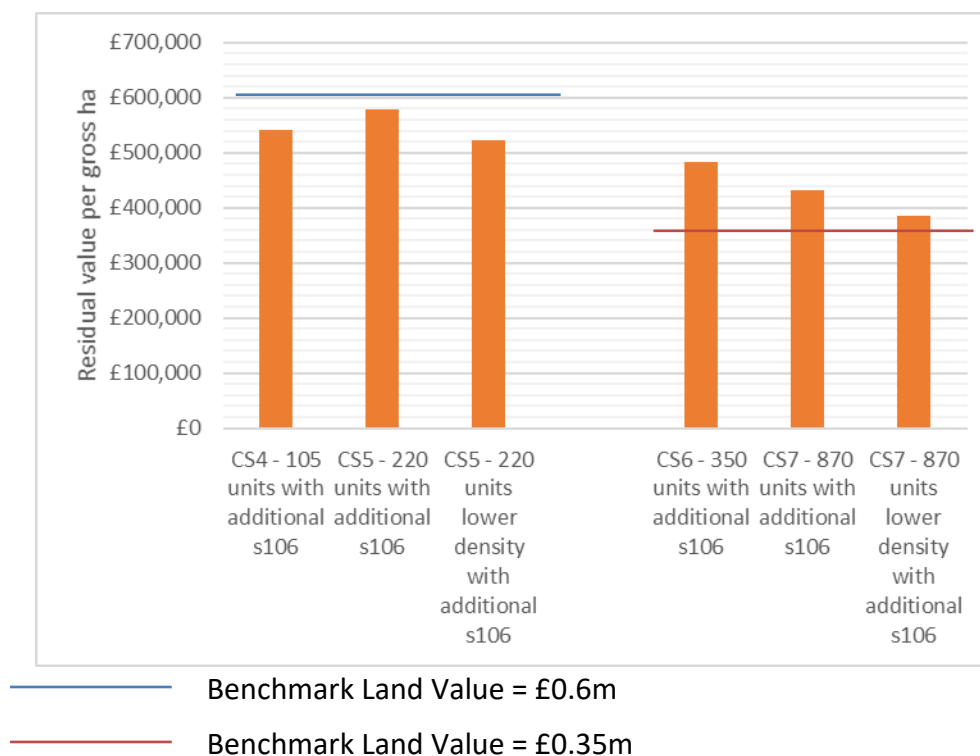
- 3.25 The results for the medium and large sites in the Totton and the Waterside value area show viable schemes for each site size, albeit only marginally so for the 105 unit scheme which at a residual value of £0.597m is actually £3,000 below the benchmark. The larger case studies of 350 and 870 units give the most headroom, producing results at more than £200,000 per gross ha above the benchmark land value.
- 3.26 Case study schemes in this value area are shown to be more vulnerable to pressures from a lower density build: the 220 lower density scheme is £30,000 per gross ha below the benchmark land value, however the 870 unit lower density scheme is over £100,000 per gross ha above.
- 3.27 The highest residual value is achieved for the 60 unit scheme at just over £0.77m per gross ha, a result of the lower costs associated with schemes of under 100 units. The greatest headroom above the benchmark is achieved on the 350 unit scheme which, with a lower land value, is £0.26m above the benchmark.

Medium and Large sites with higher s106 (Totton and the Waterside)

- 3.28 We also looked at the effect of higher s106 costs on the viability of the medium and large case study sites, to account for the potential for additional infrastructure to be required from these schemes. We added an extra £3,000 per unit to sites of 105 & 220 dwellings and an extra £7,000 per unit to the 350 dwelling (CS6) and the 870

dwelling (CS7) case studies – bringing the total s106 up to £10,000 and £14,000 per unit respectively⁵⁰. The results of this increase are shown in the chart below.

Figure 3.7a: Medium and Large Case Studies with Higher s106 - Totton and the Waterside (residual value per gross ha)



- 3.29 When s106 costs are increased this will obviously affect viability. The case studies shown here demonstrate a mixed picture in the Totton and the Waterside value area with the larger studies continuing to produce a viable result, despite the additional obligations but the medium sites are not viable.

Further Sensitivity Analysis – all value areas

- 3.30 We have applied a number of further sensitivity analyses to the case studies in all value areas and these are discussed below.

Sensitivity Analysis - Density

- 3.31 The results illustrated above already show the effect of introducing lower density schemes. Where schemes were delivered at a lower density, in the cases above at 25 dph, viability was adversely impacted even though a higher number of larger, higher value market units were included in the housing mix. This suggests that if schemes come forward at lower density, a more flexible approach to mix may be required to ensure other plan policies can be realised.
- 3.32 Although higher density schemes have been less common in the past within the plan area, we looked at the effect of increasing density to 35 dph, using the 25 unit

⁵⁰ The figure is higher for the larger case studies to reflect that larger sites usually require higher obligations

scheme as a study. In this scenario, where schemes had not quite achieved a viable residual value at 30 dph, viable results were reached in all value areas at 35dph.

- 3.33 The effects of density change are demonstrated in the table below. This table is an illustration, using CS2, the 25 units scheme, at full policy position. A level of 50% affordable housing is modelled in the South Coast Towns and Avon Valley and the Downlands value areas and 35% in the Totton and the Waterside value area.

Figure 3.8: Effects of different densities on CS2 – 25 unit case study

| CS2- 25 unit case study | Benchmark Land Value | Residual Value at 25 dph | Residual Value at 30 dph | Residual Value at 35 dph |
|-------------------------------|----------------------|--------------------------|--------------------------|--------------------------|
| South Coast Towns | £2.25m | £1.86m | £2.14m | £2.5m |
| Avon Valley and the Downlands | £2m | £1.65m | £1.85m | £2.18m |
| Totton and the Waterside | £1.2m | £1.01m | £1.14m | £1.35m |

- 3.34 Where viability results are marginal, the deliverability of a scheme will be responsive to changes in density and housing mix. In the table above our main testing was carried out at 30 dph and the results are just below the benchmark land value, indicating schemes that are marginal. When density is reduced to 25 dph, viability is made worse. When density is increased to 35 dph, viability is improved to the extent that residual value is above benchmark land value.

Sensitivity Analysis - Land Value

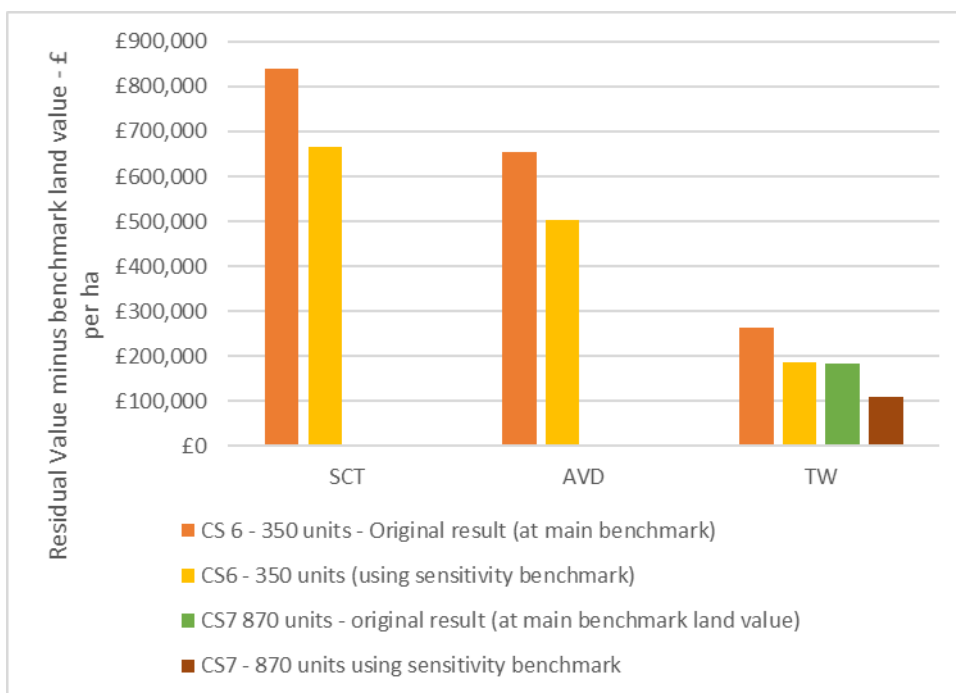
- 3.35 The testing above shows residual value against the main benchmark land values. We understand that 90-95% of housing delivery on strategic sites, above 100 dwellings, will be on greenfield sites.
- 3.36 The land values used for medium sites (based on available evidence) are applicable to all previous land uses e.g greenfield and industrial. Values for the largest sites are based upon a multiplier of agricultural value. The evidence we have gathered⁵¹ suggests that the value we have used for large sites will also be applicable to sites which have been previously developed. However, as a cautious approach, to account any delivery on all or part of a larger site where there has been a previous use, and to mitigate against any higher value that may be attributable to such schemes, we have applied a, higher, sensitivity benchmark land value to large schemes. The benchmark land value for this sensitivity test is set half way between the large site benchmark land value and the medium site benchmark land value as shown in figure 3.9 below.

⁵¹ See chapter 2 for a discussion of land values

Figure 3.9: Sensitivity benchmark land value for large sites

| | Medium site BMLV | Large site BMLV | <u>Sensitivity Benchmark</u> Mid-point between medium and large site BMLV |
|-------------------------------|------------------|-----------------|--|
| South Coast Towns | £0.75m | £0.4m | £0.575m |
| Avon Valley and the Downlands | £0.7m | £0.4m | £0.55m |
| Totton and the Waterside | £0.6m | £0.35m | £0.425m |

Using the sensitivity benchmark land value, the chart below shows the impact of this on the large sites of 350 and 870 dwellings. The results are shown as residual value minus the relevant benchmark land value (which is different to the way findings have been presented in the previous charts).

Figure 3.10: Effect of higher benchmark land value on large case studies

3.37 The impact of applying the higher benchmark land value is that schemes in the South Coast Towns and Avon Valley and the Downlands value areas remain viable and able to meet local plan policies.

3.38 In the Totton and the Waterside value area schemes become closer to the margins of viability: especially the 870 unit scheme which is just over £100,000 above the sensitivity benchmark. However, both the 350 and the 870 unit schemes are deliverable but when delivery incurs higher costs and/or lower density there is

greater pressure on policy and, not shown in the chart, where density is lower *and* costs are higher, the 870 unit scheme is £40,000 below the benchmark.

Sensitivity Analysis – Alternative Costs and Values

- 3.39 As described in Chapter 2, we have used current costs and values for our Viability Assessment. However, in order to give an overview of how viability may stand up to some of the vagaries of the development market, we have also looked at a number of sensitivity scenarios, using case studies CS4 (105 unit scheme) as the base.
- Firstly we have assumed a poorly performing market where building costs rise by 5% but house prices decrease by 5%
 - Secondly we have looked at the house price forecasts produced by Office for Budgetary Responsibility⁵² alongside the build costs forecasts made by BCIS⁵³ for the next 2 years.

The results are shown below

Figure 3.11: Residential Viability – sensitivity testing results case studies CS4

| | Showing residual value - benchmark land value for each value area | | |
|---|---|-----------------------------|------------------------|
| | South Coast Towns | Avon Valley & the Downlands | Totton & the Waterside |
| Base as per main testing | 471,402 | 332,073 | -2,884 |
| Test 1 Increased build costs / reduced selling prices | 187,519 | 54,933 | -274,433 |
| Test 2 using 2019 OBR and BCIS forecasts for inflation | 499,274 | 354,153 | 12,948 |
| Test 3 using 2020 OBR and BCIS forecasts for inflation | 486,576 | 337,969 | -7,644 |

- 3.40 The table demonstrates possible impacts on viability of various market scenarios, using CS4, 105 units as a study
- Test 1 is a 'worse case' scenario where house prices fall by 5% and build costs increase by 5% - in the South Coast Towns and Avon Valley and the Downlands, case studies are still viable after benchmark land value has been taken into account but in Totton and the Waterside the scheme is not viable;
 - Tests 2 and 3 are based on published predictions which suggest that build costs are likely to increase faster than house prices in the short term – South Coast Towns and Avon Valley and Downlands demonstrate a robust case study able to

⁵²P83, table 3.10, Economic and Fiscal Outlook March 2018 OBR

⁵³ P16, table 16, BCIS Quarterly Briefing March 2018

deliver a (draft) policy compliant scheme but Totton and the Waterside, with its lower house prices, is not able to maintain a viable scheme.

Rural Exception Sites

- 3.41 Delivery on Rural Exception Sites (RES) is defined in Policy 20 of the Local Plan review in the following terms

“New residential development will only be permitted on suitable sites outside the defined settlement boundaries where it is to meet an identified need of local people for affordable housing which cannot be provided in any other way. Limited provision of low cost market housing and undeveloped, serviced plots for self-builders may be included where there is local evidence of a need”.

- 3.42 Testing of these sites therefore focuses first on the residual value generated by 100% affordable housing but, if this is not viable, we then identify the minimum (low cost) market housing required to produce a viable scheme. For RES, the benchmark land value used is typically £10,000 per plot (very approximately £300,000 per hectare). This benchmark was derived in discussion with local providers and is much lower than the benchmark used for the other case studies and reflects the presumption against unconstrained market housing on these sites. However, it needs to be borne in mind that Rural Exception Sites are only permitted when they meet a local need for affordable housing in perpetuity and are not intended to meet wider housing demand.
- 3.43 The following tests were undertaken for the Rural Exception Sites in the plan area
- i) 75% Affordable Rent and 25% shared ownership with ‘typical’ mix of affordable homes – largely 2 and 3 bedroomed properties;
 - ii) Where viability was in question we then replaced affordable dwellings with low cost market units to find a point at which a scheme would be deliverable.
- 3.44 Two Rural Exception Sites were modelled at 7 and 15 units and the results are shown in table below. The type of dwelling modelled (the dwelling mix) is shown in the table. In practice, the mix would be decided scheme by scheme reflecting local need.

Figure 3.12: Rural Exception Sites

| Scheme | Units | Dwelling mix | Tenure mix | Scheme Residual | Benchmark (£10,000 per plot) | Headroom over Scheme benchmark |
|--------|-------|--|--|-----------------|------------------------------|--------------------------------|
| RES1 | 7 | 1 x 1 bed home 4 x 2 bed home 2 x 3 bed home | 75% AR 25% SO | £70,000 | £70,000 | £0 |
| RES1 | 7 | 1 x 1 bed home 4 x 2 bed home 2 x 3 bed home | Market - 1 x starter/entry level 6 x Affordable - 75% AR / 25% SO | £88,000 | £70,000 | £18,000 |
| RES2 | 15 | 2 x 1 bed home 8 x 2 bed home 4 x 3 bed home 1 x 4 bed home | 75% AR 25% SO | £190,000 | £150,000 | £40,000 |

- 3.45 The RES case studies demonstrate that RES can be delivered in the plan area, based on a mix that includes 25% of units as shared ownership housing. We have also modelled scheme RES1 with an element of low cost open market housing (although under the draft new NPPF such a home could also be counted as affordable housing⁵⁴). Thus we conclude that unfettered open market housing is unlikely be required to ensure viable RES schemes: 100% affordable options are likely to be viable where a proportion of affordable home ownership tenures are included in the mix.

Sheltered and Extra Care Housing

- 3.46 A sheltered housing scheme and an extra care scheme, both of 40 units, were modelled in each value area. This size of scheme and apartment mix is typical of the retirement housing schemes developed in the plan area. The modelling takes account of the additional costs associated with developing retirement housing, including larger unit sizes, additional communal space, higher build costs and longer sales periods as well as higher sales values. Costs and values are higher for extra care than for sheltered.
- 3.47 In South Coast Towns and Avon Valley and the Downlands, both sheltered and extra care case studies were viable and able to deliver the full 50% requirement for affordable housing. In Totton and the Waterside, the schemes were not viable and able to deliver the full affordable housing requirement (35%) but were able to deliver a reduced level of affordable homes. The maximum level of affordable housing that could be delivered on the sheltered and extra care case studies is shown in the table below.

⁵⁴ Consultation draft NPPF march 2018 – annex 2: Glossary

Figure 3.13: Older persons case studies – maximum affordable housing

| | South Coast Towns | Avon Valley & the Downlands | Totton & the Waterside |
|--------------------------------------|-------------------|-----------------------------|------------------------|
| CS8 Sheltered apartments (40 units) | 50% | 50% | 25-30% |
| CS9 Extra care apartments (40 units) | 50% | 50% | 25% |

- 3.48 In summary, in the South Coast Towns and Avon Valley and the Downlands value areas schemes were viable with 50% affordable dwellings. In Totton and the Waterside value area, the full affordable housing requirement could not be met, and the scheme was deliverable with between 25% and 30% affordable housing. The results are shown in full in Annex V.

Summary of Residential Case Studies

- 3.49 The viability testing undertaken results in good general viability and as such supports the proposed policies, including the affordable housing policies, in the Local Plan review. Viability is more marginal on some of the smaller sites and the council's policy of allowing greater flexibility of affordable tenure type on these schemes will help make sure that affordable homes are delivered at the correct percentage.
- 3.50 Larger schemes in the Totton and Waterside area are also more marginal, especially where there may be additional costs, for infrastructure or additional \$106 for example. In such cases it will be imperative that density and housing mix are optimised and that, where appropriate, benchmark land values are adjusted to account for any additional costs.
- 3.51 The sheltered and the extra care schemes are viable at policy position in both the South Coast Town and the Avon Valley and the Downlands value areas but in Totton and the Waterside the full affordable housing requirement was not viable and schemes may need to be assessed on a case by case basis, although on the premise that some level of affordable housing can be delivered.
- 3.52 The Rural Exception Site testing indicates that RES are deliverable without unfettered open market sale homes.

4 CONCLUSIONS

Viability findings

- 4.1 The assessment indicates that the Local Plan review policies most likely to impact on the residential viability are affordable housing and the costs of mitigation and infrastructure.
- 4.2 An important study finding is that the plan area has distinct value residential areas, ranging from lower value areas at Totton and the Waterside, rising to higher values in west at Avon Valley and the Downlands and to the south at South Coast Towns. Thus, it is considered, based on the evidence, that there are effectively three value zones. This was further agreed by the stakeholder consultations and supported by the research on sales values.
- 4.3 There is contrast in the plan area between the high residential values achieved in western and southern parts of the area, where the viability of development is not an issue, compared to areas of lower value where the delivery of new housing will require a different and more flexible policy approach.

Is the Local Plan deliverable?

- 4.4 The final stage of this viability assessment is to draw broad conclusions on whether the Local Plan review is deliverable in terms of viability and to provide recommendations for this in the emerging Plan.
- 4.5 Chapter 3 shows that most of the residential development scenarios relevant to the planned trajectory are currently viable. However, once affordable housing, CIL and infrastructure policy costs are included, the viability of schemes varies further depending on the scale and location of future development.
- 4.6 In terms of the proportion of affordable housing the viability evidence suggests that:
 - 50% affordable housing in South Coast Towns and Avon Valley and the Downlands is achievable;
 - 35% affordable housing, in Totton and the Waterside is achievable in most cases.
- 4.7 In Totton and the Waterside some medium and large sites are more marginal (especially where there may be additional infrastructure costs or an area of lower density housing). In these cases it may be necessary to extend flexibility over market mix and affordable tenure towards these sites, to ensure delivery of the affordable housing. The proposed changes to NPPG suggests that Local Plans should set out circumstances in which further viability assessments may be needed, and this may be the case for sites in Totton and the Waterside – noting it is the market housing and affordable tenure mixes, rather than the overall percentage of affordable housing, that should be varied.
- 4.8 The council's emerging policies 'affordable housing' and 'housing type size and choice' allow greater flexibility in terms of affordable tenure and market housing mix on smaller sites of less than 50 units and less than 100 units respectively. Both

affordable tenure and market mix will have an impact on the economics of development and allowing this flexibility means that affordable housing levels can be delivered. Without this flexibility the viability of smaller sites in all value areas could be compromised in some circumstances.

4.9 Other considerations in demonstrating plan delivery:

- Density plays a crucial role in achieving policy compliance and the council needs to be aware that where applications are made for a density of less than 30dph, viability will be lessened; this will be of particular importance in the Totton and the Waterside value area;
- The effect of the recreational mitigation, as a cost on smaller sites and as undeveloped land on other sites, is significant;
- Policy requiring diversification of housing type on strategic sites is supported by the viability testing; it will be possible for developers to optimise this mix by including tenures that meet the demands of the market;
- Key policies on accessibility and sustainability, e.g. electric car charging and Part M4 (2) of Building Regulations on accessibility have been tested and are supported by the viability assessment.

4.10 The emerging plan policy on Residential Accommodation for Older People, encourages the provision of homes suitable for older people. The provision of suitable bungalows on all sites is supported by the testing. Sheltered and extra care schemes are viable but in Totton and the Waterside it may be necessary to accept a reduced affordable housing contribution subject to further viability evidence for each scheme.

4.11 Rural Exception Sites can be delivered without unfettered market housing but are likely to require a level of intermediate affordable housing such as shared ownership and starter homes.

4.12 The viability assessment has been tested at current costs and current values. Whilst we do not consider it necessary to test the impact of longer term variations in assumptions, as the aim is to demonstrate that the broad policy approach of the Local Plan review is viable, the implications of changes has been shown to illustrate the potential effects.

The study findings for affordable housing policy and infrastructure

4.13 The whole plan viability assessment and emerging options for affordable housing policy and infrastructure (in the form of CIL and S106) are set out in chapter 2 and 3. The main findings and policy trade-off to inform the recommendation options are as follows:

- The appraisal findings demonstrate that residential viability does vary across the plan area and that different policy approaches may be required for different areas;
- The eastern band of Totton and the Waterside has the lowest headroom for residential viability, therefore the balances between affordable housing and infrastructure will be at their most sensitive;

- Development within west and south is viable and the large headroom suggests significant scope for affordable housing, CIL and other infrastructure demands;
- The strategic sites are all viable, although some flexibility should be retained regarding affordable housing targets or any future review of CIL in order to allow for any currently unknown site specific s106 costs;
- Whilst there may be a temptation to maximise affordable housing targets across the study area, this does have to be balanced with other infrastructure requirements.

Conclusion

- 4.14 The viability appraisal findings demonstrate a viable and deliverable plan so long as some flexibility is maintained, over housing mix in particular. Where there is additional pressure on development from higher than usual costs, policy trade-off decisions may be required between the need to deliver infrastructure to support the delivery of growth and meeting the affordable housing need, if the overall delivery of the Local Plan review is to remain viable. These decisions will be informed in part by the requirement to meet housing need, infrastructure need and political priorities.

ANNEX I – STAKEHOLDER WORKSHOP

Development industry workshop

Council Offices Lyndhurst, 25th January 2018, 1.30pm

Attendees:

| |
|--|
| Bloor Homes x2 |
| Churchill Retirement Living x2 |
| Colten Homes x2 |
| Infinite Homes x2 |
| White Young Green |
| McCarthy & Stone |
| Mr Tweedale |
| National Park Authority |
| Neame Sutton (Kimberley Parry) |
| Pennyfarthing Homes x 3 |
| Richard James Management Co x 2 |
| Richborough Estates |
| Sovereign |
| Surereed Ltd |
| Tangent Surveyors |
| Terrence O'Rourke |
| Trans Aqua |
| Turley Associates x 2 |
| Vivid Homes |
| 3 Dragons (Laura Easton) |
| 3 Dragons (Mark Felgate) |
| NFDC - Service Manager Policy (Louise Evans) |
| NFDC - Policy Lead (Mark Williams) |
| NFDC - Service Manager DC (David Groom) |

| |
|---|
| NFDC - Policy (Sarah Hughes) |
| NFDC - Policy (Dean Brunton) |
| NFDC - Policy (Sophie Tagg) |
| NFDC - Policy (Peter McGowen) |
| NFDC - Policy (Andrew Herring) |
| NFDC - Policy/Appeals (Nicholas Straw) |
| NFDC - Housing (Lucy Buis) |
| NFDC - Housing (Sarah Lee) |
| NFDC - Estates and Valuation (Derek Willis) |
| NFDC - Estates and Valuation (Stuart Yeo) |
| NFDC - Landscape and Urban Design (Richard Payne) |

1. Progress of Local Plan review

Mark Williams provided a brief time table for the Local Plan review

We are aiming to report the Submission version of the Local Plan to Council in April 2018, subject to the progress and outcome of further technical work. We will publish an updated Local Development Scheme when the timetable is certain. On current information we expect that:

The next formal opportunity for comment will be at the Local Plan pre-submission public consultation stage, which is likely to be in the spring of 2018.

The Local Plan will be submitted for examination in the summer of 2018.

The Examination should take place late in 2018.

If the Examination progresses smoothly the revised local plan should be adopted by mid2019.

2. Principles of viability Assessment

Mark Felgate from 3D introduced the main principles to be taken into account in carrying out the viability assessment

Role of the Evidence Base in National Policy

- NPPF Paragraph 173:

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

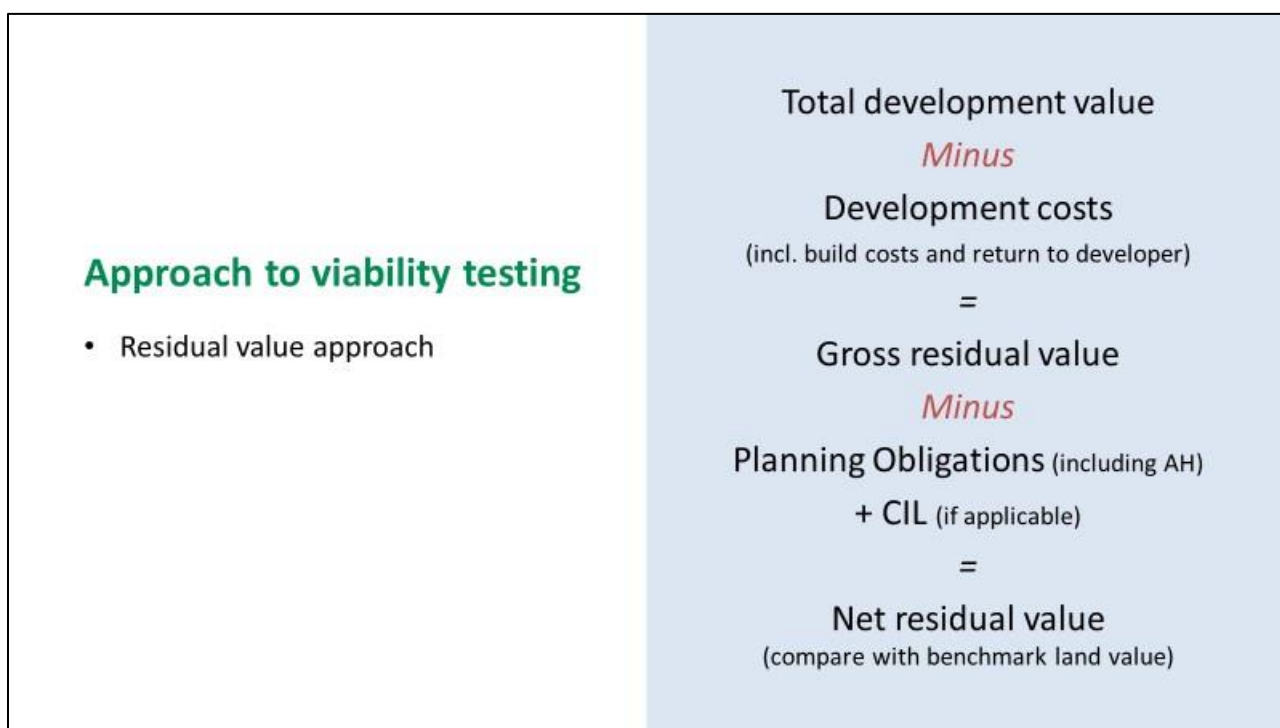
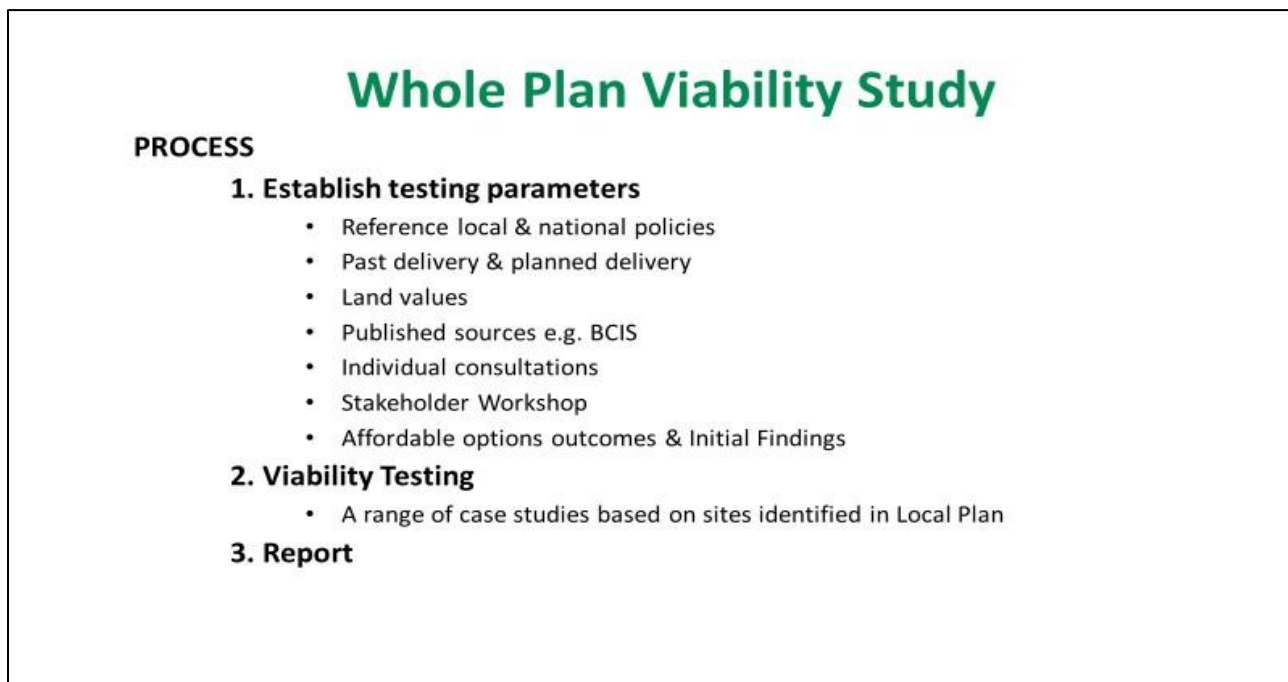
Role of the Evidence Base in National Policy

- National Planning Practice Guidance provides further detail
- BUT – there is no standard answer and no single approach – a range of sector-led guidance is available
- Principles:
 - Evidence-based judgements informed by relevant available facts
 - Collaboration with LPAs, landowners, RPs, agents, developers, community
 - Understanding past performance and historic trends
 - Current values and costs

3D outlined the significance of NPPF paragraph 173 in particular and the importance of making sure that appropriate and representative sites are used, with the appropriate costs, the appropriate values that reflect the policies.

It was emphasised that the workshop is a consultation exercise and everyone was encouraged to participate both at the workshop and also to contact the consultants post workshop if there were additional points best discussed on a one-to one basis.

3. Project Plan and overall methodology



No comments were made by participants on the use of a residual approach as set out in the slide.

4. Typologies

Typologies and case studies

| | |
|---|--|
| <p><u>Windfall and Allocated Site Basis</u></p> <ul style="list-style-type: none"> 12 25 60 100 220 350 870 (East of District) Sheltered scheme <p><u>Rural Exception Sites (or CLT/CRTB)</u></p> <ul style="list-style-type: none"> 7 15 | <ul style="list-style-type: none"> Test all value areas Separate viability work carried out for Fawley Start with sample to test policies, especially affordable housing Will include sensitivity testing with a range of market tenures All testing will take account of policy, obligations & infrastructure costs Average 25 DPH net development reflecting the greenfield rural edge of the sites and includes the recreational mitigation. Rural Exception Sites will be tested to see whether any low cost market housing required to ensure delivery |
|---|--|

3D will test the sites listed in the slide. These sites are representative of the strategic and non-strategic sites that will form future supply as allocations in the local plan as well as those considered as likely windfall/infill.

11 dwellings and over to account for the affordable housing threshold.

The response from participants was as follows:

No comments were received that suggested the range of sites for testing were not reflective, nor were there any comments as to including additional sites

It was commented that there was no size or form shown for the sheltered scheme – 3D confirmed that further work would be undertaken with key stakeholders to agree a suitable form

It was commented that 25dph may be limiting but that if this did go up through any sensitivity testing then the allowance for mitigation would also have to rise.

3D clarified that sites would take account of Recreational Mitigation (SANGS) and that was part of the reasoning for the 25 dph

5. Land Values

| Benchmark Land Value | | | | <ul style="list-style-type: none"> Figures based on previous studies and some known land transactions Developable area is low on medium & large sites Benchmark Land Value – enough to enable transaction but not the same as best price. Land will transact above this value |
|---|-------------------------|------------------------|-----------------------|--|
| NFDC Benchmark Land Values per gross ha | Small sites: 1-49 units | Medium sites: 50 - 299 | Large sites: 300 plus | |
| East | £2m | £550k | £350k | |
| South | £2.25m | £600k | £400k | |
| West | £2.25m | £600k | £400k | |
| Rural Exception | 10K plot | | | |

The land values presented in the slide are based on evidence seen so far. Comments received on the BMLV included

The district is a diverse area in terms of values

The per hectare figures appear more like what would be expected per acre □ Values looked on the low side for medium and large sites □ What about small brownfield sites?

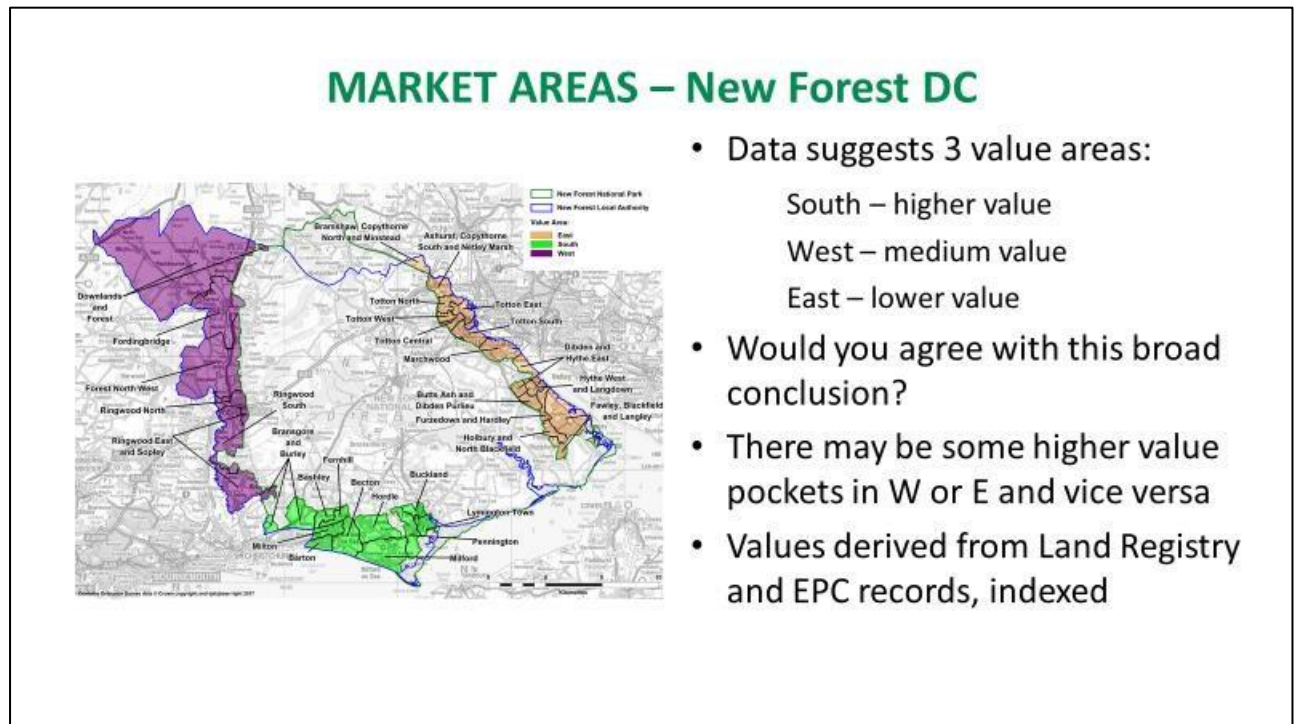
There were no comments to suggest that the small site BMLV are incorrect

3D explained that the values were on a gross per ha basis and took account of the low net to gross that will be realised on sites over 50 units – an average of 40%. Mark Williams from NFDC clarified that on site recreation mitigation had been accounted for on the basis of 8ha per thousand population and that Natural England had confirmed that other open space requirements were in addition. Also NFDC has looked carefully at landscape and taken into account non-developable areas, e.g. streams, trees etc.

3D said further work would be undertaken to look at a brownfield value but so far there was no evidence of a separate value. Furthermore land values take into account that the strategic sites would be on greenfield land.

Participants were invited to submit evidence in response to this workshop note to support either the BMLV set out in the slide or alternative figures if they believe them to be incorrect.

6. Value areas



Comments on the choice of value areas varied and included

Agreement with choice of areas

West & South should be the same

Fordingbridge should be a lower value than the rest of the western area

The Southern area should come up to A31 to include Ringwood

3D explained that the value areas were drawn from both new and secondhand sales, but that the values used in the testing are to be based on new sales only. 3D confirmed that the value areas arose from breaks and differences in the price paid for homes in the district. Agreed to look again at differences and at Fordingbridge in particular.

7. Market Values

The market values in the slide below are derived from new sales only.

| MARKET VALUES – New Forest District Council | | | | | | | | |
|--|----------|----------|---------------|----------|----------|----------|----------|----------|
| Market GIA SQ M | 120 | 100 | 106 | 93 | 84 | 70 | 70 | 80 |
| | Detached | | Semi-detached | | Terraced | | Flat | Bungalow |
| | 4 Bed | 3 Bed | 4 Bed | 3 Bed | 3 Bed | 2 Bed | 2 bed | 2 bed |
| South-sqm £4,400 hse £4,700 flat | £528,000 | £440,000 | £466,400 | £409,200 | £369,600 | £308,000 | £329,000 | £422,400 |
| West-sqm £4,200 hse £3,700 flat | £504,000 | £420,000 | £445,200 | £390,600 | £352,800 | £294,000 | £259,000 | £403,200 |
| East-sqm £3,300 hse £3,500 flat | £396,000 | £330,000 | £371,000 | £306,900 | £277,200 | £231,000 | £245,000 | £316,800 |
| Bungalows attract a premium of 20% | | | | | | | | |
| Where a Local Connection Condition is applied this will have the effect of reducing selling prices by 15% - 20% | | | | | | | | |

Comments comprised the following

Would expect Fordingbridge to generate lower values

Market homes too large

60-65sqm 1 bed flats

75sqm – 3 bed semi

Agreed that approach of using sales data is the correct one but concern that it may be skewed by a few high value property sales coastal areas

Values and sizes need a 'sanity check' with the market

Detached psqm values are greater than terrace or semi

South & East about right but west is a bit high

All a bit high, but partly because properties are too large

Agreement that the depression of values to take account of local connection only sales was about right.

Agreed that bungalow size and value about right

3D confirmed that these figures are based on market data. Some high value properties had been taken out of the data for the very reason that they may skew prices. However some further sense checking will undertaken with local agents and through rightmove as well as re-examining the raw data.

The point about the size of the 3 bed units being too large was raised by several participants. This will be checked against the current market as well as recent planning applications. If necessary the size will be reduced accordingly, bringing a 3 bed property at 75sqm down to

£330,000 – South

£315,000 – West

£247,500 - East

If participants consider that there is sufficient variance in the different house types to warrant the use of varied psqm values then they need to present evidence to support this view in response to this workshop note. If participants believe the psqm values are incorrect then evidence should be supplied in response to this workshop note to corroborate their view and an alternative psqm value suggested.

8. Dwelling size

| Residential Testing – dwelling sizes | | |
|--|----------------|-------------|
| (N.B. Not all these house types will be provided) | | |
| House type description | Affordable sqm | Market sq m |
| 1 bedroom flat | 50 (2p) | 50 |
| 2 bedroom flat | 70 (4p) | 70 |
| 1 bedroom bungalow | 55 (2p) | 55 |
| 2 bedroom bungalow | 70 (4p) | 80 |
| 1 bedroom terrace | 58 (2p) | 58 |
| 2 bedroom terrace | 79 (4p) | 70 |
| 3 bedroom terrace | 93 (5p) | 84 |
| 4 bedroom terrace | 97 (5p) | 97 |
| 3 bed semi detached | 93 (5p) | 93 |
| 4 bed semi detached | 106 (6p) | 106 |
| 3 bed detached | | 100 |
| 4 bed detached | | 120 |
| An allowance of 10% of floor area will be added to the flats for circulation and common areas | | |
| All dwellings meet Nationally Described Space Standards – to maximise room use, in some cases affordable larger than market – is this what you would expect? | | |

A number of comments were received both in respect of this slide and the preceding values slide in respect on the size of dwellings to be tested:

Flat sizes too large

There was concern that some properties were too big. In addition to the comments on size made against the slide above, affordable units should be closer to ○ 2 bed – 74sqm ○ 3 bed – 86 sqm ○ 4 bed – 93 sqm

There was a comment that circulation space for flats should be 10-15%

Affordable housing units need adjusting

3D explained that sizes are based on those set out in the national space standards and that this is reasonable approach for the purposes of testing. NFDC explained that no decision had been taken in respect of dwelling sizes in terms of policy but that testing needed a starting point and the space standards were an appropriate starting place. However 3D will discuss unit sizes in separate interviews with Registered Providers and if necessary the size of the affordable dwellings will be reduced - but remain within National Space Standards (e.g. reduce 4 bed to 5person standard). Also please note comments about the size of the market 3 bed unit with reference to the preceding slide.

Participants should provide evidence in response to this workshop note to support an alternative set of sizes if these are not considered appropriate.

9. Housing Mix

Residential Testing – market dwelling mix

| Type | 25 dph average |
|--------------------------|----------------|
| 2 bed downsizer bungalow | 10% |
| 2 bed flat | 10% |
| 2 bed terrace | 25% |
| 3 bed terrace | 15% |
| 3 bed semi | 10% |
| 3 bed detached | 20% |
| 4 bed detached | 10% |

- Mix takes into account need to provide **smaller market dwellings** to meet a local need
- And needs of older people who may want to downsize
- **On sites of very low density or small Rural Exception Sites** – mix may vary
- **Sheltered housing** will be 1 & 2 bed apartments

Comments about the dwelling mix can be summarised in the following

Housebuilders don't want this mix

It is a high density mix applied to low density schemes

Too much market terraced housing

Sites won't look right at this mix and density

NFDC explained that this is their policy starting point and the mix they would like to achieve to meet the need identified in their SHMA. If there are more 4 & 5 bed detached then there will be fewer units on site. If the viability study shows this is not achievable then adjustments may be made at that point.

3D said that coverage at this mix level (and at sizes in slides above) was around 2,800 sqm (gia)

10. Affordable dwelling mix

| Affordable Housing Dwelling Mix – Mixed Tenure Sites | | | |
|--|---------------|---------------------|--|
| Affordable Housing Development Mix House Type | Rented 75% | Intermediate 25% | |
| 1 bed flat / house | 15% | | |
| 2 bed house / bungalow | 50% | 50% | |
| 3 bed house | 30% | 50% | |
| 4 bed house | 5% | | |

- Starting point for testing is 30%, 40% and 50%
- Affordable threshold of 11 dwellings
- Policy for mix is based on need identified by SHMA
- There may be some adjustments to mix following further planned consultation with Councils and Registered Providers
- This basic mix will be used for Rural Exception Sites but in practice we acknowledge it will be based on local need

Comments from workshop as follows:

□ Can starter homes (at 80%MV) be included within the affordable housing mix instead of intermediate?

3D confirmed that starter homes or low cost homes (if not low cost in perpetuity), can't be considered as affordable housing within the current definitions. Furthermore NFDC explained that even if discounted they would not meet affordability criteria and would therefore not contribute to meeting any affordable housing needs.

11. Build costs

Build Cost (BCIS median 5 yr) and new Building Regs

| Type | New Forest District Council– per square metre | |
|---------------------------------|---|--|
| Flats (1-2 storey) | £1,570 | includes 15% for external works/contingency |
| Flats (3-5 storey) | £1,611 | includes 15% for external works/contingency |
| Houses (estate housing general) | £1,388 | includes 15% for external works/contingency |
| One-off houses - detached | £2,316 | includes 15% for external works/contingency |
| Bungalows | £1,600 | includes 15% for external works/contingency |
| Sheltered flats | £1,743 | includes 15% for external works/contingency |
| Part M4(2) | Range up to 2,000+ | Per dwelling – based on EC Harris cost analysis for DCLG |
| Electric car charging | | Per dwelling |
| | £750 | |
| Delivery Rates – any comments? | | |
| Median index used | | |

Comments received

Delivery rate of 50 pa per outlet/flag would be a maximum

Average delivery 2-3 month

One outlet/flag up to about 220

Two outlet/flag from about 350+

Contingency should be 5% in addition to the 15% external works

No comments were received on the use of median quartile BCIS in this area for these types of schemes.

12. Site costs

Site services and opening-up costs

| NFDC | Sites of 50-99 units | Sites of 100-299 units | Large sites of 300 plus units |
|-----------|----------------------|------------------------|-------------------------------|
| Allowance | £5k per unit | £6k per unit | £7.5k per unit |

- On larger sites of 50 plus allowance on top of externals
- Allowance generally increases as site gets larger
- Assumptions based on review of submitted (with planning applications) cost plans supporting similar sized schemes
- There will be some sensitivity testing at higher cost

Comments made at the workshop include:

□ Some of the developers commented that these were too low but didn't offer an alternative at this stage

3D reminded the workshop that once externals and other costs are added to these figures that they are in line with guidance from both Harman and what developer industry have stated

If participants want an alternative figure to be used then these should be set out and evidenced in response to this note.

13. Other costs

| Other costs | | |
|------------------------------------|---|---|
| Professional fees | 8-10% | Of build costs |
| Finance | 6% | Of development costs |
| Marketing fees | 3% | Of Market GDV |
| Developer return | 20% | Of GDV |
| Contractor return (for affordable) | 6% | Of affordable build costs |
| Agents & Legal SDLT | 1.75% Per HMRC figures | |
| CIL | £96 sqm | Includes indexing |
| Developer Contributions/ S106 | Non Strategic Sites - £2,500 Strategic Sites - £7,000 (+ plus on site recreation mitigation) Additional contribution for CIL exempt (recreation mitigation) £2,000 - £5,000 | Per unit Will include some sensitivity testing |

Comments received

Suggested that contractor return is too low for a developer

Suggested that land promoters should have their own separate promotion costs added to all the case studies

It was queried as to whether the strategic sites S106 allowance included education contributions

NFDC confirmed that an allowance for education contributions was included within the S106 identified in the slide.

14. Affordable costs

| RENTS | | |
|------------------------|---------------------------------------|---|
| Property Size | Affordable Rent (Incl service charge) | <ul style="list-style-type: none"> • Based On LHA for Salisbury BRMA • On average rents likely to be capped at this level • Would there be delivery of other affordable rented tenures? • Social rents? |
| 1 bed Flat | £115 | |
| 2 bed House / Bungalow | £144 | |
| 3 bed House | £173 | |
| 4 bed House | £229 | |

| Gross to Net Rental Factors - Affordable | |
|--|-----------------------|
| For rental properties | |
| • Rents | 100% LHA |
| • Service Charges | £10 flats / £5 houses |
| • Management and maintenance | £1,000 |
| • Voids/bad debts | 3.00% |
| • Repairs reserve | £600 |
| • Capitalisation | 5% |
| For shared ownership | |
| • Share size | 40% |
| • Rental charge | 2.75% |
| • Capitalisation | 5% |
| Other affordable options? | |

Comments received:

What was the basis for the 5% capitalisation value

There were no other comments on the other AH assumptions

3D confirmed that capitalisation values were based on past discussions with AH providers but that this and the other assumptions around AH would be checked with local providers and reported in the study.

15. Self build

Value of Self Build Plot?

Purchase at mid or large site land value?

Sell at small site value?
+ servicing costs?



The participants comments were as follows:

Concern at the concept of self build being included on mixed sites

Difficult to value but didn't disagree with approach set out in slide □ Commented that custom build a different matter

16. Next Steps

NEXT STEPS

- Workshop notes/slides to be circulated – another opportunity for input to the study
- Follow up interviews with RPs
- Follow up interviews with other stakeholders if appropriate, or if need for confidential discussion
- Testing undertaken
- Discussion / presentation of findings to NFDC
- Produce report based on findings of testing

17. Contact

If you have any comments on the notes of the workshop, the information set out in the slides or want to provide evidence to support the assessments then please contact Three Dragons.

Laura Easton – laura.easton@three-dragons.co.uk or

Mark Felgate – mark.felgate@three-dragons.co.uk

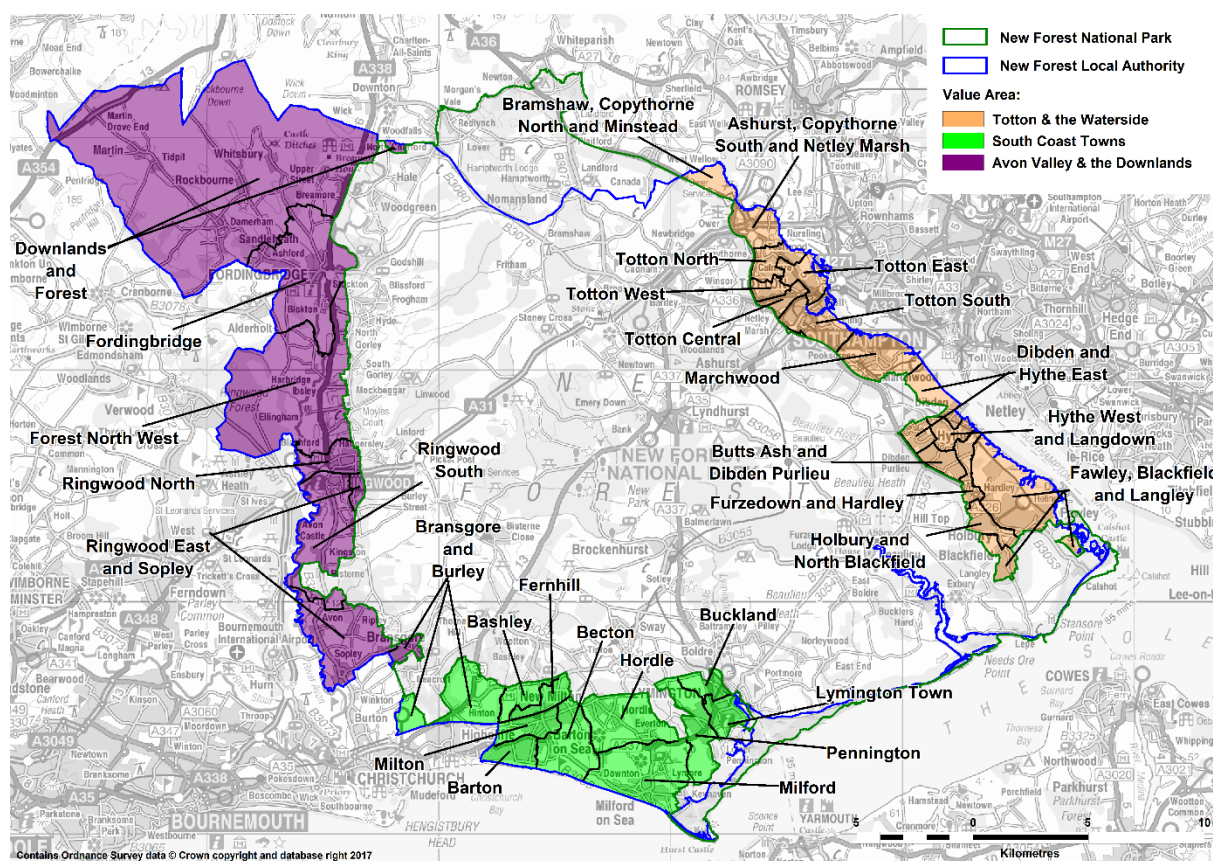
If you have any queries about plan making or other council matters please contact: policyandplans@nfdc.gov.uk

ANNEX II – TECHNICAL DETAIL FOR RESIDENTIAL TESTING

Technical Detail for residential testing

New Forest District Council Testing Assumption

1. Market Housing



House Prices

| Market GIA SQ M | 120 | 100 | 106 | 93 | 97 | 84 | 70 | 58 | 70 | 50 | 80 | 55 |
|---|----------|---------|---------------|---------|---------|---------|---------|---------|---------|---------|-----------|---------|
| | Detached | | Semi-detached | | Terrace | | | | Flats | | Bungalows | |
| | 4 Bed | 3 Bed | 4 Bed | 3 Bed | 4 Bed | 3 Bed | 2 Bed | 1 bed | 2 Bed | 1 Bed | 2 bed | 1 bed |
| South Coast Towns | 528,000 | 440,000 | 466,400 | 409,200 | 426,800 | 369,600 | 308,000 | 255,200 | 329,000 | 235,000 | 422,400 | 290,400 |
| Avon Valley and the Downlands | 504,000 | 420,000 | 445,200 | 390,600 | 407,400 | 352,800 | 294,000 | 243,600 | 259,000 | 185,000 | 403,200 | 277,200 |
| Totton and the Waterside | 396,000 | 330,000 | 349,800 | 306,900 | 320,100 | 277,200 | 231,000 | 191,400 | 245,000 | 175,000 | 316,800 | 217,800 |
| On development of 1-3 units + 5% added to selling price for 'exclusivity' | | | | | | | | | | | | |

Average price per sqm – all houses and flats

| | House | Flat | Bungalow |
|-----|--------|--------|------------|
| SCT | £4,400 | £4,700 | House +20% |
| AVD | £4,200 | £3,700 | House +20% |
| TW | £3,300 | £3,500 | House +20% |

Starter homes / affordable low-cost market sale – all 2 beds at 65 sqm – will be 75% - 80% of market value, depending upon area = £171,600 (to remain affordable to 2-person Household on 40th percentile income⁵⁵)

⁵⁵ Table 8.a ONS Employment and Labour Market statistics 2017 provisional

Market Housing dwelling mix

| Type | Case study sites – 30dph (LP policy compliant) | 25 dph mix |
|--------------------------|---|------------|
| 1 bed flat or terrace | - | |
| 2 bed flat | 10% | |
| 2 bed downsizer bungalow | 10% | 10% |
| 2 bed terrace | 10% | 10% |
| 3 bed terrace | 10% | 10% |
| 4 bed terrace | - | |
| 3 bed semi | 15% | 15% |
| 4 bed semi | - | |
| 3 bed detached | 20% | 25% |
| 4 bed detached | 25% | 30% |

2.Affordable Housing

Windfall / Allocated sites

Test a range between 25% & 50%.

11 dwelling threshold

70/30 split between rented and intermediate. Rented is

- split 50/50 Affordable Rent/social rent on larger sites, over 100 dwellings
- all Affordable Rent on sites under 100 dwellings

Rural Exception Sites

Start at 100% AH – 75/25 tenure split (Affordable Rent/shared ownership)

Use sequential testing to establish the level of market housing required (if any) to ensure delivery of the affordable housing

Affordable Housing Dwelling mix

| Affordable Housing Development Mix House Type | Rented 70% – split 50/50 AR & SR | Intermediate SO (30% of AH) |
|--|---|------------------------------------|
| 1 bed flat/house | 15% | |
| 2 bed house | 50% | 60% |
| 3 bed house | 30% | 40% |
| 4 bed house | 5% | |

Affordable housing values

Affordable Rents are net of service charge of £10 for flats and £5 for houses and based on 100% of LHA rates (rounded)

There are 3 Broad Rental Market Areas – this one is based on Salisbury as most indicative of district and as cautious option

Social rents at 60% of median market rent (as at sept 2017 VOA⁵⁶)

| Net of service charges | Net Weekly Affordable Rents | Social Rents (gross) |
|--------------------------|-----------------------------|----------------------|
| 1 bedroom flat | £105 | £86 |
| 2 bedroom flat | £134 | £110 |
| 1 bedroom house | £110 | £86 |
| 2 bedroom house/bungalow | £139 | £110 |
| 3 bedroom house | £167 | £135 |
| 4 bedroom house | £225 | £207 |

⁵⁶ <https://www.gov.uk/government/collections/private-rental-market-statistics#2017>

For rental properties.

| | |
|----------------------------|--------|
| Management and maintenance | £1,000 |
| Voids/bad debts | 3% |
| Repairs reserve | £600 |
| Capitalisation | 5% |

For shared ownership

| | |
|----------------|-------|
| Share size | 40% |
| Rental charge | 2.75% |
| Capitalisation | 5% |

3.General costs and assumptions – all dwellings

Dwelling sizes – amended following workshop and consultation with RPs

| <i>House type description</i> | <i>Affordable sq m</i> | <i>Market sq m</i> |
|--------------------------------------|-------------------------------|---------------------------|
| <i>1 bedroom flat</i> | <i>50 (2p)</i> | <i>50</i> |
| <i>2 bedroom flat</i> | <i>70 (4p)</i> | <i>70</i> |
| <i>1 bedroom bungalow</i> | <i>55 (2p)</i> | <i>55</i> |
| <i>2 bedroom bungalow</i> | <i>70 (4p)</i> | <i>80</i> |
| <i>1 bedroom terrace</i> | <i>58 (2p)</i> | <i>58</i> |
| <i>2 bedroom terrace</i> | <i>70</i> | <i>70</i> |
| <i>3 bedroom terrace</i> | <i>84</i> | <i>84</i> |
| <i>4 bedroom terrace</i> | <i>97</i> | <i>97</i> |
| <i>3 bed semi detached</i> | <i>93</i> | <i>93</i> |
| <i>4 bed semi detached</i> | <i>106</i> | <i>106</i> |
| <i>3 bed detached</i> | | <i>100</i> |
| <i>4 bed detached</i> | | <i>120</i> |

Affordable and Market Dwelling size compliant with Nationally Described Space Standards

An allowance of 10% of floor area will be added to the 1-2 storey flats for circulation space and common areas.

An additional 18sqm will be added to detached units for garages (which will be CIL chargeable)

Other costs

| Type | Cost | Comment |
|--|--|--|
| Flats (1-2 storeys) | £1,605 | sq m includes 15% for external works |
| Flats (3-5 storeys) | £1,651 | sq m includes 15% for external works |
| Houses | £1,390 | sq m includes 15% for external works |
| Single house | £2,372 | sq m includes 15% for external works |
| Bungalows | £1,636 | sq m includes 15% for external works |
| Sheltered Housing | £1,621 | sq m includes 15% for external works (assume 1-2 storeys) |
| Garages | £7,500 | Per detached unit |
| Professional fees | 8%-10% | 50 units or less – 10% 50+ - 8% |
| Finance | 6% | of development costs (net of inflation) |
| Marketing fees | 3% | of market GDV – all market units except sheltered / extra care for which a figure of 6% is used. |
| Developer return | 20% | of market GDV |
| Contractor return | 6% | of affordable build costs |
| s106/278 | Non-Strategic Sites - £2,500 Strategic Sites - £7,000 (+ plus on site recreational mitigation) Additional contribution for CIL exempt (recreational mitigation) £2,000 - £5,000 | Strategic sites – over 100 dwellings |
| CIL | £96 sqm | Market units |
| Mitigation for Phosphorus | £300 per unit | Avon and Downlands only |
| Electric Car charging | £750 unit | Passive – all units |
| Strategic infrastructure costs/ opening up | £5,000 – 50-99 units £6,000 – 100-299 units £7,500 – 300+ units | Per unit + sensitivity at higher cost |

| Type | Cost | Comment |
|------------------|---------------------|--|
| Void costs | £50,000 £100,000 | Smaller sheltered and extracare schemes Schemes over 50 units |
| Agents and legal | 1.75% | |
| Part M4(2) | Up to £2K unit | All units |

Densities

30dph for main testing

Sensitivity at 25 dph

Net to gross ratios

Less than 0.5 ha – 100%, otherwise

25 units or less – 90%

26 – 50 units – 85%

51 – 99 units – 60%

100 -750 units – 60%

750+ - 50%

Build out rate / DCF period

50 per outlet maximum

2 outlets @ 350 units

Older persons – 2 years for sale starting at end of build period

Benchmark Land Values

| NFDC Value per gross hectare | Small Sites 1-49 units | Medium Sites 50 – 299 units | Larger sites – over 300 units | RES |
|------------------------------------|---------------------------|--------------------------------|-------------------------------------|---------------|
| South Coast Towns | £2.25m | £750k | £400k (sensitivity @ £0.575m) | £10K per plot |
| Avon Valley and the Downlands | £2m | £700k | £400k (Sensitivity @ £0.55m) | £10K plot |
| Totton and Waterside | £1.2m | £600k | £350k (sensitivity @ £0.425m) | £10K plot |

Sites Tested

| Case studies –30 dph | RES (per plot) |
|------------------------------------|-----------------|
| CS1 – 12 units | RES1 – 7 units |
| CS2 – 25 units | RES2 – 15 units |
| CS3 – 60 units | |
| CS4 – 105 units | |
| CS5 – 220 units | |
| CS6 – 350 units | |
| CS7 – 870 units (TWS only) | |
| CS8 – 40 units (sheltered scheme) | |
| CS9 – 40 units (extra care scheme) | |

Sites over 100 units need to include a mix of at least 3 of the following – for testing this will be with 10% of site being provided as older persons bungalows and 5% as a blend of other unit types

- Entry level homes suitable or first-time buyers
- Undeveloped, serviced plots made available for purchase by self-builders
- Homes specifically developed for private rent
- Homes designed for downsizing older households including sheltered housing.

Other sensitivity

- Higher cost scenario to allow for any potential higher infrastructure that has not come off price of land
- Density variation to 25dph
- Large sites at higher land value
- Scenario testing with build cost inflation in line with BCIS forecast

ANNEX III: CASE STUDIES

Totton and the Waterside CS1 30dph 35%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------------------------------|-------------|-----------------|----------------------------|--------------|------------------|----------------|------------------|--------------------|----------------------------------|----------------------------|-----------------------|--|------------|--------|-------|-----------|---------------------|--------------|-------|----------|----------------------|-----------------|-------------------|----------------|----------------------|--------|-------------|--------------------|-----------------------------------|--------------|------------------|----------------------|------------------------|-----------|---|------|--------------|------------|-----------|------------------|---------------------------|---------|---|-------|---|-----------|-------|--|----------------------|---------|-------------------------------|-------------------------------|-------------|-------|----------------------------------|-------|------------|-------|----------------------------------|-----|------------|---------------|--------------------------|-----------|--------------------|-------------------|---------|---------|--------------|-----------|---|---|--------------------------|-----------|---------|---|--------------|-------------------|---|----------------------------------|---------------------|--------|---|------------------------------|---|-------|---|-------|-----|---|-------|---------------------|--|-------------------------------|-----------------------------|---|---|---|---|---|---|---|---|--|--|---------------------------|---|-------------------------------|--------|--------|---|--------|---|---|-------|-------|----------------------|-----------|--|--|--|----------------------------|--------|---|---|---|---|---|---|-------|----|--|--|--|--|---------------------------|---|---|---|---|---|---|---|---|---|--|--|--|--|-------------------------------|--------|---|---|---|---|---|---|---|---|--|--|----------------------|--|--|---|---|---|---|---|---|---|---|---|--|--|------------------------|--|-------------------------------------|---------|---|---|---|---|---|---|--------|-----|--|--|------------------------|--|-----------------------------------|--------|---|---|--------|---|---|-------|-------|----|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------|--|-------------------------|-----------|--|--|--|--|--|--|--|---------|-------|--|--|--|--|------------------------|---------|--|--|--|--|--|--|--|--------|-----|--|--|--|--|
| Site Details | New Forest District Council | | | Site Address | CS1, 12 dwgs, 35%AH, 30dph | | | Site Reference | East market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (alt SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.40 ha</td> </tr> <tr> <td>Net Area</td> <td>0.40 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>100.0%</td> </tr> <tr> <td>Density</td> <td>30.00 dwgs per net ha</td> </tr> </tbody> </table> | | | | Site Details | | Gross Area | 0.40 ha | Net Area | 0.40 ha | Net to Gross Ratio | 100.0% | Density | 30.00 dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>12.00</td> <td></td> <td>1,052.1</td> </tr> <tr> <td>Market Housing</td> <td>7.80</td> <td></td> <td>741.4</td> </tr> <tr> <td>Affordable Housing</td> <td>4.20</td> <td></td> <td>310.8</td> </tr> <tr> <td>% Affordable Housing</td> <td>35.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Dwellings | | GIA (sq m) | | Total | 12.00 | | 1,052.1 | Market Housing | 7.80 | | 741.4 | Affordable Housing | 4.20 | | 310.8 | % Affordable Housing | 35.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.40 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.40 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 100.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.00 dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 12.00 | | 1,052.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 7.80 | | 741.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | 4.20 | | 310.8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 35.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="7">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>12.00</td> <td>7.80</td> <td>-</td> <td>2.94</td> <td>-</td> <td>-</td> <td>1.26</td> <td colspan="3"></td> </tr> <tr> <td>Total GIA (sq m)</td> <td>1,052.1</td> <td>741.4</td> <td>-</td> <td>215.5</td> <td>-</td> <td>-</td> <td>95.3</td> <td colspan="3"></td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>65.0%</td> <td>0.0%</td> <td>24.5%</td> <td>0.0%</td> <td>0.0%</td> <td>10.5%</td> <td colspan="3"></td> </tr> <tr> <td>Total Revenue</td> <td>3,050,905</td> <td>2,480,790</td> <td>-</td> <td>340,717</td> <td>-</td> <td>-</td> <td>229,398</td> <td colspan="3"></td> </tr> <tr> <td>Average Revenue per unit</td> <td>254,242</td> <td>318,050</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>182,062</td> <td colspan="3"></td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,900</td> <td>3,346</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>2,408</td> <td colspan="3"></td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>3,050,905</td> <td colspan="7"></td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | Total No of Dwellings | 12.00 | 7.80 | - | 2.94 | - | - | 1.26 | | | | Total GIA (sq m) | 1,052.1 | 741.4 | - | 215.5 | - | - | 95.3 | | | | Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% | | | | Total Revenue | 3,050,905 | 2,480,790 | - | 340,717 | - | - | 229,398 | | | | Average Revenue per unit | 254,242 | 318,050 | - | 115,890 | - | - | 182,062 | | | | Average Revenue per sq m GIA | 2,900 | 3,346 | - | 1,581 | - | - | 2,408 | | | | Total Capital Contributions | - | | | | | | | | | | Total Commercial Elements | - | | | | | | | | | | Total Scheme Revenue | 3,050,905 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 12.00 | 7.80 | - | 2.94 | - | - | 1.26 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 1,052.1 | 741.4 | - | 215.5 | - | - | 95.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 3,050,905 | 2,480,790 | - | 340,717 | - | - | 229,398 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 254,242 | 318,050 | - | 115,890 | - | - | 182,062 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,900 | 3,346 | - | 1,581 | - | - | 2,408 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 3,050,905 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="7">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> <th colspan="2"></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>1,495,964</td> <td>1,058,795</td> <td>-</td> <td>304,763</td> <td>-</td> <td>-</td> <td>132,406</td> <td>124,664</td> <td>1,422</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>9,108</td> <td>5,920</td> <td>-</td> <td>2,231</td> <td>-</td> <td>-</td> <td>956</td> <td>759</td> <td>9</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Professional Fees</td> <td>149,596</td> <td>105,880</td> <td>-</td> <td>30,476</td> <td>-</td> <td>-</td> <td>13,241</td> <td>12,466</td> <td>142</td> <td colspan="2"></td> <td colspan="2">10.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>74,424</td> <td>74,424</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>9,542</td> <td>100</td> <td colspan="2"></td> <td colspan="2">3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2">0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>45,146</td> <td>29,345</td> <td>-</td> <td>11,061</td> <td>-</td> <td>-</td> <td>4,740</td> <td>3,762</td> <td>43</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>44,160</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>3,680</td> <td>42</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>77,241</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2">2.5% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2">£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>496,158</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>63,610</td> <td>669</td> <td colspan="2"></td> <td colspan="2">3.2% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>28,853</td> <td>-</td> <td>-</td> <td>20,114</td> <td>-</td> <td>-</td> <td>8,739</td> <td>6,870</td> <td>93</td> <td colspan="2"></td> <td colspan="2">20.0% market revenue</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> <td colspan="2">6.0% aff build & prof fees</td> </tr> <tr> <td>Total Development Costs</td> <td>2,420,650</td> <td colspan="7"></td> <td>201,721</td> <td>2,301</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Total Operating Profit</td> <td>630,255</td> <td colspan="7"></td> <td>52,521</td> <td>599</td> <td colspan="2"></td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | Build Cost | 1,495,964 | 1,058,795 | - | 304,763 | - | - | 132,406 | 124,664 | 1,422 | | | | | Additional Dwelling Standards | 9,108 | 5,920 | - | 2,231 | - | - | 956 | 759 | 9 | | | | | Professional Fees | 149,596 | 105,880 | - | 30,476 | - | - | 13,241 | 12,466 | 142 | | | 10.0% build costs | | Marketing Costs (market housing) | 74,424 | 74,424 | - | - | - | - | - | 9,542 | 100 | | | 3.0% market revenue | | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | | Exceptional Development Costs | 45,146 | 29,345 | - | 11,061 | - | - | 4,740 | 3,762 | 43 | | | | | Planning Obligations Costs | 44,160 | - | - | - | - | - | - | 3,680 | 42 | | | | | Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | Community Infrastructure Levy | 77,241 | - | - | - | - | - | - | - | - | | | 2.5% CIL as %Revenue | | Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | £96.00 per market sq m | | Developer's Return (Market housing) | 496,158 | - | - | - | - | - | - | 63,610 | 669 | | | 3.2% CIL as %Dev Costs | | Contractor's Return (Aff housing) | 28,853 | - | - | 20,114 | - | - | 8,739 | 6,870 | 93 | | | 20.0% market revenue | | | | | | | | | | | | | | 6.0% aff build & prof fees | | Total Development Costs | 2,420,650 | | | | | | | | 201,721 | 2,301 | | | | | Total Operating Profit | 630,255 | | | | | | | | 52,521 | 599 | | | | |
| Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 1,495,964 | 1,058,795 | - | 304,763 | - | - | 132,406 | 124,664 | 1,422 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 9,108 | 5,920 | - | 2,231 | - | - | 956 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 149,596 | 105,880 | - | 30,476 | - | - | 13,241 | 12,466 | 142 | | | 10.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 74,424 | 74,424 | - | - | - | - | - | 9,542 | 100 | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 45,146 | 29,345 | - | 11,061 | - | - | 4,740 | 3,762 | 43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 44,160 | - | - | - | - | - | - | 3,680 | 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 77,241 | - | - | - | - | - | - | - | - | | | 2.5% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 496,158 | - | - | - | - | - | - | 63,610 | 669 | | | 3.2% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 28,853 | - | - | 20,114 | - | - | 8,739 | 6,870 | 93 | | | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 2,420,650 | | | | | | | | 201,721 | 2,301 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 630,255 | | | | | | | | 52,521 | 599 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>No DCF</td> <td>years</td> <td></td> </tr> <tr> <td>Debit Interest Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Credit Interest Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Annual Discount Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>3,050,905</td> <td colspan="2"></td> </tr> <tr> <td>Total Development Cost</td> <td>2,420,650</td> <td colspan="2"></td> </tr> <tr> <td>Finance Cost</td> <td>90,304</td> <td colspan="2"></td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> <td colspan="2"></td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>2,510,954</td> <td colspan="2"></td> </tr> <tr> <td>Gross Residual Value</td> <td>539,951</td> <td colspan="2"></td> </tr> <tr> <td>Agents Fees</td> <td>6,544</td> <td colspan="2">1.25% residual value (post SDLT)</td> </tr> <tr> <td>Legal Fees</td> <td>2,618</td> <td colspan="2">0.50% residual value (post SDLT)</td> </tr> <tr> <td>Stamp Duty</td> <td>16,500</td> <td colspan="2">Based on HMRC SDLT rates</td> </tr> <tr> <td>Net Residual Value</td> <td>514,290</td> <td colspan="2"></td> </tr> <tr> <td>per gross ha</td> <td>1,285,724</td> <td colspan="2"></td> </tr> <tr> <td>per net ha</td> <td>1,285,724</td> <td colspan="2"></td> </tr> <tr> <td>per dwelling</td> <td>42,857</td> <td colspan="2"></td> </tr> <tr> <td>per market dwelling</td> <td>65,935</td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | | | DCF Period | No DCF | years | | Debit Interest Rate | No DCF | | | Credit Interest Rate | No DCF | | | Annual Discount Rate | No DCF | | | Revenue and Capital Contributions | 3,050,905 | | | Total Development Cost | 2,420,650 | | | Finance Cost | 90,304 | | | Annual Discount Rate Cost | - | | | Total Dev Cost, Finance Cost & ADR Cost | 2,510,954 | | | Gross Residual Value | 539,951 | | | Agents Fees | 6,544 | 1.25% residual value (post SDLT) | | Legal Fees | 2,618 | 0.50% residual value (post SDLT) | | Stamp Duty | 16,500 | Based on HMRC SDLT rates | | Net Residual Value | 514,290 | | | per gross ha | 1,285,724 | | | per net ha | 1,285,724 | | | per dwelling | 42,857 | | | per market dwelling | 65,935 | | | <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | No DCF | years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 3,050,905 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 2,420,650 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 90,304 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 2,510,954 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 539,951 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 6,544 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 2,618 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 16,500 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 514,290 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,285,724 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,285,724 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 42,857 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 65,935 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Totton and the Waterside CS2 30dph 35%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|----------------------------------|-------------|----------------------|----------------------------|--------------|------------------|----------------|------------------|------------|----------------------------------|----|----------------------------|-------|-------|----------|--------|-------|------------|----------------|--------|--------------------|---------------------|-----------------|-------------------|--------------------|----------------------|---------|-------------|-----------------|-----------------------|----------------------|------------------|---|-----------------------------------|-----------|---|---|------------------------|------------|-----------|------------------|--------------|---------|---|-------|---------------------------|---------|---------|-------|---|-----------|-------------------------------|-------------------------------|----------------------|-----------|-------|-------|-------------|--------|----------------------------------|-------|---------------|-----------|----------------------------------|---|------------|-------------------|--------------------------|---------|--------------------|-----------|---|--------------------------|--------------|-----------|--------|---------|------------|-----------|-------------------|----------------------------------|--------------|---------|------------------------------|-------|---------------------|--------|-------|---|---|-----|-------|--|---------------------|-------------------------------|---|---|---|---|---|---|---|---|---|---|---------------------------|---|-------------------------|-------------------------------|--------|--------|---|--------|---|---|---|----------------------|-----------|----|--|--|--|----------------------------|--------|---|---|---|---|---|---|---|-------|----|--|--|--|---------------------------|---|--|--|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|-----------|--|--|--|--|--|--|--|--------|-----|--|--|----------------------|-----------------------------------|--------|---|---|--------|---|---|---|--------|-------|----|--|--|------------------------|-------------------------|-----------|--|--|--|--|--|--|--|---------|-------|--|--|------------------------|------------------------|-----------|--|--|--|--|--|--|--|--------|-----|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------|
| Site Details | New Forest District Council | | | Site Address | CS2, 25 dwgs, 35%AH, 30dph | | | Site Reference | East market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (all SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 11/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2"></th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.93</td> <td>ha</td> <td></td> <td>Total</td> <td>25.00</td> </tr> <tr> <td>Net Area</td> <td>0.83</td> <td>ha</td> <td></td> <td>Market Housing</td> <td>16.25</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>90.0%</td> <td></td> <td></td> <td>Affordable Housing</td> <td>8.75</td> </tr> <tr> <td>Density</td> <td>30.01</td> <td>dwgs per net ha</td> <td></td> <td>% Affordable Housing</td> <td>35.00%</td> </tr> </tbody> </table> | | | | Site Details | | | | Dwellings | GIA (sq m) | Gross Area | 0.93 | ha | | Total | 25.00 | Net Area | 0.83 | ha | | Market Housing | 16.25 | Net to Gross Ratio | 90.0% | | | Affordable Housing | 8.75 | Density | 30.01 | dwgs per net ha | | % Affordable Housing | 35.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.93 | ha | | Total | 25.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.83 | ha | | Market Housing | 16.25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 90.0% | | | Affordable Housing | 8.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.01 | dwgs per net ha | | % Affordable Housing | 35.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="7">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>25.00</td> <td>16.25</td> <td>-</td> <td>6.13</td> <td>-</td> <td>-</td> <td>-</td> <td>2.63</td> <td colspan="2"></td> </tr> <tr> <td>Total GIA (sq m)</td> <td>2,192.0</td> <td>1,544.6</td> <td>-</td> <td>449.0</td> <td>-</td> <td>-</td> <td>-</td> <td>198.5</td> <td colspan="2"></td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>65.0%</td> <td>0.0%</td> <td>24.5%</td> <td>0.0%</td> <td>0.0%</td> <td>10.5%</td> <td colspan="2"></td> </tr> <tr> <td>Total Revenue</td> <td>6,356,065</td> <td>5,168,313</td> <td>-</td> <td>709,840</td> <td>-</td> <td>-</td> <td>-</td> <td>477,913</td> <td colspan="2"></td> </tr> <tr> <td>Average Revenue per unit</td> <td>254,242</td> <td>318,050</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>-</td> <td>182,062</td> <td colspan="2"></td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,900</td> <td>3,346</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>-</td> <td>2,408</td> <td colspan="2"></td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>6,356,065</td> <td colspan="7"></td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | Total No of Dwellings | 25.00 | 16.25 | - | 6.13 | - | - | - | 2.63 | | | Total GIA (sq m) | 2,192.0 | 1,544.6 | - | 449.0 | - | - | - | 198.5 | | | Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% | | | Total Revenue | 6,356,065 | 5,168,313 | - | 709,840 | - | - | - | 477,913 | | | Average Revenue per unit | 254,242 | 318,050 | - | 115,890 | - | - | - | 182,062 | | | Average Revenue per sq m GIA | 2,900 | 3,346 | - | 1,581 | - | - | - | 2,408 | | | Total Capital Contributions | - | | | | | | | | | | Total Commercial Elements | - | | | | | | | | | | Total Scheme Revenue | 6,356,065 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 25.00 | 16.25 | - | 6.13 | - | - | - | 2.63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 2,192.0 | 1,544.6 | - | 449.0 | - | - | - | 198.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 6,356,065 | 5,168,313 | - | 709,840 | - | - | - | 477,913 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 254,242 | 318,050 | - | 115,890 | - | - | - | 182,062 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,900 | 3,346 | - | 1,581 | - | - | - | 2,408 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 6,356,065 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="7">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> <th colspan="2"></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>3,116,602</td> <td>2,205,824</td> <td>-</td> <td>634,933</td> <td>-</td> <td>-</td> <td>-</td> <td>275,846</td> <td>124,664</td> <td>1,422</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>18,975</td> <td>12,334</td> <td>-</td> <td>4,649</td> <td>-</td> <td>-</td> <td>-</td> <td>1,992</td> <td>759</td> <td>9</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>311,660</td> <td>220,582</td> <td>-</td> <td>63,493</td> <td>-</td> <td>-</td> <td>-</td> <td>27,585</td> <td>12,466</td> <td>142</td> <td colspan="2"></td> <td>10.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>155,049</td> <td>155,049</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>9,542</td> <td>100</td> <td colspan="2"></td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>94,054</td> <td>61,135</td> <td>-</td> <td>23,044</td> <td>-</td> <td>-</td> <td>-</td> <td>9,876</td> <td>3,762</td> <td>43</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>92,001</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>3,680</td> <td>42</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>160,912</td> <td colspan="7"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td colspan="7"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>1,033,663</td> <td colspan="7"></td> <td>63,610</td> <td>669</td> <td colspan="2"></td> <td>2.5% CIL as %Revenue</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>60,111</td> <td>-</td> <td>-</td> <td>41,906</td> <td>-</td> <td>-</td> <td>-</td> <td>18,206</td> <td>6,870</td> <td>93</td> <td colspan="2"></td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Total Development Costs</td> <td>5,043,028</td> <td colspan="7"></td> <td>201,720</td> <td>2,301</td> <td colspan="2"></td> <td>3.2% CIL as %Dev Costs</td> </tr> <tr> <td>Total Operating Profit</td> <td>1,313,037</td> <td colspan="7"></td> <td>52,521</td> <td>599</td> <td colspan="2"></td> <td>20.0% market revenue</td> </tr> <tr> <td></td> <td></td> <td colspan="7"></td> <td></td> <td></td> <td colspan="2"></td> <td>6.0% aff build & prof fees</td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | Build Cost | 3,116,602 | 2,205,824 | - | 634,933 | - | - | - | 275,846 | 124,664 | 1,422 | | | | Additional Dwelling Standards | 18,975 | 12,334 | - | 4,649 | - | - | - | 1,992 | 759 | 9 | | | | Professional Fees | 311,660 | 220,582 | - | 63,493 | - | - | - | 27,585 | 12,466 | 142 | | | 10.0% build costs | Marketing Costs (market housing) | 155,049 | 155,049 | - | - | - | - | - | - | 9,542 | 100 | | | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | Exceptional Development Costs | 94,054 | 61,135 | - | 23,044 | - | - | - | 9,876 | 3,762 | 43 | | | | Planning Obligations Costs | 92,001 | - | - | - | - | - | - | - | 3,680 | 42 | | | | Commercial Elements Costs | - | | | | | | | | | | | | Community Infrastructure Levy | 160,912 | | | | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | | | | Developer's Return (Market housing) | 1,033,663 | | | | | | | | 63,610 | 669 | | | 2.5% CIL as %Revenue | Contractor's Return (Aff housing) | 60,111 | - | - | 41,906 | - | - | - | 18,206 | 6,870 | 93 | | | £96.00 per market sq m | Total Development Costs | 5,043,028 | | | | | | | | 201,720 | 2,301 | | | 3.2% CIL as %Dev Costs | Total Operating Profit | 1,313,037 | | | | | | | | 52,521 | 599 | | | 20.0% market revenue | | | | | | | | | | | | | | 6.0% aff build & prof fees |
| Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 3,116,602 | 2,205,824 | - | 634,933 | - | - | - | 275,846 | 124,664 | 1,422 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 18,975 | 12,334 | - | 4,649 | - | - | - | 1,992 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 311,660 | 220,582 | - | 63,493 | - | - | - | 27,585 | 12,466 | 142 | | | 10.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 155,049 | 155,049 | - | - | - | - | - | - | 9,542 | 100 | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 94,054 | 61,135 | - | 23,044 | - | - | - | 9,876 | 3,762 | 43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 92,001 | - | - | - | - | - | - | - | 3,680 | 42 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 160,912 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,033,663 | | | | | | | | 63,610 | 669 | | | 2.5% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 60,111 | - | - | 41,906 | - | - | - | 18,206 | 6,870 | 93 | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 5,043,028 | | | | | | | | 201,720 | 2,301 | | | 3.2% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 1,313,037 | | | | | | | | 52,521 | 599 | | | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> <th colspan="2"></th> </tr> <tr> <th></th> <th></th> <th>No DCF</th> <th>years</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td></td> <td>No DCF</td> <td></td> </tr> <tr> <td>Debit Interest Rate</td> <td></td> <td>No DCF</td> <td></td> </tr> <tr> <td>Credit Interest Rate</td> <td></td> <td>No DCF</td> <td></td> </tr> <tr> <td>Annual Discount Rate</td> <td></td> <td>No DCF</td> <td></td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>6,356,065</td> <td colspan="2"></td> </tr> <tr> <td>Total Development Cost</td> <td>5,043,028</td> <td colspan="2"></td> </tr> <tr> <td>Finance Cost</td> <td>188,135</td> <td colspan="2"></td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> <td colspan="2"></td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>5,231,163</td> <td colspan="2"></td> </tr> <tr> <td>Gross Residual Value</td> <td>1,124,902</td> <td colspan="2"></td> </tr> <tr> <td>Agents Fees</td> <td>13,491</td> <td colspan="2">1.25% residual value (post SDLT)</td> </tr> <tr> <td>Legal Fees</td> <td>5,396</td> <td colspan="2">0.50% residual value (post SDLT)</td> </tr> <tr> <td>Stamp Duty</td> <td>45,750</td> <td colspan="2">Based on HMRC SDLT rates</td> </tr> <tr> <td>Net Residual Value</td> <td>1,060,266</td> <td colspan="2"></td> </tr> <tr> <td>per gross ha</td> <td>1,144,995</td> <td colspan="2"></td> </tr> <tr> <td>per net ha</td> <td>1,272,828</td> <td colspan="2"></td> </tr> <tr> <td>per dwelling</td> <td>42,410</td> <td colspan="2"></td> </tr> <tr> <td>per market dwelling</td> <td>65,247</td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | | | | | No DCF | years | DCF Period | | No DCF | | Debit Interest Rate | | No DCF | | Credit Interest Rate | | No DCF | | Annual Discount Rate | | No DCF | | Revenue and Capital Contributions | 6,356,065 | | | Total Development Cost | 5,043,028 | | | Finance Cost | 188,135 | | | Annual Discount Rate Cost | - | | | Total Dev Cost, Finance Cost & ADR Cost | 5,231,163 | | | Gross Residual Value | 1,124,902 | | | Agents Fees | 13,491 | 1.25% residual value (post SDLT) | | Legal Fees | 5,396 | 0.50% residual value (post SDLT) | | Stamp Duty | 45,750 | Based on HMRC SDLT rates | | Net Residual Value | 1,060,266 | | | per gross ha | 1,144,995 | | | per net ha | 1,272,828 | | | per dwelling | 42,410 | | | per market dwelling | 65,247 | | | <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | No DCF | years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 6,356,065 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 5,043,028 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 188,135 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 5,231,163 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 1,124,902 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 13,491 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 5,396 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 45,750 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 1,060,266 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,144,995 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,272,828 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 42,410 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 65,247 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Totton and the Waterside CS2 25dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|---|--|--|--------------|----------------------------|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS2, 25 dwgs, 35%AH, 25dph | | | Site Reference | East market area | |
| Scheme Description | Revised 25 dph mix AH split 70%/30%SO (alt SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 13/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 1.11 ha | Total | 25.00 | 2,245.6 |
| Net Area | 1.00 ha | Market Housing | 16.25 | 1,598.2 |
| Net to Gross Ratio | 90.0% | Affordable Housing | 8.75 | 647.4 |
| Density | 25.00 dwgs per net ha | % Affordable Housing | 35.00% | |

| Scheme Revenue | | | | | | | |
|-------------------------------|-----------|-----------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 25.00 | 16.25 | - | 6.13 | - | - | 2.63 |
| Total GIA (sq m) | 2,245.6 | 1,598.2 | - | 449.0 | - | - | 198.5 |
| Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% |
| Total Revenue | 6,547,815 | 5,360,063 | - | 709,840 | - | - | 477,913 |
| Average Revenue per unit | 261,912 | 329,850 | - | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,916 | 3,354 | - | 1,581 | - | - | 2,408 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 6,547,815 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m | |
|--|-----------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|----------------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | |
| Build Cost | 3,164,239 | 2,253,461 | - | 634,933 | - | - | 275,846 | 126,569 | 1,409 | |
| Additional Dwelling Standards | 18,975 | 12,334 | - | 4,649 | - | - | 1,992 | 759 | 8 | |
| Professional Fees | 316,424 | 225,346 | - | 63,493 | - | - | 27,585 | 12,657 | 141 | 10.0% build costs |
| Marketing Costs (market housing) | 160,802 | 160,802 | - | - | - | - | - | 9,896 | 101 | 3.0% market revenue |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue |
| Exceptional Development Costs | 106,551 | 69,258 | - | 26,105 | - | - | 11,188 | 4,262 | 47 | |
| Planning Obligations Costs | 92,001 | | | | | | | 3,680 | 41 | |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | 168,870 | | | | | | | | | 2.6% CIL as %Revenue |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m |
| Developer's Return (Market housing) | 1,072,013 | | | | | | | 65,970 | 671 | 3.3% CIL as %Dev Costs |
| Contractor's Return (Aff housing) | 60,111 | | - | 41,906 | - | - | 18,206 | 6,870 | 93 | 20.0% market revenue |
| Total Development Costs | 5,159,987 | | | | | | | 206,399 | 2,298 | 6.0% aff build & prof fees |
| Total Operating Profit | 1,387,828 | | | | | | | 55,513 | 618 | |

| Finance Costs and Residual Value | | |
|---|-----------|----------------------------------|
| DCF Period | No DCF | years |
| Debit Interest Rate | No DCF | |
| Credit Interest Rate | No DCF | |
| Annual Discount Rate | No DCF | |
| Revenue and Capital Contributions | 6,547,815 | |
| Total Development Cost | 5,159,987 | |
| Finance Cost | 190,993 | |
| Annual Discount Rate Cost | - | |
| Total Dev Cost, Finance Cost & ADR Cost | 5,350,980 | |
| Gross Residual Value | 1,196,835 | |
| Agents Fees | 14,346 | 1.25% residual value (post SDLT) |
| Legal Fees | 5,738 | 0.50% residual value (post SDLT) |
| Stamp Duty | 49,350 | Based on HMRC SDLT rates |
| Net Residual Value | 1,127,401 | |
| per gross ha | 1,014,763 | |
| per net ha | 1,127,401 | |
| per dwelling | 45,096 | |
| per market dwelling | 69,379 | |

Notes: (use Alt+Enter to start a new line)

Totton and the Waterside CS3 30dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|--|--|--|--------------|----------------------------|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS3, 60 dwgs, 35%AH, 30dph | | | Site Reference | East market area | |
| Scheme Description | Revised 30 dph mix AH split 70%/AR/30%SO (all SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 13/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|---------|
| Gross Area | 3.33 ha | Total | 60.00 | | 5,260.7 |
| Net Area | 2.00 ha | Market Housing | 39.00 | | 3,707.0 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 21.00 | | 1,553.8 |
| Density | 30.00 dwgs per net ha | % Affordable Housing | 35.00% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|--------------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Affordable Housing | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 60.00 | 39.00 | - | 14.70 | - | - | 6.30 |
| Total GIA (sq m) | 5,260.7 | 3,707.0 | - | 1,077.5 | - | - | 476.3 |
| Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% |
| Total Revenue | 15,254,525 | 12,403,950 | - | 1,703,584 | - | - | 1,146,991 |
| Average Revenue per unit | 254,242 | 318,050 | - | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,900 | 3,346 | - | 1,581 | - | - | 2,408 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 15,254,525 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m | |
|--|------------|-------------|-----------------|-------------------|--------------|------------------|---------|--------------|----------|----------------------------|
| Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost | 7,479,819 | 5,293,977 | - | 1,523,813 | - | - | 662,029 | 124,664 | 1,422 | |
| Additional Dwelling Standards | 45,540 | 29,601 | - | 11,157 | - | - | 4,782 | 759 | 9 | |
| Professional Fees | 598,386 | 423,518 | - | 121,905 | - | - | 52,962 | 9,973 | 114 | 8.0% build costs |
| Marketing Costs (market housing) | 372,119 | 372,119 | - | - | - | - | - | 9,542 | 100 | 3.0% market revenue |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue |
| Exceptional Development Costs | 525,729 | 341,724 | - | 128,804 | - | - | 55,202 | 8,762 | 100 | |
| Planning Obligations Costs | 220,802 | | | | | | | 3,680 | 42 | |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | 386,194 | | | | | | | | | 2.5% CIL as %Revenue |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m |
| Developer's Return (Market housing) | 2,480,790 | | | | | | | 63,610 | 669 | 3.2% CIL as %Dev Costs |
| Contractor's Return (Aff housing) | 141,643 | | - | 98,743 | - | - | 42,899 | 6,745 | 91 | 20.0% market revenue |
| Total Development Costs | 12,251,020 | | | | | | | 204,184 | 2,329 | 6.0% aff build & prof fees |
| Total Operating Profit | 3,003,504 | | | | | | | 50,058 | 571 | |

| Finance Costs and Residual Value | | |
|---|------------|----------------------------------|
| DCF Period | 2 years | |
| Debit Interest Rate | 6.0% | |
| Credit Interest Rate | 0.0% | |
| Annual Discount Rate | 0.0% | |
| Revenue and Capital Contributions | 15,254,525 | |
| Total Development Cost | 12,251,020 | |
| Finance Cost | 258,764 | |
| Annual Discount Rate Cost | - | |
| Total Dev Cost, Finance Cost & ADR Cost | 12,509,785 | |
| Gross Residual Value | 2,744,740 | |
| Agents Fees | 32,725 | 1.25% residual value (post SDLT) |
| Legal Fees | 13,090 | 0.50% residual value (post SDLT) |
| Stamp Duty | 126,737 | Based on HMRC SDLT rates |
| Net Residual Value | 2,572,188 | |
| per gross ha | 771,734 | |
| per net ha | 1,286,094 | |
| per dwelling | 42,870 | |
| per market dwelling | 65,954 | |

Notes: (use Alt+Enter to start a new line)

Totton and the Waterside CS4 30dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 4, 105 units (inc 3 starter homes and 2 self build plots), 35%AH, 30dph. | | | Site Reference | East market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 10/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|---------|
| Gross Area | 5.83 ha | Total | 103.00 | | 8,962.9 |
| Net Area | 3.50 ha | Market Housing | 68.00 | | 6,373.3 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 35.00 | | 2,589.7 |
| Density | 29.43 dwgs per net ha | % Affordable Housing | 33.98% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 103.00 | 68.00 | 12.25 | 12.25 | - | - | 10.50 |
| Total GIA (sq m) | 8,962.9 | 6,373.3 | 897.9 | 897.9 | - | - | 793.8 |
| Tenure Split (by % dwellings) | | 66.0% | 11.9% | 11.9% | 0.0% | 0.0% | 10.2% |
| Total Revenue | 25,596,043 | 21,189,250 | 1,075,489 | 1,419,653 | - | - | 1,911,651 |
| Average Revenue per unit | 248,505 | 311,607 | 87,795 | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,856 | 3,325 | 1,198 | 1,581 | - | - | 2,408 |
| Total Capital Contributions | 110,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 25,706,043 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m |
|--|------------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost | 12,737,415 | 9,094,345 | 1,269,844 | 1,269,844 | - | - | 1,103,382 | 123,664 | 1,421 |
| Additional Dwelling Standards | 78,177 | 51,612 | 9,298 | 9,298 | - | - | 7,970 | 759 | 9 |
| Professional Fees | 1,018,993 | 727,548 | 101,588 | 101,588 | - | - | 88,271 | 9,893 | 114 |
| Marketing Costs (market housing) | 635,678 | 635,678 | | | | | | 9,348 | 100 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 1,009,518 | 666,478 | 120,064 | 120,064 | - | - | 102,912 | 9,801 | 113 |
| Planning Obligations Costs | 839,003 | | | | | | | 8,146 | 94 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 662,376 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 4,237,850 | | | | | | | 62,321 | 665 |
| Contractor's Return (Aff housing) | 236,071 | | 82,286 | 82,286 | - | - | 71,499 | 6,745 | 91 |
| Total Development Costs | 21,455,081 | | | | | | | 208,302 | 2,394 |
| Total Operating Profit | 4,250,962 | | | | | | | 41,271 | 474 |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 3 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 25,706,043 |
| Total Development Cost | 21,455,081 |
| Finance Cost | 530,418 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 21,985,499 |
| Gross Residual Value | 3,720,544 |
| Agents Fees | 44,313 |
| Legal Fees | 17,725 |
| Stamp Duty | 175,527 |
| Net Residual Value | 3,482,979 |
| per gross ha | 597,116 |
| per net ha | 995,137 |
| per dwelling | 33,815 |
| per market dwelling | 51,220 |

| Notes: | |
|-------------------------------------|--|
| (use Alt+Enter to start a new line) | |

Totton and the Waterside CS5 30dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 5, 220 units (inc 6 starter homes and 5 self build plots), 35%AH, 30dph. | | | Site Reference | East market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 12.22 ha | Total | 215.00 | | 18,714.9 |
| Net Area | 7.33 ha | Market Housing | 141.85 | | 13,302.5 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 73.15 | | 5,412.4 |
| Density | 29.32 dwgs per net ha | % Affordable Housing | 34.02% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 215.00 | 141.85 | 25.60 | 25.60 | - | - | 21.95 |
| Total GIA (sq m) | 18,714.9 | 13,302.5 | 1,876.7 | 1,876.7 | - | - | 1,659.0 |
| Tenure Split (by % dwellings) | | 66.0% | 11.9% | 11.9% | 0.0% | 0.0% | 10.2% |
| Total Revenue | 53,449,304 | 44,239,093 | 2,247,767 | 2,967,094 | - | - | 3,995,351 |
| Average Revenue per unit | 248,601 | 311,872 | 87,795 | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,856 | 3,326 | 1,198 | 1,581 | - | - | 2,408 |
| Total Capital Contributions | 234,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 53,683,304 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | |
|--|------------|------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------------------------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Built Cost | 26,596,815 | 18,982,787 | 2,653,972 | 2,653,988 | - | - | 2,306,068 | 123,706 | 1,421 | | |
| Additional Dwelling Standards | 163,185 | 107,664 | 19,432 | 19,432 | - | - | 16,656 | 759 | 9 | | |
| Professional Fees | 2,127,745 | 1,518,623 | 212,318 | 212,319 | - | - | 184,485 | 9,896 | 114 | 8.0% built costs | |
| Marketing Costs (market housing) | 1,327,173 | 1,327,173 | | | | | | 9,356 | 100 | 3.0% market revenue | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | |
| Exceptional Development Costs | 2,112,897 | 1,394,020 | 251,607 | 251,608 | - | - | 215,663 | 9,827 | 113 | | |
| Planning Obligations Costs | 1,751,626 | | | | | | | 8,147 | 94 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | 1,382,682 | | | | | | | | | 2.6% CIL as %Revenue | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | |
| Developer's Return (Market housing) | 8,847,819 | | | | | | | 62,374 | 665 | 3.1% CIL as %Dev Costs | |
| Contractor's Return (Aff housing) | 493,389 | | 171,961 | 171,961 | - | - | 149,467 | 6,745 | 91 | 20.0% market revenue | |
| Total Development Costs | 44,803,330 | | | | | | | 208,387 | 2,394 | 6.0% aff build & prof fees | |
| Total Operating Profit | 8,879,974 | | | | | | | 41,302 | 474 | | |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 6 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 53,683,304 |
| Total Development Cost | 44,803,330 |
| Finance Cost | 576,018 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 45,379,348 |
| Gross Residual Value | 8,303,956 |
| Agents Fees | 98,745 |
| Legal Fees | 39,498 |
| Stamp Duty | 404,717 |
| Net Residual Value | 7,760,994 |
| per gross ha | 635,106 |
| per net ha | 1,058,366 |
| per dwelling | 36,098 |
| per market dwelling | 54,713 |

Notes: (use Alt+Enter to start a new line)

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

Totton and the Waterside CS5 25dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 5, 220 units (inc 6 starter homes and 5 self build plots), 35%AH, 25dph. | | | Site Reference | East market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 14.67 ha | Total | 215.00 | | 19,163.2 |
| Net Area | 8.80 ha | Market Housing | 141.85 | | 13,750.8 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 73.15 | | 5,412.4 |
| Density | 24.43 dwgs per net ha | % Affordable Housing | 34.02% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 215.00 | 141.85 | 25.60 | 25.60 | - | - | 21.95 |
| Total GIA (sq m) | 19,163.2 | 13,750.8 | 1,876.7 | 1,876.7 | - | - | 1,659.0 |
| Tenure Split (by % dwellings) | | 66.0% | 11.9% | 11.9% | 0.0% | 0.0% | 10.2% |
| Total Revenue | 55,052,334 | 45,842,123 | 2,247,767 | 2,967,094 | - | - | 3,995,351 |
| Average Revenue per unit | 256,057 | 323,173 | 87,795 | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,873 | 3,334 | 1,198 | 1,581 | - | - | 2,408 |
| Total Capital Contributions | 234,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 55,286,334 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | | |
|--|------------|------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------------------------|--|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | |
| Build Cost | 26,995,059 | 19,381,031 | 2,653,972 | 2,653,988 | - | - | 2,306,068 | 125,558 | 1,409 | | | |
| Additional Dwelling Standards | 163,185 | 107,664 | 19,432 | 19,432 | - | - | 16,656 | 759 | 9 | | | |
| Professional Fees | 2,159,605 | 1,550,482 | 212,318 | 212,319 | - | - | 184,485 | 10,045 | 113 | 8.0% build costs | | |
| Marketing Costs (market housing) | 1,375,264 | 1,375,264 | | | | | | 9,695 | 100 | 3.0% market revenue | | |
| Marketing Costs (aff housing) | - | | | | | | | - | - | 0.0% affordable revenue | | |
| Exceptional Development Costs | 2,217,372 | 1,462,949 | 264,048 | 264,049 | - | - | 226,327 | 10,313 | 116 | | | |
| Planning Obligations Costs | 1,751,626 | | | | | | | 8,147 | 91 | | | |
| Commercial Elements Costs | - | | | | | | | | | | | |
| Community Infrastructure Levy | 1,449,194 | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | |
| Developer's Return (Market housing) | 9,168,425 | | | | | | | 64,635 | 667 | 2.6% CIL as %Revenue | | |
| Contractor's Return (Aff housing) | 493,389 | | 171,961 | 171,961 | - | - | 149,467 | 6,745 | 91 | £96.00 per market sq m | | |
| | | | | | | | | | | 3.2% CIL as %Dev Costs | | |
| Total Development Costs | 45,773,117 | | | | | | | 212,898 | 2,389 | 20.0% market revenue | | |
| Total Operating Profit | 9,513,217 | | | | | | | 44,247 | 496 | 6.0% aff build & prof fees | | |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 6 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 55,286,334 |
| Total Development Cost | 45,773,117 |
| Finance Cost | 567,316 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 46,340,433 |
| Gross Residual Value | 8,945,901 |
| Agents Fees | 106,368 |
| Legal Fees | 42,547 |
| Stamp Duty | 436,815 |
| Net Residual Value | 8,360,170 |
| per gross ha | 570,038 |
| per net ha | 950,019 |
| per dwelling | 38,884 |
| per market dwelling | 58,937 |

Notes: (use Alt+Enter to start a new line)

Totton and the Waterside CS6 30dph 35%AH

| Summary Results | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|
| Site Details | New Forest District Council | | | Site Address | CS 6, 350 units (inc 7.667 starter homes and 9 self build plots), 35%AH, 30dph. | | | Site Reference | East market area |
| Scheme Description | | | | Notes | | | | Application No | |
| | | | | | | | | Date Saved | 10/04/2018 |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 19.45 ha | Total | 341.00 | | 29,724.6 |
| Net Area | 11.67 ha | Market Housing | 224.33 | | 21,092.5 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 116.67 | | 8,632.2 |
| Density | 29.23 dwgs per net ha | % Affordable Housing | 34.21% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|--------------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Affordable Housing | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 341.00 | 224.33 | 40.83 | 40.83 | - | - | 35.00 |
| Total GIA (sq m) | 29,724.6 | 21,092.5 | 2,993.1 | 2,993.1 | - | - | 2,646.0 |
| Tenure Split (by % dwellings) | | 65.8% | 12.0% | 12.0% | 0.0% | 0.0% | 10.3% |
| Total Revenue | 84,918,740 | 70,229,449 | 3,584,963 | 4,732,158 | - | - | 6,372,170 |
| Average Revenue per unit | 249,029 | 313,059 | 87,795 | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,857 | 3,330 | 1,198 | 1,581 | - | - | 2,408 |
| Total Capital Contributions | 495,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 85,413,740 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | |
|--|------------|--------------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------|--|
| | Total | Affordable Housing | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost | 42,247,200 | 30,103,650 | 4,232,812 | 4,232,798 | - | - | 3,677,940 | 123,892 | 1,421 | | |
| Additional Dwelling Standards | 258,819 | 170,269 | 30,992 | 30,992 | - | - | 26,565 | 759 | 9 | | |
| Professional Fees | 3,379,776 | 2,408,292 | 338,625 | 338,624 | - | - | 294,235 | 9,911 | 114 | | |
| Marketing Costs (market housing) | 2,106,883 | 2,106,883 | | | | | | 9,392 | 100 | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | |
| Exceptional Development Costs | 3,887,489 | 2,557,459 | 465,511 | 465,509 | - | - | 399,009 | 11,400 | 131 | | |
| Planning Obligations Costs | 2,780,340 | | | | | | | 8,153 | 94 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | 2,193,359 | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | |
| Developer's Return (Market housing) | 14,045,890 | | | | | | | 62,612 | 666 | | |
| Contractor's Return (Aff housing) | 786,858 | | 274,264 | 274,264 | - | - | 238,331 | 6,745 | 91 | | |
| Total Development Costs | 71,686,614 | | | | | | | 210,225 | 2,412 | | |
| Total Operating Profit | 13,727,126 | | | | | | | 40,256 | 462 | | |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 5 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 85,413,740 |
| Total Development Cost | 71,686,614 |
| Finance Cost | 976,700 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 72,663,314 |
| Gross Residual Value | 12,750,425 |
| Agents Fees | 151,540 |
| Legal Fees | 60,616 |
| Stamp Duty | 627,009 |
| Net Residual Value | 11,911,261 |
| per gross ha | 612,562 |
| per net ha | 1,020,936 |
| per dwelling | 34,930 |
| per market dwelling | 53,096 |

| Notes: (use Alt+Enter to start a new line) | |
|--|--|
| 1.25% residual value (post SDLT) | |
| 0.50% residual value (post SDLT) | |
| Based on HMRC SDLT rates | |

Totton and the Waterside CS7 30dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|--|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS7, 870 unit scheme, 35%AH, 30dph, 870 units less 21 self build units =849 units, infra costs based on 870 units 20,429 starter homes included within 849 | | | Site Reference | East market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 58.00 ha | Total | 849.00 | | 73,976.2 |
| Net Area | 29.00 ha | Market Housing | 559.00 | | 52,519.1 |
| Net to Gross Ratio | 50.0% | Affordable Housing | 290.00 | | 21,457.1 |
| Density | 29.28 dwgs per net ha | % Affordable Housing | 34.16% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|-------------|-------------|--------------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Affordable Housing | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 849.00 | 559.00 | 101.50 | 101.50 | - | - | 87.00 |
| Total GIA (sq m) | 73,976.2 | 52,519.1 | 7,440.0 | 7,440.0 | - | - | 6,577.2 |
| Tenure Split (by % dwellings) | | 65.8% | 12.0% | 12.0% | 0.0% | 0.0% | 10.2% |
| Total Revenue | 211,319,736 | 174,806,307 | 8,911,193 | 11,762,843 | - | - | 15,839,394 |
| Average Revenue per unit | 248,904 | 312,713 | 87,795 | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2.857 | 3,328 | 1,198 | 1,581 | - | - | 2,408 |
| Total Capital Contributions | 1,155,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 212,474,736 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m | |
|--|-------------|------------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|----------------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | |
| Build Cost | 105,138,449 | 74,953,008 | 10,521,566 | 10,521,566 | - | - | 9,142,308 | 123,838 | 1,421 | |
| Additional Dwelling Standards | 644,391 | 424,281 | 77,039 | 77,039 | - | - | 66,033 | 759 | 9 | |
| Professional Fees | 8,411,076 | 5,996,241 | 841,725 | 841,725 | - | - | 731,385 | 9,907 | 114 | 8.0% build costs |
| Marketing Costs (market housing) | 5,244,189 | 5,244,189 | | | | | | 9,381 | 100 | 3.0% market revenue |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue |
| Exceptional Development Costs | 9,664,704 | 6,363,451 | 1,155,439 | 1,155,439 | - | - | 990,376 | 11,384 | 131 | |
| Planning Obligations Costs | 6,920,734 | | | | | | | 8,152 | 94 | |
| Commercial Elements Costs | - | | | | | | | | | |
| Community Infrastructure Levy | 5,460,620 | | | | | | | | | 2.6% CIL as %Revenue |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m |
| Developer's Return (Market housing) | 34,961,261 | | | | | | | 62,543 | 666 | 3.1% CIL as %Dev Costs |
| Contractor's Return (Aff housing) | 1,956,017 | | 681,797 | 681,797 | - | - | 592,422 | 6,745 | 91 | 20.0% market revenue |
| Total Development Costs | 178,401,441 | | | | | | | 210,131 | 2,412 | 6.0% aff build & prof fees |
| Total Operating Profit | 34,073,295 | | | | | | | 40,133 | 461 | |

| Finance Costs and Residual Value | |
|---|-------------|
| DCF Period | 11 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 212,474,736 |
| Total Development Cost | 178,401,441 |
| Finance Cost | 923,235 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 179,324,676 |
| Gross Residual Value | 33,150,061 |
| Agents Fees | 393,788 |
| Legal Fees | 157,515 |
| Stamp Duty | 1,647,003 |
| Net Residual Value | 30,951,754 |
| per gross ha | 533,651 |
| per net ha | 1,067,302 |
| per dwelling | 36,457 |
| per market dwelling | 55,370 |

Notes: (use Alt+Enter to start a new line)

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

Totton and the Waterside CS7 25dph 35%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|--|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS7, 870 unit scheme, 35%AH, 25dph, 870 units less 21 self build units =849 units, infra costs based on 870 units 20,429 starter homes included within 849 | | | Site Reference | East market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 69.60 ha | Total | 849.00 | | 75,753.5 |
| Net Area | 34.80 ha | Market Housing | 559.00 | | 54,296.4 |
| Net to Gross Ratio | 50.0% | Affordable Housing | 290.00 | | 21,457.1 |
| Density | 24.40 dwgs per net ha | % Affordable Housing | 34.16% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|-------------|-------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 849.00 | 559.00 | 101.50 | 101.50 | - | - | 87.00 |
| Total GIA (sq m) | 75,753.5 | 54,296.4 | 7,440.0 | 7,440.0 | - | - | 6,577.2 |
| Tenure Split (by % dwellings) | | 65.8% | 12.0% | 12.0% | 0.0% | 0.0% | 10.2% |
| Total Revenue | 217,674,894 | 181,161,464 | 8,911,193 | 11,762,843 | - | - | 15,839,394 |
| Average Revenue per unit | 256,390 | 324,081 | 87,795 | 115,890 | - | - | 182,062 |
| Average Revenue per sq m GIA | 2,873 | 3,337 | 1,198 | 1,581 | - | - | 2,408 |
| Total Capital Contributions | 1,155,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 218,829,894 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | |
|--|-------------|------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost | 106,717,278 | 76,531,838 | 10,521,566 | 10,521,566 | - | - | 9,142,308 | 125,698 | 1,409 | | |
| Additional Dwelling Standards | 644,391 | 424,281 | 77,039 | 77,039 | - | - | 66,033 | 759 | 9 | | |
| Professional Fees | 8,537,382 | 6,122,547 | 841,725 | 841,725 | - | - | 731,385 | 10,056 | 113 | | |
| Marketing Costs (market housing) | 5,434,844 | 5,434,844 | | | | | | 9,722 | 100 | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | |
| Exceptional Development Costs | 10,078,892 | 6,636,161 | 1,204,956 | 1,204,956 | - | - | 1,032,819 | 11,871 | 133 | | |
| Planning Obligations Costs | 6,920,735 | | | | | | | 8,152 | 91 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | 5,724,307 | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | |
| Developer's Return (Market housing) | 36,232,293 | | | | | | | 64,816 | 667 | | |
| Contractor's Return (Aff housing) | 1,956,017 | | 681,797 | 681,797 | - | - | 592,422 | 6,745 | 91 | | |
| Total Development Costs | 182,246,139 | | | | | | | 214,660 | 2,406 | | |
| Total Operating Profit | 36,583,755 | | | | | | | 43,090 | 483 | | |

| Finance Costs and Residual Value | |
|---|-------------|
| DCF Period | 11 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 218,829,894 |
| Total Development Cost | 182,246,139 |
| Finance Cost | 1,387,092 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 183,633,231 |
| Gross Residual Value | 35,196,663 |
| Agents Fees | 418,092 |
| Legal Fees | 167,237 |
| Stamp Duty | 1,749,333 |
| Net Residual Value | 32,862,002 |
| per gross ha | 472,155 |
| per net ha | 944,310 |
| per dwelling | 38,707 |
| per market dwelling | 58,787 |

| Notes: | |
|-------------------------------------|--|
| (use Alt+Enter to start a new line) | |

Totton and the Waterside CS8 Sheltered 35%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------|--------------------|-----------------|--------------------------------|--------------|------------------|----------------|------------------|----------------------------|----------------------------------|-------|--------------------|--------------------|---------------------|----------------|----------------------|---------|----------------------|-----------------|-----------------------------------|--------------|------------------------|-----------------------|-----------------------|----------------------|---------------------------|-----------|---|-----------|----------------------|------------------|-------------|---------|------------|-------|------------|-------------------------------|--------------------|-------------------------------|--------------|---------|------------|---------|--------------|-------|---------------------|---------------|-------------------|-----------|---------|---------|---------|---|---------|--------------------------|---------|---------|-------------------|----------------------------------|---------|---------|---------|------------------------------|-------|-------|---|--------|-----|---------------------|-------------------------------|-----------------------------|---|---|---|---|---|---|---|---------------------------|-------------------------|-------------------------------|---------|--------|---|--------|---|----------------------|-----------|-------|----|--|----------------------------|---------|---|---|---|---|---|---|-------|----|--|---------------------------|---|---|---|---|---|---|---|---|---|--|-------------------------------|---------|---|---|---|---|---|---|---|---|----------------------|--|---|---|---|---|---|---|---|---|---|------------------------|-------------------------------------|-----------|---|---|---|---|---|---|--------|-----|------------------------|-----------------------------------|---------|---|---|--------|---|---|--------|-------|-----|----------------------|-------------------------|-----------|--|--|--|--|--|--|---------|-------|----------------------------|------------------------|---------|--|--|--|--|--|--|--------|-----|--|
| Site Details | New Forest District Council | | | Site Address | CS8, 40 dwgs, 35%AH, sheltered | | | Site Reference | East market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | AH split 70%AR/30%SO Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.56 ha</td> <td>Total</td> <td>40.00</td> <td>3,120.0</td> </tr> <tr> <td>Net Area</td> <td>0.50 ha</td> <td>Market Housing</td> <td>26.00</td> <td>2,028.0</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>90.1%</td> <td>Affordable Housing</td> <td>14.00</td> <td>1,092.0</td> </tr> <tr> <td>Density</td> <td>80.00 dwgs per net ha</td> <td>% Affordable Housing</td> <td>35.00%</td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | Gross Area | 0.56 ha | Total | 40.00 | 3,120.0 | Net Area | 0.50 ha | Market Housing | 26.00 | 2,028.0 | Net to Gross Ratio | 90.1% | Affordable Housing | 14.00 | 1,092.0 | Density | 80.00 dwgs per net ha | % Affordable Housing | 35.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.56 ha | Total | 40.00 | 3,120.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.50 ha | Market Housing | 26.00 | 2,028.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 90.1% | Affordable Housing | 14.00 | 1,092.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 80.00 dwgs per net ha | % Affordable Housing | 35.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th colspan="5">Affordable Housing</th> </tr> <tr> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>40.00</td> <td>26.00</td> <td>-</td> <td>9.80</td> <td>-</td> <td>-</td> <td>4.20</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>3,120.0</td> <td>2,028.0</td> <td>-</td> <td>764.4</td> <td>-</td> <td>-</td> <td>327.6</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>65.0%</td> <td>0.0%</td> <td>24.5%</td> <td>0.0%</td> <td>0.0%</td> <td>10.5%</td> </tr> <tr> <td>Total Revenue</td> <td>8,924,505</td> <td>7,181,200</td> <td>-</td> <td>896,476</td> <td>-</td> <td>-</td> <td>846,829</td> </tr> <tr> <td>Average Revenue per unit</td> <td>223,113</td> <td>276,200</td> <td>-</td> <td>91,477</td> <td>-</td> <td>-</td> <td>201,626</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>2,860</td> <td>3,541</td> <td>-</td> <td>1,173</td> <td>-</td> <td>-</td> <td>2,585</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>8,924,505</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Affordable Housing | | | | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Total No of Dwellings | 40.00 | 26.00 | - | 9.80 | - | - | 4.20 | Total GIA (sq m) | 3,120.0 | 2,028.0 | - | 764.4 | - | - | 327.6 | Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% | Total Revenue | 8,924,505 | 7,181,200 | - | 896,476 | - | - | 846,829 | Average Revenue per unit | 223,113 | 276,200 | - | 91,477 | - | - | 201,626 | Average Revenue per sq m GIA | 2,860 | 3,541 | - | 1,173 | - | - | 2,585 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 8,924,505 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 40.00 | 26.00 | - | 9.80 | - | - | 4.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 3,120.0 | 2,028.0 | - | 764.4 | - | - | 327.6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 65.0% | 0.0% | 24.5% | 0.0% | 0.0% | 10.5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 8,924,505 | 7,181,200 | - | 896,476 | - | - | 846,829 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 223,113 | 276,200 | - | 91,477 | - | - | 201,626 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 2,860 | 3,541 | - | 1,173 | - | - | 2,585 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 8,924,505 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="5">Affordable Housing</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> <th rowspan="2"></th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Built Cost</td> <td>5,057,520</td> <td>3,287,388</td> <td>-</td> <td>1,239,092</td> <td>-</td> <td>-</td> <td>531,040</td> <td>126,438</td> <td>1,621</td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>30,360</td> <td>19,734</td> <td>-</td> <td>7,438</td> <td>-</td> <td>-</td> <td>3,188</td> <td>759</td> <td>10</td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>505,752</td> <td>328,739</td> <td>-</td> <td>123,909</td> <td>-</td> <td>-</td> <td>53,104</td> <td>12,644</td> <td>162</td> <td>10.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>430,872</td> <td>430,872</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>16,572</td> <td>212</td> <td>6.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>104,469</td> <td>67,905</td> <td>-</td> <td>25,595</td> <td>-</td> <td>-</td> <td>10,969</td> <td>2,612</td> <td>33</td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>136,400</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>3,410</td> <td>44</td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>194,688</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>2.2% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>1,436,240</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>55,240</td> <td>708</td> <td>2.4% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>116,829</td> <td>-</td> <td>-</td> <td>81,780</td> <td>-</td> <td>-</td> <td>35,049</td> <td>8,345</td> <td>107</td> <td>20.0% market revenue</td> </tr> <tr> <td>Total Development Costs</td> <td>8,013,130</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>200,328</td> <td>2,568</td> <td>6.0% aff build & prof fees</td> </tr> <tr> <td>Total Operating Profit</td> <td>911,375</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>22,784</td> <td>292</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Built Cost | 5,057,520 | 3,287,388 | - | 1,239,092 | - | - | 531,040 | 126,438 | 1,621 | | Additional Dwelling Standards | 30,360 | 19,734 | - | 7,438 | - | - | 3,188 | 759 | 10 | | Professional Fees | 505,752 | 328,739 | - | 123,909 | - | - | 53,104 | 12,644 | 162 | 10.0% build costs | Marketing Costs (market housing) | 430,872 | 430,872 | - | - | - | - | - | 16,572 | 212 | 6.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | Exceptional Development Costs | 104,469 | 67,905 | - | 25,595 | - | - | 10,969 | 2,612 | 33 | | Planning Obligations Costs | 136,400 | - | - | - | - | - | - | 3,410 | 44 | | Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | Community Infrastructure Levy | 194,688 | - | - | - | - | - | - | - | - | 2.2% CIL as %Revenue | Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | £96.00 per market sq m | Developer's Return (Market housing) | 1,436,240 | - | - | - | - | - | - | 55,240 | 708 | 2.4% CIL as %Dev Costs | Contractor's Return (Aff housing) | 116,829 | - | - | 81,780 | - | - | 35,049 | 8,345 | 107 | 20.0% market revenue | Total Development Costs | 8,013,130 | | | | | | | 200,328 | 2,568 | 6.0% aff build & prof fees | Total Operating Profit | 911,375 | | | | | | | 22,784 | 292 | |
| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Built Cost | 5,057,520 | 3,287,388 | - | 1,239,092 | - | - | 531,040 | 126,438 | 1,621 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 30,360 | 19,734 | - | 7,438 | - | - | 3,188 | 759 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 505,752 | 328,739 | - | 123,909 | - | - | 53,104 | 12,644 | 162 | 10.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 430,872 | 430,872 | - | - | - | - | - | 16,572 | 212 | 6.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 104,469 | 67,905 | - | 25,595 | - | - | 10,969 | 2,612 | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 136,400 | - | - | - | - | - | - | 3,410 | 44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 194,688 | - | - | - | - | - | - | - | - | 2.2% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,436,240 | - | - | - | - | - | - | 55,240 | 708 | 2.4% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 116,829 | - | - | 81,780 | - | - | 35,049 | 8,345 | 107 | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 8,013,130 | | | | | | | 200,328 | 2,568 | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 911,375 | | | | | | | 22,784 | 292 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>3 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>8,924,505</td> </tr> <tr> <td>Total Development Cost</td> <td>8,013,130</td> </tr> <tr> <td>Finance Cost</td> <td>585,121</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>8,598,250</td> </tr> <tr> <td>Gross Residual Value</td> <td>326,255</td> </tr> <tr> <td>Agents Fees</td> <td>4,006</td> </tr> <tr> <td>Legal Fees</td> <td>1,602</td> </tr> <tr> <td>Stamp Duty</td> <td>5,813</td> </tr> <tr> <td>Net Residual Value</td> <td>314,834</td> </tr> <tr> <td>per gross ha</td> <td>567,269</td> </tr> <tr> <td>per net ha</td> <td>629,668</td> </tr> <tr> <td>per dwelling</td> <td>7,871</td> </tr> <tr> <td>per market dwelling</td> <td>12,109</td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 3 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 8,924,505 | Total Development Cost | 8,013,130 | Finance Cost | 585,121 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 8,598,250 | Gross Residual Value | 326,255 | Agents Fees | 4,006 | Legal Fees | 1,602 | Stamp Duty | 5,813 | Net Residual Value | 314,834 | per gross ha | 567,269 | per net ha | 629,668 | per dwelling | 7,871 | per market dwelling | 12,109 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 3 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 8,924,505 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 8,013,130 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 585,121 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 8,598,250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 326,255 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 4,006 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 1,602 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 5,813 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 314,834 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 567,269 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 629,668 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 7,871 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 12,109 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Notes: (use Alt+Enter to start a new line)

Totton and the Waterside CS4 30dph 35%AH Sensitivity Test 1

| Summary Results | | | | | | | | | |
|--------------------|---|--|--|--------------|---|--|--|----------------|------------------|
| Site Details | New Forest District Council | | | Site Address | CS 4, 105 units (inc 3 starter homes and 2 self build plots), 35%AH, 30dph. | | | Site Reference | East market area |
| Scheme Description | Sensitivity test 1 - +5% build costs, -5% market values | | | Notes | | | | Application No | |
| | | | | | | | | Date Saved | 10/04/2018 |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 5.83 ha | Total | 103.00 | 8,962.9 |
| Net Area | 3.50 ha | Market Housing | 68.00 | 6,373.3 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 35.00 | 2,589.7 |
| Density | 29.43 dwgs per net ha | % Affordable Housing | 33.98% | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 103.00 | 68.00 | 12.25 | 12.25 | - | - | 10.50 |
| Total GIA (sq m) | 8,962.9 | 6,373.3 | 897.9 | 897.9 | - | - | 793.8 |
| Tenure Split (by % dwellings) | | 66.0% | 11.9% | 11.9% | 0.0% | 0.0% | 10.2% |
| Total Revenue | 24,440,681 | 20,132,000 | 1,075,489 | 1,419,653 | - | - | 1,813,539 |
| Average Revenue per unit | 237,288 | 296,059 | 87,795 | 115,890 | - | - | 172,718 |
| Average Revenue per sq m GIA | 2,727 | 3,159 | 1,198 | 1,581 | - | - | 2,285 |
| Total Capital Contributions | 110,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 24,550,681 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m |
|--|------------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost | 13,378,085 | 9,551,718 | 1,333,710 | 1,333,710 | - | - | 1,158,948 | 129,884 | 1,493 |
| Additional Dwelling Standards | 78,177 | 51,612 | 9,298 | 9,298 | - | - | 7,970 | 759 | 9 |
| Professional Fees | 1,070,247 | 764,137 | 106,697 | 106,697 | - | - | 92,716 | 10,391 | 119 |
| Marketing Costs (market housing) | 603,960 | 603,960 | | | | | | 8,882 | 95 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 1,020,487 | 673,720 | 121,369 | 121,369 | - | - | 104,030 | 9,908 | 114 |
| Planning Obligations Costs | 839,003 | | | | | | | 8,146 | 94 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 662,376 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 4,026,400 | | | | | | | 59,212 | 632 |
| Contractor's Return (Aff housing) | 247,949 | | 86,424 | 86,424 | - | - | 75,100 | 7,084 | 96 |
| Total Development Costs | 21,926,683 | | | | | | | 212,880 | 2,446 |
| Total Operating Profit | 2,623,998 | | | | | | | 25,476 | 293 |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 3 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 24,550,681 |
| Total Development Cost | 21,926,683 |
| Finance Cost | 600,466 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 22,527,149 |
| Gross Residual Value | 2,023,532 |
| Agents Fees | 24,161 |
| Legal Fees | 9,664 |
| Stamp Duty | 90,677 |
| Net Residual Value | 1,899,031 |
| per gross ha | 325,567 |
| per net ha | 542,580 |
| per dwelling | 18,437 |
| per market dwelling | 27,927 |

Notes: (use Alt+Enter to start a new line)

Avon Valley and the Downlands CS1 30dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|----------------------------------|----------------------|-----------------|----------------------------|--------------|------------------|----------------|------------------|----------------------------|----------------------------------|-------|--------------------|------------|--------|-------|---------------------|--------|--------------------|----------------------|--------|--------------------|----------------------|-------------------|--------------|-----------------------------------|-----------------------|--------------|------------------------|-----------|------|--------------|------------|-----------|---------------------------|---------|---------|---|-----------|---------|----------------------|---------|-------------------------------|-------------------------------|--------|----------------------------------|------------|-------|----------------------------------|------------|---------------|--------------------------|--------------------|---------|-------------------|--------------|-----------|---------|--------------------------|-----------|---------|--------------|---------|-----|---------------------|----------------------------------|------------------------------|--------|-------|---|-------|---|---|--------|-----------------------------|---------------------|-------------------------------|---|---|---|---|---|---------------------------|---|---|---|-------------------------|-------------------------------|--------|--------|----------------------|-----------|---|---|-------|-------|----|--|----------------------------|--------|--|--|--|--|--|--|-------|----|--|---------------------------|---|--|--|--|--|--|--|--|--|--|-------------------------------|--------|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|------------------------|-------------------------------------|---------|--|--|--|--|--|--|--------|-----|------------------------|-----------------------------------|--------|--|---|--------|---|---|--------|-------|----|----------------------|-------------------------|-----------|--|--|--|--|--|--|---------|-------|----------------------------|------------------------|---------|--|--|--|--|--|--|--------|-----|--|
| Site Details | New Forest District Council | | | Site Address | CS1, 12 dwgs, 50%AH, 30dph | | | Site Reference | West market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (alt SO split) Electric car charging for all dwgs Phosphorus mitigation for all dwellings | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th></th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.40</td> <td>ha</td> <td>Total</td> <td>12.00</td> </tr> <tr> <td>Net Area</td> <td>0.40</td> <td>ha</td> <td>Market Housing</td> <td>6.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>100.0%</td> <td></td> <td>Affordable Housing</td> <td>6.00</td> </tr> <tr> <td>Density</td> <td>30.00</td> <td>dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> </tr> </tbody> </table> | | | | Site Details | | | Dwellings | GIA (sq m) | Gross Area | 0.40 | ha | Total | 12.00 | Net Area | 0.40 | ha | Market Housing | 6.00 | Net to Gross Ratio | 100.0% | | Affordable Housing | 6.00 | Density | 30.00 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.40 | ha | Total | 12.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.40 | ha | Market Housing | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 100.0% | | Affordable Housing | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.00 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="6">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>12.00</td> <td>6.00</td> <td>-</td> <td>4.20</td> <td>-</td> <td>-</td> <td>1.80</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>1,014.2</td> <td>570.3</td> <td>-</td> <td>307.9</td> <td>-</td> <td>-</td> <td>136.1</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> </tr> <tr> <td>Total Revenue</td> <td>3,301,365</td> <td>2,397,300</td> <td>-</td> <td>486,738</td> <td>-</td> <td>-</td> <td>417,326</td> </tr> <tr> <td>Average Revenue per unit</td> <td>275,114</td> <td>399,550</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>231,848</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,255</td> <td>4,204</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,067</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>3,301,365</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Total No of Dwellings | 12.00 | 6.00 | - | 4.20 | - | - | 1.80 | Total GIA (sq m) | 1,014.2 | 570.3 | - | 307.9 | - | - | 136.1 | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | Total Revenue | 3,301,365 | 2,397,300 | - | 486,738 | - | - | 417,326 | Average Revenue per unit | 275,114 | 399,550 | - | 115,890 | - | - | 231,848 | Average Revenue per sq m GIA | 3,255 | 4,204 | - | 1,581 | - | - | 3,067 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 3,301,365 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 12.00 | 6.00 | - | 4.20 | - | - | 1.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 1,014.2 | 570.3 | - | 307.9 | - | - | 136.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 3,301,365 | 2,397,300 | - | 486,738 | - | - | 417,326 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 275,114 | 399,550 | - | 115,890 | - | - | 231,848 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,255 | 4,204 | - | 1,581 | - | - | 3,067 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 3,301,365 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="6">Affordable Housing</th> <th>Per dwelling</th> <th>per sq m</th> <th></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Built Cost</td> <td>1,438,984</td> <td>814,458</td> <td>-</td> <td>435,375</td> <td>-</td> <td>-</td> <td>189,151</td> <td>119,915</td> <td>1,419</td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>9,108</td> <td>4,554</td> <td>-</td> <td>3,188</td> <td>-</td> <td>-</td> <td>1,366</td> <td>759</td> <td>9</td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>143,898</td> <td>81,446</td> <td>-</td> <td>43,538</td> <td>-</td> <td>-</td> <td>18,915</td> <td>11,992</td> <td>142</td> <td>10.0% built costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>71,919</td> <td>71,919</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>11,987</td> <td>126</td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>43,552</td> <td>21,776</td> <td>-</td> <td>15,243</td> <td>-</td> <td>-</td> <td>6,533</td> <td>3,629</td> <td>43</td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>50,229</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,186</td> <td>50</td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>59,414</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1.8% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>479,460</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>79,910</td> <td>841</td> <td>2.5% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>41,219</td> <td></td> <td>-</td> <td>28,735</td> <td>-</td> <td>-</td> <td>12,484</td> <td>6,870</td> <td>93</td> <td>20.0% market revenue</td> </tr> <tr> <td>Total Development Costs</td> <td>2,337,784</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>194,615</td> <td>2,305</td> <td>6.0% aff build & prof fees</td> </tr> <tr> <td>Total Operating Profit</td> <td>963,581</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>80,298</td> <td>950</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | Built Cost | 1,438,984 | 814,458 | - | 435,375 | - | - | 189,151 | 119,915 | 1,419 | | Additional Dwelling Standards | 9,108 | 4,554 | - | 3,188 | - | - | 1,366 | 759 | 9 | | Professional Fees | 143,898 | 81,446 | - | 43,538 | - | - | 18,915 | 11,992 | 142 | 10.0% built costs | Marketing Costs (market housing) | 71,919 | 71,919 | - | - | - | - | - | 11,987 | 126 | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | Exceptional Development Costs | 43,552 | 21,776 | - | 15,243 | - | - | 6,533 | 3,629 | 43 | | Planning Obligations Costs | 50,229 | | | | | | | 4,186 | 50 | | Commercial Elements Costs | - | | | | | | | | | | Community Infrastructure Levy | 59,414 | | | | | | | | | 1.8% CIL as %Revenue | Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | Developer's Return (Market housing) | 479,460 | | | | | | | 79,910 | 841 | 2.5% CIL as %Dev Costs | Contractor's Return (Aff housing) | 41,219 | | - | 28,735 | - | - | 12,484 | 6,870 | 93 | 20.0% market revenue | Total Development Costs | 2,337,784 | | | | | | | 194,615 | 2,305 | 6.0% aff build & prof fees | Total Operating Profit | 963,581 | | | | | | | 80,298 | 950 | |
| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Built Cost | 1,438,984 | 814,458 | - | 435,375 | - | - | 189,151 | 119,915 | 1,419 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 9,108 | 4,554 | - | 3,188 | - | - | 1,366 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 143,898 | 81,446 | - | 43,538 | - | - | 18,915 | 11,992 | 142 | 10.0% built costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 71,919 | 71,919 | - | - | - | - | - | 11,987 | 126 | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 43,552 | 21,776 | - | 15,243 | - | - | 6,533 | 3,629 | 43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 50,229 | | | | | | | 4,186 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 59,414 | | | | | | | | | 1.8% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 479,460 | | | | | | | 79,910 | 841 | 2.5% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 41,219 | | - | 28,735 | - | - | 12,484 | 6,870 | 93 | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 2,337,784 | | | | | | | 194,615 | 2,305 | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 963,581 | | | | | | | 80,298 | 950 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> <th></th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>No DCF</td> <td>years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>No DCF</td> <td></td> </tr> <tr> <td>Credit Interest Rate</td> <td>No DCF</td> <td></td> </tr> <tr> <td>Annual Discount Rate</td> <td>No DCF</td> <td></td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>3,301,365</td> <td></td> </tr> <tr> <td>Total Development Cost</td> <td>2,337,784</td> <td></td> </tr> <tr> <td>Finance Cost</td> <td>86,886</td> <td></td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> <td></td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>2,424,669</td> <td></td> </tr> <tr> <td>Gross Residual Value</td> <td>876,695</td> <td></td> </tr> <tr> <td>Agents Fees</td> <td>10,534</td> <td>1.25% residual value (post SDLT)</td> </tr> <tr> <td>Legal Fees</td> <td>4,214</td> <td>0.50% residual value (post SDLT)</td> </tr> <tr> <td>Stamp Duty</td> <td>33,300</td> <td>Based on HMRC SDLT rates</td> </tr> <tr> <td>Net Residual Value</td> <td>828,648</td> <td></td> </tr> <tr> <td>per gross ha</td> <td>2,071,620</td> <td></td> </tr> <tr> <td>per net ha</td> <td>2,071,620</td> <td></td> </tr> <tr> <td>per dwelling</td> <td>69,054</td> <td></td> </tr> <tr> <td>per market dwelling</td> <td>138,108</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | | DCF Period | No DCF | years | Debit Interest Rate | No DCF | | Credit Interest Rate | No DCF | | Annual Discount Rate | No DCF | | Revenue and Capital Contributions | 3,301,365 | | Total Development Cost | 2,337,784 | | Finance Cost | 86,886 | | Annual Discount Rate Cost | - | | Total Dev Cost, Finance Cost & ADR Cost | 2,424,669 | | Gross Residual Value | 876,695 | | Agents Fees | 10,534 | 1.25% residual value (post SDLT) | Legal Fees | 4,214 | 0.50% residual value (post SDLT) | Stamp Duty | 33,300 | Based on HMRC SDLT rates | Net Residual Value | 828,648 | | per gross ha | 2,071,620 | | per net ha | 2,071,620 | | per dwelling | 69,054 | | per market dwelling | 138,108 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | No DCF | years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 3,301,365 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 2,337,784 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 86,886 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 2,424,669 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 876,695 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 10,534 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 4,214 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 33,300 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 828,648 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 2,071,620 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,071,620 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 69,054 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 138,108 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Avon Valley and the Downlands CS2 30dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|---|--|--|--------------|----------------------------|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS2, 25 dwgs, 50%AH, 30dph | | | Site Reference | West market area | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (alt SO split) Electric car charging for all dwgs Phosphorus Mitigation for all dwgs | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 13/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 0.93 ha | Total | 25.00 | 2,113.0 |
| Net Area | 0.83 ha | Market Housing | 12.50 | 1,188.1 |
| Net to Gross Ratio | 90.0% | Affordable Housing | 12.50 | 924.9 |
| Density | 30.01 dwgs per net ha | % Affordable Housing | 50.00% | |

| Scheme Revenue | | | | | | | |
|-------------------------------|-----------|-----------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 25.00 | 12.50 | - | 8.75 | - | - | 3.75 |
| Total GIA (sq m) | 2,113.0 | 1,188.1 | - | 641.4 | - | - | 283.5 |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% |
| Total Revenue | 6,877,843 | 4,994,375 | - | 1,014,038 | - | - | 869,430 |
| Average Revenue per unit | 275,114 | 399,550 | - | 115,890 | - | - | 231,848 |
| Average Revenue per sq m GIA | 3,255 | 4,204 | - | 1,581 | - | - | 3,067 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 6,877,843 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m |
|--|-----------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Built Cost | 2,997,884 | 1,696,788 | - | 907,032 | - | - | 394,065 | 119,915 | 1,419 |
| Additional Dwelling Standards | 18,975 | 9,488 | - | 6,641 | - | - | 2,846 | 759 | 9 |
| Professional Fees | 299,788 | 169,679 | - | 90,703 | - | - | 39,407 | 11,992 | 142 |
| Marketing Costs (market housing) | 149,831 | 149,831 | - | - | - | - | - | 11,987 | 126 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 90,734 | 45,367 | - | 31,757 | - | - | 13,610 | 3,629 | 43 |
| Planning Obligations Costs | 104,644 | | | | | | | 4,186 | 50 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 123,785 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 998,875 | | | | | | | 79,910 | 841 |
| Contractor's Return (Aff housing) | 85,872 | | - | 59,864 | - | - | 26,008 | 6,870 | 93 |
| Total Development Costs | 4,870,389 | | | | | | | 194,816 | 2,305 |
| Total Operating Profit | 2,007,454 | | | | | | | 80,298 | 950 |

| Finance Costs and Residual Value | | |
|---|-----------|----------------------------------|
| DCF Period | No DCF | years |
| Debit Interest Rate | No DCF | |
| Credit Interest Rate | No DCF | |
| Annual Discount Rate | No DCF | |
| Revenue and Capital Contributions | 6,877,843 | |
| Total Development Cost | 4,870,389 | |
| Finance Cost | 181,012 | |
| Annual Discount Rate Cost | - | |
| Total Dev Cost, Finance Cost & ADR Cost | 5,051,400 | |
| Gross Residual Value | 1,826,443 | |
| Agents Fees | 21,815 | 1.25% residual value (post SDLT) |
| Legal Fees | 8,726 | 0.50% residual value (post SDLT) |
| Stamp Duty | 80,800 | Based on HMRC SDLT rates |
| Net Residual Value | 1,715,102 | |
| per gross ha | 1,852,162 | |
| per net ha | 2,058,946 | |
| per dwelling | 68,604 | |
| per market dwelling | 137,208 | |

Notes: (use Alt+Enter to start a new line)

Avon Valley and the Downlands CS2 25dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|-----------------|----------------------|-----------------|----------------------------|--------------|------------------|----------------|------------------|----------------------------|----------------------------------|-------|------------|--------------------|---------------------|--------|----------------------|------------------|----------------------|-----------------|-----------------------------------|--------------------|------------------------|--------------|------------------|-----------------|---------------------------|-----------|---|-----------|----------------------|-----------|-------------|---------|------------|-------|-------------------------------|--------|-------------------------------|-----------|--------------|-----------|------------|-----------|--------------|--------|---------------------|-------------------|-----------|---------|-----------|--------|---|---------|--------------------------|---------|---------|-------------------|----------------------------------|---------|---------|---------|------------------------------|-------|-------|---|--------|-----|---------------------|-------------------------------|-----------------------------|---|---|---|---|---|---|---|---------------------------|-------------------------|-------------------------------|---------|--------|---|--------|---|----------------------|-----------|-------|----|--|----------------------------|---------|--|--|--|--|--|--|-------|----|--|---------------------------|---|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|------------------------|-------------------------------------|-----------|--|--|--|--|--|--|--------|-----|------------------------|-----------------------------------|--------|--|---|--------|---|---|--------|-------|----|----------------------|-------------------------|-----------|--|--|--|--|--|--|---------|-------|----------------------------|------------------------|-----------|--|--|--|--|--|--|--------|-----|--|
| Site Details | New Forest District Council | | | Site Address | CS2, 25 dwgs, 50%AH, 25dph | | | Site Reference | West market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 25 dph mix AH split 70%AR/30%SO (all SO split) Electric car charging for all dwgs Phosphorus Mitigation for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th></th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>1.11</td> <td>ha</td> <td>Total</td> <td>25.00</td> </tr> <tr> <td>Net Area</td> <td>1.00</td> <td>ha</td> <td>Market Housing</td> <td>12.50</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>90.0%</td> <td></td> <td>Affordable Housing</td> <td>12.50</td> </tr> <tr> <td>Density</td> <td>25.00</td> <td>dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> </tr> </tbody> </table> | | | | Site Details | | | Dwellings | GIA (sq m) | Gross Area | 1.11 | ha | Total | 25.00 | Net Area | 1.00 | ha | Market Housing | 12.50 | Net to Gross Ratio | 90.0% | | Affordable Housing | 12.50 | Density | 25.00 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 1.11 | ha | Total | 25.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 1.00 | ha | Market Housing | 12.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 90.0% | | Affordable Housing | 12.50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 25.00 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>25.00</td> <td>12.50</td> <td>-</td> <td>8.75</td> <td>-</td> <td>-</td> <td>3.75</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>2,154.3</td> <td>1,229.4</td> <td>-</td> <td>641.4</td> <td>-</td> <td>-</td> <td>283.5</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> </tr> <tr> <td>Total Revenue</td> <td>7,131,593</td> <td>5,248,125</td> <td>-</td> <td>1,014,038</td> <td>-</td> <td>-</td> <td>869,430</td> </tr> <tr> <td>Average Revenue per unit</td> <td>285,264</td> <td>419,850</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>231,848</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,310</td> <td>4,269</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,067</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>7,131,593</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Total No of Dwellings | 25.00 | 12.50 | - | 8.75 | - | - | 3.75 | Total GIA (sq m) | 2,154.3 | 1,229.4 | - | 641.4 | - | - | 283.5 | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | Total Revenue | 7,131,593 | 5,248,125 | - | 1,014,038 | - | - | 869,430 | Average Revenue per unit | 285,264 | 419,850 | - | 115,890 | - | - | 231,848 | Average Revenue per sq m GIA | 3,310 | 4,269 | - | 1,581 | - | - | 3,067 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 7,131,593 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 25.00 | 12.50 | - | 8.75 | - | - | 3.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 2,154.3 | 1,229.4 | - | 641.4 | - | - | 283.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 7,131,593 | 5,248,125 | - | 1,014,038 | - | - | 869,430 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 285,264 | 419,850 | - | 115,890 | - | - | 231,848 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,310 | 4,269 | - | 1,581 | - | - | 3,067 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 7,131,593 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> <th rowspan="2"></th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>3,034,528</td> <td>1,733,431</td> <td>-</td> <td>907,032</td> <td>-</td> <td>-</td> <td>394,065</td> <td>121,381</td> <td>1,409</td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>18,975</td> <td>9,488</td> <td>-</td> <td>6,641</td> <td>-</td> <td>-</td> <td>2,846</td> <td>759</td> <td>9</td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>303,453</td> <td>173,343</td> <td>-</td> <td>90,703</td> <td>-</td> <td>-</td> <td>39,407</td> <td>12,138</td> <td>141</td> <td>10.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>157,444</td> <td>157,444</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>12,596</td> <td>128</td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>100,347</td> <td>50,174</td> <td>-</td> <td>35,121</td> <td>-</td> <td>-</td> <td>15,052</td> <td>4,014</td> <td>47</td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>104,644</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,186</td> <td>49</td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>129,900</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1.8% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>1,049,625</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>83,970</td> <td>854</td> <td>2.6% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>85,872</td> <td></td> <td>-</td> <td>59,864</td> <td>-</td> <td>-</td> <td>26,008</td> <td>6,870</td> <td>93</td> <td>20.0% market revenue</td> </tr> <tr> <td>Total Development Costs</td> <td>4,984,788</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>199,392</td> <td>2,314</td> <td>6.0% aff build & prof fees</td> </tr> <tr> <td>Total Operating Profit</td> <td>2,146,805</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>85,872</td> <td>997</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Market | Affordable Housing | | | | Per dwelling | per sq m | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Build Cost | 3,034,528 | 1,733,431 | - | 907,032 | - | - | 394,065 | 121,381 | 1,409 | | Additional Dwelling Standards | 18,975 | 9,488 | - | 6,641 | - | - | 2,846 | 759 | 9 | | Professional Fees | 303,453 | 173,343 | - | 90,703 | - | - | 39,407 | 12,138 | 141 | 10.0% build costs | Marketing Costs (market housing) | 157,444 | 157,444 | | | | | | 12,596 | 128 | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | Exceptional Development Costs | 100,347 | 50,174 | - | 35,121 | - | - | 15,052 | 4,014 | 47 | | Planning Obligations Costs | 104,644 | | | | | | | 4,186 | 49 | | Commercial Elements Costs | - | | | | | | | | | | Community Infrastructure Levy | 129,900 | | | | | | | | | 1.8% CIL as %Revenue | Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | Developer's Return (Market housing) | 1,049,625 | | | | | | | 83,970 | 854 | 2.6% CIL as %Dev Costs | Contractor's Return (Aff housing) | 85,872 | | - | 59,864 | - | - | 26,008 | 6,870 | 93 | 20.0% market revenue | Total Development Costs | 4,984,788 | | | | | | | 199,392 | 2,314 | 6.0% aff build & prof fees | Total Operating Profit | 2,146,805 | | | | | | | 85,872 | 997 | |
| | Total | Market | Affordable Housing | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 3,034,528 | 1,733,431 | - | 907,032 | - | - | 394,065 | 121,381 | 1,409 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 18,975 | 9,488 | - | 6,641 | - | - | 2,846 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 303,453 | 173,343 | - | 90,703 | - | - | 39,407 | 12,138 | 141 | 10.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 157,444 | 157,444 | | | | | | 12,596 | 128 | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 100,347 | 50,174 | - | 35,121 | - | - | 15,052 | 4,014 | 47 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 104,644 | | | | | | | 4,186 | 49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 129,900 | | | | | | | | | 1.8% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,049,625 | | | | | | | 83,970 | 854 | 2.6% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 85,872 | | - | 59,864 | - | - | 26,008 | 6,870 | 93 | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 4,984,788 | | | | | | | 199,392 | 2,314 | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 2,146,805 | | | | | | | 85,872 | 997 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>No DCF years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>No DCF</td> </tr> <tr> <td>Credit Interest Rate</td> <td>No DCF</td> </tr> <tr> <td>Annual Discount Rate</td> <td>No DCF</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>7,131,593</td> </tr> <tr> <td>Total Development Cost</td> <td>4,984,788</td> </tr> <tr> <td>Finance Cost</td> <td>183,210</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>5,167,998</td> </tr> <tr> <td>Gross Residual Value</td> <td>1,963,595</td> </tr> <tr> <td>Agents Fees</td> <td>23,442</td> </tr> <tr> <td>Legal Fees</td> <td>9,377</td> </tr> <tr> <td>Stamp Duty</td> <td>87,650</td> </tr> <tr> <td>Net Residual Value</td> <td>1,843,127</td> </tr> <tr> <td>per gross ha</td> <td>1,658,980</td> </tr> <tr> <td>per net ha</td> <td>1,843,127</td> </tr> <tr> <td>per dwelling</td> <td>73,725</td> </tr> <tr> <td>per market dwelling</td> <td>147,450</td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | No DCF years | Debit Interest Rate | No DCF | Credit Interest Rate | No DCF | Annual Discount Rate | No DCF | Revenue and Capital Contributions | 7,131,593 | Total Development Cost | 4,984,788 | Finance Cost | 183,210 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 5,167,998 | Gross Residual Value | 1,963,595 | Agents Fees | 23,442 | Legal Fees | 9,377 | Stamp Duty | 87,650 | Net Residual Value | 1,843,127 | per gross ha | 1,658,980 | per net ha | 1,843,127 | per dwelling | 73,725 | per market dwelling | 147,450 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | No DCF years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 7,131,593 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 4,984,788 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 183,210 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 5,167,998 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 1,963,595 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 23,442 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 9,377 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 87,650 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 1,843,127 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,658,980 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 1,843,127 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 73,725 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 147,450 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Avon Valley and the Downlands CS3 30dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------------------|----------------------|-----------------|----------------------------|--------------|------------------|----------------|----------------------------|------------------|----------------------------------|-------|--------|--------------------|---------|----|---------------------|------------------|--------------------|----------------------|-------------------|--------------------|-----------------------|--------------|------------------|-----------------------------------|----------------------|-----------|------------------------|------------|------------------|--------------|---------|-------|---------------------------|-------------------------------|--------|---|-------------------------------|--------|----------------------|-----------|-------|-------------|--------|----------------------------------|---------------|------------|----------------------------------|------------|-----------|--------------------------|--------------------|-----------|--------------------------|----------------------------------|-----------|---------|------------|-----------|---|--------------|------------------------------|-------|---------------------|-------------------------------|-------|---|---|-------|-----------------------------|---|---|---|-------------------------|-------------------------------|---------|---------|---------------------------|---------|---|---|-------|-----|--|----------------------------|----------------------|------------|--|--|--|--|-------|----|--|---------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|------------------------|-------------------------------------|-----------|--|--|--|--|--|--------|-----|------------------------|-----------------------------------|---------|--|---|---------|---|---|-------|----|----------------------|-------------------------|------------|--|--|--|--|--|---------|-------|----------------------------|------------------------|-----------|--|--|--|--|--|--------|-----|--|
| Site Details | New Forest District Council | | | Site Address | CS3, 60 dwgs, 50%AH, 30dph | | | Site Reference | West market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (all SO split) Electric car charging for all dwgs Phosphorus mitigation on all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th></th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>3.33</td> <td>ha</td> <td>Total</td> <td>60.00</td> </tr> <tr> <td>Net Area</td> <td>2.00</td> <td>ha</td> <td>Market Housing</td> <td>30.00</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>60.0%</td> <td></td> <td>Affordable Housing</td> <td>30.00</td> </tr> <tr> <td>Density</td> <td>30.00</td> <td>dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> </tr> </tbody> </table> | | | | Site Details | | | Dwellings | GIA (sq m) | Gross Area | 3.33 | ha | Total | 60.00 | Net Area | 2.00 | ha | Market Housing | 30.00 | Net to Gross Ratio | 60.0% | | Affordable Housing | 30.00 | Density | 30.00 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 3.33 | ha | Total | 60.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 2.00 | ha | Market Housing | 30.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 60.0% | | Affordable Housing | 30.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.00 | dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>60.00</td> <td>30.00</td> <td>-</td> <td>21.00</td> <td>-</td> <td>-</td> <td>9.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>5,071.2</td> <td>2,851.5</td> <td>-</td> <td>1,539.3</td> <td>-</td> <td>-</td> <td>680.4</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> </tr> <tr> <td>Total Revenue</td> <td>16,506,824</td> <td>11,986,500</td> <td>-</td> <td>2,433,692</td> <td>-</td> <td>-</td> <td>2,086,632</td> </tr> <tr> <td>Average Revenue per unit</td> <td>275,114</td> <td>399,550</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>231,848</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,255</td> <td>4,204</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,067</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>16,506,824</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Total No of Dwellings | 60.00 | 30.00 | - | 21.00 | - | - | 9.00 | Total GIA (sq m) | 5,071.2 | 2,851.5 | - | 1,539.3 | - | - | 680.4 | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | Total Revenue | 16,506,824 | 11,986,500 | - | 2,433,692 | - | - | 2,086,632 | Average Revenue per unit | 275,114 | 399,550 | - | 115,890 | - | - | 231,848 | Average Revenue per sq m GIA | 3,255 | 4,204 | - | 1,581 | - | - | 3,067 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 16,506,824 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 60.00 | 30.00 | - | 21.00 | - | - | 9.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 5,071.2 | 2,851.5 | - | 1,539.3 | - | - | 680.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 16,506,824 | 11,986,500 | - | 2,433,692 | - | - | 2,086,632 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 275,114 | 399,550 | - | 115,890 | - | - | 231,848 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,255 | 4,204 | - | 1,581 | - | - | 3,067 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 16,506,824 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Per dwelling</th> <th rowspan="2">per sq m</th> <th rowspan="2"></th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>7,194,922</td> <td>4,072,290</td> <td>-</td> <td>2,176,876</td> <td>-</td> <td>-</td> <td>119,915</td> <td>1,419</td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>45,540</td> <td>22,770</td> <td>-</td> <td>15,939</td> <td>-</td> <td>-</td> <td>759</td> <td>9</td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>575,594</td> <td>325,783</td> <td>-</td> <td>174,150</td> <td>-</td> <td>-</td> <td>9,593</td> <td>114</td> <td>8.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>359,595</td> <td>359,595</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>11,987</td> <td>126</td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>517,760</td> <td>258,880</td> <td>-</td> <td>181,216</td> <td>-</td> <td>-</td> <td>8,629</td> <td>102</td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>251,145</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,186</td> <td>50</td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>297,072</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1.8% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>2,397,300</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>79,910</td> <td>841</td> <td>2.5% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>202,347</td> <td></td> <td>-</td> <td>141,062</td> <td>-</td> <td>-</td> <td>6,745</td> <td>91</td> <td>20.0% market revenue</td> </tr> <tr> <td>Total Development Costs</td> <td>11,841,274</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>197,355</td> <td>2,335</td> <td>6.0% aff build & prof fees</td> </tr> <tr> <td>Total Operating Profit</td> <td>4,665,550</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>77,759</td> <td>920</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Market | Affordable Housing | | | | Per dwelling | per sq m | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Build Cost | 7,194,922 | 4,072,290 | - | 2,176,876 | - | - | 119,915 | 1,419 | | Additional Dwelling Standards | 45,540 | 22,770 | - | 15,939 | - | - | 759 | 9 | | Professional Fees | 575,594 | 325,783 | - | 174,150 | - | - | 9,593 | 114 | 8.0% build costs | Marketing Costs (market housing) | 359,595 | 359,595 | - | - | - | - | 11,987 | 126 | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | 0.0% affordable revenue | Exceptional Development Costs | 517,760 | 258,880 | - | 181,216 | - | - | 8,629 | 102 | | Planning Obligations Costs | 251,145 | | | | | | 4,186 | 50 | | Commercial Elements Costs | - | | | | | | | | | Community Infrastructure Levy | 297,072 | | | | | | | | 1.8% CIL as %Revenue | Developer's Return for Risk and Profit | | | | | | | | | £96.00 per market sq m | Developer's Return (Market housing) | 2,397,300 | | | | | | 79,910 | 841 | 2.5% CIL as %Dev Costs | Contractor's Return (Aff housing) | 202,347 | | - | 141,062 | - | - | 6,745 | 91 | 20.0% market revenue | Total Development Costs | 11,841,274 | | | | | | 197,355 | 2,335 | 6.0% aff build & prof fees | Total Operating Profit | 4,665,550 | | | | | | 77,759 | 920 | |
| | Total | Market | Affordable Housing | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 7,194,922 | 4,072,290 | - | 2,176,876 | - | - | 119,915 | 1,419 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 45,540 | 22,770 | - | 15,939 | - | - | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 575,594 | 325,783 | - | 174,150 | - | - | 9,593 | 114 | 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 359,595 | 359,595 | - | - | - | - | 11,987 | 126 | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 517,760 | 258,880 | - | 181,216 | - | - | 8,629 | 102 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 251,145 | | | | | | 4,186 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 297,072 | | | | | | | | 1.8% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 2,397,300 | | | | | | 79,910 | 841 | 2.5% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 202,347 | | - | 141,062 | - | - | 6,745 | 91 | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 11,841,274 | | | | | | 197,355 | 2,335 | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 4,665,550 | | | | | | 77,759 | 920 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> <th></th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>2 years</td> <td></td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> <td></td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> <td></td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> <td></td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>16,506,824</td> <td></td> </tr> <tr> <td>Total Development Cost</td> <td>11,841,274</td> <td></td> </tr> <tr> <td>Finance Cost</td> <td>230,009</td> <td></td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> <td></td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>12,071,283</td> <td></td> </tr> <tr> <td>Gross Residual Value</td> <td>4,435,541</td> <td></td> </tr> <tr> <td>Agents Fees</td> <td>52,803</td> <td>1.25% residual value (post SDLT)</td> </tr> <tr> <td>Legal Fees</td> <td>21,121</td> <td>0.50% residual value (post SDLT)</td> </tr> <tr> <td>Stamp Duty</td> <td>211,277</td> <td>Based on HMRC SDLT rates</td> </tr> <tr> <td>Net Residual Value</td> <td>4,150,339</td> <td></td> </tr> <tr> <td>per gross ha</td> <td>1,245,226</td> <td></td> </tr> <tr> <td>per net ha</td> <td>2,075,170</td> <td></td> </tr> <tr> <td>per dwelling</td> <td>69,172</td> <td></td> </tr> <tr> <td>per market dwelling</td> <td>138,345</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | | DCF Period | 2 years | | Debit Interest Rate | 6.0% | | Credit Interest Rate | 0.0% | | Annual Discount Rate | 0.0% | | Revenue and Capital Contributions | 16,506,824 | | Total Development Cost | 11,841,274 | | Finance Cost | 230,009 | | Annual Discount Rate Cost | - | | Total Dev Cost, Finance Cost & ADR Cost | 12,071,283 | | Gross Residual Value | 4,435,541 | | Agents Fees | 52,803 | 1.25% residual value (post SDLT) | Legal Fees | 21,121 | 0.50% residual value (post SDLT) | Stamp Duty | 211,277 | Based on HMRC SDLT rates | Net Residual Value | 4,150,339 | | per gross ha | 1,245,226 | | per net ha | 2,075,170 | | per dwelling | 69,172 | | per market dwelling | 138,345 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 2 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 16,506,824 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 11,841,274 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 230,009 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 12,071,283 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 4,435,541 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 52,803 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 21,121 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 211,277 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 4,150,339 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,245,226 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,075,170 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 69,172 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 138,345 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Avon Valley and the Downlands CS4 30dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 4, 105 units (inc 3 starter homes and 2 self build plots), 50%AH, 30dph. | | | Site Reference | West market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 5.83 ha | Total | 103.00 | 8,647.0 |
| Net Area | 3.50 ha | Market Housing | 53.00 | 4,947.5 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 50.00 | 3,699.5 |
| Density | 29.43 dwgs per net ha | % Affordable Housing | 48.54% | |

| Scheme Revenue | | Affordable Housing | | | | | |
|-------------------------------|------------|--------------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 103.00 | 53.00 | 17.50 | 17.50 | - | - | 15.00 |
| Total GIA (sq m) | 8,647.0 | 4,947.5 | 1,282.8 | 1,282.8 | - | - | 1,134.0 |
| Tenure Split (by % dwellings) | | 51.5% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% |
| Total Revenue | 27,535,709 | 20,493,500 | 1,536,413 | 2,028,076 | - | - | 3,477,720 |
| Average Revenue per unit | 267,337 | 386,670 | 87,795 | 115,890 | - | - | 231,848 |
| Average Revenue per sq m GIA | 3,184 | 4,142 | 1,198 | 1,581 | - | - | 3,067 |
| Total Capital Contributions | 110,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 27,645,709 | | | | | | |

| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m |
|--|------------|--------------------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost | 12,262,586 | 7,058,200 | 1,814,063 | 1,814,063 | - | - | 1,576,260 | 119,054 | 1,418 |
| Additional Dwelling Standards | 78,177 | 40,227 | 13,283 | 13,283 | - | - | 11,385 | 759 | 9 |
| Professional Fees | 981,007 | 564,656 | 145,125 | 145,125 | - | - | 126,101 | 9,524 | 113 |
| Marketing Costs (market housing) | 614,805 | 614,805 | | | | | | 11,600 | 124 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 997,737 | 513,399 | 169,518 | 169,518 | - | - | 145,302 | 9,687 | 115 |
| Planning Obligations Costs | 889,575 | | | | | | | 8,637 | 103 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 513,840 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 4,098,700 | | | | | | | 77,334 | 828 |
| Contractor's Return (Aff housing) | 337,244 | | 117,551 | 117,551 | - | - | 102,142 | 6,745 | 91 |
| Total Development Costs | 20,773,671 | | | | | | | 201,686 | 2,402 |
| Total Operating Profit | 6,872,038 | | | | | | | 66,719 | 795 |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 3 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 27,645,709 |
| Total Development Cost | 20,773,671 |
| Finance Cost | 433,291 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 21,206,962 |
| Gross Residual Value | 6,438,747 |
| Agents Fees | 76,591 |
| Legal Fees | 30,637 |
| Stamp Duty | 311,437 |
| Net Residual Value | 6,020,082 |
| per gross ha | 1,032,073 |
| per net ha | 1,720,023 |
| per dwelling | 58,447 |
| per market dwelling | 113,586 |

Notes: (use Alt+Enter to start a new line)

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

8.0% build costs

3.0% market revenue

0.0% affordable revenue

1.9% CIL as %Revenue

£96.00 per market sq m

2.5% CIL as %Dev Costs

20.0% market revenue

6.0% aff build & prof fees

Avon Valley and the Downlands CS5 30dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 5, 220 units (inc 6 starter homes and 5 self build plots), 50%AH, 30dph. | | | Site Reference | West market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 12.22 ha | Total | 215.00 | | 18,054.7 |
| Net Area | 7.33 ha | Market Housing | 110.50 | | 10,322.7 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 104.50 | | 7,732.0 |
| Density | 29.32 dwgs per net ha | % Affordable Housing | 48.60% | | |

| Scheme Revenue | | Affordable Housing | | | | | | |
|-------------------------------|------------|--------------------|-------------|-----------------|-------------------|--------------|------------------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | |
| Total No of Dwellings | 215.00 | 110.50 | 36.58 | 36.58 | - | - | 31.35 | |
| Total GIA (sq m) | 18,054.7 | 10,322.7 | 2,680.9 | 2,680.9 | - | - | 2,370.1 | |
| Tenure Split (by % dwellings) | | 51.4% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% | |
| Total Revenue | 57,503,192 | 42,784,975 | 3,211,096 | 4,238,686 | - | - | 7,268,435 | |
| Average Revenue per unit | 267,457 | 387,194 | 87,795 | 115,890 | - | - | 231,848 | |
| Average Revenue per sq m GIA | 3,185 | 4,145 | 1,198 | 1,581 | - | - | 3,067 | |
| Total Capital Contributions | 275,000 | | | | | | | |
| Total Commercial Elements | - | | | | | | | |
| Total Scheme Revenue | 57,778,192 | | | | | | | |

| Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | |
|--|------------|--------------------|-------------|-----------------|-------------------|--------------|------------------|---------|--------------|----------------------------|----------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | |
| Build Cost | 25,604,411 | 14,727,244 | 3,791,390 | 3,791,394 | - | - | 3,294,383 | 119,090 | 1,418 | | | |
| Additional Dwelling Standards | 163,185 | 83,870 | 27,760 | 27,760 | - | - | 23,795 | 759 | 9 | | | |
| Professional Fees | 2,048,353 | 1,178,179 | 303,311 | 303,312 | - | - | 263,551 | 9,527 | 113 | 8.0% build costs | | |
| Marketing Costs (market housing) | 1,283,549 | 1,283,549 | | | | | | 11,616 | 124 | 3.0% market revenue | | |
| Marketing Costs (aff housing) | - | | | | | | | - | - | 0.0% affordable revenue | | |
| Exceptional Development Costs | 2,088,439 | 1,073,361 | 355,277 | 355,277 | - | - | 304,524 | 9,714 | 116 | | | |
| Planning Obligations Costs | 1,857,322 | | | | | | | 8,639 | 103 | | | |
| Commercial Elements Costs | - | | | | | | | | | | | |
| Community Infrastructure Levy | 1,072,246 | | | | | | | | | 1.9% CIL as %Revenue | | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | | |
| Developer's Return (Market housing) | 8,556,995 | | | | | | | 77,439 | 829 | 2.5% CIL as %Dev Costs | | |
| Contractor's Return (Aff housing) | 704,908 | | 245,716 | 245,716 | - | - | 213,476 | 6,746 | 91 | 20.0% market revenue | | |
| Total Development Costs | 43,379,407 | | | | | | | 201,765 | 2,403 | 6.0% aff build & prof fees | | |
| Total Operating Profit | 14,398,784 | | | | | | | 66,971 | 798 | | | |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 6 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 57,778,192 |
| Total Development Cost | 43,379,407 |
| Finance Cost | 428,760 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 43,808,167 |
| Gross Residual Value | 13,970,025 |
| Agents Fees | 166,024 |
| Legal Fees | 66,410 |
| Stamp Duty | 687,996 |
| Net Residual Value | 13,049,595 |
| per gross ha | 1,067,888 |
| per net ha | 1,779,571 |
| per dwelling | 60,696 |
| per market dwelling | 118,096 |

Notes: (use Alt+Enter to start a new line)

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

Avon Valley and the Downlands CS5 25dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 5, 220 units (inc 6 starter homes and 5 self build plots), 50%AH, dph. | | | Site Reference | West market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|----------|
| Gross Area | 14.67 ha | Total | 215.00 | | 18,399.5 |
| Net Area | 8.80 ha | Market Housing | 110.50 | | 10,667.6 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 104.50 | | 7,732.0 |
| Density | 24.43 dwgs per net ha | % Affordable Housing | 48.60% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 215.00 | 110.50 | 36.58 | 36.58 | - | - | 31.35 |
| Total GIA (sq m) | 18,399.5 | 10,667.6 | 2,680.9 | 2,680.9 | - | - | 2,370.1 |
| Tenure Split (by % dwellings) | | 51.4% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% |
| Total Revenue | 59,624,542 | 44,906,325 | 3,211,096 | 4,238,686 | - | - | 7,268,435 |
| Average Revenue per unit | 277,323 | 406,392 | 87,795 | 115,890 | - | - | 231,848 |
| Average Revenue per sq m GIA | 3,241 | 4,210 | 1,198 | 1,581 | - | - | 3,067 |
| Total Capital Contributions | 275,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 59,899,542 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | |
|--|------------|------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------|-----------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost | 25,910,753 | 15,033,585 | 3,791,390 | 3,791,394 | - | - | 3,294,383 | 120,515 | 1,408 | | |
| Additional Dwelling Standards | 163,185 | 83,870 | 27,760 | 27,760 | - | - | 23,795 | 759 | 9 | | |
| Professional Fees | 2,072,860 | 1,202,687 | 303,311 | 303,312 | - | - | 263,551 | 9,641 | 113 | 8.0% | built costs |
| Marketing Costs (market housing) | 1,347,190 | 1,347,190 | | | | | | 12,192 | 126 | 3.0% | market revenue |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% | affordable revenue |
| Exceptional Development Costs | 2,168,804 | 1,114,664 | 368,949 | 368,949 | - | - | 316,242 | 10,087 | 118 | | |
| Planning Obligations Costs | 1,857,322 | | | | | | | 8,639 | 101 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | 1,123,404 | | | | | | | | | 1.9% | CIL as %Revenue |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 | per market sq m |
| Developer's Return (Market housing) | 8,961,265 | | | | | | | 81,278 | 842 | 2.5% | CIL as %Dev Costs |
| Contractor's Return (Aff housing) | 704,908 | | 245,716 | 245,716 | - | - | 213,476 | 6,746 | 91 | 20.0% | market revenue |
| Total Development Costs | 44,329,690 | | | | | | | 206,185 | 2,409 | 6.0% | aff build & prof fees |
| Total Operating Profit | 15,569,851 | | | | | | | 72,418 | 846 | | |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 6 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 59,899,542 |
| Total Development Cost | 44,329,690 |
| Finance Cost | 422,334 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 44,752,024 |
| Gross Residual Value | 15,147,518 |
| Agents Fees | 180,007 |
| Legal Fees | 72,003 |
| Stamp Duty | 746,871 |
| Net Residual Value | 14,148,638 |
| per gross ha | 964,724 |
| per net ha | 1,607,800 |
| per dwelling | 65,808 |
| per market dwelling | 128,042 |

Notes: (use Alt+Enter to start a new line)

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

Avon Valley and the Downlands CS6 30dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 6, 350 units (inc 7.667 starter homes and 9 self build plots), 50%AH, 30dph. | | | Site Reference | West market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 10/04/2018 | |

| Site Details | | | Dwellings | | GIA (sq m) | |
|--------------------|-------|-----------------|----------------------|--------|------------|----------|
| Gross Area | 19.45 | ha | Total | 341.00 | | 28,671.7 |
| Net Area | 11.67 | ha | Market Housing | 174.33 | | 16,340.0 |
| Net to Gross Ratio | 60.0% | | Affordable Housing | 166.67 | | 12,331.7 |
| Density | 29.23 | dwgs per net ha | % Affordable Housing | 48.88% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 341.00 | 174.33 | 58.33 | 58.33 | - | - | 50.00 |
| Total GIA (sq m) | 28,671.7 | 16,340.0 | 4,275.8 | 4,275.8 | - | - | 3,780.0 |
| Tenure Split (by % dwellings) | | 51.1% | 17.1% | 17.1% | 0.0% | 0.0% | 14.7% |
| Total Revenue | 91,384,361 | 67,910,351 | 5,121,376 | 6,760,234 | - | - | 11,592,400 |
| Average Revenue per unit | 267,989 | 389,543 | 87,795 | 115,890 | - | - | 231,848 |
| Average Revenue per sq m GIA | 3,187 | 4,156 | 1,198 | 1,581 | - | - | 3,067 |
| Total Capital Contributions | 555,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 91,939,361 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | | |
|--|------------|------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------|-----------------------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | |
| Build Cost | 40,664,472 | 23,316,535 | 6,046,875 | 6,046,862 | - | - | 5,254,200 | 119,251 | 1,418 | | | |
| Additional Dwelling Standards | 258,819 | 132,319 | 44,275 | 44,275 | - | - | 37,950 | 759 | 9 | | | |
| Professional Fees | 3,253,158 | 1,865,323 | 483,750 | 483,749 | - | - | 420,336 | 9,540 | 113 | 8.0% | built costs | |
| Marketing Costs (aff housing) | 2,037,311 | 2,037,311 | | | | | | 11,686 | 125 | 3.0% | market revenue | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% | affordable revenue | |
| Exceptional Development Costs | 3,848,221 | 1,967,373 | 658,297 | 658,296 | - | - | 564,255 | 11,285 | 134 | | | |
| Planning Obligations Costs | 2,948,917 | | | | | | | 8,648 | 103 | | | |
| Commercial Elements Costs | - | | | | | | | | | | | |
| Community Infrastructure Levy | 1,698,241 | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | |
| Developer's Return (Market housing) | 13,582,070 | | | | | | | 77,909 | 831 | 1.9% | CIL as %Revenue | |
| Contractor's Return (Aff housing) | 1,124,103 | | 391,815 | 391,815 | - | - | 340,472 | 6,745 | 91 | £96.00 | per market sq m | |
| Total Development Costs | 69,415,311 | | | | | | | 203,564 | 2,421 | 2.4% | CIL as %Dev Costs | |
| Total Operating Profit | 22,524,051 | | | | | | | 66,053 | 786 | 20.0% | market revenue | |
| | | | | | | | | | | 6.0% | aff build & prof fees | |

| Finance Costs and Residual Value | | |
|---|------------|----------------------------------|
| DCF Period | 5 years | |
| Debit Interest Rate | 6.0% | |
| Credit Interest Rate | 0.0% | |
| Annual Discount Rate | 0.0% | |
| Revenue and Capital Contributions | 91,939,361 | |
| Total Development Cost | 69,415,311 | |
| Finance Cost | 576,472 | |
| Annual Discount Rate Cost | - | |
| Total Dev Cost, Finance Cost & ADR Cost | 69,991,783 | |
| Gross Residual Value | 21,947,579 | |
| Agents Fees | 260,753 | 1.25% residual value (post SDLT) |
| Legal Fees | 104,301 | 0.50% residual value (post SDLT) |
| Stamp Duty | 1,086,854 | Based on HMRC SDLT rates |
| Net Residual Value | 20,495,670 | |
| per gross ha | 1,054,033 | |
| per net ha | 1,756,722 | |
| per dwelling | 60,105 | |
| per market dwelling | 117,566 | |

Notes: (use Alt+Enter to start a new line)

Avon Valley and the Downlands CS8 Sheltered 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------|--------------------|-----------------|--------------------------------|--------------|------------------|----------------|------------------|------------|----------------------------------|-------|------------|--------------------|---------------------|----------|----------------------|------------------|----------------------|-----------------|-----------------------------------|--------------------|------------------------|--------------------|--------------|-----------|---------------------------|---------|---|----------------------|----------------------|-----------|-------------|--------|-------------------------------|--------|------------|--------|-------------------------------|-----------|--------------|-----------|------------|-----------|-------------------|---------|---------------------|-----------|-----------|---|-----------|--------|--------|-----------|----------------------------------|---------|---------|---|--------|---|---|---------|------------------------------|-------|-------------------------------|---|-------|---|---|-------|-----------------------------|---|---|---|-------------------------------|---------|--------|---|---------------------------|---|---|--------|-------|----|----------------------------|---------|----------------------|-----------|--|--|--|--|-------|----|---------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|-----------|--|--|--|--|--|--|--------|-----|-----------------------------------|---------|--|---|---------|---|---|--------|-------|-----|-------------------------|-----------|--|--|--|--|--|--|---------|-------|------------------------|-----------|--|--|--|--|--|--|--------|-----|
| Site Details | New Forest District Council | | | Site Address | CS8, 40 dwgs, 50%AH, sheltered | | | Site Reference | West market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | AH split 70%AR/30%SO Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.56 ha</td> <td>Total</td> <td>40.00</td> <td></td> <td>3,120.0</td> </tr> <tr> <td>Net Area</td> <td>0.50 ha</td> <td>Market Housing</td> <td>20.00</td> <td></td> <td>1,560.0</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>90.1%</td> <td>Affordable Housing</td> <td>20.00</td> <td></td> <td>1,560.0</td> </tr> <tr> <td>Density</td> <td>80.00 dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 0.56 ha | Total | 40.00 | | 3,120.0 | Net Area | 0.50 ha | Market Housing | 20.00 | | 1,560.0 | Net to Gross Ratio | 90.1% | Affordable Housing | 20.00 | | 1,560.0 | Density | 80.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.56 ha | Total | 40.00 | | 3,120.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.50 ha | Market Housing | 20.00 | | 1,560.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 90.1% | Affordable Housing | 20.00 | | 1,560.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 80.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Total</th> <th rowspan="2">Market</th> <th colspan="4">Affordable Housing</th> <th rowspan="2">Shared Ownership</th> </tr> <tr> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>40.00</td> <td>20.00</td> <td>-</td> <td>14.00</td> <td>-</td> <td>-</td> <td>6.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>3,120.0</td> <td>1,560.0</td> <td>-</td> <td>1,092.0</td> <td>-</td> <td>-</td> <td>468.0</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> </tr> <tr> <td>Total Revenue</td> <td>9,857,564</td> <td>7,036,000</td> <td>-</td> <td>1,280,680</td> <td>-</td> <td>-</td> <td>1,540,884</td> </tr> <tr> <td>Average Revenue per unit</td> <td>246,439</td> <td>351,800</td> <td>-</td> <td>91,477</td> <td>-</td> <td>-</td> <td>256,814</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,159</td> <td>4,510</td> <td>-</td> <td>1,173</td> <td>-</td> <td>-</td> <td>3,292</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>9,857,564</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | Total | Market | Affordable Housing | | | | Shared Ownership | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Total No of Dwellings | 40.00 | 20.00 | - | 14.00 | - | - | 6.00 | Total GIA (sq m) | 3,120.0 | 1,560.0 | - | 1,092.0 | - | - | 468.0 | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | Total Revenue | 9,857,564 | 7,036,000 | - | 1,280,680 | - | - | 1,540,884 | Average Revenue per unit | 246,439 | 351,800 | - | 91,477 | - | - | 256,814 | Average Revenue per sq m GIA | 3,159 | 4,510 | - | 1,173 | - | - | 3,292 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 9,857,564 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Affordable Housing | | | | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 40.00 | 20.00 | - | 14.00 | - | - | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 3,120.0 | 1,560.0 | - | 1,092.0 | - | - | 468.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 9,857,564 | 7,036,000 | - | 1,280,680 | - | - | 1,540,884 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 246,439 | 351,800 | - | 91,477 | - | - | 256,814 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,159 | 4,510 | - | 1,173 | - | - | 3,292 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 9,857,564 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | Total | Market | Affordable Housing | | | | Shared Ownership | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 5,057,520 | 2,528,760 | - | 1,770,132 | - | - | 758,628 | 126,438 | 1,621 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 30,360 | 15,180 | - | 10,626 | - | - | 4,554 | 759 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 505,752 | 252,876 | - | 177,013 | - | - | 75,863 | 12,644 | 162 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 422,160 | 422,160 | | | | | | 21,108 | 271 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 119,084 | 59,542 | - | 41,679 | - | - | 17,863 | 2,977 | 38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 152,000 | | | | | | | 3,800 | 49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 149,760 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,407,200 | | | | | | | 70,360 | 902 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 166,898 | | - | 116,829 | - | - | 50,069 | 8,345 | 107 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 8,010,734 | | | | | | | 200,268 | 2,568 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 1,846,830 | | | | | | | 46,171 | 592 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>3 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>9,857,564</td> </tr> <tr> <td>Total Development Cost</td> <td>8,010,734</td> </tr> <tr> <td>Finance Cost</td> <td>559,551</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>8,570,285</td> </tr> <tr> <td>Gross Residual Value</td> <td>1,287,279</td> </tr> <tr> <td>Agents Fees</td> <td>15,418</td> </tr> <tr> <td>Legal Fees</td> <td>6,167</td> </tr> <tr> <td>Stamp Duty</td> <td>53,864</td> </tr> <tr> <td>Net Residual Value</td> <td>1,211,830</td> </tr> <tr> <td>per gross ha</td> <td>2,183,477</td> </tr> <tr> <td>per net ha</td> <td>2,423,660</td> </tr> <tr> <td>per dwelling</td> <td>30,296</td> </tr> <tr> <td>per market dwelling</td> <td>60,591</td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 3 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 9,857,564 | Total Development Cost | 8,010,734 | Finance Cost | 559,551 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 8,570,285 | Gross Residual Value | 1,287,279 | Agents Fees | 15,418 | Legal Fees | 6,167 | Stamp Duty | 53,864 | Net Residual Value | 1,211,830 | per gross ha | 2,183,477 | per net ha | 2,423,660 | per dwelling | 30,296 | per market dwelling | 60,591 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 3 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 9,857,564 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 8,010,734 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 559,551 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 8,570,285 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 1,287,279 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 15,418 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 6,167 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 53,864 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 1,211,830 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 2,183,477 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,423,660 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 30,296 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 60,591 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Notes: (use Alt+Enter to start a new line)

Avon Valley and the Downlands CS4 30dph 50%AH Sensitivity Test 1

| Summary Results | | | | | | | | | |
|--------------------|--|--|--|--------------|---|--|--|----------------|------------------|
| Site Details | New Forest District Council | | | Site Address | CS 4, 105 units (inc 3 starter homes and 2 self build plots), 50%AH, 30dph. | | | Site Reference | West market area |
| Scheme Description | Sens test 1 +5% build costs, -5% market values | | | Notes | | | | Application No | |
| | | | | | | | | Date Saved | 12/04/2018 |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 5.83 ha | Total | 103.00 | 8,647.0 |
| Net Area | 3.50 ha | Market Housing | 53.00 | 4,947.5 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 50.00 | 3,699.5 |
| Density | 29.43 dwgs per net ha | % Affordable Housing | 48.54% | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 103.00 | 53.00 | 17.50 | 17.50 | - | - | 15.00 |
| Total GIA (sq m) | 8,647.0 | 4,947.5 | 1,282.8 | 1,282.8 | - | - | 1,134.0 |
| Tenure Split (by % dwellings) | | 51.5% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% |
| Total Revenue | 26,328,819 | 19,464,000 | 1,536,413 | 2,028,076 | - | - | 3,300,330 |
| Average Revenue per unit | 255,620 | 367,245 | 87,795 | 115,890 | - | - | 220,022 |
| Average Revenue per sq m GIA | 3,045 | 3,934 | 1,198 | 1,581 | - | - | 2,910 |
| Total Capital Contributions | 110,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 26,438,819 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m |
|--|------------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost | 12,879,414 | 7,413,175 | 1,905,299 | 1,905,299 | - | - | 1,655,640 | 125,043 | 1,489 |
| Additional Dwelling Standards | 78,177 | 40,227 | 13,283 | 13,283 | - | - | 11,385 | 759 | 9 |
| Professional Fees | 1,030,353 | 593,054 | 152,424 | 152,424 | - | - | 132,451 | 10,003 | 119 |
| Marketing Costs (market housing) | 583,920 | 583,920 | | | | | | 11,017 | 118 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 1,006,175 | 517,741 | 170,952 | 170,952 | - | - | 146,530 | 9,769 | 116 |
| Planning Obligations Costs | 889,575 | | | | | | | 8,637 | 103 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 513,840 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 3,892,800 | | | | | | | 73,449 | 787 |
| Contractor's Return (Aff housing) | 354,212 | | 123,463 | 123,463 | - | - | 107,285 | 7,084 | 96 |
| Total Development Costs | 21,228,466 | | | | | | | 206,102 | 2,455 |
| Total Operating Profit | 5,210,353 | | | | | | | 50,586 | 603 |

| Finance Costs and Residual Value | | Notes: | |
|---|------------|-------------------------------------|--|
| DCF Period | 3 years | (use Alt+Enter to start a new line) | |
| Debit Interest Rate | 6.0% | | |
| Credit Interest Rate | 0.0% | | |
| Annual Discount Rate | 0.0% | | |
| Revenue and Capital Contributions | 26,438,819 | | |
| Total Development Cost | 21,228,466 | | |
| Finance Cost | 503,556 | | |
| Annual Discount Rate Cost | - | | |
| Total Dev Cost, Finance Cost & ADR Cost | 21,732,023 | | |
| Gross Residual Value | 4,706,796 | | |
| Agents Fees | 56,024 | 1.25% residual value (post SDLT) | |
| Legal Fees | 22,410 | 0.50% residual value (post SDLT) | |
| Stamp Duty | 224,840 | Based on HMRC SDLT rates | |
| Net Residual Value | 4,403,522 | | |
| per gross ha | 754,933 | | |
| per net ha | 1,258,149 | | |
| per dwelling | 42,753 | | |
| per market dwelling | 83,085 | | |

South Coast Towns CS1 30dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------------------------------|-------------|-----------------|----------------------------|--------------|------------------|----------------|-------------------|------------|----------------------------------|----------------------------|--------------------|--|------------|----------|---------|----------------|---------------------|--------------|-------|--------------------|----------------------|--------------------|-------------------|--------------|----------------------|---------|-----------------------|----------------------|-----------------------------------|--------------|------------------|---|------------------------|-----------|---|------|--------------|------------|-----------|------------------|---------------------------|---------|---|-------|---|-----------|-------|--|----------------------|-----------|-------------------------------|-------------------------------|-------------|--------|----------------------------------|-------|------------|-------|----------------------------------|-----|------------|---------------|--------------------------|-----------|--------------------|-------------------|---------|--------|--------------|-----------|---|---|--------------------------|-----------|---------|---|--------------|-------------------|---|----------------------------------|---------------------|---------|---|------------------------------|---|-------|---|--------|-----|---|-------|---------------------|--|-------------------------------|-----------------------------|---|---|---|---|---|---|---|---|--|--|---------------------------|---|-------------------------------|--------|--------|---|--------|---|---|-------|-------|----------------------|-----------|--|--|--|----------------------------|--------|---|---|---|---|---|---|-------|----|--|--|--|--|---------------------------|---|---|---|---|---|---|---|---|---|--|--|--|--|-------------------------------|--------|---|---|---|---|---|---|---|---|--|--|----------------------|--|--|---|---|---|---|---|---|---|---|---|--|--|------------------------|--|-------------------------------------|---------|---|---|---|---|---|---|--------|-----|--|--|------------------------|--|-----------------------------------|--------|---|---|--------|---|---|--------|-------|----|--|--|----------------------|--|-------------------------|-----------|---|---|---|---|---|---|---------|-------|--|--|----------------------------|--|------------------------|-----------|---|---|---|---|---|---|--------|-------|--|--|--|--|
| Site Details | New Forest District Council | | | Site Address | CS1, 12 dwgs, 50%AH, 30dph | | | Site Reference | South market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (alt SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.40 ha</td> <td>Total</td> <td>12.00</td> <td></td> <td>1,014.2</td> </tr> <tr> <td>Net Area</td> <td>0.40 ha</td> <td>Market Housing</td> <td>6.00</td> <td></td> <td>570.3</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>100.0%</td> <td>Affordable Housing</td> <td>6.00</td> <td></td> <td>443.9</td> </tr> <tr> <td>Density</td> <td>30.00 dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 0.40 ha | Total | 12.00 | | 1,014.2 | Net Area | 0.40 ha | Market Housing | 6.00 | | 570.3 | Net to Gross Ratio | 100.0% | Affordable Housing | 6.00 | | 443.9 | Density | 30.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.40 ha | Total | 12.00 | | 1,014.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.40 ha | Market Housing | 6.00 | | 570.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 100.0% | Affordable Housing | 6.00 | | 443.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="7">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>12.00</td> <td>6.00</td> <td>-</td> <td>4.20</td> <td>-</td> <td>-</td> <td>1.80</td> <td colspan="3"></td> </tr> <tr> <td>Total GIA (sq m)</td> <td>1,014.2</td> <td>570.3</td> <td>-</td> <td>307.9</td> <td>-</td> <td>-</td> <td>136.1</td> <td colspan="3"></td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> <td colspan="3"></td> </tr> <tr> <td>Total Revenue</td> <td>3,469,538</td> <td>2,545,500</td> <td>-</td> <td>486,738</td> <td>-</td> <td>-</td> <td>437,299</td> <td colspan="3"></td> </tr> <tr> <td>Average Revenue per unit</td> <td>289,128</td> <td>424,250</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>242,944</td> <td colspan="3"></td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,421</td> <td>4,463</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,214</td> <td colspan="3"></td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>3,469,538</td> <td colspan="7"></td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | Total No of Dwellings | 12.00 | 6.00 | - | 4.20 | - | - | 1.80 | | | | Total GIA (sq m) | 1,014.2 | 570.3 | - | 307.9 | - | - | 136.1 | | | | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | Total Revenue | 3,469,538 | 2,545,500 | - | 486,738 | - | - | 437,299 | | | | Average Revenue per unit | 289,128 | 424,250 | - | 115,890 | - | - | 242,944 | | | | Average Revenue per sq m GIA | 3,421 | 4,463 | - | 1,581 | - | - | 3,214 | | | | Total Capital Contributions | - | | | | | | | | | | Total Commercial Elements | - | | | | | | | | | | Total Scheme Revenue | 3,469,538 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 12.00 | 6.00 | - | 4.20 | - | - | 1.80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 1,014.2 | 570.3 | - | 307.9 | - | - | 136.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 3,469,538 | 2,545,500 | - | 486,738 | - | - | 437,299 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 289,128 | 424,250 | - | 115,890 | - | - | 242,944 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,421 | 4,463 | - | 1,581 | - | - | 3,214 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 3,469,538 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="7">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> <th colspan="2"></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>1,438,984</td> <td>814,458</td> <td>-</td> <td>435,375</td> <td>-</td> <td>-</td> <td>189,151</td> <td>119,915</td> <td>1,419</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>9,108</td> <td>4,554</td> <td>-</td> <td>3,188</td> <td>-</td> <td>-</td> <td>1,366</td> <td>759</td> <td>9</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Professional Fees</td> <td>143,898</td> <td>81,446</td> <td>-</td> <td>43,538</td> <td>-</td> <td>-</td> <td>18,915</td> <td>11,992</td> <td>142</td> <td colspan="2"></td> <td colspan="2">10.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>76,365</td> <td>76,365</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>12,728</td> <td>134</td> <td colspan="2"></td> <td colspan="2">3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2">0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>39,952</td> <td>19,976</td> <td>-</td> <td>13,983</td> <td>-</td> <td>-</td> <td>5,993</td> <td>3,329</td> <td>39</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>50,229</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>4,186</td> <td>50</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>59,414</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2">1.7% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td colspan="2"></td> <td colspan="2">£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>509,100</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>84,850</td> <td>893</td> <td colspan="2"></td> <td colspan="2">2.5% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>41,219</td> <td>-</td> <td>-</td> <td>28,735</td> <td>-</td> <td>-</td> <td>12,484</td> <td>6,870</td> <td>93</td> <td colspan="2"></td> <td colspan="2">20.0% market revenue</td> </tr> <tr> <td>Total Development Costs</td> <td>2,368,270</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>197,356</td> <td>2,335</td> <td colspan="2"></td> <td colspan="2">6.0% aff build & prof fees</td> </tr> <tr> <td>Total Operating Profit</td> <td>1,101,268</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>91,772</td> <td>1,086</td> <td colspan="2"></td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | Build Cost | 1,438,984 | 814,458 | - | 435,375 | - | - | 189,151 | 119,915 | 1,419 | | | | | Additional Dwelling Standards | 9,108 | 4,554 | - | 3,188 | - | - | 1,366 | 759 | 9 | | | | | Professional Fees | 143,898 | 81,446 | - | 43,538 | - | - | 18,915 | 11,992 | 142 | | | 10.0% build costs | | Marketing Costs (market housing) | 76,365 | 76,365 | - | - | - | - | - | 12,728 | 134 | | | 3.0% market revenue | | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | | Exceptional Development Costs | 39,952 | 19,976 | - | 13,983 | - | - | 5,993 | 3,329 | 39 | | | | | Planning Obligations Costs | 50,229 | - | - | - | - | - | - | 4,186 | 50 | | | | | Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | Community Infrastructure Levy | 59,414 | - | - | - | - | - | - | - | - | | | 1.7% CIL as %Revenue | | Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | £96.00 per market sq m | | Developer's Return (Market housing) | 509,100 | - | - | - | - | - | - | 84,850 | 893 | | | 2.5% CIL as %Dev Costs | | Contractor's Return (Aff housing) | 41,219 | - | - | 28,735 | - | - | 12,484 | 6,870 | 93 | | | 20.0% market revenue | | Total Development Costs | 2,368,270 | - | - | - | - | - | - | 197,356 | 2,335 | | | 6.0% aff build & prof fees | | Total Operating Profit | 1,101,268 | - | - | - | - | - | - | 91,772 | 1,086 | | | | |
| Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 1,438,984 | 814,458 | - | 435,375 | - | - | 189,151 | 119,915 | 1,419 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 9,108 | 4,554 | - | 3,188 | - | - | 1,366 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 143,898 | 81,446 | - | 43,538 | - | - | 18,915 | 11,992 | 142 | | | 10.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 76,365 | 76,365 | - | - | - | - | - | 12,728 | 134 | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 39,952 | 19,976 | - | 13,983 | - | - | 5,993 | 3,329 | 39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 50,229 | - | - | - | - | - | - | 4,186 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 59,414 | - | - | - | - | - | - | - | - | | | 1.7% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | - | - | - | - | - | - | - | - | - | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 509,100 | - | - | - | - | - | - | 84,850 | 893 | | | 2.5% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 41,219 | - | - | 28,735 | - | - | 12,484 | 6,870 | 93 | | | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 2,368,270 | - | - | - | - | - | - | 197,356 | 2,335 | | | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 1,101,268 | - | - | - | - | - | - | 91,772 | 1,086 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>No DCF</td> <td>years</td> <td></td> </tr> <tr> <td>Debit Interest Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Credit Interest Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Annual Discount Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>3,469,538</td> <td></td> <td></td> </tr> <tr> <td>Total Development Cost</td> <td>2,368,270</td> <td></td> <td></td> </tr> <tr> <td>Finance Cost</td> <td>86,886</td> <td></td> <td></td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>2,455,155</td> <td></td> <td></td> </tr> <tr> <td>Gross Residual Value</td> <td>1,014,382</td> <td></td> <td></td> </tr> <tr> <td>Agents Fees</td> <td>12,184</td> <td>1.25% residual value (post SDLT)</td> <td></td> </tr> <tr> <td>Legal Fees</td> <td>4,874</td> <td>0.50% residual value (post SDLT)</td> <td></td> </tr> <tr> <td>Stamp Duty</td> <td>40,250</td> <td>Based on HMRC SDLT rates</td> <td></td> </tr> <tr> <td>Net Residual Value</td> <td>957,074</td> <td></td> <td></td> </tr> <tr> <td>per gross ha</td> <td>2,392,685</td> <td></td> <td></td> </tr> <tr> <td>per net ha</td> <td>2,392,685</td> <td></td> <td></td> </tr> <tr> <td>per dwelling</td> <td>79,756</td> <td></td> <td></td> </tr> <tr> <td>per market dwelling</td> <td>159,512</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | | | DCF Period | No DCF | years | | Debit Interest Rate | No DCF | | | Credit Interest Rate | No DCF | | | Annual Discount Rate | No DCF | | | Revenue and Capital Contributions | 3,469,538 | | | Total Development Cost | 2,368,270 | | | Finance Cost | 86,886 | | | Annual Discount Rate Cost | - | | | Total Dev Cost, Finance Cost & ADR Cost | 2,455,155 | | | Gross Residual Value | 1,014,382 | | | Agents Fees | 12,184 | 1.25% residual value (post SDLT) | | Legal Fees | 4,874 | 0.50% residual value (post SDLT) | | Stamp Duty | 40,250 | Based on HMRC SDLT rates | | Net Residual Value | 957,074 | | | per gross ha | 2,392,685 | | | per net ha | 2,392,685 | | | per dwelling | 79,756 | | | per market dwelling | 159,512 | | | <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | No DCF | years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 3,469,538 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 2,368,270 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 86,886 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 2,455,155 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 1,014,382 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 12,184 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 4,874 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 40,250 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 957,074 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 2,392,685 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,392,685 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 79,756 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 159,512 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

South Coast Towns CS2 30dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|---|--|--|--------------|----------------------------|--|--|----------------|-------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS2, 25 dwgs, 50%AH, 30dph | | | Site Reference | South market area | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (all SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 13/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|---------|
| Gross Area | 0.93 ha | Total | 25.00 | | 2,113.0 |
| Net Area | 0.83 ha | Market Housing | 12.50 | | 1,188.1 |
| Net to Gross Ratio | 90.0% | Affordable Housing | 12.50 | | 924.9 |
| Density | 30.01 dwgs per net ha | % Affordable Housing | 50.00% | | |

| Scheme Revenue | | Affordable Housing | | | | | |
|-------------------------------|-----------|--------------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 25.00 | 12.50 | - | 8.75 | - | - | 3.75 |
| Total GIA (sq m) | 2,113.0 | 1,188.1 | - | 641.4 | - | - | 283.5 |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% |
| Total Revenue | 7,228,203 | 5,303,125 | - | 1,014,038 | - | - | 911,040 |
| Average Revenue per unit | 289,128 | 424,250 | - | 115,890 | - | - | 242,944 |
| Average Revenue per sq m GIA | 3,421 | 4,463 | - | 1,581 | - | - | 3,214 |
| Total Capital Contributions | - | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 7,228,203 | | | | | | |

| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | | per sq m | |
|--|-----------|--------------------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost | 2,997,884 | 1,696,788 | - | 907,032 | - | - | 394,065 | 119,915 | 1,419 | | |
| Additional Dwelling Standards | 18,975 | 9,488 | - | 6,641 | - | - | 2,846 | 759 | 9 | | |
| Professional Fees | 299,788 | 169,679 | - | 90,703 | - | - | 39,407 | 11,992 | 142 | | |
| Marketing Costs (market housing) | 159,094 | 159,094 | - | - | - | - | - | 12,728 | 134 | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | |
| Exceptional Development Costs | 83,234 | 41,617 | - | 29,132 | - | - | 12,485 | 3,329 | 39 | | |
| Planning Obligations Costs | 104,644 | | | | | | | 4,186 | 50 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | 123,785 | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,060,625 | | | | | | | 84,650 | 893 | | |
| Contractor's Return (Aff housing) | 85,872 | | - | 59,864 | - | - | 26,008 | 6,870 | 93 | | |
| Total Development Costs | 4,933,901 | | | | | | | 197,356 | 2,335 | | |
| Total Operating Profit | 2,294,302 | | | | | | | 91,772 | 1,086 | | |

| Finance Costs and Residual Value | | DCF Period | | years | |
|---|-----------|------------|--|-------|--|
| DCF Period | No DCF | | | | |
| Debit Interest Rate | No DCF | | | | |
| Credit Interest Rate | No DCF | | | | |
| Annual Discount Rate | No DCF | | | | |
| Revenue and Capital Contributions | 7,228,203 | | | | |
| Total Development Cost | 4,933,901 | | | | |
| Finance Cost | 181,012 | | | | |
| Annual Discount Rate Cost | - | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 5,114,913 | | | | |
| Gross Residual Value | 2,113,290 | | | | |
| Agents Fees | 25,223 | | | | |
| Legal Fees | 10,089 | | | | |
| Stamp Duty | 95,150 | | | | |
| Net Residual Value | 1,982,828 | | | | |
| per gross ha | 2,141,283 | | | | |
| per net ha | 2,380,346 | | | | |
| per dwelling | 79,313 | | | | |
| per market dwelling | 158,626 | | | | |

| Notes: (use Alt+Enter to start a new line) | |
|--|--|
| | |

South Coast Towns CS2 25dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|----------------------------------|-------------|-----------------|----------------------------|--------------|------------------|----------------|-------------------|------------|----------------------------------|-------|----------------------------|--|------------|----------|---------|----------------|---------------------|--------------|---------|--------------------|----------------------|--------------------|-------------------|--------------|----------------------|---------|-----------------------|----------------------|-----------------------------------|--------------|------------------|---|------------------------|-----------|---|------|--------------|------------|-----------|------------------|---------------------------|---------|---|-------|---|-----------|-------|--|----------------------|-----------|-------------------------------|-------------------------------|-------------|--------|----------------------------------|-------|------------|--------|----------------------------------|-----|------------|---------------|--------------------------|-----------|--------------------|-------------------|---------|---------|--------------|-----------|---|---|--------------------------|-----------|---------|---|--------------|--------|-------------------|----------------------------------|---------------------|---------|--|------------------------------|---|-------|---|--------|-----|---|-------|--|---------------------|-------------------------------|-----------------------------|---|---|---|---|---|---|---|---|--|--|---------------------------|-------------------------|-------------------------------|--------|--------|---|--------|---|---|--------|-------|----------------------|-----------|--|--|--|----------------------------|---------|--|--|--|--|--|--|-------|----|--|--|--|--|---------------------------|---|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|-----------|--|--|--|--|--|--|--------|-----|--|--|--|----------------------|-----------------------------------|--------|--|---|--------|---|---|--------|-------|----|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|------------------------|-------------------------|-----------|--|--|--|--|--|--|---------|-------|--|--|--|--|------------------------|-----------|--|--|--|--|--|--|--------|-------|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------|
| Site Details | New Forest District Council | | | Site Address | CS2, 25 dwgs, 50%AH, 25dph | | | Site Reference | South market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 25 dph mix AH split 70%AR/30%SO (all SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>1.11 ha</td> <td>Total</td> <td>25.00</td> <td></td> <td>2,154.3</td> </tr> <tr> <td>Net Area</td> <td>1.00 ha</td> <td>Market Housing</td> <td>12.50</td> <td></td> <td>1,229.4</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>90.0%</td> <td>Affordable Housing</td> <td>12.50</td> <td></td> <td>924.9</td> </tr> <tr> <td>Density</td> <td>25.00 dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 1.11 ha | Total | 25.00 | | 2,154.3 | Net Area | 1.00 ha | Market Housing | 12.50 | | 1,229.4 | Net to Gross Ratio | 90.0% | Affordable Housing | 12.50 | | 924.9 | Density | 25.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 1.11 ha | Total | 25.00 | | 2,154.3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 1.00 ha | Market Housing | 12.50 | | 1,229.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 90.0% | Affordable Housing | 12.50 | | 924.9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 25.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="7">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th colspan="3"></th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>25.00</td> <td>12.50</td> <td>-</td> <td>8.75</td> <td>-</td> <td>-</td> <td>3.75</td> <td colspan="3"></td> </tr> <tr> <td>Total GIA (sq m)</td> <td>2,154.3</td> <td>1,229.4</td> <td>-</td> <td>641.4</td> <td>-</td> <td>-</td> <td>283.5</td> <td colspan="3"></td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> <td colspan="3"></td> </tr> <tr> <td>Total Revenue</td> <td>7,421,953</td> <td>5,496,875</td> <td>-</td> <td>1,014,038</td> <td>-</td> <td>-</td> <td>911,040</td> <td colspan="3"></td> </tr> <tr> <td>Average Revenue per unit</td> <td>296,878</td> <td>439,750</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>242,944</td> <td colspan="3"></td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,445</td> <td>4,471</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,214</td> <td colspan="3"></td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td colspan="7"></td> <td colspan="2"></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>7,421,953</td> <td colspan="7"></td> <td colspan="2"></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | Total No of Dwellings | 25.00 | 12.50 | - | 8.75 | - | - | 3.75 | | | | Total GIA (sq m) | 2,154.3 | 1,229.4 | - | 641.4 | - | - | 283.5 | | | | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | Total Revenue | 7,421,953 | 5,496,875 | - | 1,014,038 | - | - | 911,040 | | | | Average Revenue per unit | 296,878 | 439,750 | - | 115,890 | - | - | 242,944 | | | | Average Revenue per sq m GIA | 3,445 | 4,471 | - | 1,581 | - | - | 3,214 | | | | Total Capital Contributions | - | | | | | | | | | | Total Commercial Elements | - | | | | | | | | | | Total Scheme Revenue | 7,421,953 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 25.00 | 12.50 | - | 8.75 | - | - | 3.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 2,154.3 | 1,229.4 | - | 641.4 | - | - | 283.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 7,421,953 | 5,496,875 | - | 1,014,038 | - | - | 911,040 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 296,878 | 439,750 | - | 115,890 | - | - | 242,944 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,445 | 4,471 | - | 1,581 | - | - | 3,214 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 7,421,953 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="7">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> <th colspan="2"></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>3,034,528</td> <td>1,733,431</td> <td>-</td> <td>907,032</td> <td>-</td> <td>-</td> <td>394,065</td> <td>121,381</td> <td>1,409</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>18,975</td> <td>9,488</td> <td>-</td> <td>6,641</td> <td>-</td> <td>-</td> <td>2,846</td> <td>759</td> <td>9</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>303,453</td> <td>173,343</td> <td>-</td> <td>90,703</td> <td>-</td> <td>-</td> <td>39,407</td> <td>12,138</td> <td>141</td> <td></td> <td></td> <td></td> <td>10.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>164,906</td> <td>164,906</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>13,193</td> <td>134</td> <td></td> <td></td> <td></td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td></td> <td></td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>92,847</td> <td>46,424</td> <td>-</td> <td>32,496</td> <td>-</td> <td>-</td> <td>13,927</td> <td>3,714</td> <td>43</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>104,644</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,186</td> <td>49</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>129,900</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>1,099,375</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>87,950</td> <td>894</td> <td></td> <td></td> <td></td> <td>1.8% CIL as %Revenue</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>85,872</td> <td></td> <td>-</td> <td>59,864</td> <td>-</td> <td>-</td> <td>26,008</td> <td>6,870</td> <td>93</td> <td></td> <td></td> <td></td> <td>£96.00 per market sq m</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2.6% CIL as %Dev Costs</td> </tr> <tr> <td>Total Development Costs</td> <td>5,034,500</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>201,380</td> <td>2,337</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Operating Profit</td> <td>2,387,453</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>95,498</td> <td>1,108</td> <td></td> <td></td> <td></td> <td>20.0% market revenue</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>6.0% aff build & prof fees</td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | Build Cost | 3,034,528 | 1,733,431 | - | 907,032 | - | - | 394,065 | 121,381 | 1,409 | | | | | Additional Dwelling Standards | 18,975 | 9,488 | - | 6,641 | - | - | 2,846 | 759 | 9 | | | | | Professional Fees | 303,453 | 173,343 | - | 90,703 | - | - | 39,407 | 12,138 | 141 | | | | 10.0% build costs | Marketing Costs (market housing) | 164,906 | 164,906 | | | | | | 13,193 | 134 | | | | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | 0.0% affordable revenue | Exceptional Development Costs | 92,847 | 46,424 | - | 32,496 | - | - | 13,927 | 3,714 | 43 | | | | | Planning Obligations Costs | 104,644 | | | | | | | 4,186 | 49 | | | | | Commercial Elements Costs | - | | | | | | | | | | | | | Community Infrastructure Levy | 129,900 | | | | | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | | | | | Developer's Return (Market housing) | 1,099,375 | | | | | | | 87,950 | 894 | | | | 1.8% CIL as %Revenue | Contractor's Return (Aff housing) | 85,872 | | - | 59,864 | - | - | 26,008 | 6,870 | 93 | | | | £96.00 per market sq m | | | | | | | | | | | | | | 2.6% CIL as %Dev Costs | Total Development Costs | 5,034,500 | | | | | | | 201,380 | 2,337 | | | | | Total Operating Profit | 2,387,453 | | | | | | | 95,498 | 1,108 | | | | 20.0% market revenue | | | | | | | | | | | | | | 6.0% aff build & prof fees |
| Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 3,034,528 | 1,733,431 | - | 907,032 | - | - | 394,065 | 121,381 | 1,409 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 18,975 | 9,488 | - | 6,641 | - | - | 2,846 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 303,453 | 173,343 | - | 90,703 | - | - | 39,407 | 12,138 | 141 | | | | 10.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 164,906 | 164,906 | | | | | | 13,193 | 134 | | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 92,847 | 46,424 | - | 32,496 | - | - | 13,927 | 3,714 | 43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 104,644 | | | | | | | 4,186 | 49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 129,900 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,099,375 | | | | | | | 87,950 | 894 | | | | 1.8% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 85,872 | | - | 59,864 | - | - | 26,008 | 6,870 | 93 | | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 2.6% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 5,034,500 | | | | | | | 201,380 | 2,337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 2,387,453 | | | | | | | 95,498 | 1,108 | | | | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> <th colspan="2"></th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>No DCF</td> <td>years</td> <td></td> </tr> <tr> <td>Debit Interest Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Credit Interest Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Annual Discount Rate</td> <td>No DCF</td> <td></td> <td></td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>7,421,953</td> <td></td> <td></td> </tr> <tr> <td>Total Development Cost</td> <td>5,034,500</td> <td></td> <td></td> </tr> <tr> <td>Finance Cost</td> <td>183,210</td> <td></td> <td></td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> <td></td> <td></td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>5,217,710</td> <td></td> <td></td> </tr> <tr> <td>Gross Residual Value</td> <td>2,204,243</td> <td></td> <td></td> </tr> <tr> <td>Agents Fees</td> <td>26,304</td> <td>1.25% residual value (post SDLT)</td> <td></td> </tr> <tr> <td>Legal Fees</td> <td>10,522</td> <td>0.50% residual value (post SDLT)</td> <td></td> </tr> <tr> <td>Stamp Duty</td> <td>99,700</td> <td>Based on HMRC SDLT rates</td> <td></td> </tr> <tr> <td>Net Residual Value</td> <td>2,067,718</td> <td></td> <td></td> </tr> <tr> <td>per gross ha</td> <td>1,861,132</td> <td></td> <td></td> </tr> <tr> <td>per net ha</td> <td>2,067,718</td> <td></td> <td></td> </tr> <tr> <td>per dwelling</td> <td>82,709</td> <td></td> <td></td> </tr> <tr> <td>per market dwelling</td> <td>165,417</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | | | DCF Period | No DCF | years | | Debit Interest Rate | No DCF | | | Credit Interest Rate | No DCF | | | Annual Discount Rate | No DCF | | | Revenue and Capital Contributions | 7,421,953 | | | Total Development Cost | 5,034,500 | | | Finance Cost | 183,210 | | | Annual Discount Rate Cost | - | | | Total Dev Cost, Finance Cost & ADR Cost | 5,217,710 | | | Gross Residual Value | 2,204,243 | | | Agents Fees | 26,304 | 1.25% residual value (post SDLT) | | Legal Fees | 10,522 | 0.50% residual value (post SDLT) | | Stamp Duty | 99,700 | Based on HMRC SDLT rates | | Net Residual Value | 2,067,718 | | | per gross ha | 1,861,132 | | | per net ha | 2,067,718 | | | per dwelling | 82,709 | | | per market dwelling | 165,417 | | | <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | No DCF | years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | No DCF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 7,421,953 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 5,034,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 183,210 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 5,217,710 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 2,204,243 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 26,304 | 1.25% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 10,522 | 0.50% residual value (post SDLT) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 99,700 | Based on HMRC SDLT rates | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 2,067,718 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,861,132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,067,718 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 82,709 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 165,417 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

South Coast Towns CS3 30dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--------------------|-------------|-----------------|----------------------------|--------------|------------------|----------------|-------------------|----------------------------|----------------------------------|---------|-----------------------|--|---------------------|------|----------------------|-----------|----------------------|------------|-----------------------------------|-------------|------------------------|-------------------|--------------|------------------|---------------------------|--------------|---|----------------------|----------------------|-----------|-------------|-----------|------------------|---------|------------|---------|--------------------|-----------|--------------|-----------|-------------------------------|-------------------------------|--------------|--------|---------------------|---------|------|-------|---------------|------------|------------|---|-------------------|---------|---------|-----------|--------------------------|---------|---------|--------|---------|-----|------------------|----------------------------------|------------------------------|---------|-------|---|-------|---|---|--------|-----------------------------|---------------------|-------------------------------|---|---|---|---|---|---------------------------|---|---|---|-------------------------|-------------------------------|---------|---------|----------------------|------------|---|---|--------|-------|----|--|----------------------------|---------|--|--|--|--|--|--|-------|----|--|---------------------------|---|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|------------------------|-------------------------------------|-----------|--|--|--|--|--|--|--------|-----|------------------------|-----------------------------------|---------|--|---|---------|---|---|--------|-------|----|----------------------|-------------------------|------------|--|--|--|--|--|--|---------|-------|----------------------------|------------------------|-----------|--|--|--|--|--|--|--------|-------|--|
| Site Details | New Forest District Council | | | Site Address | CS3, 60 dwgs, 50%AH, 30dph | | | Site Reference | South market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | Revised 30 dph mix AH split 70%AR/30%SO (all SO split) Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>3.33 ha</td> </tr> <tr> <td>Net Area</td> <td>2.00 ha</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>60.0%</td> </tr> <tr> <td>Density</td> <td>30.00 dwgs per net ha</td> </tr> </tbody> </table> | | | | Site Details | | Gross Area | 3.33 ha | Net Area | 2.00 ha | Net to Gross Ratio | 60.0% | Density | 30.00 dwgs per net ha | <table border="1"> <thead> <tr> <th colspan="2">Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td>60.00</td> <td>5,071.2</td> </tr> <tr> <td>Market Housing</td> <td>30.00</td> <td>2,851.5</td> </tr> <tr> <td>Affordable Housing</td> <td>30.00</td> <td>2,219.7</td> </tr> <tr> <td>% Affordable Housing</td> <td>50.00%</td> <td></td> </tr> </tbody> </table> | | | | Dwellings | | GIA (sq m) | Total | 60.00 | 5,071.2 | Market Housing | 30.00 | 2,851.5 | Affordable Housing | 30.00 | 2,219.7 | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 3.33 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 2.00 ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 60.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 30.00 dwgs per net ha | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 60.00 | 5,071.2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market Housing | 30.00 | 2,851.5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Affordable Housing | 30.00 | 2,219.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="6">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>60.00</td> <td>30.00</td> <td>-</td> <td>21.00</td> <td>-</td> <td>-</td> <td>9.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>5,071.2</td> <td>2,851.5</td> <td>-</td> <td>1,539.3</td> <td>-</td> <td>-</td> <td>680.4</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>0.0%</td> <td>15.0%</td> </tr> <tr> <td>Total Revenue</td> <td>17,347,688</td> <td>12,727,500</td> <td>-</td> <td>2,433,692</td> <td>-</td> <td>-</td> <td>2,186,496</td> </tr> <tr> <td>Average Revenue per unit</td> <td>289,128</td> <td>424,250</td> <td>-</td> <td>115,890</td> <td>-</td> <td>-</td> <td>242,944</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,421</td> <td>4,463</td> <td>-</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,214</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>17,347,688</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Total No of Dwellings | 60.00 | 30.00 | - | 21.00 | - | - | 9.00 | Total GIA (sq m) | 5,071.2 | 2,851.5 | - | 1,539.3 | - | - | 680.4 | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | Total Revenue | 17,347,688 | 12,727,500 | - | 2,433,692 | - | - | 2,186,496 | Average Revenue per unit | 289,128 | 424,250 | - | 115,890 | - | - | 242,944 | Average Revenue per sq m GIA | 3,421 | 4,463 | - | 1,581 | - | - | 3,214 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 17,347,688 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 60.00 | 30.00 | - | 21.00 | - | - | 9.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 5,071.2 | 2,851.5 | - | 1,539.3 | - | - | 680.4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | 0.0% | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 17,347,688 | 12,727,500 | - | 2,433,692 | - | - | 2,186,496 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 289,128 | 424,250 | - | 115,890 | - | - | 242,944 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,421 | 4,463 | - | 1,581 | - | - | 3,214 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 17,347,688 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="6">Affordable Housing</th> <th>Per dwelling</th> <th>per sq m</th> <th></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>7,194,922</td> <td>4,072,290</td> <td>-</td> <td>2,176,876</td> <td>-</td> <td>-</td> <td>945,756</td> <td>119,915</td> <td>1,419</td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>45,540</td> <td>22,770</td> <td>-</td> <td>15,939</td> <td>-</td> <td>-</td> <td>6,831</td> <td>759</td> <td>9</td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>575,594</td> <td>325,783</td> <td>-</td> <td>174,150</td> <td>-</td> <td>-</td> <td>75,660</td> <td>9,593</td> <td>114</td> <td>8.0% built costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>381,825</td> <td>381,825</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>12,728</td> <td>134</td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>499,760</td> <td>249,880</td> <td>-</td> <td>174,916</td> <td>-</td> <td>-</td> <td>74,964</td> <td>8,329</td> <td>99</td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>251,145</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4,186</td> <td>50</td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>297,072</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1.7% CIL as %Revenue</td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>2,545,500</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>84,850</td> <td>893</td> <td>2.5% CIL as %Dev Costs</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>202,347</td> <td></td> <td>-</td> <td>141,062</td> <td>-</td> <td>-</td> <td>61,285</td> <td>6,745</td> <td>91</td> <td>20.0% market revenue</td> </tr> <tr> <td>Total Development Costs</td> <td>11,993,704</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>199,895</td> <td>2,365</td> <td>6.0% aff build & prof fees</td> </tr> <tr> <td>Total Operating Profit</td> <td>5,353,984</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>89,233</td> <td>1,056</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | Build Cost | 7,194,922 | 4,072,290 | - | 2,176,876 | - | - | 945,756 | 119,915 | 1,419 | | Additional Dwelling Standards | 45,540 | 22,770 | - | 15,939 | - | - | 6,831 | 759 | 9 | | Professional Fees | 575,594 | 325,783 | - | 174,150 | - | - | 75,660 | 9,593 | 114 | 8.0% built costs | Marketing Costs (market housing) | 381,825 | 381,825 | - | - | - | - | - | 12,728 | 134 | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | Exceptional Development Costs | 499,760 | 249,880 | - | 174,916 | - | - | 74,964 | 8,329 | 99 | | Planning Obligations Costs | 251,145 | | | | | | | 4,186 | 50 | | Commercial Elements Costs | - | | | | | | | | | | Community Infrastructure Levy | 297,072 | | | | | | | | | 1.7% CIL as %Revenue | Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | Developer's Return (Market housing) | 2,545,500 | | | | | | | 84,850 | 893 | 2.5% CIL as %Dev Costs | Contractor's Return (Aff housing) | 202,347 | | - | 141,062 | - | - | 61,285 | 6,745 | 91 | 20.0% market revenue | Total Development Costs | 11,993,704 | | | | | | | 199,895 | 2,365 | 6.0% aff build & prof fees | Total Operating Profit | 5,353,984 | | | | | | | 89,233 | 1,056 | |
| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 7,194,922 | 4,072,290 | - | 2,176,876 | - | - | 945,756 | 119,915 | 1,419 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 45,540 | 22,770 | - | 15,939 | - | - | 6,831 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 575,594 | 325,783 | - | 174,150 | - | - | 75,660 | 9,593 | 114 | 8.0% built costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 381,825 | 381,825 | - | - | - | - | - | 12,728 | 134 | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 499,760 | 249,880 | - | 174,916 | - | - | 74,964 | 8,329 | 99 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 251,145 | | | | | | | 4,186 | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 297,072 | | | | | | | | | 1.7% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 2,545,500 | | | | | | | 84,850 | 893 | 2.5% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 202,347 | | - | 141,062 | - | - | 61,285 | 6,745 | 91 | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 11,993,704 | | | | | | | 199,895 | 2,365 | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 5,353,984 | | | | | | | 89,233 | 1,056 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>2 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>17,347,688</td> </tr> <tr> <td>Total Development Cost</td> <td>11,993,704</td> </tr> <tr> <td>Finance Cost</td> <td>219,539</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>12,213,243</td> </tr> <tr> <td>Gross Residual Value</td> <td>5,134,445</td> </tr> <tr> <td>Agents Fees</td> <td>61,103</td> </tr> <tr> <td>Legal Fees</td> <td>24,441</td> </tr> <tr> <td>Stamp Duty</td> <td>246,222</td> </tr> <tr> <td>Net Residual Value</td> <td>4,802,678</td> </tr> <tr> <td>per gross ha</td> <td>1,440,948</td> </tr> <tr> <td>per net ha</td> <td>2,401,339</td> </tr> <tr> <td>per dwelling</td> <td>80,045</td> </tr> <tr> <td>per market dwelling</td> <td>160,089</td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 2 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 17,347,688 | Total Development Cost | 11,993,704 | Finance Cost | 219,539 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 12,213,243 | Gross Residual Value | 5,134,445 | Agents Fees | 61,103 | Legal Fees | 24,441 | Stamp Duty | 246,222 | Net Residual Value | 4,802,678 | per gross ha | 1,440,948 | per net ha | 2,401,339 | per dwelling | 80,045 | per market dwelling | 160,089 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 2 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 17,347,688 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 11,993,704 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 219,539 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 12,213,243 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 5,134,445 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 61,103 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 24,441 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 246,222 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 4,802,678 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,440,948 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,401,339 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 80,045 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 160,089 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

South Coast Towns CS4 30dph 50%AH

| Summary Results | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|-------------------|
| Site Details | New Forest District Council | | | Site Address | CS 4, 105 units (inc 3 starter homes and 2 self build plots), 50%AH, 30dph. | | | Site Reference | South market area |
| Scheme Description | | | | Notes | | | | Application No | |
| | | | | | | | | Date Saved | 12/04/2018 |

| Site Details | | Dwellings | | GIA (sq m) |
|--------------------|-----------------------|----------------------|--------|------------|
| Gross Area | 5.83 ha | Total | 103.00 | 8,647.0 |
| Net Area | 3.50 ha | Market Housing | 53.00 | 4,947.5 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 50.00 | 3,699.5 |
| Density | 29.43 dwgs per net ha | % Affordable Housing | 48.54% | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 103.00 | 53.00 | 17.50 | 17.50 | - | - | 15.00 |
| Total GIA (sq m) | 8,647.0 | 4,947.5 | 1,282.8 | 1,282.8 | - | - | 1,134.0 |
| Tenure Split (by % dwellings) | | 51.5% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% |
| Total Revenue | 28,937,149 | 21,728,500 | 1,536,413 | 2,028,076 | - | - | 3,644,160 |
| Average Revenue per unit | 280,943 | 409,972 | 87,795 | 115,890 | - | - | 242,944 |
| Average Revenue per sq m GIA | 3,346 | 4,392 | 1,198 | 1,581 | - | - | 3,214 |
| Total Capital Contributions | 110,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 29,047,149 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | per sq m |
|--|------------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost | 12,262,586 | 7,058,200 | 1,814,063 | 1,814,063 | - | - | 1,576,260 | 119,054 | 1,418 |
| Additional Dwelling Standards | 78,177 | 40,227 | 13,283 | 13,283 | - | - | 11,385 | 759 | 9 |
| Professional Fees | 981,007 | 564,656 | 145,125 | 145,125 | - | - | 126,101 | 9,524 | 113 |
| Marketing Costs (market housing) | 651,855 | 651,855 | - | - | - | - | - | 12,299 | 132 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 966,237 | 497,190 | 164,166 | 164,166 | - | - | 140,714 | 9,381 | 112 |
| Planning Obligations Costs | 889,575 | | | | | | | 8,637 | 103 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 513,840 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 4,345,700 | | | | | | | 81,994 | 878 |
| Contractor's Return (Aff housing) | 337,244 | | 117,551 | 117,551 | - | - | 102,142 | 6,745 | 91 |
| Total Development Costs | 21,026,221 | | | | | | | 204,138 | 2,432 |
| Total Operating Profit | 8,020,928 | | | | | | | 77,873 | 928 |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 3 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 29,047,149 |
| Total Development Cost | 21,026,221 |
| Finance Cost | 398,995 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 21,425,217 |
| Gross Residual Value | 7,621,932 |
| Agents Fees | 90,642 |
| Legal Fees | 36,257 |
| Stamp Duty | 370,597 |
| Net Residual Value | 7,124,437 |
| per gross ha | 1,221,402 |
| per net ha | 2,035,553 |
| per dwelling | 69,169 |
| per market dwelling | 134,423 |

Notes: (use Alt+Enter to start a new line)

South Coast Towns CS5 30dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-----------------------------|----------------------|-------------|-----------------|---|--------------|------------------|----------------|-------------------|----------------------------------|----------|----------------------------|---------|---------------------|------|----------------------|----------|----------------------|--------------|-----------------------------------|------------|------------------------|-----------------|-------------------|--------------|---------------------------|-------------|---|-----------------------|----------------------|------------------|-------------|---------|------------|-----------------------|----------------------|------------|--------------------|------------------|--------------|-----------|------------|-----------|--------------|---------|---------------------|---------|--|-------------------------------|-------------------------------|---------|--------|--------|--------|------|-------|--------|-----|---------------|------------|------------|-----------|-------------------|-----------|-----------|---------|-----------|---|--------------------------|---------|---------|--------|---------|---|------------------|----------------------------------|-----------|-----------|------------------------------|-------|-------|-------|-------|--------|-----|---|-------|---------------------|-------------------------------|---------|---|---|---|---|---|---|---|---|---------------------------|---|-------------------------|-------------------------------|-----------|-----------|---------|---------|---|---|----------------------|------------|-----|--|--|--|----------------------------|-----------|--|--|--|--|--|--|-------|-----|--|--|--|---------------------------|---|--|--|--|--|--|--|--|--|--|--|--|-------------------------------|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|-----------|--|--|--|--|--|--|--------|-----|--|--|----------------------|-----------------------------------|---------|--|---------|---------|---|---|---------|-------|----|--|--|------------------------|-------------------------|------------|--|--|--|--|--|--|---------|-------|--|--|------------------------|------------------------|------------|--|--|--|--|--|--|--------|-----|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|--|--|----------------------------|
| Site Details | New Forest District Council | | | Site Address | CS 5, 220 units (inc 6 starter homes and 5 self build plots), 50%AH, 30dph. | | | Site Reference | South market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 10/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th colspan="2">GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>12.22 ha</td> <td>Total</td> <td>215.00</td> <td></td> <td>18,054.7</td> </tr> <tr> <td>Net Area</td> <td>7.33 ha</td> <td>Market Housing</td> <td>110.50</td> <td></td> <td>10,322.7</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>60.0%</td> <td>Affordable Housing</td> <td>104.50</td> <td></td> <td>7,732.0</td> </tr> <tr> <td>Density</td> <td>29.32 dwgs per net ha</td> <td>% Affordable Housing</td> <td>48.60%</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | Site Details | | Dwellings | | GIA (sq m) | | Gross Area | 12.22 ha | Total | 215.00 | | 18,054.7 | Net Area | 7.33 ha | Market Housing | 110.50 | | 10,322.7 | Net to Gross Ratio | 60.0% | Affordable Housing | 104.50 | | 7,732.0 | Density | 29.32 dwgs per net ha | % Affordable Housing | 48.60% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 12.22 ha | Total | 215.00 | | 18,054.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 7.33 ha | Market Housing | 110.50 | | 10,322.7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 60.0% | Affordable Housing | 104.50 | | 7,732.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 29.32 dwgs per net ha | % Affordable Housing | 48.60% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="7">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>215.00</td> <td>110.50</td> <td>36.58</td> <td>36.58</td> <td>-</td> <td>-</td> <td>-</td> <td>31.35</td> <td></td> </tr> <tr> <td>Total GIA (sq m)</td> <td>18,054.7</td> <td>10,322.7</td> <td>2,680.9</td> <td>2,680.9</td> <td>-</td> <td>-</td> <td>-</td> <td>2,370.1</td> <td></td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>51.4%</td> <td>17.0%</td> <td>17.0%</td> <td>0.0%</td> <td>0.0%</td> <td>14.6%</td> <td></td> <td></td> </tr> <tr> <td>Total Revenue</td> <td>60,432,201</td> <td>45,366,125</td> <td>3,211,096</td> <td>4,238,686</td> <td>-</td> <td>-</td> <td>-</td> <td>7,616,294</td> <td></td> </tr> <tr> <td>Average Revenue per unit</td> <td>281,080</td> <td>410,553</td> <td>87,795</td> <td>115,890</td> <td>-</td> <td>-</td> <td>-</td> <td>242,944</td> <td></td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,347</td> <td>4,395</td> <td>1,198</td> <td>1,581</td> <td>-</td> <td>-</td> <td>-</td> <td>3,214</td> <td></td> </tr> <tr> <td>Total Capital Contributions</td> <td>275,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>60,707,201</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | Total No of Dwellings | 215.00 | 110.50 | 36.58 | 36.58 | - | - | - | 31.35 | | Total GIA (sq m) | 18,054.7 | 10,322.7 | 2,680.9 | 2,680.9 | - | - | - | 2,370.1 | | Tenure Split (by % dwellings) | | 51.4% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% | | | Total Revenue | 60,432,201 | 45,366,125 | 3,211,096 | 4,238,686 | - | - | - | 7,616,294 | | Average Revenue per unit | 281,080 | 410,553 | 87,795 | 115,890 | - | - | - | 242,944 | | Average Revenue per sq m GIA | 3,347 | 4,395 | 1,198 | 1,581 | - | - | - | 3,214 | | Total Capital Contributions | 275,000 | | | | | | | | | Total Commercial Elements | - | | | | | | | | | Total Scheme Revenue | 60,707,201 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 215.00 | 110.50 | 36.58 | 36.58 | - | - | - | 31.35 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 18,054.7 | 10,322.7 | 2,680.9 | 2,680.9 | - | - | - | 2,370.1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 51.4% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 60,432,201 | 45,366,125 | 3,211,096 | 4,238,686 | - | - | - | 7,616,294 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 281,080 | 410,553 | 87,795 | 115,890 | - | - | - | 242,944 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,347 | 4,395 | 1,198 | 1,581 | - | - | - | 3,214 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | 275,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 60,707,201 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="7">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> <th></th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>25,604,411</td> <td>14,727,244</td> <td>3,791,390</td> <td>3,791,394</td> <td>-</td> <td>-</td> <td>3,294,383</td> <td>119,090</td> <td>1,418</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>163,185</td> <td>83,870</td> <td>27,760</td> <td>27,760</td> <td>-</td> <td>-</td> <td>23,795</td> <td>759</td> <td>9</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>2,048,353</td> <td>1,178,179</td> <td>303,311</td> <td>303,312</td> <td>-</td> <td>-</td> <td>263,551</td> <td>9,527</td> <td>113</td> <td></td> <td></td> <td>8.0% build costs</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>1,360,984</td> <td>1,360,984</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>12,317</td> <td>132</td> <td></td> <td></td> <td>3.0% market revenue</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td></td> <td>0.0% affordable revenue</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>2,022,439</td> <td>1,039,440</td> <td>344,050</td> <td>344,050</td> <td>-</td> <td>-</td> <td>294,900</td> <td>9,407</td> <td>112</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>1,857,322</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>8,639</td> <td>103</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>1,072,246</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>9,073,225</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>82,111</td> <td>879</td> <td></td> <td></td> <td>1.8% CIL as %Revenue</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>704,908</td> <td></td> <td>245,716</td> <td>245,716</td> <td>-</td> <td>-</td> <td>213,476</td> <td>6,746</td> <td>91</td> <td></td> <td></td> <td>£96.00 per market sq m</td> </tr> <tr> <td>Total Development Costs</td> <td>43,907,072</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>204,219</td> <td>2,432</td> <td></td> <td></td> <td>2.4% CIL as %Dev Costs</td> </tr> <tr> <td>Total Operating Profit</td> <td>16,800,130</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>78,140</td> <td>931</td> <td></td> <td></td> <td>20.0% market revenue</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>6.0% aff build & prof fees</td> </tr> </tbody> </table> | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | Build Cost | 25,604,411 | 14,727,244 | 3,791,390 | 3,791,394 | - | - | 3,294,383 | 119,090 | 1,418 | | | | Additional Dwelling Standards | 163,185 | 83,870 | 27,760 | 27,760 | - | - | 23,795 | 759 | 9 | | | | Professional Fees | 2,048,353 | 1,178,179 | 303,311 | 303,312 | - | - | 263,551 | 9,527 | 113 | | | 8.0% build costs | Marketing Costs (market housing) | 1,360,984 | 1,360,984 | - | - | - | - | - | 12,317 | 132 | | | 3.0% market revenue | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | Exceptional Development Costs | 2,022,439 | 1,039,440 | 344,050 | 344,050 | - | - | 294,900 | 9,407 | 112 | | | | Planning Obligations Costs | 1,857,322 | | | | | | | 8,639 | 103 | | | | Commercial Elements Costs | - | | | | | | | | | | | | Community Infrastructure Levy | 1,072,246 | | | | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | | | | Developer's Return (Market housing) | 9,073,225 | | | | | | | 82,111 | 879 | | | 1.8% CIL as %Revenue | Contractor's Return (Aff housing) | 704,908 | | 245,716 | 245,716 | - | - | 213,476 | 6,746 | 91 | | | £96.00 per market sq m | Total Development Costs | 43,907,072 | | | | | | | 204,219 | 2,432 | | | 2.4% CIL as %Dev Costs | Total Operating Profit | 16,800,130 | | | | | | | 78,140 | 931 | | | 20.0% market revenue | | | | | | | | | | | | | 6.0% aff build & prof fees |
| Scheme Development Costs | | Affordable Housing | | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 25,604,411 | 14,727,244 | 3,791,390 | 3,791,394 | - | - | 3,294,383 | 119,090 | 1,418 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 163,185 | 83,870 | 27,760 | 27,760 | - | - | 23,795 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 2,048,353 | 1,178,179 | 303,311 | 303,312 | - | - | 263,551 | 9,527 | 113 | | | 8.0% build costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 1,360,984 | 1,360,984 | - | - | - | - | - | 12,317 | 132 | | | 3.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 2,022,439 | 1,039,440 | 344,050 | 344,050 | - | - | 294,900 | 9,407 | 112 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 1,857,322 | | | | | | | 8,639 | 103 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 1,072,246 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 9,073,225 | | | | | | | 82,111 | 879 | | | 1.8% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 704,908 | | 245,716 | 245,716 | - | - | 213,476 | 6,746 | 91 | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 43,907,072 | | | | | | | 204,219 | 2,432 | | | 2.4% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 16,800,130 | | | | | | | 78,140 | 931 | | | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>6 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>60,707,201</td> </tr> <tr> <td>Total Development Cost</td> <td>43,907,072</td> </tr> <tr> <td>Finance Cost</td> <td>399,611</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>44,306,683</td> </tr> <tr> <td>Gross Residual Value</td> <td>16,400,518</td> </tr> <tr> <td>Agents Fees</td> <td>194,886</td> </tr> <tr> <td>Legal Fees</td> <td>77,954</td> </tr> <tr> <td>Stamp Duty</td> <td>809,521</td> </tr> <tr> <td>Net Residual Value</td> <td>15,318,157</td> </tr> <tr> <td>per gross ha</td> <td>1,253,532</td> </tr> <tr> <td>per net ha</td> <td>2,088,935</td> </tr> <tr> <td>per dwelling</td> <td>71,247</td> </tr> <tr> <td>per market dwelling</td> <td>138,626</td> </tr> </tbody> </table> | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 6 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 60,707,201 | Total Development Cost | 43,907,072 | Finance Cost | 399,611 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 44,306,683 | Gross Residual Value | 16,400,518 | Agents Fees | 194,886 | Legal Fees | 77,954 | Stamp Duty | 809,521 | Net Residual Value | 15,318,157 | per gross ha | 1,253,532 | per net ha | 2,088,935 | per dwelling | 71,247 | per market dwelling | 138,626 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 6 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 60,707,201 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 43,907,072 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 399,611 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 44,306,683 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 16,400,518 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 194,886 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 77,954 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 809,521 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 15,318,157 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,253,532 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,088,935 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 71,247 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 138,626 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

South Coast Towns CS5 25dph 50%AH

| Summary Results | | | | | | | | | | |
|--------------------|-----------------------------|--|--|--------------|---|--|--|----------------|-------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 5, 220 units (inc 6 starter homes and 5 self build plots), 50%AH, 25dph. | | | Site Reference | South market area | |
| Scheme Description | | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | Dwellings | GIA (sq m) |
|-------------------------------|-----------------------------|------------|
| Gross Area 14.67 ha | Total 215.00 | 18,399.5 |
| Net Area 8.80 ha | Market Housing 110.50 | 10,667.6 |
| Net to Gross Ratio 60.0% | Affordable Housing 104.50 | 7,732.0 |
| Density 24.43 dwgs per net ha | % Affordable Housing 48.60% | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|--------------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Affordable Housing | | | | |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 215.00 | 110.50 | 36.58 | 36.58 | - | - | 31.35 |
| Total GIA (sq m) | 18,399.5 | 10,667.6 | 2,680.9 | 2,680.9 | - | - | 2,370.1 |
| Tenure Split (by % dwellings) | | 51.4% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% |
| Total Revenue | 62,051,951 | 46,985,875 | 3,211,096 | 4,238,686 | - | - | 7,616,294 |
| Average Revenue per unit | 288,614 | 425,212 | 87,795 | 115,890 | - | - | 242,944 |
| Average Revenue per sq m GIA | 3,372 | 4,405 | 1,198 | 1,581 | - | - | 3,214 |
| Total Capital Contributions | 275,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 62,326,951 | | | | | | |

| Scheme Development Costs | | | | | | | | | |
|--|------------|------------|--------------------|-----------------|-------------------|--------------|------------------|--------------|----------|
| | Total | Market | Affordable Housing | | | | | Per dwelling | per sq m |
| | | | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | |
| Build Cost | 25,910,753 | 15,033,585 | 3,791,390 | 3,791,394 | - | - | 3,294,383 | 120,515 | 1,408 |
| Additional Dwelling Standards | 163,185 | 83,870 | 27,760 | 27,760 | - | - | 23,795 | 759 | 9 |
| Professional Fees | 2,072,860 | 1,202,687 | 303,311 | 303,312 | - | - | 263,551 | 9,641 | 113 |
| Marketing Costs (market housing) | 1,409,576 | 1,409,576 | | | | | | 12,756 | 132 |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - |
| Exceptional Development Costs | 2,102,804 | 1,080,743 | 357,721 | 357,721 | - | - | 306,618 | 9,780 | 114 |
| Planning Obligations Costs | 1,857,322 | | | | | | | 8,639 | 101 |
| Commercial Elements Costs | - | | | | | | | | |
| Community Infrastructure Levy | 1,123,404 | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | |
| Developer's Return (Market housing) | 9,397,175 | | | | | | | 85,042 | 881 |
| Contractor's Return (Aff housing) | 704,908 | | 245,716 | 245,716 | - | - | 213,476 | 6,746 | 91 |
| Total Development Costs | 44,741,987 | | | | | | | 208,102 | 2,432 |
| Total Operating Profit | 17,584,965 | | | | | | | 81,791 | 956 |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 6 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 62,326,951 |
| Total Development Cost | 44,741,987 |
| Finance Cost | 397,735 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 45,139,722 |
| Gross Residual Value | 17,187,229 |
| Agents Fees | 204,228 |
| Legal Fees | 81,691 |
| Stamp Duty | 848,856 |
| Net Residual Value | 16,052,453 |
| per gross ha | 1,094,535 |
| per net ha | 1,824,142 |
| per dwelling | 74,663 |
| per market dwelling | 145,271 |

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

Notes: (use Alt+Enter to start a new line)

South Coast Towns CS6 30dph 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------------------|--------------------|----------------------|-----------------|---|--------------|------------------|----------------|-------------------|-------|----------------------------------|-------|--------------------|----------|---------------------|------|----------------------|--------|----------------------|----------|-----------------------------------|--------------------|------------------------|-------------------|-----------------|-------------------|---------------------------|------------------|---|------------|----------------------|------------|-------------|-----------|------------------|----------|------------|-----------|--------------------|------------|-------------------------------|-----------|-------------------------------|-----------|--------------|--------|---------------------|---------|------|-------|-------------------|------------|------------|-----------|-----------|---|---|------------|--------------------------|---------|----------------------------------|-----------|-----------|---|---|---------|------------------------------|-------|--------|-------|-------------------------------|---|---|-------|-----------------------------|---------|---|---|---|---|-------------------------------|-----------|---------------------------|---------|---------|---|---|---------|--------|-----|----------------------------|------------|--|--|--|--|--|--|-------|-----|---------------------------|---|--|--|--|--|--|--|--|--|-------------------------------|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------------------------------|------------|--|--|--|--|--|--|--------|-----|-----------------------------------|-----------|--|---------|---------|---|---|---------|-------|----|-------------------------|------------|--|--|--|--|--|--|---------|-------|------------------------|------------|--|--|--|--|--|--|--------|-----|
| Site Details | New Forest District Council | | | Site Address | CS 6, 350 units (inc 7,667 starter homes and 9 self build plots), 50%AH, 30dph. | | | Site Reference | South market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 10/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th></th> <th>Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>19.45</td> <td>ha</td> <td>Total</td> <td>341.00</td> </tr> <tr> <td>Net Area</td> <td>11.67</td> <td>ha</td> <td>Market Housing</td> <td>174.33</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>60.0%</td> <td></td> <td>Affordable Housing</td> <td>166.67</td> </tr> <tr> <td>Density</td> <td>29.23</td> <td>dwgs per net ha</td> <td>% Affordable Housing</td> <td>48.88%</td> </tr> </tbody> </table> | | | | Site Details | | | Dwellings | GIA (sq m) | Gross Area | 19.45 | ha | Total | 341.00 | Net Area | 11.67 | ha | Market Housing | 174.33 | Net to Gross Ratio | 60.0% | | Affordable Housing | 166.67 | Density | 29.23 | dwgs per net ha | % Affordable Housing | 48.88% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | | Dwellings | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 19.45 | ha | Total | 341.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 11.67 | ha | Market Housing | 174.33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 60.0% | | Affordable Housing | 166.67 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 29.23 | dwgs per net ha | % Affordable Housing | 48.88% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="6">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>341.00</td> <td>174.33</td> <td>58.33</td> <td>58.33</td> <td>-</td> <td>-</td> <td>50.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>28,671.7</td> <td>16,340.0</td> <td>4,275.8</td> <td>4,275.8</td> <td>-</td> <td>-</td> <td>3,780.0</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>51.1%</td> <td>17.1%</td> <td>17.1%</td> <td>0.0%</td> <td>0.0%</td> <td>14.7%</td> </tr> <tr> <td>Total Revenue</td> <td>96,055,828</td> <td>72,027,018</td> <td>5,121,376</td> <td>6,760,234</td> <td>-</td> <td>-</td> <td>12,147,200</td> </tr> <tr> <td>Average Revenue per unit</td> <td>281,689</td> <td>413,156</td> <td>87,795</td> <td>115,890</td> <td>-</td> <td>-</td> <td>242,944</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,350</td> <td>4,408</td> <td>1,198</td> <td>1,581</td> <td>-</td> <td>-</td> <td>3,214</td> </tr> <tr> <td>Total Capital Contributions</td> <td>555,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>96,610,828</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Total No of Dwellings | 341.00 | 174.33 | 58.33 | 58.33 | - | - | 50.00 | Total GIA (sq m) | 28,671.7 | 16,340.0 | 4,275.8 | 4,275.8 | - | - | 3,780.0 | Tenure Split (by % dwellings) | | 51.1% | 17.1% | 17.1% | 0.0% | 0.0% | 14.7% | Total Revenue | 96,055,828 | 72,027,018 | 5,121,376 | 6,760,234 | - | - | 12,147,200 | Average Revenue per unit | 281,689 | 413,156 | 87,795 | 115,890 | - | - | 242,944 | Average Revenue per sq m GIA | 3,350 | 4,408 | 1,198 | 1,581 | - | - | 3,214 | Total Capital Contributions | 555,000 | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 96,610,828 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 341.00 | 174.33 | 58.33 | 58.33 | - | - | 50.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 28,671.7 | 16,340.0 | 4,275.8 | 4,275.8 | - | - | 3,780.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 51.1% | 17.1% | 17.1% | 0.0% | 0.0% | 14.7% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 96,055,828 | 72,027,018 | 5,121,376 | 6,760,234 | - | - | 12,147,200 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 281,689 | 413,156 | 87,795 | 115,890 | - | - | 242,944 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,350 | 4,408 | 1,198 | 1,581 | - | - | 3,214 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | 555,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 96,610,828 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="6">Affordable Housing</th> <th>Per dwelling</th> <th>per sq m</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>40,664,472</td> <td>23,316,535</td> <td>6,046,875</td> <td>6,046,862</td> <td>-</td> <td>-</td> <td>5,254,200</td> <td>119,251</td> <td>1,418</td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>258,819</td> <td>132,319</td> <td>44,275</td> <td>44,275</td> <td>-</td> <td>-</td> <td>37,950</td> <td>759</td> <td>9</td> </tr> <tr> <td>Professional Fees</td> <td>3,253,158</td> <td>1,865,323</td> <td>483,750</td> <td>483,749</td> <td>-</td> <td>-</td> <td>420,336</td> <td>9,540</td> <td>113</td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>2,160,811</td> <td>2,160,811</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>12,395</td> <td>132</td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Exceptional Development Costs</td> <td>3,743,221</td> <td>1,913,692</td> <td>640,335</td> <td>640,334</td> <td>-</td> <td>-</td> <td>548,859</td> <td>10,977</td> <td>131</td> </tr> <tr> <td>Planning Obligations Costs</td> <td>2,948,917</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>8,648</td> <td>103</td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>1,698,241</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>14,405,404</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>82,631</td> <td>882</td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>1,124,103</td> <td></td> <td>391,815</td> <td>391,815</td> <td>-</td> <td>-</td> <td>340,472</td> <td>6,745</td> <td>91</td> </tr> <tr> <td>Total Development Costs</td> <td>70,257,144</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>206,033</td> <td>2,450</td> </tr> <tr> <td>Total Operating Profit</td> <td>26,353,684</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>77,284</td> <td>919</td> </tr> </tbody> </table> | | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | Build Cost | 40,664,472 | 23,316,535 | 6,046,875 | 6,046,862 | - | - | 5,254,200 | 119,251 | 1,418 | Additional Dwelling Standards | 258,819 | 132,319 | 44,275 | 44,275 | - | - | 37,950 | 759 | 9 | Professional Fees | 3,253,158 | 1,865,323 | 483,750 | 483,749 | - | - | 420,336 | 9,540 | 113 | Marketing Costs (market housing) | 2,160,811 | 2,160,811 | | | | | | 12,395 | 132 | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | Exceptional Development Costs | 3,743,221 | 1,913,692 | 640,335 | 640,334 | - | - | 548,859 | 10,977 | 131 | Planning Obligations Costs | 2,948,917 | | | | | | | 8,648 | 103 | Commercial Elements Costs | - | | | | | | | | | Community Infrastructure Levy | 1,698,241 | | | | | | | | | Developer's Return for Risk and Profit | | | | | | | | | | Developer's Return (Market housing) | 14,405,404 | | | | | | | 82,631 | 882 | Contractor's Return (Aff housing) | 1,124,103 | | 391,815 | 391,815 | - | - | 340,472 | 6,745 | 91 | Total Development Costs | 70,257,144 | | | | | | | 206,033 | 2,450 | Total Operating Profit | 26,353,684 | | | | | | | 77,284 | 919 |
| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 40,664,472 | 23,316,535 | 6,046,875 | 6,046,862 | - | - | 5,254,200 | 119,251 | 1,418 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 258,819 | 132,319 | 44,275 | 44,275 | - | - | 37,950 | 759 | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 3,253,158 | 1,865,323 | 483,750 | 483,749 | - | - | 420,336 | 9,540 | 113 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 2,160,811 | 2,160,811 | | | | | | 12,395 | 132 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 3,743,221 | 1,913,692 | 640,335 | 640,334 | - | - | 548,859 | 10,977 | 131 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 2,948,917 | | | | | | | 8,648 | 103 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 1,698,241 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 14,405,404 | | | | | | | 82,631 | 882 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 1,124,103 | | 391,815 | 391,815 | - | - | 340,472 | 6,745 | 91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 70,257,144 | | | | | | | 206,033 | 2,450 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 26,353,684 | | | | | | | 77,284 | 919 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>5 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>96,610,828</td> </tr> <tr> <td>Total Development Cost</td> <td>70,257,144</td> </tr> <tr> <td>Finance Cost</td> <td>518,439</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>70,775,584</td> </tr> <tr> <td>Gross Residual Value</td> <td>25,835,245</td> </tr> <tr> <td>Agents Fees</td> <td>306,918</td> </tr> <tr> <td>Legal Fees</td> <td>122,767</td> </tr> <tr> <td>Stamp Duty</td> <td>1,281,234</td> </tr> <tr> <td>Net Residual Value</td> <td>24,124,325</td> </tr> <tr> <td>per gross ha</td> <td>1,240,644</td> </tr> <tr> <td>per net ha</td> <td>2,067,740</td> </tr> <tr> <td>per dwelling</td> <td>70,746</td> </tr> <tr> <td>per market dwelling</td> <td>138,380</td> </tr> </tbody> </table> | | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 5 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 96,610,828 | Total Development Cost | 70,257,144 | Finance Cost | 518,439 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 70,775,584 | Gross Residual Value | 25,835,245 | Agents Fees | 306,918 | Legal Fees | 122,767 | Stamp Duty | 1,281,234 | Net Residual Value | 24,124,325 | per gross ha | 1,240,644 | per net ha | 2,067,740 | per dwelling | 70,746 | per market dwelling | 138,380 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 5 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 96,610,828 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 70,257,144 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 518,439 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 70,775,584 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 25,835,245 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 306,918 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 122,767 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 1,281,234 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 24,124,325 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 1,240,644 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 2,067,740 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 70,746 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 138,380 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Notes: (use Alt+Enter to start a new line)</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

South Coast Towns CS8 Sheltered 50%AH

| Summary Results | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|----------------------|-------------|-----------------|--------------------------------|--------------|------------------|----------------|-------------------|----------------------------------|-------|--------------------|---------|---------------------|---------|----------------------|-------|----------------------|--------------------|-----------------------------------|--------------------|------------------------|-------------------|--------------|-----------------------|---------------------------|-------------------|---|------------------|----------------------|-----------|-------------|--------|------------------|-----------|------------|--------|--------------------|-----------|--------------|-----------|-------------------------------|-----------|--------------|--------|-------------------------------|--------|---|-------|---------------|------------|-----------|-------|-----------|----|---|-----------|--------------------------|---------|---------|---|---------|---|---|---------|------------------------------|-------|-------------------|---|----------------------------------|---------|---------|-------|-----------------------------|---|---|---|--------|-----|---------------------|--|-------------------------------|---|---|---|---|---|---|---|----------------------|------------|-------------------------|--|-------------------------------|---------|--------|---|--------|---|---|--------|-------|----|--|--|----------------------------|---------|--|--|--|--|--|--|-------|----|--|--|---------------------------|---|--|--|--|--|--|--|--|--|--|--|-------------------------------|---------|--|--|--|--|--|--|--|--|----------------------|--|--|--|--|--|--|--|--|--|--|--|------------------------|--|-------------------------------------|-----------|--|--|--|--|--|--|--------|-----|------------------------|--|-----------------------------------|---------|--|---|---------|---|---|--------|-------|-----|----------------------|--|-------------------------|-----------|--|--|--|--|--|--|---------|-------|----------------------------|--|------------------------|-----------|--|--|--|--|--|--|--------|-----|--|--|
| Site Details | New Forest District Council | | | Site Address | CS8, 40 dwgs, 50%AH, sheltered | | | Site Reference | South market area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Description | AH split 70%AR/30%SO Electric car charging for all dwgs | | | Notes | | | | Application No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | Date Saved | 13/04/2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Site Details</th> <th colspan="2">Dwellings</th> <th>GIA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Gross Area</td> <td>0.56 ha</td> <td>Total</td> <td>40.00</td> <td>3,120.0</td> </tr> <tr> <td>Net Area</td> <td>0.50 ha</td> <td>Market Housing</td> <td>20.00</td> <td>1,560.0</td> </tr> <tr> <td>Net to Gross Ratio</td> <td>90.1%</td> <td>Affordable Housing</td> <td>20.00</td> <td>1,560.0</td> </tr> <tr> <td>Density</td> <td>80.00 dwgs per net ha</td> <td>% Affordable Housing</td> <td>50.00%</td> <td></td> </tr> </tbody> </table> | | | | Site Details | | Dwellings | | GIA (sq m) | Gross Area | 0.56 ha | Total | 40.00 | 3,120.0 | Net Area | 0.50 ha | Market Housing | 20.00 | 1,560.0 | Net to Gross Ratio | 90.1% | Affordable Housing | 20.00 | 1,560.0 | Density | 80.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Site Details | | Dwellings | | GIA (sq m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Area | 0.56 ha | Total | 40.00 | 3,120.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Area | 0.50 ha | Market Housing | 20.00 | 1,560.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net to Gross Ratio | 90.1% | Affordable Housing | 20.00 | 1,560.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Density | 80.00 dwgs per net ha | % Affordable Housing | 50.00% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Revenue</th> <th colspan="6">Affordable Housing</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> </tr> </thead> <tbody> <tr> <td>Total No of Dwellings</td> <td>40.00</td> <td>20.00</td> <td>-</td> <td>14.00</td> <td>-</td> <td>-</td> <td>6.00</td> </tr> <tr> <td>Total GIA (sq m)</td> <td>3,120.0</td> <td>1,560.0</td> <td>-</td> <td>1,092.0</td> <td>-</td> <td>-</td> <td>468.0</td> </tr> <tr> <td>Tenure Split (by % dwellings)</td> <td></td> <td>50.0%</td> <td>0.0%</td> <td>35.0%</td> <td>0.0%</td> <td>-</td> <td>15.0%</td> </tr> <tr> <td>Total Revenue</td> <td>10,257,396</td> <td>7,364,000</td> <td>-</td> <td>1,280,680</td> <td>-</td> <td>-</td> <td>1,612,716</td> </tr> <tr> <td>Average Revenue per unit</td> <td>256,435</td> <td>368,200</td> <td>-</td> <td>91,477</td> <td>-</td> <td>-</td> <td>268,786</td> </tr> <tr> <td>Average Revenue per sq m GIA</td> <td>3,288</td> <td>4,721</td> <td>-</td> <td>1,173</td> <td>-</td> <td>-</td> <td>3,446</td> </tr> <tr> <td>Total Capital Contributions</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Commercial Elements</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total Scheme Revenue</td> <td>10,257,396</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | Scheme Revenue | | Affordable Housing | | | | | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | Total No of Dwellings | 40.00 | 20.00 | - | 14.00 | - | - | 6.00 | Total GIA (sq m) | 3,120.0 | 1,560.0 | - | 1,092.0 | - | - | 468.0 | Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | - | 15.0% | Total Revenue | 10,257,396 | 7,364,000 | - | 1,280,680 | - | - | 1,612,716 | Average Revenue per unit | 256,435 | 368,200 | - | 91,477 | - | - | 268,786 | Average Revenue per sq m GIA | 3,288 | 4,721 | - | 1,173 | - | - | 3,446 | Total Capital Contributions | - | | | | | | | Total Commercial Elements | - | | | | | | | Total Scheme Revenue | 10,257,396 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scheme Revenue | | Affordable Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total No of Dwellings | 40.00 | 20.00 | - | 14.00 | - | - | 6.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total GIA (sq m) | 3,120.0 | 1,560.0 | - | 1,092.0 | - | - | 468.0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tenure Split (by % dwellings) | | 50.0% | 0.0% | 35.0% | 0.0% | - | 15.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Revenue | 10,257,396 | 7,364,000 | - | 1,280,680 | - | - | 1,612,716 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per unit | 256,435 | 368,200 | - | 91,477 | - | - | 268,786 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Average Revenue per sq m GIA | 3,288 | 4,721 | - | 1,173 | - | - | 3,446 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Capital Contributions | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Commercial Elements | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Scheme Revenue | 10,257,396 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Scheme Development Costs</th> <th colspan="6">Affordable Housing</th> <th colspan="2">Per dwelling</th> <th colspan="2">per sq m</th> </tr> <tr> <th></th> <th>Total</th> <th>Market</th> <th>Social Rent</th> <th>Affordable Rent</th> <th>Intermediate Rent</th> <th>Equity Share</th> <th>Shared Ownership</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Build Cost</td> <td>5,057,520</td> <td>2,528,760</td> <td>-</td> <td>1,770,132</td> <td>-</td> <td>-</td> <td>758,628</td> <td>126,438</td> <td>1,621</td> <td></td> <td></td> </tr> <tr> <td>Additional Dwelling Standards</td> <td>30,360</td> <td>15,180</td> <td>-</td> <td>10,626</td> <td>-</td> <td>-</td> <td>4,554</td> <td>759</td> <td>10</td> <td></td> <td></td> </tr> <tr> <td>Professional Fees</td> <td>505,752</td> <td>252,876</td> <td>-</td> <td>177,013</td> <td>-</td> <td>-</td> <td>75,863</td> <td>12,644</td> <td>162</td> <td>10.0% built costs</td> <td></td> </tr> <tr> <td>Marketing Costs (market housing)</td> <td>441,840</td> <td>441,840</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>22,092</td> <td>283</td> <td>6.0% market revenue</td> <td></td> </tr> <tr> <td>Marketing Costs (aff housing)</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>0.0% affordable revenue</td> <td></td> </tr> <tr> <td>Exceptional Development Costs</td> <td>107,084</td> <td>53,542</td> <td>-</td> <td>37,479</td> <td>-</td> <td>-</td> <td>16,063</td> <td>2,677</td> <td>34</td> <td></td> <td></td> </tr> <tr> <td>Planning Obligations Costs</td> <td>152,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>3,800</td> <td>49</td> <td></td> <td></td> </tr> <tr> <td>Commercial Elements Costs</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Community Infrastructure Levy</td> <td>149,760</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1.5% CIL as %Revenue</td> <td></td> </tr> <tr> <td>Developer's Return for Risk and Profit</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>£96.00 per market sq m</td> <td></td> </tr> <tr> <td>Developer's Return (Market housing)</td> <td>1,472,800</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>73,640</td> <td>944</td> <td>1.9% CIL as %Dev Costs</td> <td></td> </tr> <tr> <td>Contractor's Return (Aff housing)</td> <td>166,898</td> <td></td> <td>-</td> <td>116,829</td> <td>-</td> <td>-</td> <td>50,069</td> <td>8,345</td> <td>107</td> <td>20.0% market revenue</td> <td></td> </tr> <tr> <td>Total Development Costs</td> <td>8,084,014</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>202,100</td> <td>2,591</td> <td>6.0% aff build & prof fees</td> <td></td> </tr> <tr> <td>Total Operating Profit</td> <td>2,173,382</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>54,335</td> <td>697</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | | per sq m | | | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | Build Cost | 5,057,520 | 2,528,760 | - | 1,770,132 | - | - | 758,628 | 126,438 | 1,621 | | | Additional Dwelling Standards | 30,360 | 15,180 | - | 10,626 | - | - | 4,554 | 759 | 10 | | | Professional Fees | 505,752 | 252,876 | - | 177,013 | - | - | 75,863 | 12,644 | 162 | 10.0% built costs | | Marketing Costs (market housing) | 441,840 | 441,840 | - | - | - | - | - | 22,092 | 283 | 6.0% market revenue | | Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | Exceptional Development Costs | 107,084 | 53,542 | - | 37,479 | - | - | 16,063 | 2,677 | 34 | | | Planning Obligations Costs | 152,000 | | | | | | | 3,800 | 49 | | | Commercial Elements Costs | - | | | | | | | | | | | Community Infrastructure Levy | 149,760 | | | | | | | | | 1.5% CIL as %Revenue | | Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | | Developer's Return (Market housing) | 1,472,800 | | | | | | | 73,640 | 944 | 1.9% CIL as %Dev Costs | | Contractor's Return (Aff housing) | 166,898 | | - | 116,829 | - | - | 50,069 | 8,345 | 107 | 20.0% market revenue | | Total Development Costs | 8,084,014 | | | | | | | 202,100 | 2,591 | 6.0% aff build & prof fees | | Total Operating Profit | 2,173,382 | | | | | | | 54,335 | 697 | | |
| Scheme Development Costs | | Affordable Housing | | | | | | Per dwelling | | per sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Build Cost | 5,057,520 | 2,528,760 | - | 1,770,132 | - | - | 758,628 | 126,438 | 1,621 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Additional Dwelling Standards | 30,360 | 15,180 | - | 10,626 | - | - | 4,554 | 759 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Professional Fees | 505,752 | 252,876 | - | 177,013 | - | - | 75,863 | 12,644 | 162 | 10.0% built costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (market housing) | 441,840 | 441,840 | - | - | - | - | - | 22,092 | 283 | 6.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exceptional Development Costs | 107,084 | 53,542 | - | 37,479 | - | - | 16,063 | 2,677 | 34 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Obligations Costs | 152,000 | | | | | | | 3,800 | 49 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial Elements Costs | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Infrastructure Levy | 149,760 | | | | | | | | | 1.5% CIL as %Revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Developer's Return (Market housing) | 1,472,800 | | | | | | | 73,640 | 944 | 1.9% CIL as %Dev Costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Contractor's Return (Aff housing) | 166,898 | | - | 116,829 | - | - | 50,069 | 8,345 | 107 | 20.0% market revenue | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Costs | 8,084,014 | | | | | | | 202,100 | 2,591 | 6.0% aff build & prof fees | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Operating Profit | 2,173,382 | | | | | | | 54,335 | 697 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">Finance Costs and Residual Value</th> </tr> </thead> <tbody> <tr> <td>DCF Period</td> <td>3 years</td> </tr> <tr> <td>Debit Interest Rate</td> <td>6.0%</td> </tr> <tr> <td>Credit Interest Rate</td> <td>0.0%</td> </tr> <tr> <td>Annual Discount Rate</td> <td>0.0%</td> </tr> <tr> <td>Revenue and Capital Contributions</td> <td>10,257,396</td> </tr> <tr> <td>Total Development Cost</td> <td>8,084,014</td> </tr> <tr> <td>Finance Cost</td> <td>550,473</td> </tr> <tr> <td>Annual Discount Rate Cost</td> <td>-</td> </tr> <tr> <td>Total Dev Cost, Finance Cost & ADR Cost</td> <td>8,634,487</td> </tr> <tr> <td>Gross Residual Value</td> <td>1,622,908</td> </tr> <tr> <td>Agents Fees</td> <td>19,403</td> </tr> <tr> <td>Legal Fees</td> <td>7,761</td> </tr> <tr> <td>Stamp Duty</td> <td>70,645</td> </tr> <tr> <td>Net Residual Value</td> <td>1,525,098</td> </tr> <tr> <td>per gross ha</td> <td>2,747,925</td> </tr> <tr> <td>per net ha</td> <td>3,050,197</td> </tr> <tr> <td>per dwelling</td> <td>38,127</td> </tr> <tr> <td>per market dwelling</td> <td>76,255</td> </tr> </tbody> </table> | | | | | | | | | | Finance Costs and Residual Value | | DCF Period | 3 years | Debit Interest Rate | 6.0% | Credit Interest Rate | 0.0% | Annual Discount Rate | 0.0% | Revenue and Capital Contributions | 10,257,396 | Total Development Cost | 8,084,014 | Finance Cost | 550,473 | Annual Discount Rate Cost | - | Total Dev Cost, Finance Cost & ADR Cost | 8,634,487 | Gross Residual Value | 1,622,908 | Agents Fees | 19,403 | Legal Fees | 7,761 | Stamp Duty | 70,645 | Net Residual Value | 1,525,098 | per gross ha | 2,747,925 | per net ha | 3,050,197 | per dwelling | 38,127 | per market dwelling | 76,255 | <p>Notes: (use Alt+Enter to start a new line)</p> <div></div> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Costs and Residual Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DCF Period | 3 years | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Debit Interest Rate | 6.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Credit Interest Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate | 0.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Revenue and Capital Contributions | 10,257,396 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Development Cost | 8,084,014 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finance Cost | 550,473 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Annual Discount Rate Cost | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Dev Cost, Finance Cost & ADR Cost | 8,634,487 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Gross Residual Value | 1,622,908 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Agents Fees | 19,403 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Fees | 7,761 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stamp Duty | 70,645 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Net Residual Value | 1,525,098 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per gross ha | 2,747,925 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per net ha | 3,050,197 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per dwelling | 38,127 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| per market dwelling | 76,255 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

South Coast Towns CS4 30dph 50%AH Sensitivity Test 1

| Summary Results | | | | | | | | | | |
|--------------------|---|--|--|--------------|---|--|--|----------------|-------------------|--|
| Site Details | New Forest District Council | | | Site Address | CS 4, 105 units (inc 3 starter homes and 2 self build plots), 50%AH, 30dph. | | | Site Reference | South market area | |
| Scheme Description | Sens test 1 - +5% build costs, -5% Market value | | | Notes | | | | Application No | | |
| | | | | | | | | Date Saved | 12/04/2018 | |

| Site Details | | Dwellings | | GIA (sq m) | |
|--------------------|-----------------------|----------------------|--------|------------|---------|
| Gross Area | 5.83 ha | Total | 103.00 | | 8,647.0 |
| Net Area | 3.50 ha | Market Housing | 53.00 | | 4,947.5 |
| Net to Gross Ratio | 60.0% | Affordable Housing | 50.00 | | 3,699.5 |
| Density | 29.43 dwgs per net ha | % Affordable Housing | 48.54% | | |

| Scheme Revenue | | | | | | | |
|-------------------------------|------------|------------|-------------|-----------------|-------------------|--------------|------------------|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership |
| Total No of Dwellings | 103.00 | 53.00 | 17.50 | 17.50 | - | - | 15.00 |
| Total GIA (sq m) | 8,647.0 | 4,947.5 | 1,282.8 | 1,282.8 | - | - | 1,134.0 |
| Tenure Split (by % dwellings) | | 51.5% | 17.0% | 17.0% | 0.0% | 0.0% | 14.6% |
| Total Revenue | 27,678,379 | 20,651,500 | 1,536,413 | 2,028,076 | - | - | 3,462,390 |
| Average Revenue per unit | 268,722 | 389,651 | 87,795 | 115,890 | - | - | 230,826 |
| Average Revenue per sq m GIA | 3,201 | 4,174 | 1,198 | 1,581 | - | - | 3,053 |
| Total Capital Contributions | 110,000 | | | | | | |
| Total Commercial Elements | - | | | | | | |
| Total Scheme Revenue | 27,788,379 | | | | | | |

| Scheme Development Costs | | | | | | | | Per dwelling | | per sq m | |
|--|------------|-----------|-------------|-----------------|-------------------|--------------|------------------|--------------|-------|----------------------------|--|
| | Total | Market | Social Rent | Affordable Rent | Intermediate Rent | Equity Share | Shared Ownership | | | | |
| Build Cost | 12,879,414 | 7,413,175 | 1,905,299 | 1,905,299 | - | - | 1,655,640 | 125,043 | 1,489 | | |
| Additional Dwelling Standards | 78,177 | 40,227 | 13,283 | 13,283 | - | - | 11,385 | 759 | 9 | | |
| Professional Fees | 1,030,353 | 593,054 | 152,424 | 152,424 | - | - | 132,451 | 10,003 | 119 | 8.0% build costs | |
| Marketing Costs (market housing) | 619,545 | 619,545 | - | - | - | - | - | 11,690 | 125 | 3.0% market revenue | |
| Marketing Costs (aff housing) | - | - | - | - | - | - | - | - | - | 0.0% affordable revenue | |
| Exceptional Development Costs | 974,675 | 501,532 | 165,600 | 165,600 | - | - | 141,943 | 9,463 | 113 | | |
| Planning Obligations Costs | 889,575 | | | | | | | 8,637 | 103 | | |
| Commercial Elements Costs | - | | | | | | | | | | |
| Community Infrastructure Levy | 513,840 | | | | | | | | | 1.9% CIL as %Revenue | |
| Developer's Return for Risk and Profit | | | | | | | | | | £96.00 per market sq m | |
| Developer's Return (Market housing) | 4,130,300 | | | | | | | 77,930 | 835 | 2.4% CIL as %Dev Costs | |
| Contractor's Return (Aff housing) | 354,212 | | 123,463 | 123,463 | - | - | 107,285 | 7,084 | 96 | 20.0% market revenue | |
| Total Development Costs | 21,470,091 | | | | | | | 208,447 | 2,483 | 6.0% aff build & prof fees | |
| Total Operating Profit | 6,318,288 | | | | | | | 61,343 | 731 | | |

| Finance Costs and Residual Value | |
|---|------------|
| DCF Period | 3 years |
| Debit Interest Rate | 6.0% |
| Credit Interest Rate | 0.0% |
| Annual Discount Rate | 0.0% |
| Revenue and Capital Contributions | 27,788,379 |
| Total Development Cost | 21,470,091 |
| Finance Cost | 470,446 |
| Annual Discount Rate Cost | - |
| Total Dev Cost, Finance Cost & ADR Cost | 21,940,537 |
| Gross Residual Value | 5,847,842 |
| Agents Fees | 69,574 |
| Legal Fees | 27,830 |
| Stamp Duty | 281,892 |
| Net Residual Value | 5,468,546 |
| per gross ha | 937,519 |
| per net ha | 1,562,442 |
| per dwelling | 53,093 |
| per market dwelling | 103,180 |

Notes: (use Alt+Enter to start a new line)

1.25% residual value (post SDLT)

0.50% residual value (post SDLT)

Based on HMRC SDLT rates

ANNEX IV: LOCAL PLAN REVIEW POLICIES

| Policy Number | Title | Policy requirements | Viability Implications |
|---------------|--|--|---|
| 1 | Achieving sustainable development | <p>New development is expected to make a positive social, economic and environmental impact by:</p> <ul style="list-style-type: none"> • Meeting needs within existing settlement areas and built up areas in an appropriate and proportionate manner, where there is sufficient supporting infrastructure. • Ensuring housing needs of local communities are addressed by allocating new development in sustainable locations and ensuring that new development provides a mix of types of home by size, tenure and cost to help to address the full spectrum of local housing needs at all stages of life. • Taking a context and landscape-led approach to the siting and design of development. • Achieving a net gain and avoiding where possible or mitigating where necessary the direct and indirect impacts of development. • Ensuring development contributes to a diverse and thriving local economy. • Ensuring that new development is adaptable to the future needs of occupiers and future-proofed for climate change and innovations in transport and communications technology. | <p>The schemes tested within the study are considered representative of the locations that development is likely to sought as set out in the policy, such as existing settlement and built up areas.</p> <p>The assumptions within the study is representative of the housing that is required within the New Forest, and schemes reflect local demand for type, size and tenures.</p> <p>The requirements that development has regard to future needs, in terms of ensuring homes are adaptable for older persons and in sustainability terms, is also considered.</p> |
| 2 | Protection of the countryside, Cranborne Chase Area of Outstanding | Development should not have an unacceptable impact on the Cranborne Chase Area of Outstanding Natural Beauty and of the New Forest National Park and very significant weight will be given to ensuring that the character, quality and scenic beauty of the landscape and coastline of the Plan Area is protected and | No impacts on residential viability |

| | | | |
|---|--|---|---|
| | Natural Beauty and the setting of the New Forest National Park | enhanced. | |
| 3 | The strategy for locating new development | <p>The council's strategy is to sustain the vitality and viability of the towns and villages of the Plan Area as the focal points of commercial activity and community life, and as safe, attractive and accessible locations to use and visit.</p> <p>Investment and development in town centres and villages that is in accordance with the settlement hierarchy approach will be supported.</p> <p>Beyond locations where site specific policies apply and the built-up area boundary of settlements, the primary objectives are to conserve and enhance the countryside and natural environment. Development will generally be restricted unless the development proposed is appropriate in a rural setting in accordance with Policy 28 Rural Economy.</p> | The study considers the locations of development set out in the hierarchy, and tested schemes are believed to be representative of the type, scale and density that could be expected within each location. |
| 4 | The settlement hierarchy | <p>The settlement hierarchy identifies three tiers and sets out the nature and scale of development that would be appropriate for each type of settlement. Development which is not in accordance with the settlement hierarchy approach will normally be resisted.</p> <ul style="list-style-type: none"> • Towns • Main villages • Small villages | The study considers the locations of development set out in the hierarchy, and tested schemes are believed to be representative of the type, scale and density that could be expected within each location. |
| 5 | Meeting housing needs | The policy sets a target of 10,455 additional homes in the plan area between 2016 – 2036, highlighting a number of strategic site allocations and locations which could make up this number. | In arriving at suitable typologies to test, consideration has been given to the growth areas and strategic site allocations highlighted in this policy. |

| | | | |
|---|---|---|--|
| | | | This has been achieved by ensuring that the site typologies are representative of the delivery in terms of both smaller and strategic sites. |
| 6 | Sustainable economic growth | <p>The policy sets out guidelines for maintaining and enabling a vibrant and prosperous local economy offering a diverse range of local employment opportunities. This is to be achieved by:</p> <ul style="list-style-type: none"> • Safeguarding opportunities by retaining employment sites and site allocations that are suitable and viable for continued employment use; • Provision of around 18 hectares of employment land within site allocations at Totton, Fawley and Ringwood; • Encouraging higher value, knowledge-based businesses; • Supporting the Solent marine industries sector; • Working to ensure that transport infrastructure and capacity is resilient to planned and other potentially significant growth; • Supporting a sustainable rural economy; • Promoting skills, business incubation and mentoring and flexible workspace. | No impacts on residential viability |
| 7 | Strategic transport priorities | <p>The policy commits support to major projects designed to improve transport services, including the following Strategic Transport Priorities:</p> <ul style="list-style-type: none"> • A31 Ringwood area; • A35 east of A326; • A326 capacity and junction improvements. | No impacts on residential viability |
| 8 | Community services, infrastructure and facilities | <p>The council commits to working with service and infrastructure providers to and will support proposals for:</p> <ul style="list-style-type: none"> • Utilities, communications and transport infrastructure developments • Provision of education, health, social and other community services • Development to enable innovative delivery of public services including through the use of mobile services and information technology | No impacts on residential viability |

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| | | There will be a presumption against any development that involves the loss of education, health, social and other community services, unless the service is redundant. | |
| 9 | Nature conservation, biodiversity and geodiversity (Saved Policy DM2) | <p>The policy sets out locations where development will not normally be permitted including Special Areas of Conservation, Site of Special Scientific Interest (SSSI), or other designations.</p> <p>Developments will be expected to encourage biodiversity, retain or enhance features of conservational value and where development is permitted the local planning authority will use conditions and/or planning obligations to minimise damage / provide mitigation measures.</p> | Schemes tested include assumptions regarding mitigation, based on the past delivery or expected requirements for such measures outlined in policy. |
| 10 | Mitigating the impact of development on International nature conservation sites | <p>Development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other developments, there will not be adverse effects on the integrity of:</p> <ul style="list-style-type: none"> the New Forest European nature conservation sites (the New Forest SAC; New Forest SPA; the New Forest Ramsar site); or the Solent Coast European nature conservation sites (the Solent Maritime SAC; Solent and Isle of Wight Lagoons SAC; Solent and Southampton Water SPA; Solent and Southampton Water Ramsar site); or The River Avon SAC <p>For residential development adverse effects can be adequately mitigated by implementing the pre-approved measures relevant to the site location, set out in the New Forest Recreation Mitigation Strategy, the Solent Recreation Mitigation Strategy or (TBC) the River Avon Nutrient Management Plan Supplementary Planning Documents, comprising:</p> <ul style="list-style-type: none"> For all developments providing between one and 49 net additional self-contained dwellings, a financial contribution towards implementation of the GreenWay project; For developments of 50 or more homes, the provision of 8 hectares of | <p>Schemes tested have the appropriate mitigation costs set out as requirements in the policy. This includes an assumption for the mitigation of phosphorous at £300 per unit which has been applied to development in the Avon Valley and Downlands area.</p> <p>Costs that might be required in order to adequately mitigate have been informed by the strategy or supplementary planning document cited in the policy, and in consultation with the Council. These are accounted for within development and s106 costs and within the gross to net assumptions of development sites.</p> |

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| | | <p>natural greenspace per 1,000 population for recreational mitigation located on the development site or directly adjoining and well connected to it, and a financial contribution towards visitor management and monitoring of the New Forest SPA and SAC.</p> <ul style="list-style-type: none"> For all residential developments within 5.6km of the Solent and Southampton Water SPA, a financial contribution towards a Solent-wide programme of visitor management, monitoring and development mitigation projects. | |
| 11 | Heritage and conservation (Saved Policy DM1) | Developments should conserve or enhance the historic environment and heritage assets. The policy sets out factors that will be taken into account when assessing the impact of new development. | No impacts on residential viability |
| 12 | The South West Hampshire Green Belt | The designation is shown on the policies map and the policy outlines that substantial negative weight will be given to proposals causing harm to the Green Belt. | No impacts on residential viability |
| 13 | Design quality and local distinctiveness | <p>Development should achieve high quality and inclusive design. The policy seeks development that is Functional, Appropriate and Attractive.</p> <p>New development will be required to:</p> <ul style="list-style-type: none"> Be sympathetic to the environment and its context; Avoid unacceptable effects such as visual intrusion, noise or light pollution; Create buildings, streets and spaces which are accessible to those with disabilities and of reduced mobility; Integrate sufficient car and cycle parking spaces; Incorporate design measures that improve resource efficiency and climate change resilience wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS); Provide appropriately designed green spaces including sufficient planting, and where applicable: provision for play, sports and natural | <p>Schemes have been tested with a consideration of localised costing for new residential development.</p> <p>An assumption of 15% on top of the BCIS cost for plot externals has been included. This is to account for costs additional to the simple ‘bricks and mortar’ of residential units, including SuDS and the greening of plots. Sites tested allow appropriate net to gross to ensure provision for play, sports and green space provision is captured. In addition, an allowance for garages is included.</p> |

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| | | <p>green spaces for recreational mitigation; and</p> <ul style="list-style-type: none"> Enhance the sense of place. | |
| 14 | Landscape character and quality | Policy sets out a requirement to retain/enhance landscape features and characteristics through design, mitigation and enhancement measures to integrate new development into the landscape. | No impacts on residential viability |
| 15 | Open space, sport and recreation (Saved Policy CS7) | The policy aims to provide 3.5 hectares of public open space per 1,000 population. It also indicates a presumption against development leading to a loss of sport or recreation space, unless alternative facilities of equal or better quality can be demonstrated. New development is expected to make provision for public open space either onsite or through a financial contribution, with sites of 0.5ha required to provide space on site and to include recreation space. | Sites tested allow appropriate net to gross to ensure provision for play, sports and green space provision is captured. Additionally, strategic sites are appraised with a higher allowance for s106 (compared to smaller sites) which recognises additional costs of items such as providing on site recreation space. |
| 16 | Housing type, size and choice | <p>The strategy is to ensure that residential development addresses the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size and cost in general accordance set out below, with each development contributing appropriately to achieve this.</p> <ul style="list-style-type: none"> Affordable Rent: 60-70% 1-2 bed, 25-30% 3 bed & 5-10% 4+ bed Affordable Home ownership: 55-65% 1-2 bed, 30-35% 3 bed & 5-10% 4+ bed Market Homes: 30-40% 1-2 bed, 40-45% 3 bed & 20-25% 4+ bed <p>Strategic site allocations and other developments of 100 or more homes must include:</p> <ul style="list-style-type: none"> A mix of homes by size, including a mix of affordable homes, to ensure that the overall provision of new homes on the site is in general accordance with the above mix; A diversity of housing types, to include provision of at least three of the | <p>This has a significant impact on viability. All schemes have been tested in accordance with the required mix set out in the policy, in order to reflect the type of development that will be typically sought.</p> <p>For strategic sites and other developments of 100 or more, the mix of units includes a consideration for testing a greater diversity of housing types (for example for first-time buyers, downsizers, self-builders & private rented).</p> |

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| | | <p>following types of home:</p> <ul style="list-style-type: none"> ○ Entry level homes suitable for first-time buyers ○ Undeveloped, serviced plots made available for purchase by self-builders ○ Homes specifically developed for private rent ○ Homes designed for downsizing older households including sheltered housing. | |
| 17 | Affordable housing | <p>The policy requires new developments of 11 or more dwellings (or of more than 1,000 sqm of gross internal area of floorspace) to provide the following affordable housing:</p> <ul style="list-style-type: none"> • 35% in Totton and Waterside area • 50% in the rest of the plan area <p>The tenure mix requirement is to provide 70% of affordable homes for rent, split equally between social and affordable rent, and 30% intermediate or affordable ownership tenures including shared ownership</p> | <p>Residential schemes have been tested against the affordable housing requirement set out in this policy. This includes testing the tenure mix that is compliant with this policy. Some flexibility for tenure mix is allowed for on smaller sites.</p> <p>It is understood that affordable housing will generate less value to a scheme than their open market counterparts. Assumptions for affordable units have been cross checked with the local development industry and have been used to account for this difference in value.</p> |
| 18 | Residential accommodation for older people | <p>The strategy is to enable older people to continue to live independently by:</p> <ul style="list-style-type: none"> • Taking a positive and flexible approach to the adaption of homes where it would enable the occupier to continue to live independently, or for the occupier to accommodate a friend or family member requiring care; • Ensuring that new homes are built to standards that are capable of adaption to meet the future needs of older people and others with care | <p>To account for this policy, 10% of units have been tested as bungalows. We have also tested the viability of a sheltered housing scheme and an extra care scheme.</p> |

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| | | <p>needs; and</p> <ul style="list-style-type: none"> Ensuring that new housing provision includes housing types designed to provide suitable housing for older people. | It is recognised that there may be additional costs in achieving a design that can cater for this standard. A figure of up to £2,000 per unit has been included to account for M4(2). |
| 19 | Gypsies, travellers and travelling showpeople | The policy sets out the authority's requirements to accommodate gypsy, travellers and travelling show persons. The policy also provides details as to locations these may be encouraged. | No impacts on residential viability |
| 20 | Rural Housing Exception Sites and Community Led Housing Schemes | New residential development will only be permitted on suitable sites outside the defined settlement boundaries where it is to meet an identified need of local people for affordable housing which cannot be provided in any other way. Suitable sites will be located within or adjoining a settlement which either provides a range of local services and facilities, or is (or can be made) safely accessible to a larger settlement nearby which provide a wider range of services and facilities | No impacts on residential viability |
| 21 | Employment land and development | Proposals for the development, redevelopment or intensification of employment uses will be supported on existing employment sites, and on other suitable sites within defined town centre boundaries, provided that it can satisfy certain criteria. This includes: Providing a safe and suitable access; not unacceptably impact on the environment, landscape or on the amenity of nearby residents; does not significant detrimental impact on the operation of other businesses in the locality; and that the use is proportionate in scale for the location with regard to the Settlement Hierarchy. | No impacts on residential viability |
| 22 | Retention of employment sites and consideration of alternative uses | The policy states that employment sites that remain suitable for employment use will be retained for continued employment use wherever possible. Alternative uses may be supported provided that the employment site is no longer a suitable or viable use. | No impacts on residential viability |
| 23 | Marchwood Port | Land at Marchwood Port is safeguarded for port & port-related uses. The policy also sets out a number of other commitments and guidelines in direct relation | No impacts on residential viability |

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| | | to that specific site (for instance, supporting the transport network, ensuring impacts on local communities and environment are mitigated/avoided). | |
| 24 | Port development at Dibden Bay | The policy sets out the Council's commitment to work with the promoters of Dibden Bay promoters if a Development Consent Order is sought. The policy also sets out a number of other commitments and guidelines in direct relation to that specific site (for instance, supporting the transport network, ensuring impacts on local communities and environment are mitigated/avoided). | No impacts on residential viability |
| 25 | Retail development and other main town centre uses | <p>The policy seeks to support the renewal of and investment in town centres and large villages by applying a 'town centres first' approach in determining development proposals. The policy provides detail to indicate that proposals will be considered against whether it is consistent in scale and function with the settlement hierarchy, and if it's within a defined boundary.</p> <p>Other than as set out in Policy 28: Rural Economy or the Site Allocation Policies, development proposals for Main Town Centre Uses will only be supported in more peripheral locations within or outside defined built-up area boundaries if:</p> <ul style="list-style-type: none"> • There is a local need and no suitable town centre/edge of centre sites • The location is, or will be made, accessible by a choice of transport • And, for retail and leisure developments exceeding 1,000 square metres gross internal area, there's no adverse impact on vitality/viability of town centre and large villages. | No impacts on residential viability |
| 26 | Primary, secondary and local shopping frontages | The policy indicates which proposals may be considered for a change of use within both the primary and secondary shopping frontages. | No impacts on residential viability |
| 27 | Tourism (Saved Policy CS19) | Sets out a strategy to support tourism which includes: retaining/enhancing tourist accommodation and facilities; supporting new tourism in towns and villages; supporting measures that would relieve pressure on sensitive areas of the New Forest National Park and enhance and protect habitats and landscapes; enhancing the appeal of coastal settlements; supporting local producer; and supporting car-free initiatives | No impacts on residential viability |
| 28 | Rural economy | The strategy for the rural economy is to: | No impacts on residential viability |

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| | (Saved Policy CS21) | <ul style="list-style-type: none"> • Encourage agricultural, horticultural and forestry enterprises and farm diversification projects; • Keep existing employment sites, and encourage improvements and redevelopments; • Allow small-scale built development for employment purposes in rural settlements; • Support local business development through the conversion of existing buildings; • Support the local delivery of services and the retention of local shops and pubs; • Protect essential back-up grazing land to support commoning; and • Allow developments essential to support a rural workforce. | |
| 29 | Safe and healthy communities | <p>The policy indicates that development should not result in pollution or hazards which prejudice nature, air quality and the water environment. Where necessary, appropriate prevention or mitigation measures will be required.</p> <p>The policy also restricts development in certain areas including military explosives storage areas; climate change management areas; areas of flood risk (subject to sequential and exception tests); contaminated or polluted land (unless it can be adequately remediated).</p> | No impacts on residential viability |
| 30 | Coastal change management areas (Saved Policy DM6) | The policy limits development in Coastal Change Management Areas subject to a number of certain conditions and exceptions. | No impacts on residential viability |
| 31 | Safe and sustainable travel | <p>The policy requires that new developments should:</p> <ul style="list-style-type: none"> • Prioritise safe and convenient pedestrian access; • Provide / contribute to dedicated cycle routes and lanes; • Provide sufficient car and cycle parking; and • Provide / contribute appropriately to the provision of any highway or public transport measures necessary to enable the development. | Residential developments have been appraised with a consideration of costs that would relate to the provision of strategic infrastructure. This has been included within the assumptions for opening up costs and in our assumptions for s106. |

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| 32 | Development generating significant freight movement (Saved DM26) | The policy sets out the preference for development that generates significant freight movements within the plan area to be located close to the main road network and that appropriate measures to mitigate adverse impact of additional freight movement will be sought. | No impacts on residential viability |
| 33 | Renewable and low carbon energy generation (Saved Policy DM4) | The benefits associated with development proposals relating to renewable energy schemes will be given significant weight, provided that they avoid unacceptable impacts on: Land uses; including all nature conservation designations and heritage assets; the immediate and wider landscape; Residential amenity both during and after construction; and the road network. | No impacts on residential viability |
| 34 | Developer contributions | All developments must provide, or contribute proportionately to the provision of, any on-site and off-site infrastructure, facilities, public open space and recreational mitigation that is necessary and reasonably required to support the development and mitigate its impacts to achieve a sustainable development. | Residential developments have been appraised including 'typical' cost relating to developer contributions. It is acknowledged within the appraisals that strategic sites may have a larger s106 requirement than smaller sites. |
| 35 | Development standards | <p>The policy requires that new development will meet or exceed the following standards:</p> <ul style="list-style-type: none"> • Accessible and Adaptable Dwellings standards of Part M4(2) of the Building Regulations, except for: <ul style="list-style-type: none"> ○ Sheltered homes which should be built to the Wheelchair Adaptable Dwelling standard of Part M4(3)2a of the Building Regulations*; and ○ Extra care homes which should be built to the Wheelchair Dwelling standard of Part M4(3)2b of the Building Regulations*. • The higher water use efficiency standard of a maximum use of 110 litres per person per day in accordance with Part 36(2)(b) of the Building Regulations. | <p>Residential schemes are tested with a consideration of the additional costs that these policies may cause.</p> <p>It is recognised that there may be additional costs in achieving a design that can cater for the Access and Accessibility Standard. A figure of up to £2,000 per unit has been included to account for M4(2). Sheltered & extra care</p> |

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| | | <ul style="list-style-type: none"> • New commercial developments of 250 - 999 sqm GIA are required to achieve BREEAM excellent standard in the water consumption criterion. Commercial development of 1,000 sqm or more GIA is also required to achieve BREEAM excellent standard overall. • Provision of a high speed fibre broadband connection to the property threshold • Provision to enable the convenient installation of charging points for electric vehicles in residential properties and in residential, employee and visitor parking areas | <p>homes have also been tested with an allowance for Part M4(3)2a within the build costs.</p> <p>Similarly, to enable the provision of electric car charging, residential schemes have been appraised with an additional cost of £750 per unit.</p> |
| 37 | Monitoring | | No viability implications |
| | | | |
| Policy SS1 to Policy SS18 | Strategic Site Allocations | <p>The policy sets out a list of strategic site allocations. These include:</p> <p>North of Totton, West of Marchwood, North of Marchwood (Cork's Farm), The former Fawley Power Station (mixed-use), South-west of Lymington, South of Lymington, North-east of Milford-on-Sea, Central Hordle, North Hordle, North-east New Milton, South-west New Milton, West of Bransgore, South of Ringwood, East of Ringwood, North of Ringwood, East of Ashford, North-west of Fordingbridge, North of Fordingbridge (Burgate).</p> | <p>In arriving at suitable typologies to test, consideration has been given to the growth areas and strategic site allocations highlighted in this policy.</p> <p>The site typologies are considered to be representative of the strategic site allocations within the New Forest, and schemes reflect local demand for type, size and tenures.</p> <p>One exception to this is the former Fawley Power Station where it is understood that the site has been appraised separately and therefore not required to be tested within this study.</p> |

ANNEX V: TESTING RESULTS

Key to colours in tables:

Scheme tested at 30 dph

Scheme tested at 35 dph

Scheme tested at 25 dph

Sheltered/extra care
Scheme

Rural Exception Site

Main Case Study Testing

| Case Study Ref | No of Dwgs | Self build plots | Entry level market homes | Net Area (ha) | Gross area (ha) | Net to Gross % | Density | Market Dwelling Mix | Res \$106/dwelling | Strategic Infra/ opening up costs/ dwelling | DCF Applied | Market Value Area | Benchmark per ha | Site Benchmark | Scheme Residual Value 25%AH | Scheme Residual Value 30%AH | Scheme Residual Value 35%AH | Scheme Residual Value 40%AH | Scheme Residual Value 45%AH | Scheme Residual Value 50%AH | | | Per gross ha Residual Value 25%AH | Per gross ha Residual Value 30%AH | Per gross ha Residual Value 35%AH | Per gross ha Residual Value 40%AH | Per gross ha Residual Value 45%AH | Per gross ha Residual Value 50%AH |
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| CS1 | 12 | - | - | 0.400 | 0.400 | 100% | 30dph | 30dph mix | 2,500 | - | No | South | 2,250,000 | 900,000 | | | | 1,106,495 | 1,031,780 | 957,074 | | | | | | 2,766,238 | 2,579,450 | 2,392,685 |
| CS1 | 12 | - | - | 0.400 | 0.400 | 100% | 30dph | 30dph mix | 2,500 | - | No | West | 2,000,000 | 800,000 | | 1,092,300 | 1,026,399 | 960,440 | 894,473 | 828,648 | | | 2,730,750 | 2,565,998 | 2,401,100 | 2,236,183 | 2,071,620 | |
| CS1 | 12 | - | - | 0.400 | 0.400 | 100% | 30dph | 30dph mix | 2,500 | - | No | East | 1,200,000 | 480,000 | 592,630 | 553,365 | 514,290 | | | | | 1,481,575 | 1,383,413 | 1,285,725 | | | | |
| CS2 | 25 | - | - | 0.833 | 0.926 | 90% | 30dph | 30dph mix | 2,500 | - | No | South | 2,250,000 | 2,083,500 | | | | 2,294,080 | 2,138,454 | 1,982,828 | | | | | | 2,477,408 | 2,309,346 | 2,141,283 |
| CS2 | 25 | - | - | 0.710 | 0.785 | 90% | 35 dph | 30dph mix | 2,500 | - | No | South | 2,250,000 | 1,766,250 | | | | 2,294,080 | 2,138,454 | 1,982,828 | | | | | | 2,922,395 | 2,724,145 | 2,525,896 |
| CS2 | 25 | - | - | 1.000 | 1.111 | 90% | 25dph | 25dph mix | 2,500 | - | No | South | 2,250,000 | 2,499,750 | | | 2,560,071 | 2,395,955 | 2,231,768 | 2,067,718 | | | | | 2,304,294 | 2,156,575 | 2,008,792 | 1,861,132 |
| CS2 | 25 | - | - | 0.833 | 0.926 | 90% | 30dph | 30dph mix | 2,500 | - | No | West | 2,000,000 | 1,852,000 | | 2,264,407 | 2,127,004 | 1,989,726 | | 1,715,102 | | | 2,445,364 | 2,296,981 | 2,148,732 | | 1,852,162 | |
| CS2 | 25 | - | - | 0.710 | 0.785 | 90% | 35dph | 30dph mix | 2,500 | - | No | West | 2,000,000 | 1,570,000 | | 2,264,407 | 2,127,004 | 1,989,726 | | 1,715,102 | | | 2,884,595 | 2,709,559 | 2,534,683 | | 2,184,843 | |
| CS2 | 25 | - | - | 1.000 | 1.111 | 90% | 25dph | 25dph mix | 2,500 | - | No | West | 2,000,000 | 2,222,000 | 2,593,750 | 2,443,627 | 2,239,433 | | | 1,843,127 | 2,334,608 | 2,199,484 | 2,015,691 | | | | 1,658,980 | |
| CS2 | 25 | - | - | 0.833 | 0.926 | 90% | 30dph | 30dph mix | 2,500 | - | No | East | 1,200,000 | 1,111,200 | 1,223,394 | 1,141,826 | 1,060,266 | | | | | 1,321,160 | 1,233,073 | 1,144,996 | | | | |
| CS2 | 25 | - | - | 0.710 | 0.785 | 90% | 35dph | 30dph mix | 2,500 | - | No | East | 1,200,000 | 942,000 | 1,223,394 | 1,141,826 | 1,060,266 | | | | | 1,558,464 | 1,454,555 | 1,350,657 | | | | |
| CS2 | 25 | - | - | 1.000 | 1.111 | 90% | 25dph | 25dph mix | 2,500 | - | No | East | 1,200,000 | 1,333,200 | 1,300,802 | | 1,127,401 | | | | | 1,170,839 | | 1,014,762 | | | | |
| CS3 | 60 | - | - | 2.000 | 3.333 | 60% | 30dph | 30dph mix | 2,500 | 5,000 | Yes | South | 750,000 | 2,499,750 | | | | | | 4,802,678 | | | | | | | 1,440,947 | |
| CS3 | 60 | - | - | 2.000 | 3.333 | 60% | 30dph | 30dph mix | 2,500 | 5,000 | Yes | West | 700,000 | 2,333,100 | | | | | | 4,150,339 | | | | | | | 1,245,226 | |
| CS3 | 60 | - | - | 2.000 | 3.333 | 60% | 30dph | 30dph mix | 2,500 | 5,000 | Yes | East | 600,000 | 1,999,800 | 2,968,621 | 2,767,531 | 2,572,188 | 2,364,502 | 2,162,564 | 1,962,131 | 890,675 | 830,342 | 771,734 | 709,422 | 648,834 | 588,698 | | |
| CS4 | 105 | 2 | 3.00 | 3.500 | 5.833 | 60% | 30dph | 30dph mix | 7,000 | 6,000 | Yes | South | 750,000 | 4,374,750 | | | | | | 7,124,437 | | | | | | | 1,221,402 | |
| CS4 | 105 | 2 | 3.00 | 3.500 | 5.833 | 60% | 30dph | 30dph mix | 7,000 | 6,000 | Yes | West | 700,000 | 4,083,100 | | | | | | 6,020,082 | | | | | | | 1,032,073 | |
| CS4 | 105 | 2 | 3.00 | 3.500 | 5.833 | 60% | 30dph | 30dph mix | 7,000 | 6,000 | Yes | East | 600,000 | 3,499,800 | | 3,865,062 | 3,482,979 | | | | | | 662,620 | 597,116 | | | | |
| CS5 | 220 | 5 | 6.00 | 7.333 | 12.222 | 60% | 30dph | 30dph mix | 7,000 | 6,000 | Yes | South | 750,000 | 9,166,500 | | | | | | 15,318,157 | | | | | | | 1,253,327 | |
| CS5 | 220 | 5 | 3.00 | 8.800 | 14.666 | 60% | 25dph | | | | | South | 750,000 | 10,999,500 | | | | | | 16,052,453 | | | | | | | 1,094,535 | |
| CS5 | 220 | 5 | 6.00 | 7.333 | 12.220 | 60% | 30dph | 30dph mix | 7,000 | 6,000 | Yes | West | 700,000 | 8,554,000 | | | | | | 13,049,595 | | | | | | | 1,067,888 | |
| CS5 | 220 | 5 | 3.00 | 8.800 | 14.666 | 60% | 25dph | | | | | West | 700,000 | 10,266,200 | | | | | | 14,148,638 | | | | | | | 964,724 | |
| CS5 | 220 | 5 | 6.00 | 7.333 | 12.220 | 60% | 30dph | 30dph mix | 7,000 | 6,000 | Yes | East | 600,000 | 7,332,000 | | | 7,760,994 | | | | | | | 635,106 | | | | |
| CS5 | 220 | 5 | 3.00 | 8.800 | 14.666 | 60% | 25dph | | | | | East | 600,000 | 8,799,600 | | 9,217,459 | 8,360,170 | | | | | | 628,492 | 570,038 | | | | |
| CS6 | 350 | 9 | 7.67 | 11.667 | 19.445 | 60% | 30dph | 30dph mix | 7,000 | 7,500 | Yes | South | 400,000 | 7,778,000 | | | | | | 24,124,325 | | | | | | | 1,240,644 | |
| CS6 | 350 | 9 | 7.67 | 11.667 | 19.445 | 60% | 30dph | 30dph mix | 7,000 | 7,500 | Yes | West | 400,000 | 7,778,000 | | | | | | 20,495,670 | | | | | | | 1,054,033 | |
| CS6 | 350 | 9 | 7.67 | 11.667 | 19.445 | 60% | 30dph | 30dph mix | 7,000 | 7,500 | Yes | East | 350,000 | 6,805,750 | | | 11,911,261 | | | 8,181,652 | | | | 612,562 | | | 420,759 | |
| CS7 | 870 | 21 | 20.43 | 29.000 | 58.000 | 50% | 30dph | 30dph mix | 7,000 | 7,500 | Yes | East | 350,000 | 20,300,000 | | | 30,951,754 | | | 21,131,317 | | | | 533,651 | | | 364,333 | |
| CS7 | 870 | 21 | 20.43 | 34.800 | 69.600 | 50% | 25dph | | | | | East | 350,000 | 24,360,000 | | | 32,862,002 | | 26,061,958 | 22,985,210 | | | | 472,155 | | 374,453 | 330,247 | |

Sheltered schemes

| Case Study Ref | Type of dev | No of Dwgs | Self build plots | starter homes | Low cost market sale | Net Area (ha) | Gross area (ha) | Net to Gross % | Density | Market Dwelling Mix | Res \$106/dwelling | Strategic Infra/ opening up costs/ dwelling | DCF Applied | Market Value Area | Benchmark per ha | Site Benchmark | Scheme Residual Value 35%AH | Scheme Residual Value 50%AH | | Per gross ha Residual Value 35%AH | Per gross ha Residual Value 50%AH |
|----------------|-------------|------------|------------------|---------------|----------------------|---------------|-----------------|----------------|---------|---------------------------------|--------------------|---|-------------|-------------------------|------------------|----------------|-----------------------------|-----------------------------|--|-----------------------------------|-----------------------------------|
| CS8 | Sheltered | 40 | - | - | - | 0.400 | 0.400 | 100% | 120dph | 16 x1 bed flat 24x2 bed flat | 2,500 | - | Yes | South Coast Towns | 2,250,000 | 900,000 | 2,275,186 | 1,525,098 | | 5,687,965 | 3,812,745 |
| CS8 | Sheltered | 40 | - | - | - | 0.400 | 0.400 | 100% | 120dph | 16 x1 bed flat 24x2 bed flat | 2,500 | - | Yes | Avon Valley & Downlands | 2,250,000 | 900,000 | 1,913,147 | 1,211,830 | | 4,782,868 | 3,029,575 |
| CS8 | Sheltered | 40 | - | - | - | 0.400 | 0.400 | 100% | 120dph | 16 x1 bed flat 24x2 bed flat | 2,500 | - | Yes | Totton & Waterside | 1,200,000 | 480,000 | 314,834 | | | 787,085 | |
| CS9 | Extracare | 40 | - | - | - | 0.400 | 0.400 | 100% | 120dph | 16 x1 bed flat 24x2 bed flat | 2,500 | - | Yes | South Coast Towns | 2,250,000 | 900,000 | 2,518,468 | 1,491,491 | | 6,296,170 | 3,728,728 |
| CS9 | Extracare | 40 | - | - | - | 0.400 | 0.400 | 100% | 120dph | 16 x1 bed flat 24x2 bed flat | 2,500 | - | Yes | Avon Valley & Downlands | 2,000,000 | 800,000 | 2,045,627 | 1,082,884 | | 5,114,068 | 2,707,210 |
| CS9 | Extracare | 40 | - | - | - | 0.400 | 0.400 | 100% | 120dph | 16 x1 bed flat 24x2 bed flat | 2,500 | - | Yes | Totton & Waterside | 1,200,000 | 480,000 | 56,264 | | | 140,660 | |

Rural Exception Sites

| Case Study Ref | Type of dev | No of Dwgs | Net Area (ha) | Gross area (ha) | Net to Gross % | Dwelling Mix | Tenure Mix | \$106/ dwelling | Part M4 cost allowance | Habitat Mitigation / scheme | Market Value Area | Scheme Benchmark | Scheme result |
|----------------|-----------------|------------|---------------|-----------------|----------------|--|--|-----------------|------------------------|-----------------------------|-------------------|------------------|---------------|
| RES1 | Rural Exception | 7 | 0.250 | 0.250 | 100% | 1 x 1 bed house 4 x 2 bed house 2 x 3 bed house | 75% AR 25% SO | 2,500 | 15,209 | 23,400 | all | 70,000 | 70,000 |
| RES1 | Rural Exception | 7 | 0.250 | 0.250 | 100% | 1 x 1 bed house 4 x 2 bed house 2 x 3 bed house | Mkt - 1 x starter AH - 75% AR / 25% SO | 2,500 | 14,343 | 20,400 | all | 70,000 | 88,000 |
| RES2 | Rural Exception | 15 | 0.500 | 0.600 | 83% | 2 x 1 bed house 8 x 2 bed house 4 x 3 bed house 1 x 4 bed house | 75% AR 25% SO | 2,500 | 29,126 | 50,906 | all | 150,000 | 190,000 |

S106 at higher rate

| Case Study Ref | Type of dev | No of Dwgs | Self build plots | starter homes | Low cost market sale | Net Area (ha) | Gross area (ha) | Net to Gross % | Density | Market Dwelling Mix | Res S106/dwell ing | Strategic Infra/ opening up costs/ dwelling | DCF Applied | Market Value Area | Benchmark per ha | Site Benchmark | Scheme Residual Value 35%AH | Scheme Residual Value 50%AH | | Per gross ha Residual Value 35%AH | Per gross ha Residual Value 50%AH |
|----------------|-------------|------------|------------------|---------------|----------------------|---------------|-----------------|----------------|---------|---------------------|--------------------|---|-------------|-------------------------|------------------|----------------|-----------------------------|-----------------------------|--|-----------------------------------|-----------------------------------|
| CS4 | Allocated | 105 | 2 | 3.00 | - | 3.500 | 5.833 | 60% | 30dph | 30dph mix | 10,000 | 6,000 | Yes | South Coast Towns | 750,000 | 4,374,750 | | 6,800,376 | | | 1,165,845 |
| CS4 | Allocated | 105 | 2 | 3.00 | - | 3.500 | 5.833 | 60% | 30dph | 30dph mix | 10,000 | 6,000 | Yes | Avon Valley & Downlands | 700,000 | 4,083,100 | | 5,696,021 | | | 976,517 |
| CS4 | Allocated | 105 | 2 | 3.00 | - | 3.500 | 5.833 | 60% | 30dph | 30dph mix | 10,000 | 6,000 | Yes | Totton & Waterside | 600,000 | 3,499,800 | 3,158,919 | | | 541,560 | |
| CS5 | Allocated | 220 | 5 | 6.00 | - | 7.333 | 12.222 | 60% | 30dph | 30dph mix | 10,000 | 6,000 | Yes | South Coast Towns | 750,000 | 9,166,500 | | 14,678,925 | | | 1,201,025 |
| CS5 | Allocated | 220 | 5 | 3.00 | - | 8.800 | 14.666 | 60% | 25dph | 25dph mix | 10,000 | 6,000 | yes | Avon Valley & Downlands | 750,000 | 10,999,500 | | 15,413,221 | | | 1,050,949 |
| CS5 | Allocated | 220 | 5 | 6.00 | - | 7.333 | 12.220 | 60% | 30dph | 30dph mix | 10,000 | 6,000 | Yes | Totton & Waterside | 700,000 | 8,554,000 | | 12,410,363 | | | 1,015,578 |
| CS5 | Allocated | 220 | 5 | 3.00 | - | 8.800 | 14.666 | 60% | 25dph | 25dph mix | 10,000 | 6,000 | yes | South Coast Towns | 700,000 | 10,266,200 | | 13,509,405 | | | 921,138 |
| CS5 | Allocated | 220 | 5 | 6.00 | - | 7.333 | 12.220 | 60% | 30dph | 30dph mix | 10,000 | 6,000 | Yes | Avon Valley & Downlands | 600,000 | 7,332,000 | 7,061,897 | | | 577,897 | |
| CS5 | Allocated | 220 | 5 | 3.00 | - | 8.800 | 14.666 | 60% | 25dph | 25dph mix | 10,000 | 6,000 | yes | Totton & Waterside | 600,000 | 8,799,600 | 7,677,873 | | | 523,515 | |
| CS6 | Allocated | 350 | 9 | 7.67 | - | 11.667 | 19.445 | 60% | 30dph | 30dph mix | 14,000 | 7,500 | Yes | South Coast Towns | 400,000 | 7,778,000 | | 21,758,670 | | | 1,118,985 |
| CS6 | Allocated | 350 | 9 | 7.67 | - | 11.667 | 19.445 | 60% | 30dph | 30dph mix | 14,000 | 7,500 | Yes | Avon Valley & Downlands | 400,000 | 7,778,000 | | 18,130,015 | | | 932,374 |
| CS6 | Allocated | 350 | 9 | 7.67 | - | 11.667 | 19.445 | 60% | 30dph | 30dph mix | 14,000 | 7,500 | Yes | Totton & Waterside | 350,000 | 6,805,750 | 9,401,995 | | | 483,517 | |
| CS7 | Allocated | 870 | 21 | 20.43 | - | 29.000 | 58.000 | 50% | 30dph | 30dph mix | 14,000 | 7,500 | Yes | Totton & Waterside | 350,000 | 20,300,000 | 25,074,297 | | | 432,315 | |
| CS7 | Allocated | 870 | 21 | 20.43 | - | 34.800 | 69.600 | 50% | 30dph | 25dph mix | 14,000 | 7,500 | Yes | Totton & Waterside | 350,000 | 24,360,000 | 26,867,754 | | | 386,031 | |