

Whole Plan Viability Assessment

(including CIL) May 2022 Refresh



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## 1. Introduction

#### Scope

- 1.1 In June 2019 Leicester City Council (LCC/the Council) appointed HDH Planning & Development Ltd to prepare a Whole Plan Viability Assessment (including CIL). The first full iteration of this report was completed in December 2019 and informed the early development of the new Local Plan for the period to 2036. The emerging Local Plan will set out the future spatial strategy for the City and will include sites for allocation. HDH Planning & Development Ltd has been appointed to advise LCC in connection with several matters:
  - a. Review of affordable housing policy.
  - b. Whole plan viability to consider all other standards and policy requirements, including developer contributions.
  - c. To consider the scope for Community Infrastructure Levy (CIL).
- 1.2 This document now updates the *Whole Plan Viability Assessment (including CIL)* (HDH, December 2019) taking into account the changes in costs and values and also picking up changes in national policy that have been made over the last few years. Where possible, the approach, the methodology and assumptions used in the 2019 Viability Assessment are carried forward, and are only changed where absolutely necessary.
- 1.3 This document follows the structure of the 2019 Viability Assessment, setting out the methodology used, the key assumptions adopted, and contains an assessment of the effect of the emerging policies on viability. This will allow the Council to further engage with stakeholders. This document is an update of the earlier work, but is drafted as a stand-alone document.
- 1.4 This viability assessment sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the policies which could be set out in the emerging Plan and also in relation to the potential development sites to be allocated. This will allow LCC to further engage with stakeholders, to ensure that the new Plan is effective.
- 1.5 A consultation event was held on 24<sup>th</sup> July 2019. Representatives of the main developers, development site landowners, 'call for site' landowners, their agents, planning agents, consultants working in Leicester, housing providers and neighbouring councils were invited. The comments made were addressed in 2019. This iteration now addresses the further comments made through the Regulation 18 consultation that specifically related to viability.
- 1.6 As this report was being concluded in May 2022, the Government published the *Levelling-up* and *Regeneration Bill*. This includes reference to a new national Infrastructure Levy. The Bill suggests that the Infrastructure Levy would be set, having regard to viability, and makes reference to the *Infrastructure Levy Regulations*. *Infrastructure Levy Regulations* has yet to be published. It will be necessary for the Council to monitor the progress of the Bill and, in due course, review this report when the Regulations are published. Due to the uncertainty



around the future of CIL and the potential introduction of a national levy, this iteration of this report does not consider the scope for CIL.

1.7 It is important to note, at the start of a study of this type, that not all sites will be viable, even without any policy requirements. It is inevitable that the Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the delivery of the overall Plan is likely to be threatened.

## **Report Structure**

- 1.8 This report follows the following format:
  - **Chapter 2** The reasons for and the approach to viability testing, including a review of the requirements of the 2019 NPPF, the CIL Regulations and the updated (May 2019) PPG.
  - **Chapter 3** The methodology used.
  - **Chapter 4** An assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different areas.
  - **Chapter 5** An assessment of the non-residential market.
  - **Chapter 6** An assessment of the cost of land to be used when assessing viability.
  - **Chapter 7** The cost and general development assumptions to be used in the development appraisals.
  - **Chapter 8** A summary of the various policy requirements and constraints that influence the type of development that come forward.
  - **Chapter 9** A summary of the range of modelled sites used for the financial development appraisals.
  - **Chapter 10** The results of the appraisals and consideration of residential development.
  - **Chapter 11** The results of the appraisals and consideration of non-residential development.
  - **Chapter 12** Conclusions in relation to the deliverability of development.

#### **HDH Planning & Development Ltd (HDH)**

- 1.9 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:
  - a. District wide and site-specific viability analysis.
  - b. Community Infrastructure Levy testing.
  - c. Housing Market Assessments.



1.10 The findings contained in this report are based upon information from various sources including that provided by LCC and by others, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

## Caveat and Material Uncertainty

- 1.11 No part of this report constitutes a valuation, and the report should not be relied on in that regard.
- 1.12 The outbreak of COVID-19 was declared a Global Pandemic in March 2020 and continues to impact many aspects of daily life and the global economy. Travel, movement, and operational restrictions have been implemented by many countries. In some cases, 'lockdowns' have been applied to varying degrees and to reflect further 'waves' of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact. The uncertainty in the wider economy as a result of COVID-19 was reinforced, with the emergence of the Omicron variant in late November 2021, which resulted in the reintroduction of some restrictions.
- 1.13 The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets. Nevertheless, as at the time of this report (May 2022) property markets are mostly functioning again, with transaction volumes and other relevant evidence at levels where an adequate quantum of market evidence exists upon which to base opinions of value. Having said this, in respect of the development sectors, we continue to be faced with an unprecedented set of circumstances caused by COVID-19. Consequently, in respect of this report the assessment of viability is less certain so a higher degree of caution should be attached to our findings than would normally be the case.
- 1.14 For the avoidance of doubt this does not mean that the report cannot be relied upon. Rather, this note has been included to ensure transparency and to provide further insight as to the market context under which the report was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of keeping the findings under review as the plan-making process continues. We recommend that the Council keeps the assessment under frequent review.

## Compliance

1.15 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance, being the *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National* 



Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICS, 1st edition, March 2021).

- 1.16 Financial Viability in planning (1st edition), RICS guidance note 2012 is currently subject to a full review to reflect the changes in the 2019 NPPF and the updated PPG (May 2019). As part of the review, Financial viability in planning: conduct and reporting. 1st edition, May 2019 was published in May 2019. This includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the May 2019 Guidance has been followed in full.
  - a. HDH confirms that in preparing this report the firm has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.
  - b. HDH is appointed by LCC and has followed a collaborative approach involving the LPA, developers, landowners and other interested parties. There has not been agreement on all points by all parties, it has therefore been necessary to make a judgment when making assumptions in this report.
  - c. The specification under which this project is undertaken is included as **Appendix 1** of this report.
  - d. HDH confirms it has no conflicts of interest in undertaking this project.
  - e. HDH confirms that in preparing this report, no performance-related or contingent fees have been agreed.
  - f. The presumption is that a viability assessment should be published in full. HDH has prepared this report on the assumption that it will be published in full.
  - g. HDH confirms that a non-technical summary has been provided (in the form of Chapter 12). Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is firmly recommended that this report only be published and read in full.
  - h. HDH confirms that adequate time has been taken to allow engagement with stakeholders through this project.
  - i. This assessment incudes appropriate sensitivity testing in Chapter 10. This includes the effect of different tenures, different affordable housing requirements against different levels of developer contributions, and the impact of price and cost change.
- 1.17 The Guidance includes a requirement that, 'all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm'. Much of the information that informed this viability assessment was provided by LCC. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.



## Metric or imperial

1.18 The property industry uses both imperial and metric data – often working out costings in metric  $(\pounds/m^2)$  and values in imperial  $(\pounds/acre \text{ and } \pounds/sqft)$ . This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m = 3.28 ft (3' and 3.37") 1ft = 0.30 m  $1m^2 = 10.76 \text{ sqft}$   $1 \text{ sqft} = 0.0929 m^2$  1 ha = 2.471 acres 1 acre = 0.405 ha

1.19 A useful broad rule of thumb to convert m<sup>2</sup> to sqft is simply to add a final zero.





## 2. Viability Testing

- Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF) and is a requirement of the CIL Regulations. In each case the requirement is slightly different, but they have much in common. Over several years, in the run up to this report, various national consultations have been carried out with regard to different aspects of the plan-making process. These have included references to, and sections on, viability.
- 2.2 The 2018 NPPG and the updated viability chapter (Chapter 10) were published before the 2019 Viability Assessment was completed, so are reflected in that assessment. The NPPF was further updated in February 2019 and again in July 2021, although the changes in these more recent iterations do not directly impact on the requirements to consider viability.

#### **National Planning Policy Framework (NPPF)**

2.3 Paragraph 34 of the 2021 NPPF says that plans should set out what development is expected to provide and that the requirement should not be so high as to undermine the delivery of the plan.

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.

2.4 As in the 2012 NPPF (and 2018 NPPF), viability remains an important part of the plan-making process. The 2021 NPPF does not include detail on the viability process, rather stresses the importance of viability. The changes made in July 2021, do touch on matters where viability will be factor, however do not impact directly on this assessment:

Strategic policies should look ahead over a minimum 15 year period from adoption, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.

2021 NPPF, Paragraph 22

To ensure faster delivery of other public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

2021 NPPF, Paragraph 96

2.5 The NPPF does not include detail on the viability process, rather stresses the importance of viability. The main change is a shift of viability testing from the development management stage to the plan-making stage.



Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the planmaking stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

2021 NPPF Paragraph 58

- 2.6 Careful consideration has been made to the updated PPG in this study (see below). This viability assessment will be the reference point for any viability assessments submitted through the Development Management process.
- 2.7 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2019 NPPF. The following, updated, definition is provided:

**Deliverable**: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

2021 NPPF Glossary

2.8 Under the heading *Identifying land for homes*, the importance of viability is highlighted:

Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

- a) specific, deliverable sites for years one to five of the plan period<sup>32</sup>; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

2021 NPPF Paragraph 68

2.9 Under the heading *Making effective use of land*, viability forms part of ensuring land is suitable for development:

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help



to bring more land forward for meeting development needs and/or secure better development outcomes.

2021 NPPF Paragraph 121

2.10 The NPPF does not include technical guidance on undertaking viability work. This is included within the PPG, the viability sections of which were rewritten in July 2018 and then updated again in May and September 2019.

#### **Planning Practice Guidance (PPG)**

- 2.11 The viability sections of the PPG (Chapter 10) were rewritten in 2018. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this the emphasis of viability testing has been changed significantly. The, now superseded, requirements for viability testing were set out in paragraphs 173 and 174 of the 2012 NPPF:
  - 173 ... 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.
  - 174 ... the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle...
- 2.12 The test was whether or not the policy requirements were so high that development was threatened. Paragraphs 10-009-20190509 and 10-009-20190509 change this:
  - ... ensure policy compliance and optimal public benefits through economic cycles...

10-009-20190509

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

10-010-20180724

- 2.13 The purpose of viability testing is now to ensure that 'maximum benefits in the public interest' have been secured. This is a notable change in emphasis.
- 2.14 The core requirement to consider viability links to paragraph 58 of the 2022 NPPF:

Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.

23b-005-20190315

2.15 The updated PPG includes 4 main sections:



#### Section 1 - Viability and plan making

2.16 The overall requirement is that:

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

PPG 10-001-20190509

2.17 This study takes a proportionate approach, building on LCC's existing evidence, and considers all the local and national policies that will apply to new development.

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

PPG 10-002-20190509

2.18 Consultation has formed an important part of this assessment.

Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.

PPG 10-002-20190509

2.19 A range of levels of affordable housing have been tested against a range of levels of developer contributions.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.

PPG 10-002-20190509

- 2.20 The site selection process is underway. As at September 2019, just over 80 sites had been selected for allocation. This list has now been refined to 6 Strategic Sites and 82 non-strategic sites.
- 2.21 Outside this study the Council has commissioned a separate viability assessment of the Strategic Sites. These will be tested individually and LCC will specifically engage with the promoters of the Strategic Sites. The other, non-strategic sites form the basis of the modelling, although some further sites have also been modelled at higher densities.

Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.

PPG 10-003-20180724



2.22 This study is based on typologies<sup>1</sup> that have been developed by having regard to the potential sites identified through the emerging Plan. A number of options are being explored so different scenarios (for example around density) are considered.

Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.

PPG 10-004-20190509

2.23 This study draws on a wide range of data sources, including those collected through the development management process. Outliers have been disregarded.

Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.

It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.

PPG 10-006-20190509

- 2.24 Consultation has formed part of the preparation of this assessment. This assessment specifically considers the total cumulative cost of all relevant policies.
  - Section 2 Viability and decision taking
- 2.25 It is beyond the scope of this assessment to consider viability in decision making. It is however important to note that it will form the starting point for future development management consideration of viability.
  - Section 3 Standardised inputs to viability assessment
- 2.26 The general principles of viability testing are set out under paragraph PPG 10-010-20180724.



<sup>&</sup>lt;sup>1</sup> The PPG provides further detail at 10-004-20190509:

A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period.

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return...

... Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government's recommended approach to assessing viability as set out in this National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.

In plan making and decision making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

PPG 10-010-20180724

2.27 This assessment sets out the approach, methodology and assumptions used. These have been subject to consultation and have drawn on a range of data sources. Ultimately, LCC will use this assessment to judge the appropriateness of the new policies in the emerging Local Plan and the deliverability of the potential allocations.

Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.

For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.

PPG 10-011-20180724

- 2.28 The residential values have been established using data from the Land Registry and other sources. These have been averaged as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.
- 2.29 PPG paragraph 10-012-20180724 lists a range of costs to be taken into account.
  - build costs based on appropriate data, for example that of the Building Cost Information Service
  - abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value
  - site-specific infrastructure costs, which might include access roads, sustainable drainage systems, green infrastructure, connection to utilities and decentralised energy. These costs should be taken into account when defining benchmark land value
  - the total cost of all relevant policy requirements including contributions towards affordable housing and infrastructure, Community Infrastructure Levy charges, and any other relevant policies or standards. These costs should be taken into account when defining benchmark land value
  - general finance costs including those incurred through loans



- professional, project management, sales, marketing and legal costs incorporating organisational overheads associated with the site. Any professional site fees should also be taken into account when defining benchmark land value
- explicit reference to project contingency costs should be included in circumstances where scheme specific assessment is deemed necessary, with a justification for contingency relative to project risk and developers return
- 2.30 All these costs are taken into account.
- 2.31 The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

PPG 10-013-20190509

#### 2.32 The PPG goes on to set out:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509



2.33 The approach adopted in this assessment is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG 10-015-20190509

- 2.34 This assessment has applied this methodology to establish the EUV.
- 2.35 The PPG sets out an approach to the developers' return

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

PPG 10-018-20190509

2.36 As set out in Chapter 7 below, this approach is followed.

Section 4 - Accountability

- 2.37 This is a new section in the PPG. It sets out new requirements on reporting. These are covered outside this assessment.
- 2.38 In line with paragraph 10-020-20180724 of the PPG that says that 'practitioners should ensure that the findings of a viability assessment are presented clearly. An executive summary should be used to set out key findings of a viability assessment in a clear way', Chapter 12 of this assessment is written as a standalone non-technical summary that brings the evidence together.

#### **Community Infrastructure Levy Regulations and Guidance**

2.39 The potential for CIL is not being explored in this assessment. LCC published a CIL Draft Charging Schedule in 2015. This was subject to independent examination, however the



Council did not to adopt CIL. In any event, the CIL Regulations are broad, so it is necessary to have regard to them and the CIL Guidance (which is contained within the PPG) when undertaking any plan-wide viability assessment and considering the deliverability of development.

- 2.40 The CIL Regulations came into effect in April 2010 and have been subject to subsequent amendment<sup>2</sup>. From April 2015, councils were restricted in relation to pooling S106 contributions from more than five developments<sup>3</sup>. These 'pooling' restrictions were lifted from 1<sup>st</sup> September 2019. Payments requested under the s106 regime must still be (as set out in CIL Regulation 122):
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related in scale and kind to the development.

## Wider Changes Impacting on Viability

Affordable Home Ownership

- 2.41 The Council's current preferred affordable housing requirement is for 30% affordable housing, where 75% is Affordable Rent or Social Rent and the remaining 25% is Affordable Home Ownership. This mix provides 7.5% of all housing as Affordable Home Ownership. This affordable housing mix tested is in line with national requirements.
- 2.42 The 2021 NPPF (paragraph 65) sets out a policy for a minimum of 10% Affordable Home Ownership units on larger sites.

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home

<sup>&</sup>lt;sup>3</sup> CIL Regulations 123(3)



<sup>&</sup>lt;sup>2</sup> SI 2010 No. 948. The Community Infrastructure Levy Regulations 2010 Made 23rd March 2010, Coming into force 6th April 2010. SI 2011 No. 987. The Community Infrastructure Levy (Amendment) Regulations 2011 Made 28th March 2011, Coming into force 6th April 2011. SI 2011 No. 2918. The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. Made 6th December 2011, Coming into force 7th December 2011. SI 2012 No. 2975. The Community Infrastructure Levy (Amendment) Regulations 2012. Made 28th November 2012, Coming into force 29th November 2012. SI 2013 No. 982. The Community Infrastructure Levy (Amendment) Regulations 2013. Made 24th April 2013, Coming into force 25th April 2013. Si 2014 No. 385. The Community Infrastructure Levy (Amendment) Regulations 2013. Made 24th February 2014, Coming into force 24th February 2014. S1 2015 No. 836. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. Made 20th March 2015. SI 2018 No. 172 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES. The Community Infrastructure Levy (Amendment) Regulations 2018. Made 8th February 2018. Coming into force in accordance with regulation 1. SI 2019 No. 966 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made - 22nd May 2019. SI 2019 No. 1103 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 Made 9th July 2019. Coming into Force 1st September 2019. SI 2020 No. 781 The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. Made 21st July 2020, Coming into force 22nd July 2020. SI 2020 No. 1226 COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. Made 5th November 2020. Coming into force 16th November 2020.

ownership<sup>4</sup>, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes;
   or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Paragraph 65, 2021 NPPF

2.43 This is assumed to apply.

### Affordable Housing

- 2.44 Prior to the Summer 2015 Budget, Affordable Rents were set at up to 80% of open market rent and generally went up, annually, by inflation (CPI) plus 1%, and Social Rents were set through a formula, again with an annual inflation plus 1% increase. Under arrangements announced in 2013, these provisions were to prevail until 2023, and formed the basis of many housing associations' and other providers' business plans. Housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them attractive as each year the rent would always be a little more relative to inflation.
- 2.45 In that Budget, it was announced that Social Rents and Affordable Rents would be reduced by 1% per year for 4 years. This change reduced the value of affordable housing. In October 2017 the Government announced that Rents will rise by CPI +1% for five years from 2020. The values of affordable housing have been considered in Chapter 4 below.

## First Homes

2.46 In February 2020, the Government launched a consultation on First Homes. The outcome of this was announced in May 2021.

#### What is a First Home?

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a. must be discounted by a minimum of 30% against the market value;
- b. are sold to a person or persons meeting the First Homes eligibility criteria (see below);

<sup>&</sup>lt;sup>4</sup> Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.



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- c. on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d. after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

PPG: 70-001-21210524

2.47 This is assumed to apply.

#### **Environmental Standards**

- 2.48 Early in October 2019, the Government launched a consultation on 'The Future Homes Standard'<sup>5</sup>. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. The outcome of the consultation was announced during January<sup>6</sup> 2021. It is assumed that new development will be to the Future Homes Standard Option 2 (31% CO<sub>2</sub> saving) and is considered in Chapter 8 below.
- 2.49 In November 2021 the Government announced that from 2023 all new homes would be required to include an Electric Vehicle Charging Point.

**Biodiversity** 

- 2.50 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity such as through the creation of green corridors, planting more trees, or forming local nature spaces.
- 2.51 Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. This requirement is considered in Chapter 8 below.

White Paper: Planning for the Future (MHCLG, August 2020)

2.52 The Government has consulted on *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. In terms of viability the two key paragraphs are:

Assessments of housing need, viability and environmental impacts are too complex and opaque: Land supply decisions are based on projections of household and business 'need'

<sup>&</sup>lt;sup>6</sup> The Future Buildings Standard - GOV.UK (www.gov.uk)



reisao 100114&dtiii\_inedidiii-einali&dtiii\_ea

https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm\_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm\_medium=email&utm\_campaign=govuk-notifications&utm\_content=immediate

typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environ improvements nor ensure sites are brought forward and delivered;

Local Plans should be subject to a single statutory "sustainable development" test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.

2.53 Pillar Three of the White Paper then goes on to set out options around the requirements for infrastructure and how these may be funded. The key proposals are:

<u>Proposal 19</u>: The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally- set rate or rates and the current system of planning obligations abolished.

Proposal 21: The reformed Infrastructure Levy should deliver affordable housing provision

2.54 The above suggests a downgrading of viability in the planning system, however, as it stands, the proposals in the White Paper are options which may or may not come to be adopted so, at the time of this report (April 2022), a viability assessment is a requirement.

NPPF and National Model Design Code: consultation proposals

- 2.55 The Government announced a further consultation in January 2021, under the title *National Planning Policy Framework and National Model Design Code: consultation proposals*<sup>7</sup>. The 2021 NPPF took this forward, saying:
  - 128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
  - 129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

<sup>&</sup>lt;sup>7</sup> National Planning Policy Framework and National Model Design Code: consultation proposals - GOV.UK (www.gov.uk)



2.56 The National Design Code does not add to the cost of development. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

Queen's Speech 2021 and 2022

2.57 A range of planning reforms were outlined in the papers supporting the 2021 Queen's Speech. For the purpose of this assessment, the key points are as follows:

Planning Bill "Laws to modernise the planning system, so that more homes can be built, will be brought forward..."

The purpose of the Bill is to:

- Create a simpler, faster and more modern planning system to replace the current one ...
- Help deliver vital infrastructure whilst helping to protect and enhance the environment by introducing quicker, simpler frameworks for funding infrastructure and assessing environmental impacts and opportunities.

The main benefits of the Bill would be:

• Simpler, faster procedures for producing local development plans, approving major schemes, assessing environmental impacts and negotiating affordable housing and infrastructure contributions from development. ...

The main elements of the Bill are: ... Replacing the existing systems for funding affordable housing and infrastructure from development with a new more predictable and more transparent levy.

- 2.58 In the late summer of 2021, as part of the Government reshuffle, the Ministry of Housing Communities and Local Government was renamed as the Department for Levelling Up, Housing and Communities (DLUHC). Various ministers have commented about revisiting some of the subjects that had been consulted on, however, beyond statements that Housebuilding remains a priority, no further details have been released.
- 2.59 The Government's further thinking was set out in the 2022 Queen's Speech which included the following:

"A bill will be brought forward to drive local growth, empowering local leaders to regenerate their areas, and ensuring everyone can share in the United Kingdom's success. The planning system will be reformed to give residents more involvement in local development."

The main benefits of the Bill would be:

- Laying the foundations for all of England to have the opportunity to benefit from a devolution deal by 2030 giving local leaders the powers they need to drive real improvement in their communities.
- Improving outcomes for our natural environment by introducing a new approach to environmental assessment in our planning system. This benefit of Brexit will mean the environment is further prioritised in planning decisions.



- Capturing more of the financial value created by development with a locally set, nonnegotiable levy to deliver the infrastructure that communities need, such as housing, schools, GPs and new roads.
- Simplifying and standardising the process for local plans so that they are produced more quickly and are easier for communities to influence.

### Levelling-up and Regeneration Bill

- 2.60 In May 2022, the Government published the *Levelling-up and Regeneration Bill*. This includes reference to a new national Infrastructure Levy. The Bill suggests that the Infrastructure Levy would be set having regard to viability and makes reference to the *Infrastructure Levy Regulations*. *Infrastructure Levy Regulations* has yet to be published.
- 2.61 It will be necessary for the Council to monitor the progress of the Bill and to review this report, as and when the Levy Regulations are published.

## **Viability Guidance**

2.62 There is no specific technical guidance on how to test viability in the 2019 NPPF or the updated PPG, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions<sup>8</sup> that support the methodology used. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012<sup>9</sup> (known as the **Harman Guidance**). The planning appeal decisions and the HCA good practice publication<sup>10</sup> suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. The premium over and above the EUV being set at a level to provide the landowner with an inducement to sell. This approach is now specified in the PPG. Additionally, the Planning Advisory Service (PAS) provides viability guidance and manuals for local authorities that supports this approach.

<sup>&</sup>lt;sup>10</sup> Good Practice Guide. Homes and Communities Agency (July 2009).



<sup>&</sup>lt;sup>8</sup> Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437

<sup>&</sup>lt;sup>9</sup> Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).



- 2.63 As set out at the start of this report, there are two principal pieces of relevant RICS guidance being the *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICS, 1st edition, March 2021).
- 2.64 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and provide interpretation on implementation.
- 2.65 In line with the updated PPG, this assessment follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.
- 2.66 In September 2019 the HBF produced further guidance in the form of HBF Local Plan Viability Guide (Version 1.2: Sept 2019). This guidance draws on the Harman Guidance and the 2012 RICS Guidance, (which the RICS is updating as it is out of date), but not the more recent May 2019 RICS Guidance. This HBF guidance stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. We do have some concerns around this guidance as it does not reflect 'the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission' as set out in paragraph 10-009-20190509 of the PPG. The HBF Guidance raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.





## 3. Methodology

## **Viability Testing – Outline Methodology**

3.1 This report follows the Harman Guidance. The initial iteration was put to a public consultation event on 24<sup>th</sup> July 2019, and then subject to further consultation through the formal Regulation 18 process. The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

## **Gross Development Value**

(The combined value of the complete development)

**LESS** 

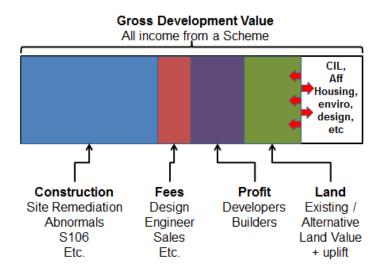
## Cost of creating the asset, including a profit margin

(Construction + fees + finance charges)

=

#### **RESIDUAL VALUE**

- 3.2 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 3.3 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control they are what they are.



3.4 It is well recognised in viability testing that the developer should be rewarded for taking the risks of development. The essential balance in viability testing is around the land value and



whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose of this assessment is to quantify the costs of LCC's policies and to assess the effect of these and then make a judgement as to whether or not land prices are squeezed to such an extent that the Plan is not deliverable.

- 3.5 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift' above the EUV which would make the landowner sell.
- 3.6 This study is not trying to mirror any particular developer's business model rather it is making a broad assessment of viability in the context of plan-making and the requirements of the NPPF and the PPG.

#### Limitations of viability testing in the context of the NPPF

- 3.7 High level viability testing does have limitations. The assessment of viability is a largely quantitative process based on financial appraisals there are however types of development where viability is not at the forefront of the developer's mind, and they will proceed even if a 'loss' is shown in a conventional appraisal. By way of example, an individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even though the value of the facility in financial terms is not significantly enhanced or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.
- 3.8 This is a challenge when considering policy proposals. It is necessary to determine whether or not the impact of a policy requirement on a development type that may appear only to be marginally viable will have any material impact on the rates of development, or whether the developments will proceed anyway. Some development comes forward for operational reasons rather than for property development purposes.

## The meaning of Landowner Premium

3.9 The phrase *landowner premium* is new in the updated PPG. Under the 2012 NPPF, the phrase *competitive return* was used. This is at the core of a viability assessment. The 2012 RICS Guidance includes the following definition:

Competitive returns - A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.



3.10 Whilst this is useful it does not provide guidance as to the size of that return. The updated PPG says:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509

- 3.11 The term *landowner's premium* has not been defined through the appeal, Local Plan examination or legal processes. *Competitive return* was considered at the Shinfield Appeal (January 2013)<sup>11</sup> and the case is sometimes held up as a firm precedent, however, as confirmed in the Oxenholme Road Appeal (October 2013)<sup>12</sup>, the methodology set out in Shinfield is site specific and should only be given limited weight. Further clarification was provided in the Territorial Army Centre, Parkhurst Road, Islington appeal (June 2017)<sup>13</sup>, which has subsequently been confirmed by the High Court<sup>14</sup>. The level of return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.
- 3.12 This report is about the economics of development; however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the

<sup>&</sup>lt;sup>14</sup> Parkhurst Road Limited v Secretary of State for Communities and Local Government and The Council of the London Borough of Islington [2018] EWHC 991 (Admin)

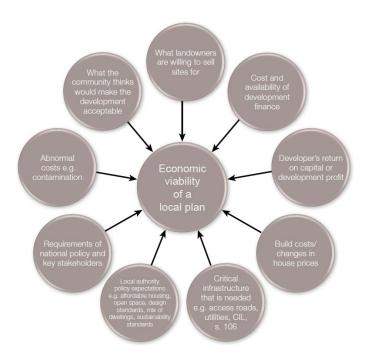


<sup>&</sup>lt;sup>11</sup> APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

<sup>&</sup>lt;sup>12</sup> APP/M0933/ A/13/ 2193338 (Land to the west of Oxenholme Road, Kendal, Cumbria)

<sup>&</sup>lt;sup>13</sup> APP/V5570/W/16/3151698 (Former Territorial Army Centre, Parkhurst Road, Islington, London, N7 0LP)

assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.



## **Existing Available Evidence**

- 3.13 The 2021 NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from LCC has been reviewed. This falls into several types.
- 3.14 Firstly, is that which has been prepared earlier in the plan-making process and to inform the setting of CIL. These studies were subject to consultation and include:
  - a. LCC CIL Viability Study, Update (HDH, December 2014).
  - b. SHLAA Viability review (HDH, December 2014).
  - c. Leicestershire and Rutland CIL Viability Study (HDH March 2013).
- 3.15 Secondly, is that which LCC holds, in the form of development appraisals <sup>15</sup> that have been submitted by developers in connection with specific developments most often to support negotiations around the provision of affordable housing or s106 contributions. The approach taken is to draw on this existing evidence and to consolidate it so that it can then be used as a sound base for setting the affordable housing target and the levels of CIL it is important to note that these figures are the figures submitted by developers for discussion at the start of the viability process.

<sup>&</sup>lt;sup>15</sup> These are not referred to specifically in this report as some were submitted to the Council on a confidential basis.



I	Jul-18	About 125 flats and 2 Shops				4421		Retail £118pa/m2 , 8%	£3,347	Not stated				BCIS Lower Q	2%			10%	3%	6.50%		20% Target, 11.70% Calculated	3%				£772,000	£10,786,000
g	May-18	About 20 Flats								Not stated			8.73%					7.50%	1%	6.50%		10.15% Calcualted	2%				£350,000	
L	Jul-18	About 200 flats			0.158	4765		Retail, nursery, resturant. £17.50ps/m2, 7.5%		Not stated		50%	%09	PRS 5% / Student BCIS Median Student	10%			40%	3% GDV	6.5% (all in)		20% Target	%9				£300,000	£5,696,203
Ш	Dec-19	Abouut 200 flats and 450 student beds			0.87		Student 15,343. Flats		Based on Rent	Not stated	Cluster £128.07/week x44,	Studio £150/week x	PRS 25% / Student	PRS 5% / Student E		In Fees. PRS £1636.61/m2, Studemt, £1,779.42/m2	£2,374,000					11.16% Calcualted 17.5% Target	2%				£771,000	£771.000
0	Jan-19	About 80 Flats				7317				Not stated				BCIS Proposed														
ပ	Feb-19	About 30 Student Flats			0.0274	1458	925	Retail £185pa/m2 @9%		Not stated	£160/week / 48	15%	%9			£1485 (conversion)		10%	1.50%	%2		20% GDV Target 16.96% Calcualted					£200,000	£18.248.175
Φ	Apr-19	About 200 flats			0.488	26466				Not stated						1386.82		4.98% + specialist		2.57%	1%	3.39% Calcualted					£3,500,000	£7.172.131
⋖	Mar-19	About 150 Flats - 100% PRS			0.16	11534	8494			Not stated		25% Rent	2%	1		£1,877		10%	0.8% + 0.25%	2.50%		12.64% Calcualted	5%				£700,000	£4.375.000
	Date	Units	Affordable Units	Affordable %	Area (Ha)			Other uses	Residential Value	Affordable Value	Student Value	PRS / Student Management	PRS / Student Yield	Construction	Site Costs	All In Construction	Abnormal		Sales	Interest	Finanace Fees	Developers Return	Contingency	EUV/ha	Benchmark Land	BLV/ha	Acquisition Price /	

Source: Review of appraisals submitted through Development Management.



3.16 It is important to note that whilst all of the appraisals that have been reviewed were submitted after the publication of the 2018 NPPF (being when the viability sections were changed) and the updated PPG, none of them follow the EUV Plus approach that the updated PPG sets out. Further, all are essentially fresh appraisals, prepared from first principles by the developer. None of them follow paragraph PPG10-008-20190509 of the PPG that says:

Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.

3.17 Thirdly, LCC also holds evidence of what is being collected from developers under the s106 regime. This is being collected outside this assessment<sup>16</sup>.

#### **Stakeholder Engagement**

3.18 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry.

July 2019 Consultation Event

- 3.19 A consultation event was held on the 24<sup>th</sup> July 2019. Residential and non-residential developers (including housing associations), landowners, planning professionals and neighbouring authorities were invited. **Appendix 2** includes the presentation given. **Appendix 3** includes a summary of notes taken.
- 3.20 The event was divided into three parts:
  - a) A recap of viability testing in the context of the 2019 NPPF and updated PPG.
  - b) The main assumptions for the viability assessments were set out including development values, development costs, land prices, developers' and landowners' returns.
  - c) The consultants and consultees talked through the main points.
- 3.21 The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate. The main points from the consultation event and subsequent comments received were:

How should monitoring and reporting inform plan reviews?

Paragraph: 027 Reference ID: 10-027-20180724



<sup>&</sup>lt;sup>16</sup> Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.

- a) The development assumptions used for specialist older people's development may be too high.
- b) That the general approach (EUV Plus) was appropriate.
- c) Broadly the assumptions are 'not far off'.
- d) A range of specific comments on points of detail were also made.
- 3.22 Following the event, copies of the presentation and an early iteration of this study were circulated to all those invited, and the attendees were asked to make any further representations by email. Four written responses were received in addition to the comments made at the event.

# Regulation 18 Consultation

- 3.23 Further comments were made through the Regulation 18 consultation process. These comments are addressed in this updated refresh. Most of the comments made related to the development of policy, rather than the viability assessment itself. Only those comments that specifically relate to the viability evidence are addressed. Very few technical comments were made (for example comments on the methodology, value assumptions or cost assumptions. The main points from the consultation event and subsequent comments received were:
  - a. Viability forms an important part of the plan making process, particularly in relation to setting the requirements for affordable housing<sup>17</sup>. The challenges in delivering affordable housing in the city centre was highlighted.
  - b. A number of individuals and organisations commented that greater density development should be sought, so as to deliver greater amounts of affordable housing. A range of densities have been tested.
  - c. The uncertainty in the market in the context of COVID-19 was highlighted.
- 3.24 The consultation process has been carried out fully in accordance with the requirements of the updated PPG, the Harman Guidance and the RICS Guidance.

### **Viability Process**

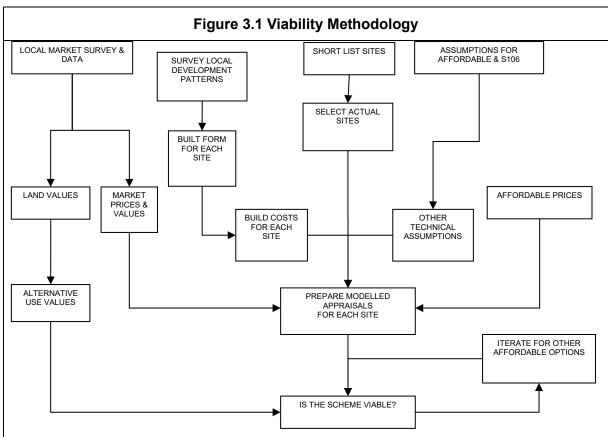
- 3.25 The assessment of viability as required under the 2021 NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20190509) '...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106'.
- 3.26 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of 'typologies', and using these to

<sup>&</sup>lt;sup>17</sup> Avison Young for The Hornbeam Partnership.



assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied to us by the Council, and on our own experience of development.

- 3.27 In addition to modelling a range of representative sites, the three potential strategic sites are being considered by the Council outside this report.
- 3.28 Details of the site modelling are carried forward from the 2019 Viability Assessment, updated to reflect the planned development (for example density) and are set out in Chapter 9. This process ensures that the appraisals are representative of typical development in the LCC area over the plan-period.



Source: HDH 2022

3.29 The local housing markets were surveyed to obtain a picture of sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Alongside this, local development patterns were considered, to arrive at appropriate built form assumptions. These in turn informed the appropriate build cost figures. Several other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still make an appropriate return. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, and by a satisfactory margin, could the scheme be judged to be viable. The amount of margin is a difficult subject and is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.



- 3.30 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contribution are tested. If the Council allocates different types of site, or develops significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of those further or different requirements.
- 3.31 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing as required by the 2021 NPPF and CIL Regulations<sup>18</sup> is used. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality and to provide high level advice to assist LCC in assessing the deliverability of the Local Plan and to assist the Council in considering CIL.

<sup>&</sup>lt;sup>18</sup> This Viability Model is used as the basis for the Planning Advisory Service (PAS) Viability Workshops. It is made available to local authorities, free of charge, by PAS and has been widely used by councils across England (and, to a lesser extent, Wales).

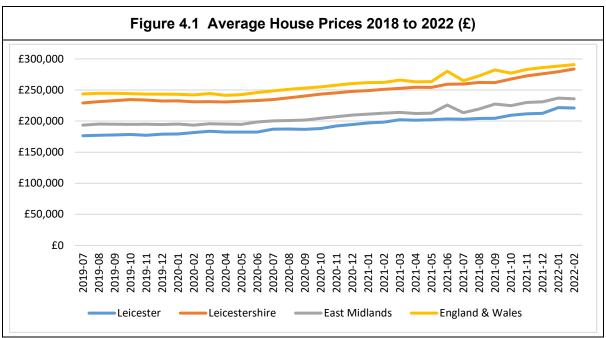


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# 4. Residential Market

- 4.1 This chapter sets out an assessment of the housing market, providing the basis for the assumptions on house prices. The study is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site-specific factors, that generate different values and costs.
- 4.2 Since 2019 the housing market has moved on, with average house prices increasing steadily over the period:



Source: Land Registry (April 2022). Contains public sector information licensed under the Open Government Licence v3.0.

4.3 On average, in LCC, prices have increased by about 25%. This is a little more than in Leicestershire (24%) or across England & Wales (19%). Different house types have increased at different rates:



	Table 4.1 Change in Average House Price - Leicester City									
	All	Detached	Semi- detached	Terraced	Flats		Newbuild	Existing		
2019-07	£176,434	£308,472	£199,132	£156,180	£129,498		£243,697	£172,916		
2021-12							£317,071	£207,766		
2022-02	£221,091	£400,613	£252,275	£196,901	£149,267					
Change	£44,657	£92,141	£53,143	£40,721	£19,769		£73,374	£34,850		
	25.31%	29.87%	26.69%	26.07%	15.27%		30.11%	20.15%		

Source: Land Registry (April 2022). Contains public sector information licensed under the Open Government Licence v3.0.

- 4.4 The average sale price of newbuild homes has increased by just over 30% over the 2½ years or so, since the 2019 Viability Assessment was undertaken. It is appropriate to review the residential value assumptions.
- 4.5 Although development schemes do have similarities, every scheme is unique, even schemes on neighbouring sites. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

#### Leicester's Residential Market

- 4.6 Leicester is a significant regional city at the heart of the East Midlands. As a local authority it has tightly drawn boundaries, as a result the City's influence extends over the neighbouring districts' housing markets. Leicester expanded with industrialisation in the 18<sup>th</sup> and 19<sup>th</sup> Centuries. This was enabled by the construction of the Grand Union Canal and then the railway networks. Whilst the City became a centre for the textile industry, the manufacturing base was wide ranging from shoe making to heavy industry. Much of the City's housing dates from this period and is characterised by relatively small, terraced housing.
- 4.7 In the 1930s, by some measures, Leicester was the second richest city in Europe<sup>19</sup>. It subsequently became a destination for European refugees during and following the Second World War. The second half of the 20<sup>th</sup> Century saw the building of very significant new housing estates (both private and Council housing) and the City saw further in-migration from across the world.
- 4.8 Like many English cities, Leicester has seen a decline in manufacturing which has resulted in a mixed housing market. The Council's various regeneration initiatives have reinvigorated the housing market however some areas remain challenging.

<sup>&</sup>lt;sup>19</sup> William, David (13 October 2010). UK Cities: A Look at Life and Major Cities in England, Scotland, Wales and Northern Ireland. New Africa Press. p.127. ISBN 9987160212

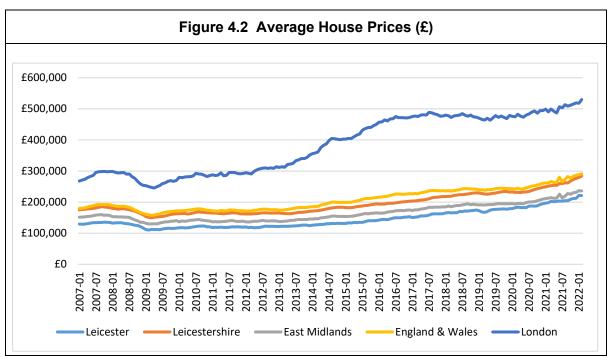


- a. Leicester has excellent transport links with direct trains to Central London.
- b. Whilst the M1 does not actually pass through the City, it passes very close to the west proving north/south links and connections via the M69 to Birmingham. Various trunk roads also radiate from the City.
- c. The redevelopment of the Highcross shopping centre, with major national brands as well as a large cinema and numerous food outlets, has reinvigorated the centre of the City, confirming it as a shopping and leisure destination.
- d. The University of Leicester (about 17,000 students) and De Montfort University, (previously called Leicester Polytechnic (about 23,000 students)) have a major impact on the housing market. Not only has specialist student housing been a significant element of development, but the large student population has an impact on the wider private rental market.
- e. There has been a notable amount of private rented housing being promoted through the planning system over the last year or so.
- 4.9 Overall, the market is perceived to be strong, and it is a desirable place to develop housing. Having said this, there is no doubt that some areas remain challenging and the relatively low house prices in some areas do lead to some areas seeing relatively little development coming forward.

National Trends and the relationship with the wider area

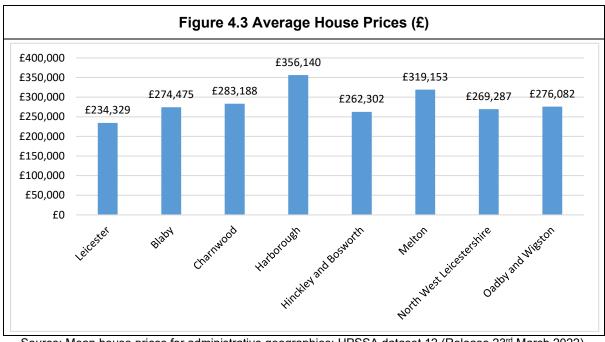
- 4.10 The housing market peaked late in 2007 (see the following graph) and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'.
- 4.11 Average house prices across England and Wales have recovered to their pre-recession peak, but this is strongly influenced by London.





Source: Land Registry (April 2022) Contains public sector information licensed under the Open Government Licence v3.0.

- 4.12 Prices in Leicester are now about 63% above their October 2007 peak which is more than the increase in England and Wales (51%) and the East Midlands (50%). The increase in London over the same period is very much more, at 77%.
- 4.13 The average prices in Leicester are below those of the neighbouring Council areas.



Source: Mean house prices for administrative geographies: HPSSA dataset 12 (Release 23<sup>rd</sup> March 2022).

Contains public sector information licensed under the Open Government Licence v3.0



- 4.14 Up to the pre-recession peak of the market, the long-term rise in house prices had, at least in part, been enabled by the ready availability of credit to home buyers. Prior to the increase in prices, mortgages were largely funded by the banks and building societies through deposits taken from savers. During a process that became common in the 1990s, but took off in the early part of the 21st Century, many financial institutions changed their business model whereby, rather than lending money to mortgagees that they had collected through deposits, they entered into complex financial instruments and engineering through which, amongst other things, they borrowed money in the international money markets, to then lend on at a margin or profit. They also 'sold' portfolios of mortgages that they had granted. These portfolios also became the basis of complex financial instruments (mortgage-backed securities and derivatives etc.).
- 4.15 During 2007 and 2008, it became clear that some financial institutions were unsustainable, as the flow of money for them to borrow was not certain. Several failed and had to be rescued. This was an international problem that affected countries across the world but most particularly in North America and Europe. In the UK, the high-profile institutions that were rescued included Royal Bank of Scotland, HBoS, Northern Rock and Bradford and Bingley. The ramifications of the recession were an immediate and significant fall in house prices, and a complete reassessment of mortgage lending with financial organisations becoming averse to taking risks, lending only to borrowers who had the least risk of default and those with large deposits.
- 4.16 It is important to note that, at the time of this report, the housing market is still actively supported by the Government through products and initiatives such as Help-to-Buy (the Stamp Duty 'holiday' was phased out between July and October 2021). In addition, the historically low Bank of England's base rates, since the recession, have contributed to the wider economic recovery, including a rise in house prices, although it is important to note that interest rates are now rising.
- 4.17 There is a degree of uncertainty in the housing market as reported by the RICS. The February 2022 RICS UK Residential Market Survey said:

# Agreed sales rise over the month with expectations modestly postive regarding the near-term outlook

- New buyer enquiries and agreed sales pick-up in February
- New instructions now broadly stable albeit this follows a prolonged negative stretch
- Stock levels therefore remain low, contributing to continued strong house price growth

The February 2022 RICS UK Residential Survey results suggest market momentum strengthened slightly over the month, with agreed sales rising on the back of a sustained positive trend in new buyer enquiries. For the time being, respondents foresee sales activity continuing to pick-up modestly over the near term, although the prospect of further interest rate rises is mentioned as a factor that could begin to dampen growth in activity to a certain extent as the year wears on.

At the headline level, a net balance of +17% of survey participants reported an increase in new buyer enquiries during February. This marks the sixth consecutive positive monthly reading, with the latest return representing the strongest figure seen throughout this period. At the same



time, the agreed sales indicator also improved over the month, posting a net balance of +9% in February which, although only modestly positive, is the strongest reading since May 2021.

Looking ahead, near term sales expectations signal continued growth on the horizon, albeit the latest net balance did moderate a little to +11%, compared with +20% seen back in January. Likewise, the twelve month sales expectations series also eased somewhat relative to the previous results, but remains consistent with a modestly positive trend in transactions being anticipated through the course of the year ahead.

Meanwhile, the protracted deterioration in the volume of new sales instructions coming onto the market has stabilised of late, as the latest net balance moved to -4% from -7% previously. Nevertheless, given this measure of fresh sales listings has only posted one positive reading in the past twelve months, stock levels remain close to historic lows. As such, the lack of supply is still seen as a significant factor in sustaining sharp rates of house price inflation.

On that front, the survey's headline indicator gauging price growth posted a net balance of +79% at the national level. This is in fact up slightly from an already elevated reading of +74% beforehand and continues to point to a strong increase in house prices across the country. What's more, this picture is mirrored within all UK regions/countries, with Wales, Yorkshire and the Humber, the North West of England and Northern Ireland all displaying especially elevated readings in February.

Going forward, respondents envisage a further rise in national house prices both at the three and twelve month time horizons. Interestingly, these price expectations have actually climbed slightly higher since the first interest rate hike was sanctioned by the Bank of England back in December. What's more, all parts of the country are anticipated to see continued strong growth in house prices over the next twelve months.

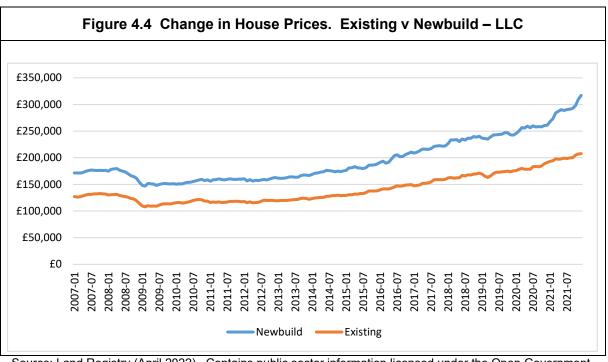
- 4.18 When ranked across England and Wales, the average house price for LCC is 245<sup>th</sup> (out of 331) at about £234,329<sup>20</sup> (being an increase of 20% since the 2019 Viability Assessment). To set this in context, the Council at the middle of the rank (165 Exeter), has an average price of £315,220. LCC's median price is lower than the mean at £210,000<sup>21</sup>.
- 4.19 The figure above shows that prices in the LCC area have seen a significant recovery since the bottom of the market in early 2009. A characteristic of the data is that the values of newbuild homes have increased faster than that for existing homes. The Land Registry shows that the average price paid for newbuild homes in Leicester (£317,071) is about £110,000 or 53% higher than the average price paid for existing homes (£207,766).

<sup>&</sup>lt;sup>21</sup> Median house prices for administrative geographies: HPSSA dataset 9 (Release 23rd<sup>th</sup> March 2022)



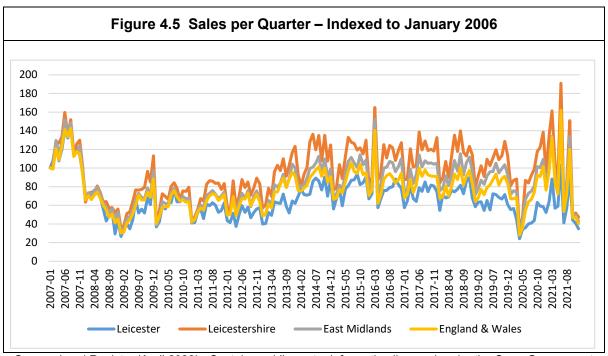
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<sup>&</sup>lt;sup>20</sup> Mean house prices for administrative geographies: HPSSA dataset 12 (Release 23<sup>rd</sup> March 2022).



Source: Land Registry (April 2022). Contains public sector information licensed under the Open Government Licence v3.0

4.20 The rate of sales (i.e. sales per month) in the LCC area is a little less than the wider country, although the local market is an active market.



Source: Land Registry (April 2022). Contains public sector information licensed under the Open Government Licence v3.0

4.21 Looking forward there is uncertainty in the market. COVID-19, Brexit and more recently the Russian invasion of Ukraine have all unsettled the world markets and this knocks on into more local housing markets. The value of property is related to the costs of borrowing and mortgage



rates. Interest rates have been increasing. It is not for this study to try to predict how the market may change in the coming years, and whether or not there will be a further increase in house prices.

4.22 A range of views as to the impact on house prices have been expressed that cover nearly the whole spectrum of possibilities. HM Treasury brings together some of the forecasts in its regular Forecasts for the UK economy: a comparison of independent forecasts report.

Dec   2.6   4.2   4.4   -   1.00   -   8.9   -	Table 2 - 2022: Growth in price	es and mo	ne	tary in	dica	tors (% c	hange)						
City forecasters  Bank of America - Merrill Lynch  Apr * 7.7	Forecasters and dates of forecasts			CPI (Q4 on Q4 year	igu, 70)	RPI (Q4 on Q4 year igo, %)	Average earnings	sterling index (Jan 2005=100)	Official Bank rate level in Q4, %)		Vominal GDP	House price inflation	(4) (4) year ago,
Backgy Capital	City forecasters			- 0 1		ш 10		07.14					
Barclays Capital													
Floom   Floo	·		*				-				-	-	
Capital Encomics         Apr         * 7.1         9.6         5.1         82.5         1.25         100.0         -         7.5           Crigitizoup         Feb         5.0         5.8         4.4         -         1.00         -         -         5.6           Crigitisuse         Mar         7.7         -         -         -         1.25         -         -         5.0           Datus Capital Markets         Peb         4.6         -         4.0         85.0         1.25         85.0         -         5.0           Boutsche Bank         Dec         3.1         5.0         -         -         1.75         125.7         6.9         -           Siddena Sachs         Mar         8.3         1.0         2.4         5.0         1.05         -         -         -         1.75         125.7         6.9         -         -         -         1.05         0.2         - <t< 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></t<>			-								-		
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Credit Suisse											_		
Dalwa Capital Markets   Feb   4											-		
Deutsche Bank						-	4.0	85.0		85.0	-	5.0	
Goldman Sachs Mar 8.3 1. 1,75 125.7 6.9 - 1550											-		
HSBC							-	-		125.7	6.9	-	
P Morgan	HSBC	Apr	*	8.3		10.2	4.5	-				-	
Naturest Markets	JP Morgan			2.2		-		-	0.25	-	-	-	
Nomura	Morgan Stanley	Dec		2.7		3.9	-	-	0.75	-	-	-	
Pantheon Mar 7.6 9.0 5.2 - 1.00 4.5 Schroders Investment Management Dec 1.6 3.5 3.5 - 0.50 - 9.2 2.2 2.2 UBS Apr * 6.0 8.0 4.8 - 1.00 - 8.9 - 0.00	Natwest Markets	Apr	*	7.4		9.7	4.7	81.0	1.25	98.0	7.5	-	
Schrieders Investment Management   Dec   1.6   3.5   3.5   -   0.50   -   9.2   2.2	Nomura	Dec		3.3		-	-	-	1.00	-	-	-	
Societe Generale    Dec	Pantheon	Mar		7.6		9.0	5.2	-	1.00	-	-	4.5	
Mar	Schroders Investment Management	Dec		1.6		3.5	3.5	-	0.50	-	9.2	2.2	Х
Non-City forecasters   Seritish Chambers of Commerce   Mar   6.5     -   1.00     -   -		Dec		2.6		4.2	4.4	-	1.00	-	8.9	-	
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Source: Forecasts for the UK economy: a comparison of independent forecasts No 417 (HM Treasury, April 2022). Table M9: Medium-term forecasts for house price inflation and the output gap



4.23 Property agents Savills are forecasting the following changes in house prices:

Table 4.3 Savills Winter 2021 Property Price Forecasts								
	2022	2023	2024	2025	2026	5 Year		
Mainstream UK	3.5%	3.0%	2.5%	2.0%	2.5%	13.1%		
East Midlands	4.0%	3.5%	3.0%	2.5%	2.0%	15.9%		
Prime Regional	4.0%	3.5%	3.0%	3.5%	4.0%	19.3%		

Source: Savills UK Residential - Residential Property Forecasts (Winter 2021)<sup>22</sup>

4.24 In this context is relevant to note that the Nationwide Building Society reported in April 2022:

House price growth slows in April but remains in double digits

- Annual UK house price growth slowed modestly to 12.1% in April, down from 14.3% in March
- Prices up 0.3% month-on-month after taking account of seasonal effects
- Poll reveals 38% actively moving or considering move
- 4.25 Similarly, the Halifax Building Society reported in March 2022:

UK house prices rise steeply to reach new record high, as market maintains momentum

- Monthly house price growth of 1.4% the biggest increase for six months
- Average property price reaches another new record high of £282,753
- Two years on from the first lockdown, house prices have now risen by £43,577
- South West overtakes Wales as UK area with strongest house price inflation
- Cost of living pressure likely to slow the rate of house price growth this year

# **The Local Market**

4.26 A survey of asking prices across the LCC area was carried out in June 2019 and refreshed in March 2022. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated. Zoopla have reduced the levels of information that they make available since 2019.

<sup>&</sup>lt;sup>22</sup> Savills UK | Spotlight: Mainstream Residential Property Forecasts – 9 March 2021

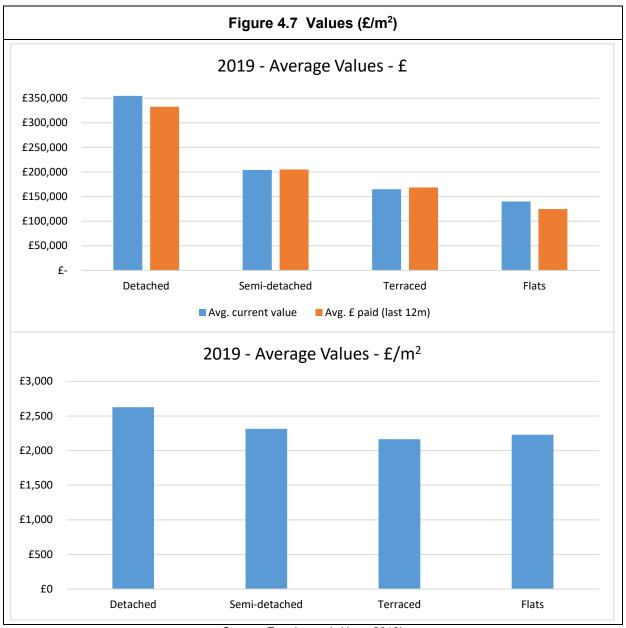


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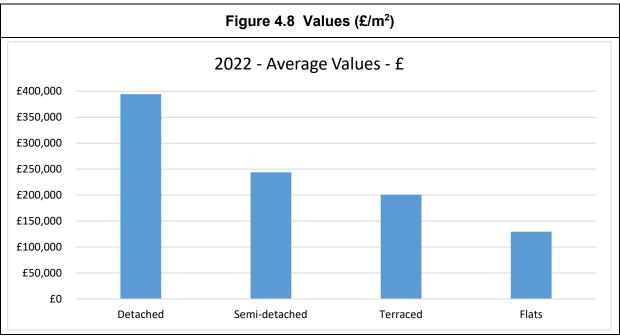
Source: Rightmove.co.uk (April 2022)





Source: Zoopla.co.uk (June 2019)





Source: Zoopla.co.uk (March 2022)

4.27 The Land Registry publishes data of all homes sold, the analysis of which was presented in the 2019 Viability Assessment. This analysis has been updated. Across the LCC area 9,009 home sales are recorded since the start of 2019<sup>23</sup>. These transactions (as recorded by the Land Registry) are summarised, by postcode area, as follows.

The full data set included a number of clear errors, such as dwelling that are affordable dwellings or dwellings that were not within Leicester. These have been removed from the dataset.

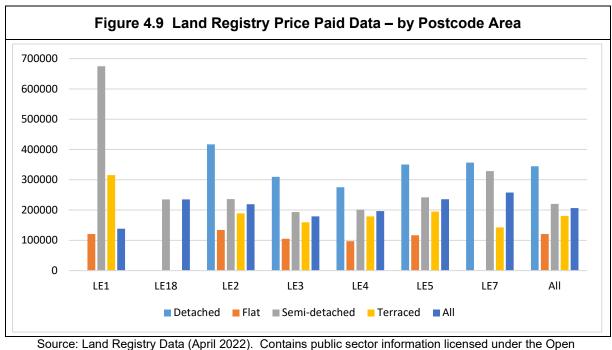


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<sup>&</sup>lt;sup>23</sup> The Land Registry makes all transactions available as and when they are registered via the 'beta' format tool at https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads. It does take some time for transactions to be registered – we estimate this to be about 4 to 6 months.

Т	Table 4.4 Land Registry Price Paid Data – by Postcode Area								
Count	Detached	Flat	Semi- detached	Terraced	All				
LE1	0	366	3	27	396				
LE18	0	0	8	0	8				
LE2	257	356	836	1,142	2,591				
LE3	150	104	687	1,100	2,041				
LE4	231	89	716	711	1,747				
LE5	424	173	784	825	2,206				
LE7	3	0	4	5	12				
All	1,065	1,088	3,038	3,810	9,001				
Average £	Detached	Flat	Semi- detached	Terraced	All				
LE1		£121,148	£674,874	£315,473	£138,593				
LE18			£234,875		£234,875				
LE2	£416,912	£134,127	£236,375	£189,303	£219,486				
LE3	£309,402	£104,984	£193,349	£159,403	£179,080				
LE4	£275,474	£97,157	£201,283	£179,098	£196,759				
LE5	£350,548	£116,676	£241,927	£195,195	£235,505				
LE7	£356,667		£328,625	£142,500	£258,083				
All	£344,501	£121,176	£220,358	£180,875	£206,345				

Source: Land Registry Data (April 2022). Contains public sector information licensed under the Open Government Licence v3.0



Source: Land Registry Data (April 2022). Contains public sector information licensed under the Oper Government Licence v3.0



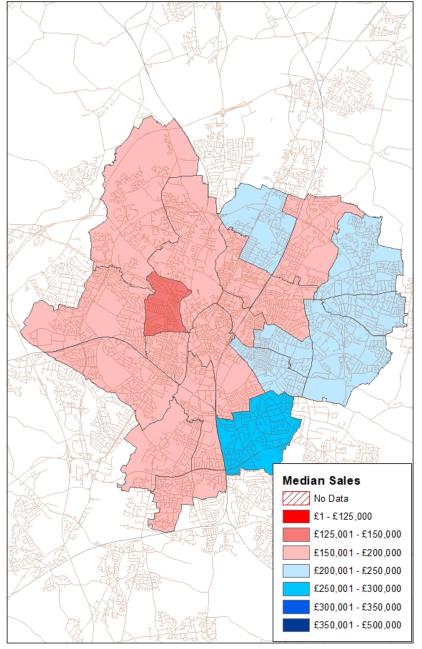
- 4.28 Whilst different types of dwelling have significantly different values, the variations by location are relatively limited.
- 4.29 The geographical differences in prices are illustrated in the following maps showing the median price by ward, the first being for all properties and the second just for newbuild.



Figure 4.10a Median Prices – All Properties by Ward



# LCC Median Sales by Ward - All Sales 1/1/19 - 1/3/22



This data covers transactions received at Land Registry from 1/1/19 to 1/3/22. © Crown Copyright 2022. Contains Ordnance Survey data © Crown Copyright and Database Right 2022. Contains public sector information licensed under the Open Government Licence v3.0.

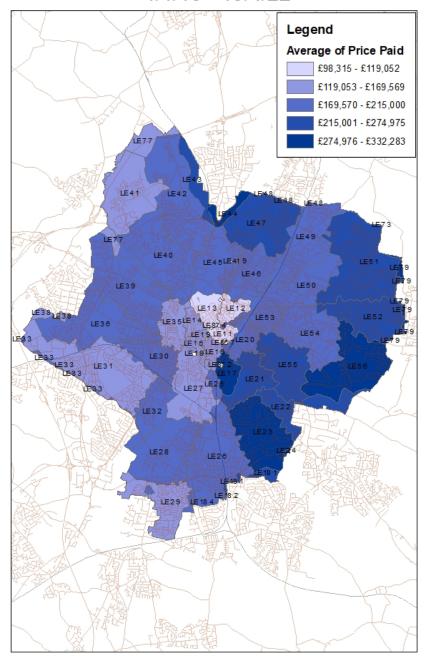
Source: HDH based on Land Registry Price Paid Data. Contains public sector information licensed under the Open Government Licence v3.0



Figure 4.10b Median Prices - All Properties, by Postcode Sector



# L.C.C. Average Price Paid - All by Postcode Sector 1/1/19 - 19/4/22



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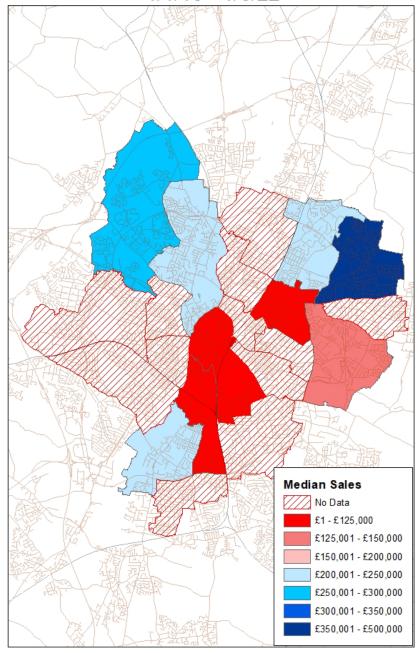
Source: HDH based on Land Registry Price Paid Data. Contains public sector information licensed under the Open Government Licence v3.0



Figure 4.11 Median Prices – Newbuild Properties



# LCC Median Sales by Ward - All Newbuild 1/1/19 - 1/3/22



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Source: HDH based on Land Registry Price Paid Data. Contains public sector information licensed under the Open Government Licence v3.0



4.30 Further maps are included within **Appendix 4** that show the median prices by ward by house type (detached, semi-detached, terraced, flats).

#### Newbuild Sales Prices

- 4.31 This study is concerned with the development of residential property so the key input for the appraisals is the price of new units. Recent newbuild sales prices from the Land Registry have been reviewed and a survey of new homes for sale during March 2019 was carried out. This research has been refreshed.
- 4.32 The Land Registry publishes data of all homes sold. At the time of the 2019 Viability Assessment, across the LCC area, 446 newbuild home sales were recorded since the start of 2017. In April 2022 across the LCC area, 234 newbuild home sales were recorded since the start of 2019. These transactions (as recorded by the Land Registry) are summarised in the following table and detailed in **Appendix 5**.
- 4.33 Each dwelling sold requires an Energy Performance Certificate (EPC)<sup>24</sup>. The EPC contains the floor area (the Gross Internal Area GIA) as well as a wide range of other information about the construction and energy performance of the building. This information is also included in **Appendix 5**.
- 4.34 The price paid data from the Land Registry has been married with the floor area from the EPC Register. The Land Registry data can be broken down by house type. The data can be summarised as follows:

<sup>&</sup>lt;sup>24</sup> https://www.epcregister.com/



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Table	4.5 Prices Paid -	- Newbuild Ho	mes from Janເ	ıary 2017 to Ju	ne 2019			
Count of Nev	wbuild Sales							
	Detached	Flats	Semi Detached	Terraced	All			
LE1	0	4	0	0	4			
LE2	0	53	0	0	53			
LE4	0	6	17	98	121			
LE5	151	7	59	51	268			
All	151	70	76	149	446			
Average of N	lewbuild Sales							
	Detached	Flats	Semi Detached	Terraced	All			
LE1		£113,250			£113,250			
LE2		£159,987			£159,987			
LE4		£142,967	£220,988	£226,507	£221,589			
LE5	£347,017	£103,850	£232,639	£194,387	£286,440			
All	£347,017	£150,244	£230,033	£215,513	£252,266			
Count of EPO	Cs							
	Detached	Flats	Semi Detached	Terraced	All			
LE1	0	3	0	0	3			
LE2	0	43	0	0	43			
LE4	0	6	17	98	121			
LE5	150	7	59	46	262			
All	150	59	76	144	429			
Average of Newbuild Price Paid £/m <sup>2</sup>								
	Detached	Flats	Semi Detached	Terraced	All			
LE1		£1,858			£1,858			
LE2		£2,271			£2,271			
LE4		£2,321	£2,536	£2,566	£2,550			
LE5	£2,565	£1,788	£2,499	£2,213	£2,468			
All	£2,565	£2,197	£2,507	£2,453	£2,467			

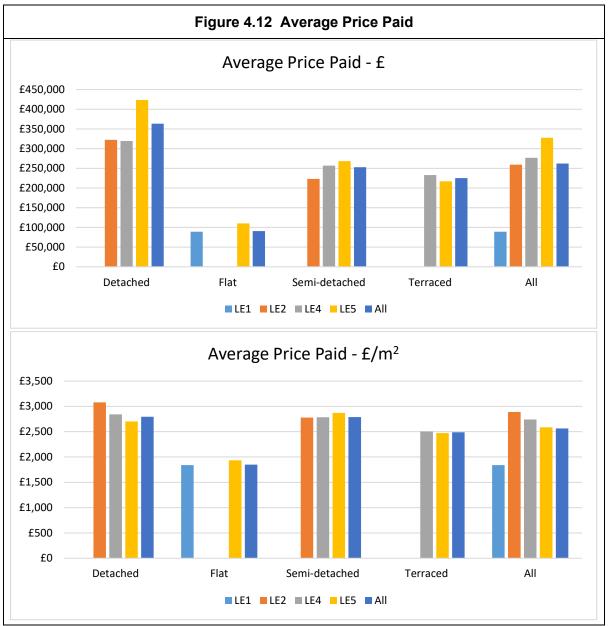
Source: Land Registry and EPC Register (June 2019). Contains public sector information licensed under the Open Government Licence v3.0



Ta	Table 4.6 Prices Paid – Newbuild Homes from January 2019								
Count of Newbuild Sales									
	Detached	Flat	Semi- detached	Terraced	All				
LE1	0	36	0	0	36				
LE2	4	0	7	0	11				
LE4	48	0	43	27	118				
LE5	38	3	2	26	69				
All	90	39	52	53	234				
Average of New	build Price Paid	-£							
	Detached	Flat	Semi- detached	Terraced	All				
LE1		£89,000			£89,000				
LE2	£322,200		£223,236		£259,223				
LE4	£319,337		£256,699	£233,061	£276,770				
LE5	£423,758	£110,000	£268,473	£217,042	£327,722				
All	£363,553	£90,615	£252,647	£225,202	£262,082				
Count of EPCs		·							
Row Labels	Detached	Flat	Semi- detached	Terraced	All				
LE1	0	36	0	0	36				
LE2	4	0	7	0	11				
LE4	47	0	42	27	116				
LE5	37	3	2	26	68				
All	88	39	51	53	231				
Average of New	Average of Newbuild Price Paid - £/m²								
	Detached	Flat	Semi- detached	Terraced	All				
LE1		£1,841			£1,841				
LE2	£3,081		£2,779		£2,889				
LE4	£2,841		£2,786	£2,503	£2,742				
LE5	£2,704	£1,936	£2,871	£2,471	£2,586				
All	£2,794	£1,849	£2,788	£2,487	£2,563				

Source: Land Registry and EPC Register (April 2022). Contains public sector information licensed under the Open Government Licence v3.0





Source: Land Registry and EPC Register (April 2022). Contains public sector information licensed under the Open Government Licence v3.0

- 4.35 The average price paid is £2,563/m², being an increase from £2,467/m² in 2019. The prices range from about than £1,555/m² to over £4,585/m². In 2019 the range was from less than £1,145/m² to over £3,202/m². Care should be taken when considering the disaggregated data as some of the sample sizes are small.
- 4.36 The above data does show variance across the area, however it is necessary to consider the reason for that variance. The principal driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more strongly influenced by the specific site characteristics, the immediate neighbours and the environment, rather than in which particular ward or postcode sector the scheme is located.



4.37 At the time of the initial research (June 2019) there were very few new homes for sale in the City. It was necessary to look more widely and at newbuild schemes that are near the boundaries of LCC as well as within the administrative area. There were 50 houses and 10 flats being advertised for sale in and adjacent to the LCC area, although on some of these, construction had yet to start. The analysis of these shows that asking prices for newbuild homes vary very considerably, starting at £243,000 and going up to £470,000. The average is over £286,000. These are summarised in the following table and set out in detail in **Appendix 6**.



Table 4.7 Summary of Newbuild Asking Prices – June 2019							
Developer / Agent	Development	Asking Price	£/m²				
Leic 1							
Opulent	#47 <sup>25</sup>	£147,600					
Leic 2							
Leic 3							
Leic 4							
Sand Royale	City Heights	£69,900					
Kings	Uppingham Gardens	£435,000	£2,305				
Leic 5							
Purplebricks		£120,000	£1,176.47				
James Sellicks	Cox Close						
Leic 6							
Harrison Murray	Evelyn Road						
Leic 7							
Leic 8							
Barratt	City Heights	£256,662	£3,072				
Morris	Glebelands	£334,083	£3,134				
Wider Area							
Frank Innes		£358,750					
Jelson	Hallam Fields	£226,950	£2,962				
Barratt	New Lubbersthorpe	£190,995	£2,615				
Davidsons	The Market Village	£274,395	£3,266				
Davidsons	The Market Village	£319,841	£3,141				
Taylor Wimpey	Rainbow Meadows	£235,000	£2,921				
Davidsons	Bradgate Chase	£318,162	£3,094				
Jelson	The Leys	£353,700	£3,261				

Source: Market Survey (June 2019)

4.38 When considered on a £/m<sup>2</sup> basis, the average asking price for flats is £2,255/m<sup>2</sup> and the average asking price for houses is a little over £3,080/m<sup>2</sup>.

<sup>&</sup>lt;sup>25</sup> #47 is a non standard



Table 4.8 Summary of Newbuild Asking Prices – April 2022							
	Average of Asking Price	Average of Asking Price £/m²					
Barratt							
City Heights	£374,995	£2,957					
Hazleton Homes							
Hine Park							
Keepmoat							
Waterside	£297,245	£2,935					
Morris							
St Andrews Park	£431,321	£3,562					
All	£363,010	£3,210					

Source: Market Survey (April 2022)

- 4.39 When considered on a £/m² basis, the average asking price for houses is about £3,210/m². £/m² information was not available for flats.
- 4.40 During the course of the research, sales offices and agents were contacted to enquire about the price achieved relative to the asking prices, and the incentives available to buyers. The feedback has changed considerably since 2019. In 2019, in most cases the feedback was that the units were 'realistically priced' or that as there is strong demand, significant discounts are not available. When pressed, it appeared that the discounts and incentives offered equate to about 2.5% of the asking prices. At that time, it was prudent to assume that prices achieved, net of incentives offered to buyers, are 2.5% less than the asking prices.
- 4.41 When this process was repeated in 2022, the feedback from the sales offices was that the asking price was the price and that the developers where not offering discounts. Most (if not all) units were pre-sold, and one of the reasons given was to ensure fairness across a scheme and consistency in pricing. This does not necessarily mean that all units of a type have the same price, as that may vary by the unit's position (open countryside views, corner plot, etc), but it does mean that the asking price is the price to be paid. The feedback was that generally, each release of units was a little more expensive that the previous release.
- 4.42 When pressed, the sales offices did mention that different specifications of finish were available, and these are routinely offered. It was unclear whether these were offered as an incentive or simply to ensure that the buyer purchased a home that met their aspirations, style and taste.

### **Price Assumptions for Financial Appraisals**

4.43 In the LCC CIL Viability Study, Update (HDH, December 2014) the following values were used:



	Table 4.9 2014 House Prices (£/m²)						
		Area	Market				
1	SUE1	20% Affordable	2,150				
2	Greenfield1	20% Affordable	2,100				
3	Brownfield Redev	15% Affordable	1,825				
4	Urban Flats	15% Affordable	1,800				
5	Brownfield Redev M	30% Affordable	2,200				
6	Medium Brownfield	20% Affordable	2,200				
7	Medium Greenfield	20% Affordable	1,925				
8	Urban Edge	Below Threshold	2,225				
9	Town Centre Flats	Below Threshold	1,825				
10	Ex Garage Site	Below Threshold	1,950				
11	Town Infill	Below Threshold	2,000				
12	Brownfield Redev 2	20% Affordable	2,100				
13	Brownfield Redev M 2	20% Affordable	2,000				

Source: Table 3.2 LCC CIL Viability Update (HDH December 2014)

4.44 These were updated in the 2019 Viability Assessment:

Table 4.10 2019 Residential Price Assumptions (£/m²)							
	Central Development Area (15%)	South East of the City and Ashton Green (30%)	Elsewhere (20%)				
Larger Brownfield	£2,000	£2,500	£2,300				
Smaller Brownfield Sites	£2,200	£2,500	£2,300				
Urban Flatted Schemes	£2,300	£2,375	£2,350				
Smaller Flatted Schemes		£2,800	£2,800				
Large Greenfield Sites		£3,180	£2,750				
Medium Greenfield Sites		£3,180	£2,750				
Small Greenfield Sites		£3,180	£2,800				

Source: HDH (August 2019)

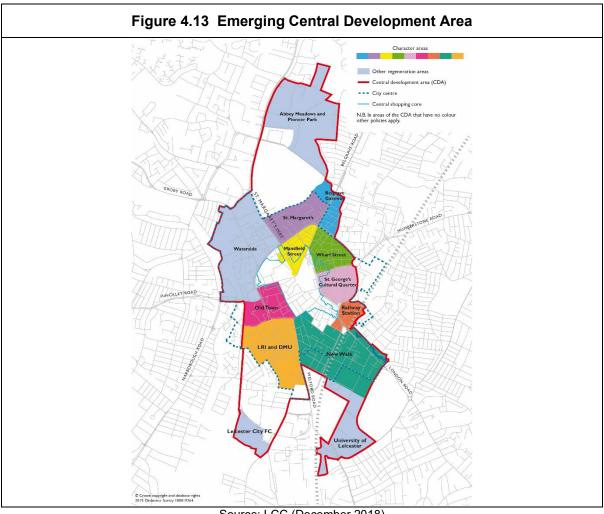
- 4.45 The data presented above suggests that house prices have increased since 2019. The Land Registry data reports that average newbuild prices (houses and flats) have increased by about 30% and that prices of existing flats have increased by about 15%. Having said this the price paid data from the Land Registry is thin, with few recent transactions, making this difficult to evidence firmly.
- 4.46 It is necessary to form a view about the appropriate prices to be used in this refresh. As in the earlier reports, the preceding analysis does not reveal simple clear patterns with sharp boundaries. It is necessary to relate this to the pattern of development expected to come



forward in the future. Bringing together the evidence above (which we acknowledge is varied), the following approach to value was put to the July 2019 consultation.

- a) <u>Larger Brownfield Sites</u>. In terms of value, the prices of the new homes developed are likely to be driven by the specific situation of the scheme rather than the general location. That is to say the value will be more strongly influenced by the specific site characteristics, the immediate neighbours and environment, rather than in which particular ward or postcode sector the scheme is located. Development is likely to be of a higher density than the greenfield sites and be based around schemes of flats, semi-detached housing and terraces with a low proportion of detached units.
  - A slightly higher value has been attributed to the larger brownfield sites than the smaller brownfield sites due to the ability of the developer to create a sense of place.
- b) <u>Smaller Brownfield Sites</u>. As with the larger sites, the prices of the new homes developed are likely to be driven by the specific situation of the scheme rather than the general location. Development is likely to be of a higher density and be based around schemes of flats, semi-detached housing and terraces with a lower proportion of detached units. A separate assumption is used for houses and flats.
- c) <u>Central Flatted Schemes</u>. This is considered to be a separate development type that is only likely to take place in the City centre. These are modelled as conventional development and on a Build to Rent basis.
- d) <u>Large Greenfield Sites.</u> These are all the greenfield sites.
- 4.47 In the 2019 iteration of this assessment, a differentiation was applied to the greenfield sites based on size. This approach is not taken forward.
- 4.48 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area, and by the assumptions used by developers in appraisals submitted through the development management process, the prices are updated as follows.
- 4.49 It is important to note that this is a broad-brush, high-level study to test LCC's policy as required by the NPPF. The values between new developments and within new developments will vary considerably.
- 4.50 As the plan-making process as continued, the Council has reviewed the Strategic Regeneration Area. The Strategic Regeneration Area was defined 20 or so years ago, and a good proportion of the area has now been built out. In light of this the Council has agreed, in principle, to create a new area called the Central Development Area, which removes areas already developed, as well as tidying up previous anomalies such as the exclusion of University of Leicester. The boundary is not yet finalised, however the Council is considering the following boundaries.





Source: LCC (December 2018)

4.51 In terms of value, these are similar to the Strategic Regeneration Area.

Table 4.11 2022 Residential Price Assumptions (£/m²)							
	Central Development Area (15%)	South East of the City and Ashton Green (30%)	Elsewhere (20%)				
Larger Brownfield	£2,400	£2,850	£2,600				
Smaller Brownfield Sites	£2,250	£2,800	£2,530				
Central Flatted Schemes	£2,450						
Other Flatted Schemes		£2,800	£2,800				
Greenfield Sites		£3,500	£3,500				

Source: HDH (April 2022)

4.52 These revised prices are substantially less than some of the headline data suggests. In particular, a cautious approach has been taken to the values adopted in relation to flatted development.



#### **Ground Rents**

4.53 Over the last 20 or so years many new homes have been sold subject to a ground rent. Such ground rents have recently become a controversial and political topic. In this study, no allowance is made for residential ground rents<sup>26</sup>.

#### **Build to Rent**

- 4.54 The Council has seen several Build to Rent schemes coming forward in the City centre. Anecdotal evidence suggests that Build to Rent has, to a large extent, replaced the new student housing market, as some of the activity in this sector is driven by the large student population (see student housing below). The Built to Rent sector is a different sector to mainstream housing.
- 4.55 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. Having said this, at present the Council do not have a policy framework to restrict the use of a housing scheme to the PRS. This is different to affordable housing where there is evidence and policies to support restricting the use of some housing to affordable housing.
- 4.56 The value of the units in the PRS (where their use is restricted to PRS and they cannot be used in other tenures) is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor would pay for the completed unit. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.). This is well summarised in *Unlocking The Benefits and Potential of Build to Rent*, A British Property Federation report commissioned from Savills, academically reviewed by LSE, and sponsored by Barclays (February 2017):

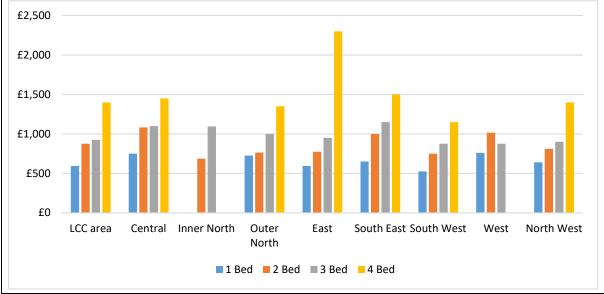
A common comment from BTR players is that BTR schemes tend to put a lower value on development sites than for sale appraisals. Residential development is different to commercial in that it has two potential end users - owners and renters. Where developers can sell on a retail basis to owners (or investors paying retail prices - i.e. buy to let investors) this has been the preferred route to market as values tend to exceed institutional investment pricing, which is based on a multiple of the rental income. This was described as "BTR is very much a yield-based pricing model.

4.57 In estimating the likely level of affordable rent, we have undertaken a survey of market rents across the LCC area (refreshed in March 2022):

<sup>&</sup>lt;sup>26</sup> In October 2018 the Communities Secretary announced that majority of newbuild houses should be sold as freehold and new leases to be capped at £10. https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices



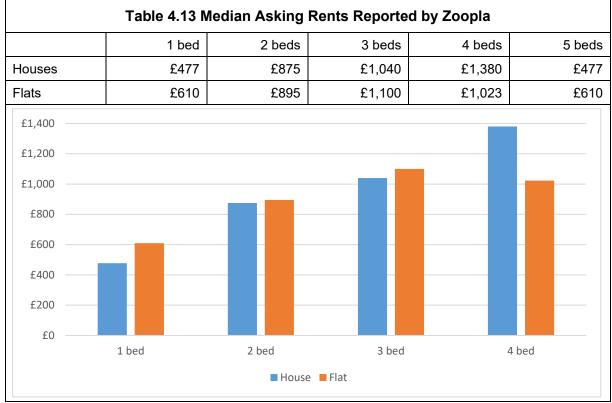
Table 4.12 Rents Reported by Rightmove (£/month)									
	1 bed	2 beds	3 beds	4 beds					
LCC area	£595	£875	£925	£1,400					
Central	£750	£1,083	£1,100	£1,450					
Inner North		£688	£1,095						
Outer North	£725	£765	£1,000	£1,350					
East	£595	£775	£950	£2,300					
South East	£650	£1,000	£1,150	£1,500					
South West	£525	£750	£875	£1,150					
West	£760	£1,015	£875						
North West	£640	£812	£900	£1,400					
00 500									



Source: Rightmove.co.uk (April 2022)

4.58 This data suggests that rents have increased by at least 10% over the last few years.





Source: Zoopla.co.uk (April 2022)

- 4.59 Through the July 2019 consultation it was suggested that rental values for purpose build Built to Rent flats were likely to be too low as Build to Rent is likely to be at the top of the market.
- 4.60 The ONS publish statistics of Private Rents in England.

Table 4.14 Average Rents - Leicester								
	Count	Mean	Lower quartile	Median	Upper quartile			
Room	190	£391	£347	£368	£450			
Studio	200	£426	£360	£450	£470			
One Bedroom	750	£527	£475	£525	£575			
Two Bedroom	1,190	£659	£575	£650	£725			
Three Bedroom	650	£736	£650	£750	£820			
Four + Bedroom	140	£1,084	£865	£1,000	£1,250			

Source: Private rental market summary statistics in England (ONS 15<sup>th</sup> December 2021)

4.61 There is some evidence that rents may vary through the year. It is accepted that this may be the case, particularly around the peak letting season for students. Having said this, feedback from letting agents suggests that the fluctuations for the best and least good properties is more than the mid-market where rents are fairly steady.



4.62 In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed. Savills in its *Investing in Private Rent* (Savills, 2018) report a North-South divide:

Net initial yields on BTR deals averaged 4.3 per cent between 2015 and 2017. But that hides substantial regional variation. While half that investment took place in London, where yields averaged 3.8 per cent, across Scotland and the north of England the average yield was 4.9 per cent. In London and the South, the income returns from funding deals are higher than on standing investments, as you might expect. In the North, this is not necessarily the case, given issues over the quality of some of the existing rental stock and the rental covenant attached to it, all limited by the fact that we're yet to see any of the purpose-built kit trade yet. As investors focus more on the potential growth of the income stream and less on the track record of local house price growth, we expect yields from purpose-built assets to show less regional variation.

- 4.63 Knight Frank in its *Residential Yield Guide* (February 2018) reported a 4.0% to 4.24% yield in Prime Regional Cites and 5.0% to 5.25% in Secondary Regional Cities.
- 4.64 Having considered a range of sources a net yield of 4.5% has been assumed. It is also assumed that such development will be flatted and in or close to the city-centre.

Table 4.15 Capitalisation of Private Rents							
	1 bed	2 bed	3 bed	4 bed			
Gross Rent (£/month)	£630	£850	£1,200	£1,300			
Gross Rent (£/annum)	£7,560	£10,200	£14,400	£15,600			
Net Rent	£6,048	£8,160	£11,520	£12,480			
Value	£134,400	£181,330	£256,000	£277,333			
m <sup>2</sup>	50	70	84	97			
£/m²	£2,688	£2,590	£3,047	£2,859			

Source: HDH (June 2019, April 2022)

- 4.65 In this study we have assumed a value for private rent, in all areas, of £2,800/m². This is unchanged from the 2019 iteration of this report.
- 4.66 Through the July 2019 consultation it was suggested that care has to be taken when applying the modelling set out in the PPG to this sector. This form of development is almost always pre-funded by the end investor, who is likely to be an institutional investor. They are looking to build a long-term rental stream and are likely to approach the valuation over a much longer term than other investors.

### **Affordable Housing**

4.67 At the time of the 2019 Viability Assessment, the Affordable Housing Policy was under review. The updated wording is as follows:

Policy Ho04. Affordable Housing

Leicester City Council will seek to deliver affordable homes to achieve the affordable housing target with appropriate mix in accordance with Policy Ho03. The Council will seek to achieve the affordable housing targets through supporting the proposals on Greenfield sites with 30%



target of affordable housing required on all major schemes. The Council will also achieve the affordable housing target through the delivery of schemes through Private Registered Providers and the Council's own delivery programmes.

- 4.68 As set out later in this report, a range of tenure mixes have been tested (informed by the wider evidence base). In line with the paragraph 63 of the 2019 NPPF, a threshold of 10 units is assumed to apply (see Chapter 2 above).
- 4.69 In this study it is assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP). This is a simplification of reality as there are many ways in which affordable housing is delivered, including the transfer of free land to RPs for them to build on or the retention of the units by the scheme's overall developer.

### Affordable Housing Values

- 4.70 Prior to the 2015 Summer Budget, rents of affordable housing (both Affordable Rents and Social Rents) were generally increased by inflation (CPI) plus up to 1% each year. These provisions were to prevail until 2023. The result was that housing associations knew their rents would go up and those people and organisations who invest in such properties (directly or indirectly) knew that the rents were going up year on year. This made them a particularly attractive and secure form of investment or security for a loan.
- 4.71 In the 2015 Budget it was announced that Social and Affordable Rents would be reduced by 1% per year for 4 years<sup>27</sup>. The effect of this is to reduce the value of affordable housing to rent. Having said this, in October 2017, the Government announced that rents will rise by CPI +1% for five years from 2020, reversing this alteration. It is necessary to consider the value of affordable housing in this context, so the value of affordable housing has been reconsidered from first principles.

### Social Rent

4.72 The value of a rented property is a factor of the rent – although the condition and demand for the units also have an impact. Social Rents are set through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

<sup>&</sup>lt;sup>27</sup> We understand that the objective was to reduce the overall costs of Housing Benefit / Local Housing Allowance / Universal Credit to the Exchequer.



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Table 4.16 LCC Social Rent (£/week)									
Unit Size	Net	Social	Service	Gross	Unit				
	Rent	Rent Rate	Charge	Rent	Count				
Non-self-contained	£0.00	£0.00	£0.00	£0.00	0				
Bedsit	£59.80	£58.91	£17.28	£76.77	222				
1 Bedroom	£71.22	£69.22	£13.81	£84.88	1,718				
2 Bedroom	£84.46	£81.87	£7.43	£88.55	2,712				
3 Bedroom	£92.52	£90.16	£2.49	£93.95	1,796				
4 Bedroom	£110.34	£107.18	£2.97	£112.28	408				
5 Bedroom	£114.32	£111.43	£1.90	£115.12	107				
6+ Bedroom	£129.16	£125.06	£2.93	£130.10	28				
All Self-Contained	£84.64	£82.26	£8.79	£90.62	6,991				
All Stock Sizes	£84.64	£82.26	£8.79	£90.62	6,991				

Source: Table 9, PRP SDR 2021 – Data Tool<sup>28</sup>

- 4.73 These rents are very similar to those reported in the 2019 Viability Assessment.
- 4.74 This study concerns only the value of newly built homes. There seems to be relatively little difference in the amounts paid by RPs for such units across the LCC area. In this report, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.5%.

Table 4.17 Capitalisation of Social Rents							
	1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedroo						
Gross Rent (£/week)	£70	£84	£93	£110			
Gross Rent (£/annum)	£3,649	£4,375	£4,814	£5,699			
Net Rent	£2,919	£3,500	£3,851	£4,559			
Value	£64,878	£77,783	£85,576	£101,319			
m <sup>2</sup>	50	70	84	97			
£/m²	£1,298	£1,111	£1,019	£1,045			

Source: HDH (June 2019)

4.75 On this basis, a value of £1,120/m² across the LCC area is assumed. In the *LCC CIL Viability Study, Update* (HDH, December 2014) a value of £955/m² was assumed for affordable housing for rent.

<sup>&</sup>lt;sup>28</sup> Private registered provider social housing stock and rents in England 2020 to 2021 - GOV.UK (www.gov.uk)



## Affordable Rent

- 4.76 The Government introduced Affordable Rent in 2010 as a 'new' type of affordable housing. Under Affordable Rent, a rent of no more than 80% of the market rent for that unit can be charged. In the development of affordable housing for rent, the value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit.
- 4.77 In estimating the likely level of Affordable Rent, a survey of market rents across the LCC area has been undertaken and is set out under the Build to Rent heading above. There is relatively little variation in rents.
- 4.78 As part of the reforms to the social security system, housing benefit /local housing allowance is capped at the 3<sup>rd</sup> decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap.

Table 4.18 Leicester BRMA LHA Caps (£/week)						
July 2019 April 2022						
Shared Accommodation	£63.22	£78.00				
One Bedroom	£86.30	£103.56				
Two Bedrooms	£109.32	£130.03				
Three Bedrooms	£130.38	£155.34				
Four Bedrooms	£163.16	£205.97				

Source: VOA (July 2019, April 2022)29

4.79 These caps are generally less than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes).

<sup>&</sup>lt;sup>29</sup> Local Housing Allowance Rates for the Leicester City Local Authority: DirectGov - LHA Rates (voa.gov.uk)

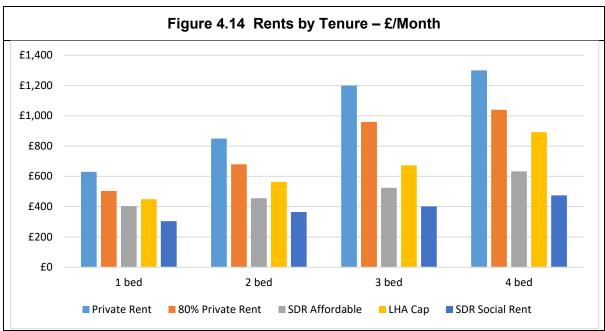


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Table 4.19 LCC Affordable Rent (£/week)						
Unit Size	Gross Rent	Unit Count				
Non-self-contained	£0.00	0				
Bedsit	£79.81	1				
1 Bedroom	£93.19	91				
2 Bedroom	£105.23	576				
3 Bedroom	£121.08	346				
4 Bedroom	£146.09	73				
5 Bedroom	£133.17	5				
6+ Bedroom	£134.36	1				
All Self-Contained	£112.10	1,093				
All Stock Sizes	£112.10	1,093				

Source: Table1, PRP SDR 2021 - Data Tool30

4.80 The rents can be summarised as follows.



Source: Market Survey, HCA Statistical Return and VOA (April 2022)

4.81 The level of affordable rent is taken to be the LHA Cap. In calculating the value of Affordable Rents, we have allowed for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 4.5%. On this basis, Affordable Rented property has the following worth.

<sup>&</sup>lt;sup>30</sup> Private registered provider social housing stock and rents in England 2020 to 2021 - GOV.UK (www.gov.uk)



Table 4.20 Capitalisation of Affordable Rents								
	1 Bed 2 Bed 3 Bed 4 Bed							
Gross Rent (£/week)	£104	£130	£155	£206				
Gross Rent (£/annum)	£5,385	£6,762	£8,078	£10,710				
Net Rent	£4,308	£5,409	£6,462	£8,568				
Value	£95,735	£120,206	£143,603	£190,408				
m <sup>2</sup>	50	70	84	97				
£/m²	£1,915	£1,717	£1,710	£1,963				

Source: HDH (April 2022)

- 4.82 Using this method to assess the value of affordable housing, under the Affordable Rent tenure, a value of £1,715/m² across all areas is derived.
- 4.83 Through the July 2019 consultation it was suggested that rather than calculating the value of affordable housing, comparable evidence should be used, however none was submitted to support this statement. Housing associations did suggest that the value derived for Social Rented housing was appropriate, however the value of Affordable Rent should use a lower assumption with regard to management costs, and that the range of 4% to 5% was more appropriate (which would result in a higher value).

## Intermediate Products for Sale

- 4.84 Intermediate products for sale include Shared Ownership and shared equity products<sup>31</sup>. As in the 2019 Viability Assessment a value of 70% of open market value is assumed. These values were based on purchasers buying an initial 30% share of a property and a 2.75% <sup>32</sup> per annum rent payable on the equity retained. The rental income is capitalised at 4.5% having made a 5% management allowance.
- 4.85 The following table shows 'typical' values for Shared Ownership housing at a range of proportions sold:

<sup>&</sup>lt;sup>32</sup> A rent of up to 3% may be charged – although we understand that in this area 2.75% is more normal.



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<sup>&</sup>lt;sup>31</sup> For the purpose of this assessment it is assumed that the 'affordable home ownership' products, as referred to in paragraph 64 of the 2019 NPPF fall into this definition,

Table 4.21 Value of Shared Ownership Housing at 30% to 80% of Proportion Sold

	Market Valu	ie	% S	old	Rent		Value			
m2	£/m2	£	%	£	%	£/year	£	£	£/m2	% OMV
95	2,700	256,500	30%	76,950	2.75%	4,938	104,239	181,189	1,907	70.64%
95	2,700	256,500	40%	102,600	2.75%	4,232	89,348	191,948	2,021	74.83%
95	2,700	256,500	50%	128,250	2.75%	3,527	74,456	202,706	2,134	79.03%
95	2,700	256,500	60%	153,900	2.75%	2,822	59,565	213,465	2,247	83.22%
95	2,700	256,500	70%	179,550	2.75%	2,116	44,674	224,224	2,360	87.42%
95	2,700	256,500	80%	205,200	2.75%	1,411	29,783	234,983	2,474	91.61%
95	3,000	285,000	30%	85,500	2.75%	5,486	115,821	201,321	2,119	70.64%
95	3,000	285,000	40%	114,000	2.75%	4,703	99,275	213,275	2,245	74.83%
95	3,000	285,000	50%	142,500	2.75%	3,919	82,729	225,229	2,371	79.03%
95	3,000	285,000	60%	171,000	2.75%	3,135	66,183	237,183	2,497	83.22%
95	3,000	285,000	70%	199,500	2.75%	2,351	49,638	249,138	2,623	87.42%
95	3,000	285,000	80%	228,000	2.75%	1,568	33,092	261,092	2,748	91.61%

Source: HDH 2019

- 4.86 In November 2020, the Government undertook a consultation around the standard Shared Ownership model, the outcome of which was announced in April 2021.
  - a. A reduction in the minimum first tranche share to 10%.
  - b. The ability of shared owners to staircase by 1% annually for up to 15 years, at a value based on the original purchase price uprated by the local House Price Index (and a reduction in the minimum staircasing threshold from 10% to 5%).
  - c. A ten-year 'repair free period' during which the landlord would fund repairs worth up to £500 per year, with a one-year rollover, with the shared owner responsible for undertaking repairs.
- 4.87 Discussions with RPs suggest that, having taken this change into account, values are unlikely to fall below 65% -and that they are still bidding at around 70% in the current market.
- 4.88 In relation to First Homes, these are assumed to subject to a 30% discount and that the £250,000 cap is assumed to apply.

Grant Funding

4.89 It is assumed that grant is not available.

## **Older People's Housing**

4.90 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

**Retirement living or sheltered housing**: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live



independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

- 4.91 HDH has received representations (May 2013 and updated in February 2016) from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes<sup>33</sup>. They have set out a case that Sheltered Housing and Extracare Housing should be tested separately. The RHG representations assume the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare housing is 25% more expensive than Sheltered housing.
- 4.92 A typical price of a 3 bed semi-detached home of £275,000 has been assumed. On this basis it is assumed Sheltered and Extracare Housing has the following worth:

Table 4.22 Worth of Sheltered and Extracare							
	Area (m²) £ £/m²						
3 bed semi-detached		275,000					
1 bed Sheltered	50	206,250	4,125				
2 bed Sheltered	75	275,000	3,667				
1 bed Extracare	65	257,813	3,966				
2 bed Extracare	80	343,750	4,297				

Source: HDH (April 2022)

- 4.93 There were no retirement schemes being marketed in Leicester that the time of the 2019 iteration of this study and there are none in 2022, it has therefore been necessary to look more widely beyond the boundaries of LCC.
  - a. Churchill Retirement Living did not have any schemes in the City, but did have schemes in Shirley and Aldridge. The Shirley scheme was marketing one bedroom units at £261,950 and two bedroom units from £340,950. The Aldridge scheme was marketing one bedroom units at £201,950 and two bedroom units from £279.950. Both these areas have generally higher values than Leicester.
  - b. McCarthy and Stone do not have any schemes in the City, but do have schemes in Market Harborough and Oakham. The Market Harborough scheme is marketing one

<sup>33</sup> https://retirementhousinggroup.com/rhg-publications/



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bedroom units at £197,950 and two bedroom units from £280.950. The Oakham scheme is marketing one bedroom units at £214,950 and two bedroom units from £309,950. Both these areas have generally higher values than Leicester.

- 4.94 There were several second-hand McCarthy and Stone units for sale.
  - A, 2 bedroom flat is being marketed for sale at Knighton Park Road, Stoneygate in Leicester, and is being marketed for £275,000.
  - A 2 bedroom flat is for sale Glenhills Court, Little Glen Road, Glen Parva, Leicester, and is being marketed for £249,950.
  - A 1 bedroom flat is for sale at Rowleys Court, Oadby, Leicester, and is being marketed for £150,000.
  - 1 bedroom flat is for sale at Forge Court, Syston, Leicester for £140,000.
- 4.95 There were no Extracare schemes being marketed in the vicinity at the time of this assessment, and no examples were provided through the July 2019 consultation process. At the time of this update several second-hand units are being marketed:
- 4.96 Several 2 bedroom flats are being marketed from £275,000 and 1 bedroom flats from £160,000 at the McCarthy and Stone scheme at Glen Parva. Additionally, several 2 bed units are being marketed from £180,000 and 1 bed units from £115,000 at its scheme at Sandhurst Street, Oadby.
- 4.97 McCarthy and Stone has schemes in Quorn and Market Harborough. The values are substantially higher, however not considered comparable.
- 4.98 In this update, based on the above, a value of £3,900/m² is assumed for Sheltered Housing and £4,130/m² is assumed for Extracare Housing.
- 4.99 In addition to the above, no allowance is made for ground rents. The typical value of the ground rents on these types of units would be about of £3,850/unit.
- 4.100 The value of units as affordable housing has also been considered. It has not been possible to find any directly comparable schemes where housing associations have purchased social units in a market-led Extracare development. Private sector developers have been consulted. They have indicated that whilst they have never disposed of any units in this way, they would expect the value to be in line with other affordable housing however they stressed that the buyer (be that the local authority or housing association) would need to undertake to meet the full service and care charges.

## **Student Housing**

4.101 There is a large student population in the Leicester. The University of Leicester (about 17,000 students) and De Montfort University (about 23,000 students) have a major impact on the housing market.



- 4.102 It is appropriate to consider the viability of student housing in its own right. There is an overlap in the market with the Build to Rent sector which is also considered as a separate development type (the economics of Build to Rent are different from market housing).
- 4.103 Since the 2019 Viability Assessment, this sector has been impacted by the COVID-19 pandemic. Universities ceased face-to-face teaching and most facilities were closed. Some accommodation was closed with other accommodation kept open. Having said this, things have now returned to normal.
- 4.104 A survey of student housing was carried out and has been refreshed. As set out in **Appendix** 7 there are several schemes. Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats are slightly larger rooms, including a kitchenette.
- 4.105 It is difficult to make direct comparisons as some operators let rooms just during term time (allowing other commercial uses in the holidays), some for a 27 week or 39 week or 44 week academic year (allowing other commercial uses in the summer), and some operators let for a 51 or 52 week year. Across the different sites and operators, the product offered varies from basic to luxurious and by format (self-contained /en-suite / cluster flats) and this is reflected in the rents. The average rents by the type of accommodation (as defined by the operator) are:

Table 4.23 – Student Housing – Rent by Type							
	Count	Per Week	Per Year				
1 bed flat	5	£168	£6,656				
city ensuite	1	£122	£5,246				
classic ensuite	2	£126	£5,407				
classic studio	1	£177	£7,611				
double	5	£106	£5,177				
double ensuite	5	£134	£6,009				
ensuite	6	£136	£6,052				
premium ensuite	6	£140	£6,027				
single	53	£114	£4,489				
single ensuite	25	£152	£6,105				
single ensuite adapted	2	£151	£6,321				
single studio	9	£166	£6,737				
small ensuite	1	£125	£5,500				
studio	17	£166	£8,283				
studio classic plus	1	£147	£7,497				
twin	3	£102	£3,990				
Grand Total	142	£136	£5,739				

Source: Market Survey (June 2019)



4.106 In 2019 the average for cluster flats was £5,357/year and the average for self-contained accommodation was £6,679/year. In April 2022, the average for cluster flats is a little less at £5,230/year and the average for self-contained accommodation is somewhat more at £7,880/year. It although it is important to appreciate that this is the average of all units, including older ones. The rents are discounted by 3% to reflect voids and bad debts at this stage. In deriving the values, the following assumptions are used:

 Studio:
 £7,900
 less 3%
 £7,993/year

 Cluster:
 £5,360
 less 3%
 £5,200/year

4.107 Having made an allowance of 25% for management and repair costs, and capitalised the income at 6%, the following capital values are derived.

Table 4.24 Value of Student Housing						
Cluster Studi						
Rent		£5,200	£7,663			
Management etc	%	25%	25%			
Net Rent		£3,900	£5,747			
Yield		6.00%	6.00%			
Value per room	£	£65,000	£95,788			

Source: HDH (April 2022)





# 5. Non-Residential Market

- 5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the study.
- 5.2 In the *Leicester, Leicestershire and Rutland CIL Viability Study* (HDH, January 2013) the following values were used, these were then updated in the *LCC CIL Viability Study, Update* (HDH, December 2014) as shown.

Table 5.1 Non-Residential Assumptions – 2012 & 2014							
		2012			2014		
	Rent £/m² /year	Yield	Capitalised Rent £/m2	Rent £/m² /year	Yield	Capitalised Rent £/m2	
			£/m <sup>2</sup>				
Large industrial (+ 500m <sup>2</sup> )	41	7.00%	£586				
Small industrial (100m <sup>2</sup> to 500m <sup>2</sup> )	48	7.00%	£686				
Distribution	50	6.00%	£833				
Large office (+ 250m <sup>2</sup> )	93	6.50%	£1,431				
Small office (100m <sup>2</sup> to 250m <sup>2</sup> )	100	7.00%	£1,429				
Large retail - Supermarkets	130	5.00%	£2,600			£2,800	
Smaller Supermarkets				150	6.50%	£2,300	
Large retail - Retail Warehouse	120	7.00%	£1,714	120	6%	£2,000	
Leicester Centre Shops	236	7.00%	£3,371				
Town Centre Shops	150	11.00%	£1,364				
Hotels		6.50%	£2,150				
Student Halls		6.50%	£2,225		·		
Leisure	75	8.00%	£938				

Source: Leicester, Leicestershire and Rutland CIL Viability Study (HDH, January 2013) & LCC CIL Viability Study, Update (HDH, December 2014)

5.3 These were updated as follows in 2019:

Table 5.2 Commercial Values £/m² 2019							
	Rent £/m²	Yield	Rent free period		Assumption		
Offices	£190	7.00%	1.0	£2,537	£3,000		
Industrial	£75	7.50%	2.0	£865	£865		
Retail - City Centre	£400	7.00%	2.0	£4,991	£4,500		
Retail (elsewhere)	£250	10.00%	1.0	£2,273	£2,300		
Large Supermarket	£230	5.50%	1.0	£3,964	£3,950		
Small Supermarket	£200	5.50%	2.0	£3,267	£3,270		
Retail Warehouse	£180	6.00%	2.0	£2,670	£2,670		
Hotel (per room)	£6,500	6.00%	0.0	£4,386	£4,385		

Source: HDH (August 2019)



- 5.4 The consideration of values has been refreshed. Where is no need to consider all types of development in all situations and certainly no point in testing the types of scheme that are unlikely to come forward as planned development. In this study we have considered the larger format office and industrial uses, retail uses and hotel uses.
- 5.5 Across the City, market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within the LCC area, there will be particular localities, and ultimately site-specific factors, that generate different values and costs.

#### **National Overview**

5.6 The various non-residential markets in the LCC area reflect national trends. The retail markets are particularly challenging:

## Twelve-month expectations hit fresh highs for industrial sector

- Outlook for values remains upbeat for industrials, data centres, multifamily and aged care facilities
- Covid developments stifle the recovery in tenant demand across the office sector during Q4
- But 66% of survey participants still feel office space is essential for a company to operate successfully

The Q4 2021 RICS UK Commercial Property Survey suggest conditions remain polarised across different portions of the real estate market. While already strong twelve-month projections were further upgraded in the industrial sector, offices and retail continue to struggle, with the situation not helped by the surge in Covid cases seen during the latest survey period.

During Q4, the headline net balance for occupier demand came in at +16%, similar to the reading of +18% returned previously. That said, across the three traditional sectors, only industrials posted a positive reading for tenant demand, with the net balance standing at +61%. Meanwhile, the comparable readings were -3% for offices and -21% for retail. With respect to offices, this latest figure marks a slight setback from a modestly positive trend cited in Q3 (+7%), with respondents pointing to the rapid spread of the omicron variant as a negative influence this quarter.

Looking at the longer term, some additional questions were included to further examine structural changes sweeping the office sector as a result of the pandemic. Importantly, when asked if office space is still essential for a company to operate successfully, 66% of respondents replied 'yes', while 29% felt otherwise (the remaining 5% did not have an opinion). Alongside this, 76% of contributors report that they are seeing a relative increase in demand for flexible and more local workspaces compared to only 13% who replied negatively. When asked if space allocation per desk had increased in the wake of the pandemic, 69% reported that more space has been allotted to individual desks. Notwithstanding the general perception that offices are still essential for businesses, 87% of respondents also report seeing re-purposing of office space for other uses, with 15% highlighting that this is occurring in significant volumes.

Turning to the rental outlook, respondents foresee a modest pick-up in prime office rents over the coming twelve months (+1%), while rents for secondary office space are anticipated to fall by around 3% (both similar reading to the Q3 results). Across the other market sectors, industrial rents are projected to rise by around +7% over the year head, the strongest expectations returned since this series was formed in 2014. On the same basis, secondary industrial rents are seen rising by 4%. Expectations remain negative for retail, with prime rents envisaged falling by 3% while secondary rents expected to see a near 6% decline. From a broad regional perspective, the only noticeable differences from the national averages are seen



in the office sector. Indeed, prime office rents in London and the south are expected to edge higher over the year to come, while the Midlands and the North exhibit flat projections.

RICS – Q4 2021: UK Commercial Property Market Survey

#### Leicester's Non-Residential Market

5.7 The Leicester Employment Land Review (Lambert Smith Hampton, July 2017) includes a detailed assessment of the local employment market so that will not be repeated here. The market can be summarised as follows:

The commercial property development and investment markets have been the subject of a marked recovery over the four years since publication of the Leicester and Leicestershire HMA Employment Land Study Update in April 2013. In this review we illustrate the impact of this recovery on the employment land development pipeline in the Leicester PUA. We describe the business models that have demonstrated the viability of development by willing developers, public sector interventions that have underpinned recent investment and issues of remaining market failure.

In the three years 2012 – 15, new commercial property has been developed on 13 sites across all property sub – markets in the PUA (geographical locations) and market segments (office, industrial/ small warehousing and strategic warehousing). The sites are located as follows:

Blaby, three sites: Grove Park, LE3 and Optimus Point

South Charnwood, three sites: Interchange Birstall, Watermead Business Park and Rothley Lodge

Leicester, (seven sites): two at Ashton Green; Bradgate Bakery; three sites at Gipsy Lane Brickworks, (Barkby Road, High View Close and Crest Rise;) and Pioneer Park on Exploration Drive.

Selected examples of developments in the market segments include:

#### New offices

- 3,223 sq m Grade A offices, Marlborough Court, Watermead Business Park, (part for owner occupation and speculative development)
- 2,100 sq m Grade A offices, Grove Park (pre let to Travis Perkins)

### New industrial

- 10,000 sq m Bradgate Bakery (Samworth Brothers), 5 Bennion Road, Leicester (development by owner occupier)
- 3,368 sq m Crest Rise, Gipsy Lane Brickworks, Leicester (speculative development)
- 1,810 sq m Food Park, High View Close, Gipsy Lane Brick Works, Leicester (Council and ERDF funded speculative scheme)

## New warehouses

- 48,748 sq m Optimus Point, Kirby Road / Ratby Road, Glenfield (speculative development of two units)
- 3,986 sq m Optimus Point, Kirby Road / Ratby Road, Glenfield (pre sold to Everards for brewery storage and distribution

Two further additions to the stock were made through the refurbishment of 6,038 sq m at The Podium, St George's Tower, Leicester for Hastings Direct call centre (pre – let) and 1,535 sq m at Friars' Mill, Leicester (ERDF supported speculative scheme).

Development on the new build sites is characterised by a number of business models. Prior to the 2008 credit crisis, developers typically promoted land through the planning system; invested in advance infrastructure; developed a mix of speculative and pre let buildings and sold the let



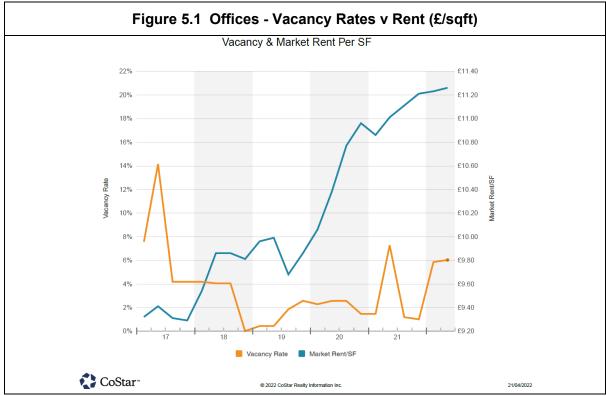
and income producing investments to institutional property investors. In the post 2008 period, development has been brought forward almost exclusively on pre 2008 serviced land using the following business models:

- Pre let developments, for example Grove Park
- Mixed pre let and speculative developments, for example LE3
- Speculative development, for example Crest Rise, Gipsy Lane Brickworks (part to be sold freehold and part to be retained within the developer's investment portfolio) Sale of serviced plots for owner occupier freehold development, for example Ashton Green (two sites) and Watermead Business Park.
- 5.8 This study is concerned with new property that is likely to be purpose built. There is little evidence of a significant variance in price for newer premises more suited to modern business, although very local factors (such as the access to transport network) are important.
- Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.co.uk). In addition, information from CoStar (a property industry intelligence subscription service) has been used. Clearly much of this commercial space is 'second-hand' and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment.
- 5.10 **Appendix 8** includes market data from CoStar.

## Offices

5.11 CoStar data shows an increase in rents in the office sector over the last five years, with a modest dip at the start of the COVID 19 pandemic.





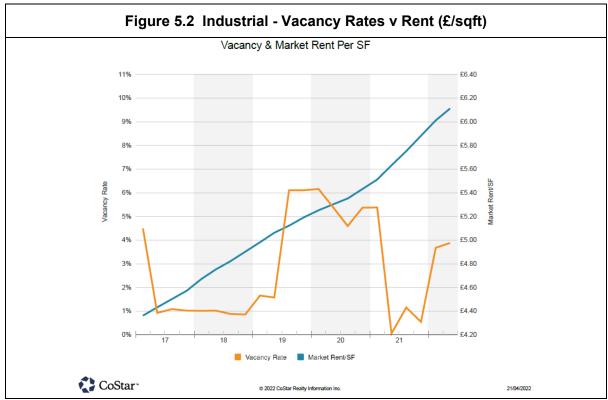
Source: CoStar (April 2022)

- 5.12 CoStar is currently reporting average rents (for all types of office) of about £130/m²/year (£11.90sqft/year), being an increase from £115/m²/year (£10.50sqft/year) in 2019. On the whole, these buildings are not modern offices that are best suited to current work practices. A median yield of 6.24% (6.36% in 2019) is reported, although consultee feedback suggested that 7% would be more typical (in 2019).
- 5.13 CoStar reports average sales prices of £1,540/m $^2$  (£144/sqft) for 2022, compared with £2,916/m $^2$  (£271/sqft) in 2019. Initially office development was assumed to have a value of £3,000/m $^2$ .
- 5.14 The *Leicester Employment Land Review* (Lambert Smith Hampton, July 2017) suggests rents are likely to be in the range of £150/m² (£14/sqft) to £258/m² (£24/sqft) which is more in line with comments from local agents who have suggested that good quality offices are in high demand and rents of £235/m² (£22/sqft) are likely to be achievable. There was also scepticism about the yields reported by CoStar, with suggestions that the good offices with sound tenants are unlikely to derive yields of less than 7%.
- 5.15 Through the July 2019 consultation it was suggested the rent assumption should be increased to £193/m²/year (£18/sqft/year). Having said this, the value of £3,000/m² was confirmed. In this update a value of £3,000/m² is assumed.

## **Industrial and Distribution**

5.16 CoStar data also shows very low vacancy rates and an increase in rents over the last five years in the industrial sector:





Source: CoStar (April 2022)

- 5.17 CoStar is currently reporting average rents (for all types of industrial space) of about £60/m²/year (£5.50sqft/year), being an increase from £51/m²/year (£4.70sqft/year) reported in 2019. On the whole these buildings are not modern facilities that are suited to modern industry. A median yield of 5% (no data in 2019) is reported, although our work in the wider area would suggested in 2019 that a 7.5% would be appropriate in this market.
- 5.18 CoStar reported average sales prices of £615/m² (£57/sqft) in 2022, compared with £689/m² (£64/sqft) in 2019.
- 5.19 The *Leicester Employment Land Review* (Lambert Smith Hampton, July 2017) suggests rents are unlikely to be above £53/m² (£5/sqft) which is less than we would expect for new, reasonable quality space.
- 5.20 At the time of this assessment there is anecdotal evidence that there is considerably higher demand for higher specification new units and that this is due to the shortage of supply. This comment particularly applies to larger units although it is important to note that large industrial units are unlikely to come forward with the LCC area, bearing in mind the nature of the available land. This comment was supported through the July 2019 consultation with the suggestion that the assumption should be increased to £75/m²/year (£7/sqft/year). We have done this.
- 5.21 On this basis new industrial development would have a value of £865/m² (having allowed for a rent free / void period of 24 months).



## **Appraisal Assumptions**

5.22 The following assumptions have been used (taking into account the comments made through the July 2019 consultation) and having been updated in 2022:

Table 5.3 Commercial Values £/m² 2022							
	Rent £/m²	Yield	Rent free period		Assumption		
Offices	£190	6.50%	1.0	£2,745	£3,000		
Industrial	£75	7.50%	2.0	£865	£865		

Source: HDH (April 2022)





## 6. Land Values

- 6.1 Chapters 2 and 3 set out the methodology used in this assessment to assess viability. An important element of the assessment is the value of the land. Under the method set out in the updated PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). This is used as the starting point for the assessment.
- 6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to the use to which it can be put and will range considerably from site to site. As this is a high-level study, the three main uses, being agricultural, residential and industrial, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.
- 6.3 In this context it important to note that the PPG says (at 10-016-20180724) that the 'Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments'. It is therefore necessary to consider the EUV as a starting point.
- 6.4 In the *Leicester, Leicestershire and Rutland CIL Viability Study* (HDH, January 2013) the following values were used. The 'EUV Plus' approach, as now set out in the PPG, was used.
  - 6.34 Following the consultation events, including the meeting on 19<sup>th</sup> July<sup>34</sup> we reconsidered this particularly in the light of the RICS Guidance. The argument put forward by the landowners' agents was persuasively put, but it was not the only argument put forward as mentioned above there was some agreement that, if the assumptions related to gross values, they were realistic and appropriate and allowed a reasonable uplift for the landowners that was sufficient to allow the land to come forward. In the revised appraisals in this report, we have used the following assumptions to set the viability thresholds and calculate the land price in the additional profit appraisals:
    - a. We have used alternative land prices of:

Agricultural Land

Paddock Land

Industrial Land

Leicester City and Oadby and Wigston

Residual Area

£350,000/ha

£440,000/ha

£350,000/ha

£4,000,000/ha

Residential Land

£750,000/ha

b. We have increased the percentage uplift from 15% to 20% in all sites.

<sup>&</sup>lt;sup>34</sup> Being a consultation event held to inform the preparation of the CIL Viability Study on 19<sup>th</sup> July 2012.



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- c. We have assumed a further uplift, in addition to the 20%, of £250,000/ha on greenfield sites (being those in agricultural and paddock uses).
- 6.5 These were carried into the *LCC CIL Viability Study, Update* (HDH, December 2014) and formed the basis for the recommendations for setting CIL. In the 2019 iteration of this viability assessment, the following Existing Use Value (EUV) assumptions were used.

Table 6.1 Existing Use Value Land Prices £/ha July 2019							
Brownfield Land							
City centres	£1,200,000						
Elsewhere	£600,000						
City centre - Retail	£4,000,000						
Greenfield Land							
Agricultural	£25,000						
Paddock	£50,000						

Source: HDH (July 2019)

6.6 In the 2019 Viability Assessment, the following Benchmark Land Value assumptions were used:

Brownfield Sites: EUV Plus 20%.

Greenfield Sites: EUV Plus £300,000/ha.

## **Existing Use Values**

- 6.7 To assess development viability, it is necessary to analyse Existing and Alternative Use Values. EUV refers to the value of the land in its current use <u>before planning consent is granted</u>, for example, as agricultural land. AUV refers to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.
- 6.8 The updated PPG includes a definition of land value as follows:

How should land value be defined for the purpose of viability assessment?

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).

In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.

PPG: 10-013-20190509



What is meant by existing use value in viability assessment?

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG: 10-015-20190509

- 6.9 It is important to fully appreciate that land value should reflect emerging policy requirements and planning obligations. When considering comparable sites, the value will need to be adjusted to reflect this requirement.
- 6.10 The value of the land for a particular typology (or in due course a particular scheme) needs to be compared with the EUV, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV, then the development is not viable; if there is a surplus (i.e. profit) over and above the 'normal' developer's profit having paid for the land, then there is scope to make developer contributions.
- 6.11 For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.
- 6.12 The 'model' approach is outlined below:
  - i. For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5ha or more fall into this category.
  - ii. For paddock and garden land on the edge of or in a smaller settlement a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.
  - iii. Where the development is on brownfield land we have assumed an industrial value. In the City centre, a higher value is considered.

## **Residential Land**

6.13 In August 2020, DCLG published *Land value estimates for policy appraisal 2019*<sup>35</sup>. This sets out land values as at April 2019, and was prepared by the Valuation Office Agency (VOA). The LCC figure is £1,460,000/ha. This is a reduction from £2,150,000/ha presented in the May 2018 version of *Land value estimates for policy appraisal*. This figure assumes nil

<sup>&</sup>lt;sup>35</sup> Land value estimates for policy appraisal 2019 - GOV.UK (www.gov.uk)



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<u>Affordable Housing</u>. As stressed in the paper, this is a hypothetical situation and 'the figures on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market'.

#### 6.14 The VOA assumed as follows:

- Any liability for the Community Infrastructure Levy (CIL), even where it was planning policy as at 1 April 2019, has been excluded.
- It has been assumed that full planning consent is already in place; that no grants are available and that no major allowances need to be made for other s106/s278 costs.
- The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.
- In a small number of cases schemes do not produce a positive land value in the Model. A 'floor value' of £370,000 (outside London) has been adopted to represent a figure at less than which it is unlikely (although possible in some cases) that 1 hectare of land would be released for residential development.
- This has been taken on a national basis and clearly there will be instances where the figure in a particular locality will differ based on supply and demand, values in the area, potential alternative uses etc. and other factors in that area.
- Each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available.
- The site will have a net developable area equal to 80% of the gross area (excluding London).
- For those local authorities outside London, the hypothetical scheme is for a development of 35, two storey, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.
- For those local authorities in London, the hypothetical scheme varies by local authority area and reflects the type/scale of development expected in that locality. The attached schedules provide details of gross/net floor areas together with number of units and habitable rooms.

These densities are taken as reasonable in the context of this exercise and with a view to a consistent national assumption. However, individual schemes in many localities are likely to differ from this and different densities will impact on values achievable.

6.15 There are few larger development sites being marketed in the area, however there are currently a number of small development sites being marketed in the area (within 5 miles of Leicester).



	Table 6.2 Building Sites for Sale – July 2019 and April 2022																									
£/ha	£4,109,589 Single house in garden	£3,750,000 Single house in garden	£50,607 Farmland	Potential plot (STP)	£1,384,615 Consent for pair of semi-detached	Retail / Residential plot	£1,449,275 Residential STP	£2,473,958 5 bungalows	#DIV/0i	£2,383,790 8 new and 2 existing Dwellings	£29,412 Arable Land	£30,208 Arable Land	£29,591 Arable Land	£104,166,667 Student - 52 Bed	£0 Student. 7 storey / 80 bed	£2,028,219 Varoius schemes. 40 bed care facility / 7	houses + 5 bungalows, includes 3	detached houses.	£3,418,803 PP for detached	£1,750,000 PP for 7 new 3-4 bed detached.	£5,232,558 5 detached	£1,100,000 Outline planning consent for employment	£472,727 Back Land		£588,235 15 x one and two bed apartments	
Area (ha)	0.146	0.08	4.94		0.065		1.38	0.768		0.839	4.59	3.807	43.933	0.012 £		0.567			0.234	0.4	0.129	9.0	1.375		0.85	
Asking Price	£600,000	£300,000	£250,000	£140,000	£30,000	£87,500	£2,000,000	£1,900,000		£2,000,000	£135,000	£115,000	£1,300,000	£1,250,000		£1,150,000			£800,000	£700,000	£675,000	£660,000	£650,000		£200,000	
	Oadby	Stoneygate	Thurnby	Oadby			Anstey	Oadk		Glenfield	Shearsby	Shearsby	Desford	Loughbrough	Leicester	Leicester			Aylestone	Bagworth	Leicester Forest East	Earl Shilton	Barlestone	Leicester	Leicester	
	Stoughton Drive South	Ratcliffe Road	Uppingham Road	Highcroft Road	Fosse Lane	Narborough Road	Gynsill Lane	Land at Blackthorn Lane		2022 Groby Road	Land at Shearsb	Land at Shearsb	Land at Desford	The Needleworks	Clarence Street	Halifax Drive			Lutterworth Road	Main Street	Holmfield Avenue West	Westfield Avenue	Newbold Road	Conduit Street	64 Church Gate	
	2019						ırce						/.													

Source: Market Survey (July 2019 and April 2022)

6.16 It is important to note that the above prices are asking prices – so reflect the landowner's aspiration. In setting the BLV the important point is the minimum amount a landowner will accept.



6.17 In 2019, transactions based on planning consents and price paid information from the Land Registry were researched and are set out in **Appendix 9**. The data is summarised in the following tables, the amount of affordable housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG).



		Tab	le	6.3 S	ales o	f Dev	elo	pm	ent L	an.	d					
£/unit	£27,353	£4,658	£5,357	£16,456	£123,000	£8,448	£14,762	0 <del>J</del>		£3,688	£19,118	£5,072			£15,000	
£/ha	£1,192,308	£1,965,318	£652,174	E866,667	£6,270,588	£4,900,000	£4,133,333	Council	owned. No	£2,418,013	£10,833,333	£1,944,444	No PPD		£4,125,000	
s106 contribution	£100,000	£97,583	£0	03	0 <del>J</del>	£42,220	E0			0 <del>3</del>	E0	£61,925			£21,013	
Aff s	0.00%	%00.0	0.00%	0.00%	0.00%	13.79%	0.00%	29.97%		0.00%	0.00%	0.00%	0.00%		0.00%	
All Units	82	73	28	62	26	29	42	307		413	17	69	18		22	
	1.95	0.173	0.23	1.5	0.51	0.05	0.15			0.63	0.03	0.18	3.7		0.08	
Date approved ha	01-Mar-19	06-Jun-18	14-Mar-19	28-Mar-18	12-Sep-18	03-Apr-19	17-Aug-18	14-Nov-18		26-Mar-18	18-Jul-18	10-Aug-18	21-Nov-18		30-Sep-18	
f Site	ABBEY MEADOWS, SITE OF FORMER BESTWAY CASH & CARRY	GREAT CENTRAL STREET, HIGHCROSS STREET, ALL SAINTS OPEN	10 CANAL STREET, AYLESTONE	37 WELFORD ROAD, REYNARD HOUSE 28-Mar-18	GREEN LANE ROAD, SHIELD ENGINEERING	17-19 AND 21 SOUTHAMPTON STREET	64-66 HUMBERSTONE GATE	ASHTON GREEN,	PARCEL 4	BATH LANE, FORMER MERLIN WORKS 26-Mar-18	2 YEOMAN STREET	47-55 NORTHGATE STREET	BELGRAVE ROAD, SITE OF FORMER	SAINSBURY'S (Part residential only)	101 KNIGHTON FIELDS ROAD WEST	
Planning Ref   Site	20180464	20180144	20172690	20172367	20172270	20171959	20171868	20181813		20162521	20171374	20171126	20181372		20170813	

Source: LCC and Land Registry (July 2019)

6.18 These values are on a whole site (gross area) basis and range considerably. In considering the above it is important to note that the PPG 10-014-20190509 says:



Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

- 6.19 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (or the average of prices paid).
- 6.20 Almost all the above sites are smaller sites, with just one of the sites being over 1 ha. In relation to larger sites, and, in particular, larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open-space requirements which result in lower values. In the case of non-residential uses, we have taken a similar approach to that taken with residential land, except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, we have assumed a BLV of the value of industrial land.
- 6.21 It is necessary to make an assumption about the value of residential land. In this assessment a value of £2,000,000/ha is assumed.

#### **Industrial Land**

6.22 Land value estimates for policy appraisal provides a value figure for commercial land as follows:

Table 6.3 Industrial Land Values (£/ha)								
Industrial Land	£650,000 (£263,000/acre)							
Commercial Land: Office Edge of City Centre	£865,000 (£350,000/acre)							
Commercial Land: Office Out of Town – Business Park	£740,000 (£299,000/acre)							

Source: Land value estimates for policy appraisal (DCLG, August 2019)

6.23 CoStar (a property market data service) includes details of industrial land for of Leicestershire and Rutland. These are summarised in **Appendix 10**. The average is about £1,733,000/ha



(£701,000/acre), being an increase from £1,209,000/ha (£489,222/acre) reported in 2019, and the median is less at £1,1194,000/ha (£483,000/acre) being a reduction from £1,822,000/ha (£737,505/acre) reported in 2019.

- 6.24 In this assessment, a value of £1,200,000/ha (£486,000/acre) is assumed in the City centre and £500,000/ha (£200,000/acre) elsewhere. A central retail value in Leicester of £4,000,000/ha (£1,620,000/acre) is also assumed.
- 6.25 Through the July 2019 consultation, a developer of specialist older people's housing implied that the £500,000/ha assumptions may be too low, although no evidence was provided. Likewise, another consultee suggested that the £500,000/ha assumption was at the bottom end of the expected range. It is accepted that the evidence is rather thin, however the evidence that there is, does support this assumption. The assumption has been increased to £600,000/ha.

## **Agricultural and Paddocks**

- 6.26 Land value estimates for policy appraisal provides a value figure for agricultural land in the area of £22,000/ha. The RICS/RAU Rural Land Market Survey reports agricultural land values. The most recent report<sup>36</sup> suggests England and Wales values of £21,043/ha (£8,516/acre) for arable land and £16,700/ha (£6,759/acre) for pasture. The East Midlands values are a little less than these.
- 6.27 For agricultural land, a benchmark of £25,000/ha is assumed to apply here.
- 6.28 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £50,000/ha is used for sites on the edge of the built-up area.

## **Existing Use Values**

6.29 In this assessment the following Existing Use Value (EUV) assumptions are used.

https://www.rics.org/globalassets/rics-website/media/knowledge/research/market-surveys/rural-land-market-survey-h2-2018-rics-rau.pdf



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Table 6.4 Existing Use Value Land Prices £/ha April 2022								
Brownfield Land								
City centres	£1,200,000							
Elsewhere	£600,000							
City centre - Retail	£4,000,000							
Greenfield Land								
Agricultural	£25,000							
Paddock	£50,000							

Source: HDH (April 2022)

#### **Benchmark Land Values**

6.30 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

Benchmark land value should:

- be based upon existing use value
- allow for a premium to landowners (including equity resulting from those building their own homes)
- reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).

PPG 10-014-20190509

6.31 With regard to the landowner's premium, the PPG says:



How should the premium to the landowner be defined for viability assessment?

The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).

PPG 10-016-20190509

- 6.32 This is the approach taken in the LCC CIL Viability Study, Update (HDH, December 2014).
- 6.33 It is useful to consider the assumptions used in neighbouring authorities. These are set out in the table below.



Tab	e 6.5 Be	nchmark	Land Valu	ues Used Elsewhere
		EUV +	EUV £/ha	BLV
Blaby DC Cushman & Wakefield	Nov-17	No		Greenfield £247,100 (10 to 15x times agricultural use) Brownfield
Charnwood BC Aspinal Verdi	Feb-21	Yes	£20,000	Greenfield x 12.5 Net (83% on 11074 & 63% on larger Brownfield EUV Plus 5%
Harborough DC Aspinal Verdi	Aug-17	Yes	£24,710	Greenfield x 16.6 Net (75% net) Brownfield EUV Plus 20%
Hinckley & Bosworth BC DTZ	Jan-14	No		Greenfield EUV + 20% Brownfield EUV + 20%
Melton BC Cushman & Wakefield	May-17	No	£18,500	Greenfield Shinfield 50% (Based on gross £18,500/ha) Brownfield Shinfield 50% (Based on £495,000/ha in Melton Urban Area)
NW Leicestershire DC Cushman & Wakefield	Jun-16	No	£18,532	Greenfield Shinfield 50% (Based on gross £18,500/ha) Brownfield Shinfield 50% (Based on net £865,000/ha or £432,000/ha)
Oadby and Wigston BC Andrew Golland Associates	Nov-17	No	£15,000	Greenfield  Larger sites £247,000 to £370,500/ha  Brownfield  EUV plus 10% to 30%

Source: LPA Viability Studies

- 6.34 Care has to be taken drawing on such general figures without understanding the wider context and other assumptions in the studies.
- 6.35 In the pre-consultation iteration of this viability assessment, the following Benchmark Land Value assumptions are used:

Brownfield Sites: EUV Plus 20%.



Greenfield Sites: EUV Plus £300,000/ha.

- 6.36 Through the July consultation, a developer of specialist older people's housing suggested that a BLV of £600,000/ha was not sufficient for that type of development (bearing in mind most would be likely to come forward on brownfield sites). No evidence was submitted to support this statement.
- 6.37 Another consultant pointed out 'the proposed BMLV of EUV plus 20% for brownfield sites and EUV plus £300,000 per hectare for greenfield sites (see para 6.33) is very similar to the BMLVs proposed in the Council's previous Viability Study', which is correct. This was examined though the Council's CIL Examination and found appropriate. No alternative approach was suggested or evidence put forward to support a different approach.





# 7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies. These assumptions were presented to stakeholders at the consultation event in July 2019. The assumptions have been updated to April 2022 costs as appropriate, and is consistent with the approach taken in 2019.

## **Development Costs**

Construction costs: baseline costs

- 7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)<sup>37</sup> data using the figures re-based for Leicester. The cost figure for 'Estate Housing Generally' is £1,376/m² at the time of this study<sup>38</sup>, being an increase of 3.6%, from £1,328/m² at the time of the 2019 Viability assessment (see **Appendix 11**). The use of the BCIS data is suggested in the paragraph 10-012-20180724 of the PPG, however it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.
- 7.3 The appropriate cost is used for the relevant building type, so the figure for flatted development (of the appropriate height) is used for flatted development, the figure used for terraced development is that for terraced housing and so on. Likewise, the appropriate figures are used for non-residential development types.
- 7.4 In 2019, a developer of older people's housing suggested that the costs of furnishing of communal areas, provision of catering equipment, white goods, office and IT equipment to service areas, security and indoor planting are added in. This is not accepted, this assessment is not trying to replicate any particular model, rather it looks at the costs of development and the eventual value. All these items are considered to be costs associated with the day-to-day operation of a site that would be paid for by an operator, rather than the developer.
- 7.5 In August 2015, a report was published that considered the construction costs on smaller sites. Housing development: the economics of small sites the effect of project size on the cost of housing construction (August 2015) was carried out by BCIS, having been commissioned by the Federation of Small Businesses. This study concluded that the construction price for schemes of 1 to 5 units was about 13% higher than for schemes of over 10 units, and that the construction price for schemes of 6 to 10 units was about 6% higher than for schemes of over 10 units. These adjustments have been made to the small schemes modelled in this report.

<sup>&</sup>lt;sup>38</sup> 9<sup>th</sup> April 2022



<sup>&</sup>lt;sup>37</sup> BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

- 7.6 As set out in Chapter 2 above, the Government recently announced the outcome of its consultation on 'The Future Homes Standard'<sup>39</sup>. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. This is considered in Chapter 8 below.
- 7.7 The appropriate build cost is applied to each house type, with the cost of Estate Housing Detached being applied to detached housing, the costs of Flats being applied to flats, and so on. Appropriate costs for non-residential uses are also applied.
- 7.8 In the initial iteration of this viability assessment, the lower quartile BCIS costs were used, being more closely aligned with the Council's wider experience of development. Through the July 2019 consultation it was suggested that the median cost be used across all development types. The Council believes that the median cost overstates the costs of development (not least, because where it is used, most development is not viable, which is not consistent with development coming forward on the ground in the City). We have carried out sensitivity testing in this regard.

## Other normal development costs

- 7.9 In addition to the BCIS £/m² build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush study and the approach taken is in line with the PPG and the Harman Guidance.
- 7.10 Nevertheless, it is possible to generalise. Drawing on experience and the comments of stakeholders, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.
- 7.11 A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for the smaller sites and flatted schemes, to 15% for the larger greenfield schemes.
- 7.12 Through the July 2019 consultation it was suggested that site specific costs should be used. Whilst such an approach would be appropriate on the Strategic Sites (which are considered, by the Council, outside this report) this assessment is based on typologies, so it is necessary to make a high-level assumption.

Abnormal development costs and brownfield sites

7.13 With regard to abnormals, paragraph 10-012-20180724 of the PPG says:

https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm\_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm\_medium=email&utm\_campaign=govuk-notifications&utm\_content=immediate



abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value

7.14 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...

- 7.15 The consequence of this, when considering viability in the planning system, is that abnormal costs should be added to the cost side of the viability assessment, but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal.
- 7.16 This approach is consistent with the treatment of abnormals that was considered at Gedling Council's Examination in Public. There is an argument, as set out in Gedling, that it may not be appropriate for abnormals to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

... demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.

- 7.17 In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.
- 7.18 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs. It is not the purpose of an assessment of this type to standardise land prices across an area.

## Fees

7.19 For residential and non-residential development, we have assumed a base professional fee cost of 8% of build costs. Separate allowances are made for planning fees, acquisition, sales and finance costs and for meeting the Council's planning policy requirements (see Chapter 8 below).



7.20 Through the July 2019 consultation it was suggested that on some sites the fees may be more than this. This is not accepted. Several years ago, we would have used a 10% assumption to cover fees. Since then there has been considerable inflation in the construction sector, however, whilst the levels of fees have increased a little, they have not been in line with the substantial increased in construction costs. It is therefore appropriate to use 8% as the norm.

## Contingencies

7.21 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land. So, the 5% figure was used on the brownfield sites and the 2.5% figure on the remainder.

S106 Contributions and the costs of infrastructure

- 7.22 For many years, LCC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. The majority of these are for general items rather than site specific infrastructure of the type that can now be sought under the restrictions as out in CIL Regulation 122.
- 7.23 In this study it is important that the costs of mitigation are reflected in the analysis. In the *LCC CIL Viability Study, Update* (HDH, December 2014) it was assumed all the modelled residential sites will contribute £500/unit. Having reviewed this with the Council, this has been increased (on a worst-case scenario basis) so all the modelled residential sites will contribute £2,500/unit to reflect, in particular, contributions towards open-space and to be in line with the Council's current practice. In line with comments made though the July 2019 consultation, a range of higher costs have also been tested.

## **Financial and Other Appraisal Assumptions**

VAT

7.24 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full<sup>40</sup>.

#### Interest rates

7.25 Our appraisals assume 6%p.a. for total debit balances, we have made no allowance for any equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their

<sup>&</sup>lt;sup>40</sup> VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.



own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.

- 7.26 The 6% assumption may seem high given the very low base rate figure (0.75% April 2022). Developers that have a strong balance sheet, and good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest.
- 7.27 The assumption of a 6% interest rate is inclusive of fees and, assumes that interest is chargeable on all the funds employed, has the effect of overstating the total cost of interest as most developers are required to put some equity into most projects. In this study a cautious approach is being taken.

Developers' return

7.28 An allowance needs to be made for developers' return and to reflect the risk of development. Paragraph 10-018-20190509 of the updated PPG says:

How should a return to developers be defined for the purpose of viability assessment?

Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.

For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.

- 7.29 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.
- 7.30 Broadly there are four different approaches that could be taken:
  - To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield sites.
  - b. To set a rate for the different types of unit produced say 20% for market housing and 6% for affordable housing, as suggested by the HCA.
  - c. To set the rate relative to costs and thus reflect the risks of development.
  - d. To set the rate relative to the gross development value.



- 7.31 In deciding which option to adopt, it is important to note that the intention is not to re-create any particular developer's business model. Different developers will always adopt different models and have different approaches to risk.
- 7.32 The argument is sometimes made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to replicate in a study of this type. They require a developer to demonstrate a sufficient margin, to protect the lender in the case of changes in prices or development costs. They will also consider a wide range of other factors, including the amount of equity the developer is contributing (both on a loan to value and loan to cost basis), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees, and the number of pre-sold units.
- 7.33 This is a high-level study where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site-by-site or split), it is appropriate to make some broad assumptions and as set out above the updated PPG says 'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing'.
- 7.34 In the initial 2019 iteration of this report the developers' return was assessed as 17.5% of the value of market housing and 6% of the value of affordable housing. 17.5% is the middle of the range suggested in the PPG. 15% is assumed for non-residential development.
- 7.35 Through the July 2019 consultation it was suggested that Return on Capital Employed (ROCE) should be used as an alternative measure to that set out in the PPG (i.e. 15% to 20% of market housing, 6% of affordable housing). Developers use numerous different business models and measures of financial performance, and whilst it is accepted that ROCE is a useful measure, we have continued to use the measure set out in the PPG. Some concern was also expressed at the use of a lower assumption for affordable housing.

The Council's Viability Study assumes a developer's return of 17.5% on market houses and 6% on affordable houses which when combined may result in a blended overall margin of less than 15%.

Where a pre-sale of affordable housing to a Registered Social Landlord guarantees an end sale then a reduced level of profit may be justified as risk is significantly reduced however if housing mix policies propose starter homes, low cost homeownership products or other intermediate tenures bulk sales are no longer guaranteed and higher profit margins should be applied.

7.36 A developer of specialist older people's housing suggested that it was a requirement to show a 20% for Extracare Housing due to the elongated development period. Having considered the comments, a 17.5% assumption is used for all housing.



#### Voids

- 7.37 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.
- 7.38 For the purpose of the present study, a three-month void period is assumed for residential developments.

## Phasing and timetable

- 7.39 A pre-construction period of six months is assumed for all sites. Each dwelling is assumed to be built over a nine-month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when LCC is considering the allocation of sites so as to manage the delivery of housing and infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.
- 7.40 On the whole, it is assumed a maximum, per outlet, delivery rate of 50 units per year. On a site with 30% affordable housing this equates to 35 market units per year. On the smaller sites, we have assumed much slower rates to reflect the nature of the developer that is likely to be bringing smaller sites forward. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.
- 7.41 This approach is consistent with the approach set out in the *Leicester & Leicestershire Housing Market Area Housing and Economic Land Availability Assessment, Methodology Paper* (August 2016).

The estimated build rate indicates the average number of houses likely to be developed on a site within 1 year for a single sales outlet (usually a single builder). Assumptions about expected build rates will be made by each authority dependant on the evidence available, including discussions with the development industry using developer panel meetings, and through analysis of past build rates, and will be set out within the individual SHLAA reports. Estimated build rate will be reviewed on an annual basis to reflect market changes, and may differ depending on site specific circumstances.

7.42 Through the July 2019 consultation it was suggested that 50 units per year may be a little low. This has not been altered as it is in line with the Council's wider evidence base.



#### **Site Acquisition and Disposal Costs**

Site holding costs and receipts

7.43 Each site is assumed to proceed immediately (following a 6-month mobilisation period) and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

Acquisition costs

- 7.44 A simplistic approach is taken, it is assumed an allowance of 1.5% for acquisition agents' and legal fees.
- 7.45 Stamp duty is calculated at the prevailing rates.

Disposal costs

- 7.46 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.
- 7.47 A developer of specialist older people's housing suggested that a higher allowance was needed and that 4% to 6% was needed to reflect a longer sales period. It is accepted that in some cases this is necessary. A 4% allowance is made.
- 7.48 It was also suggested that there is a requirement to subsidise the service charges for Sheltered and Extracare schemes between the completion of the building and the sale of all the units, although no indication was given as to what this cost may be. An allowance of £100,000 has been made in this regard.



## 8. Local Plan Policy Requirements

- 8.1 The specific purpose of this study is to consider the cumulative impact of the policies in the emerging Local Plan. These policies are still being developed but can be separated into various headings as below. In due course, LCC will consider the advice set out in this report and the wider evidence to settle on a set of planning policies.
- 8.2 The new Local Plan will replace *The Leicester City Core Strategy Adopted June 2014, Incorporating revised policies: CS Policy 4. Strategic Regeneration Area; and CS Policy 10. Employment Opportunities*, as well as various Supplementary Planning Documents. The emerging policy areas are set out below although it is important to note that, at this stage, these are simply options that may or may not be progressed into the new Local Plan and / or other policy areas may be introduced.
- 8.3 Many of the policies are either general enabling policies or policies that restrict development to particular areas or situations. These do not directly impact on viability. Only those policies that add to the costs of development over and above the normal costs of development are mentioned. These policies are grouped as per the chapters in the emerging Plan.

#### **Residential Development**

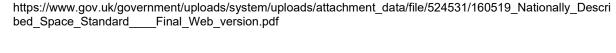
8.4 There are a range of policies that impact specifically on this sector.

Standards

8.5 The emerging Plan will require Nationally Described Space Standard (NDSS) technical requirements. In March 2015 the Government published *Nationally Described Space Standard – technical requirements*. This says:

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

8.6 The following unit sizes are set out<sup>41</sup>:





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Table 8.1 National Space Standards. Minimum gross internal floor areas and storage (m <sup>2</sup> )										
number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage					
1b	1p	39 (37)*			1					
	2p	50	58		1.5					
2b	3р	61	70		2					
	4p	70	79							
3b	4p	74	84	90	2.5					
	5p	86	93	99						
	6р	95	102	108						
4b	5p	90	97	103	3					
	6р	99	106	112						
	7p	108	115	121						
	8p	117	124	130						
5b	6р	103	110	116	3.5					
	7p	112	119	125						
	8p	121	128	134						
6b	7p	116	123	129	4					
	8p	125	132	138						

Source: Table 1, Technical housing standards - Nationally Described Space Standard (March 2015)

8.7 In this study the units are assumed to be in line with the NDSS or larger (unless stated – as scheme of small studios is included in the typologies).

Housing Mix and Part M Access to and Use of Buildings

- 8.8 The emerging policy is to encourage an appropriate mix of sizes, preferably including a mix dwelling sizes within new schemes.
- 8.9 The most up-to-date data with regard to the mix of housing required is in the *DRAFT Leicester City Local Housing Needs Assessment: Update 2021* (ORS, February 2022). This sets out the Overall Net Need for Market and Affordable Dwellings including impact of Right to Buy Sales (including affordable home ownership products) by property size as follows:



Overall Net Need for Market and Affordable Dwellings including impact of Right to Buy Sales (including affordable home
ownership products) by property size (Source: ORS Housing Model. Note: Figures may not sum due to rounding)

		Affordable Dwelling					
		Unable to afford r	narket ownership	Total	Total Market		
	Unable to afford market rents	Able to afford 50% First Homes, but not 70% First Homes	Able to afford 70% First Homes	Affordable Housing	Housing	Total Housing	
1 bedroom	1,597	457	145	2,199	1,765	3,964	
2 bedrooms	4,188	606	163	4,957	4,150	9,107	
3 bedrooms	7,244	675	167	8,086	11,659	19,745	
4+ bedrooms	2,448	75	8	2,531	993	3,524	
DWELLINGS	15,476	1,813	483	17,772	18,568	36,340	
C2 Dwellings	-	-	-	-	316	316	
LHN	15,476	1,813	483	17,772	18,884	36,656	

Source: Figure 2 DRAFT Leicester City Local Housing Needs Assessment: Update 2021 (ORS, February 2022).

8.10 In terms of housing mix this can be broken down as follows:

Table 8.2 Recommended Housing Mix										
	Affordable to Rent	Affordable Home Ownership	Market Housing							
Tenure Split										
	42.6%	6.3%	51.1%							
	Size Within	Tenures								
1 bedroom	10.32%	26.22%	9.51%							
2 bedrooms	27.06%	33.49%	22.35%							
3 bedrooms	46.81%	36.67%	62.79%							
4+ bedrooms	15.82%	3.61%	5.35%							
	100.00%	100.00%	100.00%							

Source: From Figure 2 DRAFT Leicester City Local Housing Needs Assessment: Update 2021 (ORS, February 2022)

- 8.11 The majority of the need for affordable housing is for affordable housing for rent. Having said this, the analysis is based on the presumption that 10% of all the housing is Affordable Home Ownership (in line with the NPPF) and 25% of the affordable homes are First Homes (in line with the PPG).
- 8.12 These size mixes are not sought rigidly across all sites, rather are used to inform the overall housing mix. The higher density City centre schemes are assumed to have more smaller



units, likewise the larger sites in the suburban and fringe areas are assumed to include more family housing.

- 8.13 The scope for councils to introduce additional standards are constrained to those within the optional Building Regulations.
- 8.14 The additional costs of the further standards (as set out in the Approved Document M amendments included at Appendix B4<sup>42</sup>) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review Final Implementation Impact Assessment* (DCLG, March 2015)<sup>43</sup>, reflect accessibility as follows:
  - Category 1 Dwellings which provide reasonable accessibility
  - Category 2 Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).
  - Category 3 Dwellings which are accessible and adaptable for occupants who use a wheelchair (Part M4(3)).
- 8.15 The cost of a wheelchair adaptable dwelling, based on the Wheelchair Housing Design Guide for a 3-bed house, is taken to be £10,111 per dwelling<sup>44</sup>. The cost of Category 2 is taken to be £521<sup>45</sup> (this compares with the £1,097 cost for the Lifetime Homes Standard). These costs have been indexed<sup>46</sup> by 30% to £13,145/dwelling and £680/dwelling respectively.
- 8.16 The Council generally seeks the following housing mix, although this mix is adjusted if there is a priority requirement at this site/location for supported housing and will be adjusted, if necessary, to enable wheelchair accessible housing of the priority size to be sought:
  - 15% x 1 bed/ 2 person dwellings, including a small number to M4(3)(2)(b) wheelchair accessible standard.
  - 40% x 2 bed/ 4 person houses, including a small number to M4(3)(2)(b) wheelchair accessible standard.
  - 35% x 3 bed/ 5 person houses, including a small number to M4(3)(2)(b) wheelchair accessible standard.
  - 10% x 4 bed/ 8 person houses

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/418414/15032 7\_-\_HSR\_IA\_Final\_Web\_Version.pdf

<sup>&</sup>lt;sup>46</sup> BCIS Index March 2022 – 409.0, March 2014 – 314.9 = 30%.



 $<sup>^{42}\</sup> https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-approved-document-multiplications/access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-access-to-and-use-of-buildings-$ 

<sup>43</sup> 

<sup>&</sup>lt;sup>44</sup> Paragraph 153 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

<sup>&</sup>lt;sup>45</sup> Paragraph 157 Housing Standards Review – Final Implementation Impact Assessment (DCLG, March 2015).

- 8.17 At least 10% of the dwellings should be to the M4(3)(2)(b) Wheelchair Accessible Standard and the Council uses the latest assessment to inform what size units should be sought, for example, as at June 2018, this 10% should be mostly 3 bedroomed dwellings with an equal amount of 1 and 2 bedroomed dwellings (e.g., if 100 new dwellings are to be provided, 4 of the 3 beds and 3 each of the 1 and 2 beds should be to the required wheelchair standard). The 1 bedroomed wheelchair accessible dwellings should either be bungalows or ground floor flats.
- 8.18 As part of this assessment, we have been asked to calculate what the impact would be of requiring:
  - All new homes to be designed to be accessible and adaptable dwellings;
  - 10% of affordable housing to be wheelchair adaptable dwellings in developments of 10 or more new homes as 'a small number' as referred to above is not specific.
- 8.19 It is assumed that specialist older peoples housing is developed to the Assessable and Adaptable Standard Part M4(2).

## Affordable Housing

8.20 At the time of the 2019 Viability Assessment, the Affordable Housing Policy was under review. The updated wording is as follows:

#### Policy Ho04. Affordable Housing

Leicester City Council will seek to deliver affordable homes to achieve the affordable housing target with appropriate mix in accordance with Policy Ho03. The Council will seek to achieve the affordable housing targets through supporting the proposals on Greenfield sites with 30% target of affordable housing required on all major schemes. The Council will also achieve the affordable housing target through the delivery of schemes through Private Registered Providers and the Council's own delivery programmes.

8.21 It is necessary to consider the Build to Rent separately as the sector is treated differently to mainstream housing within the PPG.

#### What provision of affordable housing is a build to rent development expected to provide?

The National Planning Policy Framework states that affordable housing on build to rent schemes should be provided by default in the form of affordable private rent, a class of affordable housing specifically designed for build to rent. Affordable private rent and private market rent units within a development should be managed collectively by a single build to rent landlord.

20% is generally a suitable benchmark for the level of affordable private rent homes to be provided (and maintained in perpetuity) in any build to rent scheme. If local authorities wish to set a different proportion they should justify this using the evidence emerging from their local housing need assessment, and set the policy out in their local plan. Similarly, the guidance on viability permits developers, in exception, the opportunity to make a case seeking to differ from this benchmark.

National affordable housing policy also requires a minimum rent discount of 20% for affordable private rent homes relative to local market rents. The discount should be calculated when a discounted home is rented out, or when the tenancy is renewed. The rent on the discounted homes should increase on the same basis as rent increases for longer-term (market) tenancies within the development.



PPG: 60-002-20180913

#### How should affordable private rent be calculated?

Affordable private rent should be set at a level that is at least 20% less than the private market rent (inclusive of service charges) for the same or equivalent property. Build to rent developers should assess the market rent using the definition of the International Valuations Standard Committee as adopted by the Royal Institute of Chartered Surveyors.

PPG: 60-003-20180913

<u>Is affordable private rent the only form of affordable housing permitted on build to rent schemes?</u>

It is expected that developers will usually meet their affordable housing requirement by providing affordable private rent homes. However, if agreement is reached between a developer and a local authority, this requirement can be met by other routes, such as a commuted payment and/or other forms of affordable housing as defined in the National Planning Policy Framework glossary. The details of this must be set out in the section 106.

PPG: 60-004-20180913

#### How can the proportion of affordable private rent and level of discount be flexed?

Both the proportion of affordable private rent units, and discount offered on them can be varied across a development, over time. Similarly it should be possible to explore a trade off between the proportion of discounted units and the discount(s) offered on them, with the proviso being that these should accord with the headline affordable housing contribution agreed through the planning permission. All options should be agreed jointly between the local authority and the developer as part of the planning permission, and set out in a section 106 agreement. Guidance on viability confirms that viability studies for build to rent schemes can be customised in this way.

PPG: 60-005-20180913

- 8.22 In line with this, 20% private affordable rent at a 20% discount to market rent has been tested in the base modelling.
- 8.23 A range of affordable housing requirements and tenure mixes have been tested.

#### Design

8.24 In addition to the requirements mentioned under the housing heading above, the Council is proposing a range of policies that seek high quality design. On the whole these do not require specific standards that are over and above Building Regulations or add to the cost of the building. There are several specific points.

#### Building for Life Standards

- 8.25 New development will be expected to be to Building for Life Standards. The current iteration of this is BfL 12<sup>47</sup>. BFL 12 does not set out specific technical standards or requirements, rather it is an approach to design. An assessment is based on questions which are scored using a simple traffic light system. The questions are arranged in themes such as:
  - Integrated into the neighbourhood

<sup>&</sup>lt;sup>47</sup> https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012\_0.pdf



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- Creating a place
- Street and Home
- 8.26 No additional cost is allocated to meeting the additional standards.

#### Flood Risk

8.27 For this assessment Sustainable Urban Drainage Systems (SUDS) are a policy requirement as and when needed. SUDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this study, it is anticipated that new major development (10 units or more) will be required to incorporate SUDS. SUDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SUDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SUDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.

## **Transport**

8.28 All schemes of 10 or more residential units, and student housing schemes, are required to provide a travel plan. There is a cost to doing this, however this is within the general assumption (8%) for fees.

## Open-space

8.29 LCC has sought (and delivered) open-space from new development for many years. The requirements are still emerging however the base analysis is based on a current requirement for 2.88ha of space per 1,000 residents, although this area of policy is being reviewed separately. The table below gives the assumed number of residents for different dwelling sizes. The number of residents within a development is used to calculate the amount of open-space required.

Table 8.4 Emerging Occupation Rates							
Number of bedrooms	Assumed number of residents						
1	1						
2	2						
3	3						
4+	4						
Unknown dwelling size	3						
Student accommodation, care homes and elderly and Sheltered housing	Number of people to be accommodated.						

Source: LCC (June 2019)



8.30 The modelling is based on the net / gross assumptions set out in Chapter 9 below. The costs of ongoing maintenance are assumed to be within the wider s106 as set out earlier in this report.

#### Retail

8.31 On the whole the policies are enabling policies, or policies that seek to protect the existing retail areas, rather than being policies that add to the costs of development. Outside the established retail centres, it is necessary to undertake a Retail Impact Assessment. The allowance for fees is sufficient in this regard.

#### **Employment and Skills Plans**

- 8.32 The Council has a policy to require the developers of major planning applications to provide site specific Employment and Skills Plans, to enable local people to secure employment and training opportunities.
- 8.33 This is a tried and tested policy has been in place in Leicester for many years. It has worked and delivered on most relevant sites. Having considered this policy (and the other policies), the base assumption for fees has been increased from 8% to 9%.

#### **Biodiversity**

- 8.34 Through the Regulation 18 Consultation<sup>48</sup> it was suggested that the impact of increasing biodiversity be assessed. This was covered in the 2019 Viability Assessment; however this is now updated. It is assumed that the requirement for 10% Biodiversity Net Gain, as required by the Environment Act is assumed to apply in the base appraisals.
- 8.35 The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity such as through the creation of green corridors, planting more trees, or forming local nature spaces.
- 8.36 Green improvements on-site would be preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.
- 8.37 The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the base line 'pre-development' situation, as a survey will need to be carried out.





8.38 The Government's impact assessment<sup>49</sup> suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

Table 8.5 Cost of Biodiversity Net Gain – East Midlands								
2017 based costs								
	Scenario A	Scenario C						
	100% on-site	100% off-site						
Cost per ha of residential development	£3,427/ha	£69,522/ha						
Cost per ha of non-residential development	£3,150/ha	£47,885/ha						
Cost per greenfield housing unit	£161/unit	£3,652/unit						
Cost per brownfield housing unit	£68/unit	£943/unit						
Residential greenfield delivery costs as proportion of build costs	0.1%	2.7%						
Residential brownfield delivery costs as proportion of build costs	<0.1%	0.7%						
% of industrial land values	0.6%	9.7%						
% of commercial land values (office edge of city centre)	0.3%	4.7%						
% of commercial land values (office out of town - business park)	0.6%	8.9%						

Source: Tables 14 to 23: Biodiversity net gain and local nature recovery strategies - Impact Assessment

- 8.39 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites (this approach is different to that taken in the pre-consultation report). The percentage uplift costs are used as the costs per ha/unit are a little historic.
- 8.40 Much of the cost of implementing Biodiversity Net Gain is in the survey work and of the design, rather than the costs of the actual works.
- 8.41 In this regard the Council have asked us to consider green roofs. Green roofs would be an additional cost over and above a conventional roof, although the costs can be offset, at least in part, through savings in the provision of SUDS. There are few published costs for green roofs due to the huge range in specifications, however it is estimated that the additional cost of roofing is about £85/m². The additional cost for a whole building would depend on the number of floors so on a three storey building the inclusion of a green roof would add a little over 1% to the base cost of construction, on a two storey building the inclusion of a green roof would add a little less than 3% to the base cost of construction.

<sup>&</sup>lt;sup>49</sup> Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\_data/file/839610/net-gain-ia.pdf



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- 8.42 As there are a very wide range of possible solutions, rather than apply this additional cost to the appraisals, a range of cost change scenarios have been tested.
- 8.43 In Chapter 7 the main development cost assumptions were set out and these included an allowance for fees. Having considered this policy (and the other policies) the base assumption has been increased from 8% to 9%.

#### **Climate Change and Zero Carbon**

- 8.44 This is an area where national policy has developed and the Council has also considered this topic further. The costs in relation to these requirements have been reconsidered.
- 8.45 There are a wide range of ways of lowering the greenhouse gas emissions on a scheme, although these do alter depending on the nature of the specific project. These can include simple measures around the orientation of the building, and measures to enable natural ventilation, through to altering the fundamental design and construction.
- 8.46 The Department of Levelling up, Communities and Housing, published the latest revision to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO<sub>2</sub> emissions over 2013 standards for dwellings. The changes will apply to new homes that submit plans after June 2022, or have not begun construction before June 2023. It is assumed to apply to all new homes in this assessment.
- 8.47 The costs will depend on the specific changes made and are considered in Chapter 3 of the 2019 Government Consultation<sup>50</sup>. These costs have been indexed and would add about 3%<sup>51</sup> to the base cost of construction and are assumed to apply in the base appraisals.
- 8.48 The Council also plans to move further towards Zero Carbon.

All new dwellings should achieve a minimum 10% reduction in carbon emissions beyond the requirement of Part L 20131 of the Building Regulations through 'Be Lean' passive, fabric, and energy efficient design measures alone. For non-dwellings the target is 20% with some exceptions such as those building types with high occupant hot water demand, here the focus is shifted to a target space heating demand. Calculation methodology details are included in the Supplementary Planning Documents.

8.49 This requirement is over and above national requirements and was not considered in the 2019 Viability Assessment. The cost of 10% renewable energy is assumed at £1,750/dwelling.

 $<sup>^{51}</sup>$  BCIS March 2022 409.0 from BCIS Oct 2018 354.2 = 15.5%. £3,134x15.5%+£3,620. £3,620/85m² = £42.60/m². £42.60/m² / BCIS Estate Housing £1,324 = 3.2%



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<sup>&</sup>lt;sup>50</sup> The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

- 8.50 The above relates to residential development. The performance of non-residential development is normally assessed using the BREEAM system<sup>52</sup>. The additional cost of building to BREEAM Very Good standard is negligible as outlined in research<sup>53</sup> by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme with offices being a little under 2%. It is assumed that new non-residential development will be to BREEAM Excellent, and this increases the construction costs by 2% or so. This is tested in the base appraisals.
- 8.51 It is timely to note that building to higher standards that result in lower running costs does result in higher values<sup>54</sup>.

## District Heating

- 8.52 In 2019, consideration was being given to 'district heating schemes'. It is now the Council's preference that these are used. There are several<sup>55</sup> District Heating schemes in the LCC area at present. We understand that there are no current plants that generate 'waste' heat<sup>56</sup> that could be utilised. New District Heating schemes are therefore going to require the construction of a central heat plant as well as the distribution network infrastructure.
- 8.53 There are few published costs of District Heating schemes in modern estate housing. There are savings to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers suggest that the additional costs may be in the range of £3,000 to £7,000 per unit, which is supported by the limited published data<sup>57</sup>, depending on the size and shape of the project. In the 2019 Viability Assessment this cost was not included in the base appraisals.
- 8.54 It is clear from experience elsewhere that where there is an existing system there are considerable advantages. By way of an example, there is a significant system in LB Enfield run by Energetik which draws on energy sources in the Lee Valley. In this case it is not a

<sup>&</sup>lt;sup>57</sup> Assessment of the Costs, Performance, and Characteristics of UK Heat Networks (DoE&CC, 2015) provides some guidance for infrastructure to distribute heat, but not generation.



<sup>&</sup>lt;sup>52</sup> Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

<sup>&</sup>lt;sup>53</sup> Delivering sustainable buildings: Savings and payback. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

<sup>&</sup>lt;sup>54</sup> See EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013)

<sup>&</sup>lt;sup>55</sup> For example, there is a system at the Leicester Royal Infirmary as well as several others.

<sup>&</sup>lt;sup>56</sup> For example, the waste heat from the Newark sugar beet plant is used to heat local housing and the waste incinerator on Teesside is used as the primary heat source for a scheme.

requirement, rather an opportunity to maximise financial savings through reduced construction costs through using such efficient heat sources. Energetik have provided the following advice.

- a. A boiler and radiators with controls inside a home will cost marginally more than a boiler equivalent, and radiators with controls, probably around £300 more per home.
- b. The pipe to the home and its cost will depend on the distance from the existing infrastructure and whether this is part of a block of flats and/or group of houses. This part of the infrastructure is often referred to as the secondary heating network and depends on the size and height of the development. On average a costs of £2,000 per home for flats and £4,000 per home for houses for a secondary heating network. This will offset the incoming gas meter housing and meter rig plus gas pipework distribution to the flats and houses.
- c. The cost of us extending the Primary Heating Network to a development is £4,300 per home, whether it be an apartment or house. That cost is a flat costs regardless of the distance from the present network.
- d. Normally the developer pays for item a and b above by delivering the work. The developer is invoiced over time until final payment upon connection (by Energetik) for item 3 upon signing a heat agreement.
- e. Connection to the system can have knock on savings to the fabric of the home as a connection can result in the developer achieving at least a 50% reduction in total carbon towards its 100% saving requirement. At present it has to achieve a 35% reduction on site but can offset the rest by paying £95 per tonne of carbon x 30 years. Energetik have calculated in the past that achieving 40% carbon onsite would cost in the order of £4,500 per home, (hence avoided cost tariff of £4,300 per home).
- 8.55 The draft Plan does not include a requirement to connect to a District Heating scheme so this has not been modelled at this stage (and is not included in the base appraisals).

Electric Vehicle Charging

- 8.56 EV charging facilities are now a requirement (from 25<sup>th</sup> June 2023) of Building Regulations (Approved Document S):
  - S1. (1) A new residential building with associated parking must have access to electric vehicle charge points as provided for in paragraph (2).
    - (2) The number of associated parking spaces which have access to electric vehicle charge points must be—
      - (a) the total number of associated parking spaces, where there are fewer associated parking spaces than there are dwellings contained in the residential building; or
      - (b) the number of associated parking spaces that is equal to the total number of dwellings contained in the residential building, where there are the same number of associated parking spaces as, or more associated parking spaces than, there are dwellings.



- (3) Cable routes for electric vehicle charge points must be installed in any associated parking spaces which do not, in accordance with paragraph (2), have an electric vehicle charge point where—
  - (a) a new residential building has more than 10 associated parking spaces; and
  - (b) there are more associated parking spaces than there are dwellings contained in the residential building.
- 8.57 It is assumed that all new homes have EV charging points. A cost of £976/unit<sup>58</sup> has been modelled. In relation to high density flatted schemes that do not include full parking provision, an allowance of £5,000 per 50 units is made for shared charging facilities.
- 8.58 Through the Regulation 18 Consultation<sup>59</sup> it was suggested that 'cost of infrastructure reinforcement and additional sub stations should be considered in the Council's Viability Assessment. These costs can be substantial and can drastically affect the viability of developments'.

## Water Consumption

- 8.59 It is assumed that measures to reduce the use of water, in line with the enhanced building regulations, will be introduced. The costs are modest, likely to be less than £5/dwelling<sup>60</sup>. This cost was based in 2014 so has been indexed<sup>61</sup> to £7/dwelling.
- 8.60 In the context of the overall cost of development this is a very low cost and not considered to be material.

#### **Developer Contributions**

- 8.61 There are a range of policies that require the impact of development to be fully mitigated and that the infrastructure that is required to support new development is provided. The Council has not adopted CIL so uses the s106 regime in this regard.
- 8.62 As set out in Chapter 7 above, in this assessment it is important that the costs of mitigation are reflected in the analysis. For many years, LCC has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. The majority of these are for general items rather than site specific infrastructure of the type that can now be sought under the restrictions as out in CIL Regulation 122.
- 8.63 In this assessment it is important that the costs of mitigation are reflected in the analysis. In the *LCC CIL Viability Study, Update* (HDH, December 2014) it was assumed all the modelled residential sites would contribute £500/unit. Having reviewed this with the Council, this has

<sup>&</sup>lt;sup>61</sup> BCIS Index March 2014 316.3, July 2022 436.7 = +39%.



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<sup>&</sup>lt;sup>58</sup> Paragraph 9 Electric Vehicle Charging in Residential and Non-Residential Buildings (DfT, July 2019).

<sup>&</sup>lt;sup>59</sup> HBF

<sup>&</sup>lt;sup>60</sup> Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

been increased (on a worst-case scenario basis) so all the modelled residential sites will contribute £2,500/unit. A range of higher costs have also been tested.



# 9. Modelling

- 9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of LCC's policies on development viability.
- 9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.

#### **Residential Development**

- 9.3 The modelling is based on the assumptions used in the Leicester & Leicestershire Housing Market Area Housing and Economic Land Availability Assessment, Methodology Paper (August 2016). The SHELAA is the full list of sites that are under consideration (including all those that have been submitted by interested parties) from which the allocations in the new Local Plan will be drawn.
- 9.4 The modelling is in line with the wider policy requirements such as the density assumptions used in the SHELAA, unless there is a site-specific reason for them not to be. The following assumptions are used to calculate site capacity:

Table 9.1 Developable Area Assumptions						
Site Size	Net Developable Area					
Up to 0.4ha	100%					
0.4 - 2ha	82.5%					
2 - 35ha	62.5%					
Over 35ha	50%					

Source: SHELAA Methodology

#### 9.5 The SHELAA also sets out an approach to densities

A standardised set of densities is also used across the Leicester and Leicestershire HMA to calculate the housing potential of a site. Agreed densities are used to ensure—a policy off approach to the assessment. For Leicester, densities within the city—centre will normally be at least 50 dwellings per hectare (dph), with generally lower—densities (30-50 dph) elsewhere in the city. Sites within and adjacent to the Principal—Urban Area and in selected Centres will be 40dph, and all other sites will be 30dph. This may be altered by each Local Planning Authority in some instances having—regard to local circumstances, and will be clearly explained where necessary. Where a developer or landowner provides a density figure individual Authorities may choose—to use this instead of the above agreed densities. Where planning permission has been granted, the density provided will reflect the—consented development scheme (therefore likely to deviate from the above indicative—densities).

9.6 Initially, in order to inform the modelling, the nature of the SHELAA sites has been considered. The following tables are based on a working draft of the SHELAA database, as at July 2019. It is more than likely that the SHELAA sites will alter further as the plan-making process continues.



9.7 The SHELAA has included some sifting of sites. The SHELAA includes 406 sites, we have only considered those 288 residential sites that are currently assessed as being suitable.

Secondary   Harmon	ble	9.	2	Ge	90	gra	ар	hio	cal	l D	is	tri	bu	tic	on	of	S	HE	ΞL	A.A	١ 5	Site	es	_	by	v W	Var
Court   House   Hous			11.8%	3.9%	27.8%	3.6%	3.9%	6.5%	4.6%	3.2%	1.1%	4.5%	1.4%	2.7%	1.2%	2.7%	2.0%	0.8%	0.7%	0.3%	5.7%	2.3%	7.5%	1.5%	0.2%		
Count   Harmonified   Harmon		Unit	4,445	1,452	10,485	1,374	1,486	2,460	1,716	1,218	410	1,682	542	1,000	454	1,013	756	317	282	101	2,130	898	2,823	574	70	37,658	
Count			9.5%	%6.5	37.1%	%9.0	4.3%	2.2%	5.3%	3.7%	1.3%	3.9%	1.5%	%0.0	%6:0	4.3%	2.6%	1.1%	0.3%	0.3%	6.1%	0.3%	7.0%	1.7%	0.1%		
Court Ha	ΙΨ	Ha	103.73	64.68	406.92	6.62	46.60	24.51	58.55	40.46	14.02	42.37	16.77	0.00	9.91	47.10	28.15	12.35	2.80	3.37	96.39	3.25	76.79	19.13	1.40	095.84	-
Count			12.8%	3.8%	12.2%	2.8%	6.3%	12.5%	5.2%	3.8%	2.1%	4.9%	2.8%	0.3%	3.5%	2.8%	4.5%	2.8%	2.8%	1.4%	3.5%	2.4%	2.9%	0.3%	0.7%	1	-
Strownfe d		Cour	37	11	35	8	18	36	15	11	9	14	8	1	10	8	13	8	8	4	10	7	17	1	2	288	-
Count		S	%9.9	4.8%	37.6%	0.4%	4.6%	1.4%	6.1%	4.0%	%9.0	%0.9	1.6%	%0.0	1.0%	3.6%	1.2%	%9.0	0.2%	0.4%	7.0%	0.1%	10.0%	2.1%	0.2%		
Count		Unit	1,834	1,347	10,480	122	1,276	386	1,710	1,105	163	1,682	442	0	277	1,013	324	172	48	101	1,957	30	2,789	574	44	27,876	
Count	jeld		6.3%	6.5%	40.8%	%9.0	4.3%	1.3%	2.9%	3.7%	0.5%	4.3%	1.5%	%0.0	%6:0	4.7%	%6:0	%6:0	0.2%	0.3%	%9.9	0.1%	%9.7	1.9%	0.1%		1
Brownfield	Greent	Ha	62.84	64.31	406.79	5.57	42.84	12.84	58.55	36.73	5.38	42.37	15.40	0.00	9.18	47.10	60.6	8.88	1.76	3.37	66.24	0.98	75.88	19.13	0.88	996.11	
13   12.9%   40.89   41.0%   2,611   26.7%   12.9%   40.89   41.0%   2,611   26.7%   13   3.0%   0.37   0.4%   105   1.1%   1.2%   3.0%   0.13   0.1%   1.2%   1.2%   1.1%   1.252   12.8%   1.1%   1.0%   1.0%   0.00   0.0%   0.0%   0.0%   0.0%   0.0%   0.0%   0.0%   0.0%   1.0%		rt	12.8%	4.3%	17.6%	2.1%	7.5%	1.1%	7.5%	4.3%	1.6%	7.5%	3.7%	%0.0	2.7%	4.3%	3.2%	2.1%	1.6%	2.1%	3.7%	1.1%	8.0%	0.5%	0.5%		-
Brownfield  Count Ha 12.9% 40.89 41.0% 2.611 2 3 3.0% 0.37 0.4% 105 4 4.0% 1.05 1.1% 1.252 4 4.0% 3.73 3.7% 1.167 11.7% 2.074 2 3 3.0% 3.73 3.7% 1.18 1 1.0% 0.00 0.0% 0 1 1 1.0% 0.00 0.0% 0.0% 1.000 1 1 1.0% 0.00 0.0% 1.000 1 1 1.0% 0.00 0.0% 1.000 1 1 1.0% 0.00 0.0% 1.000 1 1 1.0% 0.00 0.0% 1.000 1 1 1.0% 0.00 0.0% 1.000 2 5 5.0% 0.73 0.7% 145 4 4.0% 3.47 3.5% 145 5 5.0% 0.00 0.0% 0.0% 0.0% 0.0% 0.0% 0.0		Con	24	8	33	4	14	2	14	8	3	14	7	0	2	8	9	4	3	4	7	2	15	1	1	187	
Brownfield  Count Ha  Ha  13 12.9% 40.89 41.0% 2.6  3 3.0% 0.37 0.4% 1.02  4 4.0% 1.05 1.1% 1.2  3 3.0% 1.05 11.7% 2.0  1 1.0% 0.00 0.0% 1.00  0 0.0% 0.00 0.0% 1.00  1 1.0% 0.00 0.0% 1.00  0 0.0% 0.00 0.0% 1.00  1 1.0% 0.00 0.0% 1.00  1 2 5.0% 0.01 0.0% 1.0% 1.0%  2 5.0% 0.01 0.0% 1.0% 1.0%  2 2 2.0% 0.01 0.0% 1.0%  2 2 2.0% 0.01 0.0% 1.0%  2 2 2.0% 0.00 0.0% 1.0%  2 2 2.0% 0.00 0.0% 1.0%  1 1.0% 0.05 0.0%  1 1.0% 0.00 0.0%  1 1.0% 0.00 0.0%  2 2 2.0% 0.01 0.0%  1 1.0% 0.00 0.0%  2 2 2.0% 0.01 0.0%  1 1.0% 0.05 0.0%		ts	26.7%	1.1%	0.1%	12.8%	2.1%	21.2%	0.1%	1.2%	2.5%	%0:0	1.0%	10.2%	1.8%	%0:0	4.4%	1.5%	2.4%	%0.0	1.8%	8.6%	0.3%	%0.0	0.3%		
Brownfie   Ha   Ha   Ha   Ha   Ha   Ha   Ha   H		Uni	2,611	105	5	1,252	210	2,074	9	113	247	0	100	1,000	177	0	432	145	234	0	173	838	34	0	26	9,782	
Bro Count  Count  13 12.9% 40.8 3 3.0% 0.3 4 4.0% 1.0 4 4.0% 3.7 1 1.0% 0.0 0 0.0% 0.0 1 1.0% 0.0 0 0.0% 0.0%	nfield	а															_										
Countries   1	Browr	Ĭ	40.89	0.37	0.13	1.05	3.76	11.67	0.00	3.73	8.64	0.00	1.37	0.00	0.73	0.00	19.06	3.47	1.04	0.00	0.12	2.27	0.91	0.00	0.52	99.73	
		nnt						33.7%	1.0%				1.0%	1.0%			%6.9								1.0%		
eys Park & Rowley Fields 3 Hamilton d aumont Leys and Fosse		Ŝ	13	3	2	4	4	34	1	3	3	0	1	1	9	0	7	4	2	0	3	5	2		1	101	
Abbey Aylestone Beaumont Le Belgrave Braunstone F Castle Castle Evington Eyres Monse Eyres			,	tone	Beaumont Leys	eve	Braunstone Park & Rowley Fields	6	ton	Eyres Monsell	6	Humberstone & Hamilton	ton		North Evington	Rushey Mead	ñ	Spinney Hills	ygate	court		cotes	me	Westem, Beaumont Leys and Fosse	ffe		

Source: HDH July2019



Table 9.3 Geographical Distribution of SHELAA Sites - by Core Strategy Area 5.61% 48.11% 0.16% 1.10% 16.72% 20.60% 18,118 2,112 6,295 37,658 %99.09 0.00% 3.25% 0.07% 18.83% 8.07% 9.13% ₹ 표 0.00 0.76 206.30 88.47 664.74 100.00 35.57 1,095.84 0.35% 11.81% 1.74% 25.69% 19.44% 40.63% 0.35% Count 34 74 56 63.34% 1.49% 3.05% 0.00% 21.06% 10.40% 2,900 5,870 182 17,658 27,876 850 %96.39% 10.04% 0.00% 0.00% 20.21% 0.66% 2.73% 표 100.00 27.19 201.36 0.00 6.55 661.01 996.11 0.00 0.53% 0.53% 0.00% 34.76% 2.67% 56.15% 5.35% 10 0 65 105 0.00% 0.00% 12.90% 0.62% 4.34% 77.43% 4.70% Units 7,574 1,262 425 9,782 61 460 0.00% 0.00% 8.40% 0.76% 4.95% 82.14% 3.74% Brownfield 표 0.00 0.00 8.38 0.76 4.94 81.92 3.73 99.73 50.50% 11.88% 0.00% 0.00% 23.76% 4.95% 8.91% 24 12 101 Outer Estates Ashton Green Outer Areas Inner Areas

Source: HDH July 2019



Table 9.4 Average SHELAA Site Size, by Core Strategy Area and Existing Use by Area (ha) and Capacity (units) Brownfield Greenfield ΑII На Units На Units Units На Ashton Green 0.00 0.00 100.00 2,900.00 100.00 2,900.00 416.00 416.00 Hamilton 0.00 0.00 0.00 0.00 Inner Areas 0.35 52.58 2.72 85.00 1.05 62.12 **Outer Areas** 0.15 12.20 0.00 0.00 0.15 12.20 **Outer Estates** 0.71 47.22 3.10 90.31 2.87 85.07 SRA 1.71 148.51 1.31 36.40 1.67 138.50 38.33 6.30 Suburbs 0.37 168.17 5.78 154.85 ΑII 1.06 96.85 5.36 149.07 3.91 130.76

Source: HDH July 2019

Table 9.5 Distribution of SHELAA Sites by Size by Number of Sites and Capacity (units)									
	nits								
0 to 5	7	2.46%	35	0.09%					
6 to 10	21	7.39%	155	0.41%					
11 to 20	36	12.68%	598	1.59%					
21 to 50	74	26.06%	2,459	6.53%					
51 to 100	62	21.83%	4,548	12.08%					
101 to 200	40	14.08%	5,726	15.21%					
201 to 500	29	10.21%	8,856	23.52%					
501 to 1,000	10	3.52%	6,803	18.07%					
1,001 +	5	1.76%	8,478	22.51%					
	284		37,658						

Source: HDH July 2019

- 9.8 Some of the sites assume densities that are very much higher than suggested in the SHELAA Methodology. Typologies have been modelled to cover this range.
- 9.9 In August 2019 the sites were further refined into a list of 81 allocations with a total capacity of 4,029 units. The modelling has been updated in line with this.



Table 9.6 Geographical Distribution of Allocations – by Ward 16.1% 0.7% 0.9% 37.4% 9.0% 3.4% 0.0% 3.3% 3.8% 3.0% 1.7% 0.3% 2.6% 10.3% 0.2% 8.5% 415 4,029 342 38 507 26 71 647 135 138 8 154 119 67 39 1 103 28 2.1% 11.3% 2.6% 0.5% 40.0% 0.4% 1.0% 2.2% 1.7% 1.0% 9.0 1.6% 1.2% 0.4% 2.5% 0.9% 19.7% Ħ ₹ 1.50 23.99 2.77 32.70 115.87 1.05 6.34 4.98 6.07 2.87 1.84 7.45 4.74 3.39 7.17 2.66 57.05 0.25 6.10 290.01 13.6% 1.2% 1.2% 6.2% 3.7% 3.7% 3.7% 7.4% 2.5% 14.8% 9.6% 4.9% 1.2% 4.9% 2.5% 4.9% 4.9% 1.2% Count 12 11 81 2.4% 5.1% 0.9% 1.3% 50.1% 0.0% 3.8% 2.9% 0.0% 4.4% 1.3% 0.8% 2.9% 0.0% 1.3% 0.0% 13.0% 9.2% 0.3% Units 277 115 392 38 507 154 39 0 8 28 3,005 71 87 38 23 87 8.6% 0.6% 48.4% 0.0% 1.8% 1.9% 0.0% 0.6% 0.4% 3.1% 1.4% 0.0% 0.5% 2.8% 0.1% 23.5% 2.5% 20.56 4.35 4.44 6.07 1.50 0.85 7.45 3.46 6.76 0.15 56.14 6.10 239.39 115.82 15.6% 1.6% 17.2% 0.0% 10.9% 3.1% 0.0% 7.8% 3.1% 6.3% 3.1% 0.0% 6.3% 3.1% 1.6% 7.8% 1.6%3.1% Count 10 15 5 11 64 3.1% 0.0% 2.5% 0.0% 52.0% 4.7% 0.0% 2.4% 0.0% 6.5% 0.0% 1.1% 9.3% 2.2% 6.3% 0.0% 0.0% 0.0% 9.8% 0.0% 65 0 26 532 48 0 100 95 1,024 25 32 67 11 2.1% 0.0% 26.0% 2.7% 0.0% 2.5% 6.7% 0.8% 5.0% 0.0% 0.0% 0.1% 3.8% 2.0% 0.0% 1.8% 9.8% 0.0% Brownfield 1.05 28.35 0.05 1.90 4.98 0.99 1.28 3.39 0.41 2.51 0.91 50.62 1.37 5.9% 5.9% 5.9% 5.9% 0.0% 11.8% 5.9% 5.9% 5.9% 11.8% 5.9% 17.6% 5.9% 0.0% 0.0% 5.9% 0.0% 0.0% 0.0% 17 **Braunstone Park and** Humberstone and North Evington Beaumont Leys **Rowley Fields Eyres Monsell Rushey Mead** Spinney Hills Thurncourt Westcotes Aylestone Hamilton Knighton Evington Western Wycliffe Saffron Troon Blank

Source: HDH August 2019



Table 9.7 Geographical Distribution of Allocations Sites – by OSSR Area 7.4% 19.2% 11.6% 47.5% 294 286 ,912 772 467 4,029 4.4% 20.4% 7.5% 6.4% 49.3% 35.06 12.1% 품 F 21.74 18.44 142.9 12.8 59.07 290 10 12.3% 8 9.9% 11.1% 30.9% 12 14.8% 17 21.0% 25 6 81 8.3% 8.3% 63.6% 3.8% 14.8% 249 912 250 115 35 3,005 2.6% 7.1% 29.7% 24.3% 4.6% 1.8% Greenfield 6.15 16.98 142.9 10.9 58.16 239.4 4.347 10.9% 23.4% 37.5% 10.9% 6.3% 4 15 24 4 3.6% 0.0% 4.7% 64.2% 2.2% 25.3% Units 259 657 48 23 0 ,024 1.8% 2.9% 0.1% 3.8% 60.7% 15.59 30.8% Brownfield 1.46 1.9 30.71 0.05 0.91 50.62 11.8% 5.9% 17.6% 5.9% 8 47.1% 2 11.8% 3 17 **North East** Noth West South East South ₹

Source: HDH August 2019



Table 9.8 Average Site Sizes of Allocations by OSSR Area and Existing Use by Area (ha) and Capacity (units) Brownfield Greenfield ΑII На Units На Units На Units 1.95 1.54 8.75 Inner 32.38 1.81 24.50 North East 0.73 18.50 1.13 16.60 1.08 16.82 North West 0.05 0.00 5.95 79.67 5.72 76.48 0.95 24.00 1.56 35.71 1.42 South 33.11 South East 10.24 219.00 0.62 16.43 3.51 77.20 West 0.91 23.00 8.31 63.43 7.38 58.38 3.74 60.24 46.95 ΑII 2.98 3.58 49.74

Source: HDH August 2019

Table 9.9 Distribution of Allocations by Size by Number of Sites and Capacity (units)										
	Count Units									
0 to 5	16	22.22%	127	3.15%						
6 to 10	16	22.22%	230	5.71%						
11 to 20	12	16.67%	323	8.02%						
21 to 50	4	5.56%	132	3.28%						
51 to 100	9	12.50%	405	10.05%						
101 to 200	9	12.50%	629	15.61%						
201 to 500	2	2.78%	439	10.90%						
501 to 1,000	4	5.56%	1,744	43.29%						
1,001 +	0	0.00%	0	0.00%						
	72		4,029							

Source: HDH August 2019

9.10 The densities are generally in the range of 20 units/ha to 30 units per ha. In line with the comments made through the consultation, and in line with the experience on the ground, some higher density flatted schemes are included the typologies have been modelled.

#### **Residential Modelling and Typologies**

9.11 To inform the modelling, the characteristics of the planned development is considered in terms of location, size and suggested use, representative of sites in the LCC area.

#### Development assumptions

9.12 In arriving at appropriate assumptions for residential development on each site, the built forms used in the appraisals are appropriate to current development practices. In addition, the policy



requirements, as set out in Chapter 7 above, in terms of density, mix and open space, are reflected in the modelling.

- 9.13 A set of typologies has been developed that responds to the variety of development situations and densities typical in the area, and this is used to inform development assumptions for sites. This approach enables us to form a view about floorspace density to be accommodated on the site, based on the amount of development, measured in net floorspace per hectare. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).
- 9.14 A typical current estate housing built form would provide development at between 3,000m²/ha to 3,550m²/ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be 30/net ha to 35/net ha. This has become a common development format. It provides for a majority of houses but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.
- 9.15 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900m²/ha and dwelling densities of 100units/ha upwards; and other schemes are of lower density, on the edge of built-up areas.
- 9.16 The modelling was updated in 2022 to reflect the following minimum densities:
  - Central Development Area Minimum 75dph
  - Outside CDA small sites Minimum 35dph
- 9.17 The Strategic Sites are considered outside this report, but are now modelled at 30dph for the site promoter's assumptions. The modelling has been updated, with two sets of lower density typologies, one at the minimum density of 35dph and a second at 55 dpd, being more typical of urban development densities. Drawing on the Council's CBA Capacity Study, several flatted only schemes are modelled based on 100dph and 300dph. The higher density buildings are modelled as tall buildings.
- 9.18 The main characteristics of the modelled sites are set out in the tables below. This reflects the comments made through the consultation and is updated to reflect the allocations. A proportion of the housing to come forward over the plan-period will be on smaller sites, therefore several smaller sites have been included.
- 9.19 Through the consultation it was suggested that the proposed typologies did not include a scenario based on studio flats. Over the last few years there has been a shift from accommodation that is specific student accommodation to small, self-contained flats. An analysis of recent planning applications shows units ranging from 16.5m² to 45m² with an average size of 28.5m². Under the NDSS, the minimum unit size for a one person dwelling unit is 37m². Whilst the Council is planning to introduce NDSS, in part to stop such small units coming forward, an additional small unit typology has been added.



#### 9.20 Allowance is made for circulation space within flatted schemes.

	Т	able 9.10	Modelled Typologies			
Brown 500	Units	500	Brownfield site. Mix from SHMA. Minimum policy			
	Gross	22.857	density. 62.5% net developable.			
	Net	14.286				
1	Density	35.0				
Brown 200	Units	200	Brownfield site. Mix from SHMA. Minimum policy			
	Gross	9.143	density. 62.5% net developable.			
	Net	5.714				
2	Density	35.0				
Brown 75	Units	75	Brownfield site. Mix from SHMA. Minimum policy			
	Gross	3.429	density. 62.5% net developable.			
	Net	2.143				
3	Density	35.0				
Brown 40	Units	40	Brownfield site. Mix from SHMA. Minimum policy			
	Gross	1.385	density. 82.5% net developable.			
	Net	1.143				
4	Density	35.0				
Brown 20	Units	20	Brownfield site. Mix from SHMA. Minimum policy			
	Gross	0.693	density. 82.5% net developable.			
	Net	0.571				
5	Density	35.0				
Brown 15	Units	15	Smaller brownfield site. Mix from SHMA. Minimum			
	Gross	0.519	policy density. 82.5% net developable.			
	Net	0.429				
6	Density	35.0				
Brown 9	Units	9	Small brownfield site. Below affordable threshold.			
	Gross	0.257	Minimum policy density. 100% net developable.			
	Net	0.257				
7	Density	35.0				
Brown 5	Units	5	Small brownfield site. Below affordable threshold.			
	Gross	0.143	Minimum policy density. 100% net developable.			
	Net	0.143				
8	Density	35.0				



Brown 500 HD	Units	500	Brownfield site. Mix from SHMA. Modelled at higher						
	Gross	14.545	density. 62.5% net developable.						
	Net	9.091							
9	Density								
Brown 200 HD	Units	200	Brownfield site. Mix from SHMA. Modelled at higher						
	Gross	5.818	density. 62.5% net developable.						
	Net	3.636							
10	Density	55.0							
Brown 75 HD	Units	75	Brownfield site. Mix from SHMA. Modelled at higher						
	Gross	1.653	density. 82.5% net developable.						
	Net	1.364							
11	Density	55.0							
Brown 40 HD	Units	40	Brownfield site. Mix from SHMA. Modelled at higher						
	Gross	0.882	density. 82.5% net developable.						
	Net	0.727							
12	Density	55.0							
Brown 20 HD	Units	20	Brownfield site. Mix from SHMA. Modelled at higher						
	Gross	0.364	density. 100% net developable.						
	Net	0.364							
13	Density	55.0							
Brown 15 HD	Units	15	Smaller brownfield site. Mix from SHMA. Modelled at						
	Gross	0.273	higher density. 100% net developable.						
	Net	0.273							
14	Density	55.0							
Brown 9 HD	Units	9	Small brownfield site. Below affordable threshold.						
	Gross	0.164	Modelled at higher density. 100% net developable.						
	Net	0.164							
15	Density	55.0							
Brown 5 HD	Units	5	Small brownfield site. Below affordable threshold.						
	Gross	0.091	Modelled at higher density. 100% net developable.						
	Net	0.091							
16	Density	55.0							
Flats 300	Units	300	Flatted scheme. 62.5% net developable.						
	Gross	4.800							
	Net	3.000							
17	Density	100.0							



Flats 100	Units	100	Flatted scheme. 82.5% net developable.							
	Gross	1.212								
	Net	1.000								
18	Density	100.0								
Flats 30	Units	30	Flatted scheme. 82.5% net developable.							
	Gross	0.364								
	Net	0.300								
19	Density	100.0								
Flats 12	Units	12	Flatted scheme. 100% net developable.							
	Gross	0.120								
	Net	0.120								
20	Density	100.0								
Flats 9	Units	9	Flatted scheme. Below affordable threshold. 100% net							
	Gross	0.090	developable.							
	Net	0.090								
21	Density	100.0								
Flats 300 Tall	Units	300	Flatted scheme. Tall Building. 82.5% net developable.							
	Gross	1.212								
	Net	1.000								
22	Density	300.0								
Flats 100 Tall	Units	100	Flatted scheme. Tall Building. 100% net developable.							
	Gross	0.333								
	Net	0.333								
23	Density	300.0								
Flats 30 Tall	Units	30	Flatted scheme. Tall Building. 100% net developable.							
	Gross	0.100								
	Net	0.100								
24	Density	300.0								
Studios 60	Units	60	Scheme of small (sub-NDSS) studios. All 1 bed.							
	Gross	0.727								
	Net	0.600								
25	Density	100.0								
Green 75	Units	75	Greenfield site. Mix from SHMA. Minimum policy							
	Gross	3.429	density. 62.5% net developable.							
	Net	2.143								
26	Density	35.0								



Green 40	Units	40	Greenfield site. Mix from SHMA. Minimum policy						
	Gross	1.385	density. 82.5% net developable.						
	Net	1.143							
27	Density	35.0							
Green 12	Units	12	Greenfield site. Mix from SHMA. Minimum policy						
	Gross 0.343		density. 100% net developable.						
	Net	0.343							
28	Density	35.0							
Green 9	Units	9	Small greenfield site. Below affordable threshold.						
	Gross	0.257	Minimum policy density. 100% net developable.						
	Net	0.257							
29	Density	35.0							
PRS Flats	Units	60	BTR flatted scheme. 8.25% net developable.						
	Gross 0.970								
	Net	0.800							
30	Density	75.0							

Source: HDH (May 2022)

- 9.21 It is important to note that some of the above typologies could have significant amounts of existing floor space. This has a very significant impact on the amount of CIL to be paid, if introduced, (CIL only applies to net new development, unless the existing floorspace has not recently been in lawful use) or the level of affordable housing (through Vacant Building Credit). The rules in this regard are complex and depend on the extent of the existing use of the building. Very few developments will be eligible to pay no CIL and make no affordable housing contribution.
- 9.22 The modelling is further summarised below.



	Table 9.11 Summary of Typologies – Areas and Densities																														
Density	m2/ha	3,178	3,166	3,189	3,117	3,235	3,376	3,241	3,479	4,769	4,943	4,782	4,778	4,765	4,831	5,063	5,022	7,307	7,293	7,436	7,764	7,517	22,147	22,094	22,583	3,080	3,171	3,130	3,325	3,512	5,347
Jnits/ha	Net	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	100.00	100.00	100.00	100.00	100.00	300.00	300.00	300.00	100.00	35.00	35.00	35.00	35.00	75.00
Density Units/ha	Gross	21.88	21.88	21.88	28.88	28.88	28.88	35.00	35.00	34.38	34.38	45.38	45.38	55.00	55.00	55.00	55.00	62.50	82.50	82.50	100.00	100.00	247.50	300.00	300.00	82.50	21.88	28.88	35.00	35.00	61.88
	%	62.5%	62.5%	62.5%	82.5%	82.5%	82.5%	100.0%	100.0%	62.5%	62.5%	82.5%	82.5%	100.0%	100.0%	100.0%	100.0%	62.5%	82.5%	82.5%	58.1%	100.0%	82.5%	100.0%	100.0%	82.5%	62.5%	82.5%	100.0%	100.0%	82.5%
На	Net	14.286	5.714	2.143	1.143	0.571	0.429	0.257	0.143	9.091	3.636	1.364	0.727	0.364	0.273	0.164	0.091	3.000	1.000	0.300	0.120	0.090	1.000	0.333	0.100	0.600	2.143	1.143	0.343	0.257	0.800
Area Ha	Gross	22.857	9.143	3.429	1.385	0.693	0.519	0.257	0.143	14.545	5.818	1.653	0.882	0.364	0.273	0.164	0.091	4.800	1.212	0.364	0.120	0.090	1.212	0.333	0.100	0.727	3.429	1.385	0.343	0.257	0.970
	Total	22.857	9.143	3.429	1.385	0.693	0.519	0.257	0.143	14.545	5.818	1.653	0.882	0.364	0.273	0.164	0.091	4.800	1.212	0.364	0.206	0.090	1.212	0.333	0.100	0.727	3.429	1.385	0.343	0.257	0.970
Units		200	200	75	40	20	15	6	5	200	200	75	40	20	15	6	5	300	100	30	12	6	300	100	30	09	75	40	12	6	09
Current Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock	PDL
		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Brown
		Brown 500	Brown 200	Brown 75	Brown 40	Brown 20	Brown 15	Brown 9	Brown 5	Brown 500 HD	Brown 200 HD	Brown 75 HD	Brown 40 HD	Brown 20 HD	Brown 15 HD	Brown 9 HD	Brown 5 HD	Flats 300	Flats 100	Flats 30	Flats 12	Flats 9	Flats 300 Tall	Flats 100 Tall	Flats 30 Tall	Studios 60	Green 75	Green 40	Green 12	Green 9	PRS Flats
		1	2	3	4	2	9	7	8	6	10	11	12	13		15	16	17	18	19	20	21	22	23	24	25	56	27	28	56	30

Source: HDH (May 2022)

9.23 The above density assumptions are consistent with the Council's wider evidence base assumptions. A range of alternative densities have been tested on the greenfield sites.

## **Older People's Housing**

9.24 In the initial iteration of this assessment, a private Sheltered/retirement and an Extracare scheme were modelled, each on a 0.5ha site as follows.



- a. A private Sheltered/retirement scheme of 30 x 1 bed units of 50m<sup>2</sup> and 30 x 2 bed units of 75m<sup>2</sup> to give a net saleable area (GIA) of 3,750m<sup>2</sup>. We have assumed a further 20% non-saleable service and common areas to give a scheme GIA of 4,500m<sup>2</sup>.
- b. An Extracare scheme of 36 x 1 bed units of 65m² and 24 x 2 bed units of 80m² to give a net saleable area (GIA) of 4,260m². We have assumed a further 30% non-saleable service and common areas to give a scheme GIA of 5,538m².
- 9.25 Through the July 2019 consultation a specialist developer suggested that:

... expectation and experience, is that typical densities for extra care schemes range from 40dph to 60dph on the net developable area and are 2-3 storeys, with those of a more urban location incorporating lesser elements of 4 storeys, in order to avoid prejudicing the character of such settlements by appearing out of scale. Developers and operators are also expected by LCC (and other local authorities) to provide at least 50% car parking provision (i.e. 30 spaces on a 60 unit scheme) and landscaped grounds (as both open space and an amenity offering in order to support occupier demand). These factors reduce the developable site area and both act to limit unit numbers and/or increase the required gross area (as such facilities usually require a minimum of 60 units to be operationally sustainable).

9.26 In this assessment the modelling was broadly based on *Briefing Note on Viability Prepared For Retirement Housing Group* (Three Dragons, May 2013, Updated February 2016)<sup>62</sup>. This suggests a typical site size of 0.5ha and typical schemes of Sheltered Housing having between 50 to 60 units (100-120/ha) and typical schemes of Extracare Housing having between 40 and 50 units (80-100/ha). A typical mix of 60:40 1 bed: 2 bed, to 40:60 1 bed: 2 bed apartments is suggested, as are the following development assumptions:

Table 9.12 RHG Suggested Development Assumptions												
	Sheltered Extra Care Net Saleable											
1 Bed	50	65	20%-30%									
2 Bed	75	80	35%-40%									

Source: Briefing Note on Viability Prepared For Retirement Housing Group (Three Dragons, May 2013, Updated February 2016)

9.27 The modelling of both types of housing is at the bottom end of the range showing a cautious approach has been taken.

#### **Student Housing**

- 9.28 Two forms of student accommodation have been modelled, the Cluster Flat model and the Studio Flat model. Cluster Flats are groups of rooms (en-suite or not) sharing living space and a kitchen. Studio Flats are slightly larger rooms, including a kitchenette.
- 9.29 We have assumed that the typical Cluster Flat is 15m² and the typical Studio Flat 23m². We have assumed 26% circulation space in Studio Flat development and 35% in the Cluster Flats.

<sup>62</sup> https://retirementhousinggroup.com/rhg-publications/



We have run appraisals based on the following range of schemes, based on discussions with officers on the expected development to be forthcoming in the future:

9.30 The analysis was based on a brownfield site in the urban area, being the most likely situation for student housing to come forward.

Table 9.13 Student Accommodation – Modelling													
			Cluster Flats Studios										
Rooms		60	175	500	60	175	500						
Room size	m <sup>2</sup>	15	15	15	23	23	23						
Lettable Area	m <sup>2</sup>	900	2,625	7,500	1,380	4,025	11,500						
Circulation	%	35%	35%	35%	26%	26%	26%						
	m <sup>2</sup>	315	919	2,625	359	1,047	2,990						
GIA	m <sup>2</sup>	1,215	3,544	10,125	1,739	5,072	14,490						
Site	ha	0.05	0.25	0.75	0.05	0.25	0.75						

Source: HDH

## **Employment Uses**

- 9.31 In line with the CIL Regulations, we have only assessed developments of over 100m<sup>2</sup>. There are other types of development (such as petrol filling stations and garden centres etc). We have not included these in this high-level study due to the great diversity of project that may arise.
- 9.32 For this study, we have assessed a number of development types. We have based our modelling on the following development types:
  - a. **Offices**. These are more than 250m², will be of steel frame construction, be over several floors and will be located on larger business parks. Typical larger units in the LCC area are around 2,000m² we will use this as the basis of our modelling.
    - We have made assumptions about the site coverage and density of development on the sites. We have assumed 80% coverage on the office sites in the urban situation and 25% elsewhere. We have assumed two-storey construction in the business park situation, and six-storey construction in the urban situation.
  - b. **Large Industrial.** Modern industrial units of over 4,000m<sup>2</sup>. There is little new space being constructed. This is used as the basis of the modelling. We have assumed 40% coverage which is based on the single storey construction.
  - c. **Small Industrial.** Modern industrial units of 400m². We have assumed 40% coverage which is based on the single storey construction.
- 9.33 We have not looked at the plethora of other types of commercial and employment development beyond office and industrial/storage uses in this assessment.





## 10. Residential Appraisals

- 10.1 At the start of this chapter it is important to stress that the results of the appraisals do not, in themselves, determine policy. The results of this assessment are one of a number of factors that LCC will consider, including the need for infrastructure and the track record in delivering affordable housing and collecting payments under s106.
- 10.2 The appraisals use the residual valuation approach they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the EUV by a satisfactory margin, being the Benchmark Land Value (BLV).
- 10.3 Several sets of appraisals have been run based on the assumptions provided in the previous chapters of this report, including the affordable housing requirement and developer contributions. Development appraisals are sensitive to changes in price, so appraisals have been run with various changes in the cost of construction and an increase and decrease in prices.
- 10.4 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:
  - a. **Green Viable** where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).
  - b. **Amber** Marginal where the Residual Value per hectare exceeds the EUV but not the BLV per hectare. These sites should not be considered as viable when measured against the test set out however, depending on the nature of the site and the owner, they may come forward.
  - c. **Red Non-viable** where the Residual Value does not exceed the EUV.
- 10.5 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this assessment to what is actually happening on the ground in terms of development.

#### Base Appraisals – full policy requirements

- 10.6 These appraisals are based on the following assumptions.
  - a. Affordable Housing 30% on sites of 10 and larger (66.6% Affordable Rent, 33.3% Intermediate).



b. Design 100% Accessible and Adaptable - Category 2, 10% of

affordable Wheelchair Adaptable, Water efficiency / Car

Charging Points.

c. Developer Contributions s106 - £2,500/unit.

10.7 The base appraisals are included in **Appendix 12**.



Table 10.1a Residential Development, Central Development Area – Residual Values 30% Affordable, s106 £2,500/unit Site -2,476,836 -301,666 -4,636,332 -1,474,885 -765,015 466,846 -7,242,832-800,060 -216,572 -13,662,601 Residual Value (£) Net ha -2,476,836 -13,908,995 -14,748,854 -1,275,025 -2,414,277 -2,406,359 -13,662,601 -2,666,867 -2,513,881 -583,557 -11,271,646 -13,908,995 Gross ha -2,043,389 -2,200,166 -1,461,559 -14,748,854 -1,051,896 481,435 -1,508,923 -2,406,359 Units 300 300 90 30 90 30 0.12 0.09 1.00 0.33 0.10 0.80 3.00 1.00 0.30 09.0 Ret Area (ha) Gross 0.09 0.10 4.80 0.36 0.33 0.12 0.73 1.21 1.21 0.97 ПОЫ PDL PDL PDL PDL PDL Brown Central Flats 300 Tall Flats 100 Tall Flats 30 Tall Studios 60 PRS Flats Flats 300 Flats 100 Flats 30 Flats 12 Flats 9 Site 22 Site 23 Site 24 Site 25 9 Site 18 19 Site 20 Site 21 Site 17 Site 1 Site (



Table 10.1b Residential Development, South East & Ashton Green – Residual Values

30% Affordable, s106 £2,500/unit

							, •	<i>.</i>					<u> </u>		~	_,、		<i>-</i> , -									
(£)	Site	3,528,299	628,265	199,234	369,517	209,073	143,936	141,966	24,884	5,428,425	1,441,548	508,566	511,794	268,639	188,346	187,788	40,964	-3,338,810	-1,154,422	-393,654	-142,110	-59,790	3,412,156	2,012,773	697,269	707,244	
Residual Value (£)	Net ha	246,981	109,946	92,976	323,327	365,877	335,850	552,089	174,187	597,127	396,426	372,948	703,716	738,757	690,601	1,147,595	450,609	-1,112,937	-1,154,422	-1,312,181	-1,184,247	-664,336	1,592,339	1,761,177	2,033,702	2,750,393	
Res	Gross ha	154,363	68,717	58,110	266,745	301,849	277,076	552,089	174,187	373,204	247,766	307,682	580,566	738,757	690,601	1,147,595	450,609	-695,585	-952,398	-1,082,549	-688,515	-664,336	995,212	1,452,971	2,033,702	2,750,393	
Units		200	200	92	40	20	15	6	2	200	200	92	40	20	15	6	2	300	100	30	12	6	22	40	12	တ	
Area (ha)	Net	14.29	5.71	2.14	1.14	0.57	0.43	0.26	0.14	9.09	3.64	1.36	0.73	0.36	0.27	0.16	0.09	3.00	1.00	0.30	0.12	0.09	2.14	1.14	0.34	0.26	
Area	Gross	22.86	9.14	3.43	1.39	0.69	0.52	0.26	0.14	14.55	5.82	1.65	0.88	0.36	0.27	0.16	0.09	4.80	1.21	0.36	0.12	0.09	3.43	1.39	0.34	0.26	
		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock	
		A: Brown	Brown	A Brown	A Brown	Brown	Brown	Brown	Brown	Brown	A: Brown	Brown	Brown	Brown	Brown	Brown	A: Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	
		South East & A	South East & ABrown	South East & A	South East & A	South East & A Brown	South East & ABrown	South East & ABrown	South East & A Brown	South East & ABrown	South East & A	South East & ABrown	South East & ABrown	South East & ABrown	South East & A Brown	South East & ABrown	South East & A	South East & A Brown	South East & ABrown	South East & A Brown	South East & ABrown	South East & ABrown	South East & A	South East & A Green	South East & A Green	South East & A{Greer	
		Brown 500	Brown 200	Brown 75	Brown 40	Brown 20	Brown 15			Brown 500 HD	Brown 200 HD	Brown 75 HD	Brown 40 HD	Brown 20 HD	Brown 15 HD	Brown 9 HD	Brown 5 HD	Flats 300		Flats 30	Flats 12	Flats 9	Green 75	Green 40	Green 12	Green 9	
		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 26	Site 27	Site 28	Site 29	



Table 10.1c Residential Development, Elsewhere – Residual Values 30% Affordable, s106 £2,500/unit Site -69,944 -15,533-69,964-42,56432,957 -9,540 31,985 -44,760 697,269 -2,302,995 -1,685,987 -739.987 -117,620-746,893 -372.82842.124 -3,338,810 -393.654-142.110-59.790 3,412,156 707,244 -1,154,422 45.30 2.012.77 Residual Value (£) -161,210 -295,048 -79,276 -60,404 -4,682 57,920 90,632 -34,979 -205,395-492,356 1,592,339 -163,202 -489,747 195,461 -1,112,937 -1,154,422 -1,312,181 2,033,702 2,750,393 -345.327-273,407 -1.184.247 -664.336-102,917 1.761.17 ğ -65,403 -34,979 -60,404 90,632 -1,082,549 **Gross** ha -215,830 492,356 -695,585 -952,398 -688,515 -664,336 995,212 -100,756-184,405 -84,907 134,642 489,747 -2,926-128,372-225,56147.784 195,461 2,033,702 1,452,971 2,750,3 Units 200 500 200 40 20 15 300 100 20 15 75 40 0 2 22 တ 2 30 9 4 2 14.29 0.16 0.43 0.26 0.14 9.09 1.36 0.36 0.09 3.00 1.00 0.30 0.34 2.14 3.64 0.73 0.12 0.09 5.71 0.57 0.27 Area (ha) 22.86 14.55 9.14 3.43 1.39 0.26 0.14 5.82 1.65 0.16 0.09 0.12 69.0 0.88 0.36 0.36 1.39 0.52 0.27 4.80 1.21 0.09 3.43 0.34 Agricultural Agricultural Paddock PDL PDL PDL 딥 딥 PDL PDL PDL 딥 딥 딥 딥 딥 Brown Green Elsewhere **Brown 500 HD** Brown 200 HD **Brown 75 HD** Brown 40 HD Brown 20 HD Brown 15 HD **Brown 9 HD Brown 5 HD** Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 **Brown 15** Flats 300 Flats 100 Green 75 Green 12 Green 40 Brown 9 **Brown** 5 Flats 30 Flats 12 Flats 9 Site 19 Site 20 18 Site 10 Site 11 Site 13 Site 14 Site 15 Site 16 Site 17 Site 26 Site 28 Site 29 Site 12 Site 21 Site 6 Site 8 Site 27 Site 9 Site 4 Site ; Site Site Site

Source: HDH (May 2022)

10.8 This initial analysis is based on 30% Affordable Housing across the three areas (the City is currently divided into 30%, 20% and 15% areas). The results vary across the modelled sites, this is largely due to the different assumptions around the nature of each typology. The additional costs associated with brownfield sites result in the lower value areas.



10.9 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The Benchmark Land Value being an amount over and above the Existing Use Value that is sufficient to provide the willing landowner with a premium, and induce them to sell the land for development as set out in Chapter 6 above.

	Table 10.2a Residual Value v BLV - Central Development Area												
	30% Affordable, s106 £2,500/unit												
			EUV	BLV	Residual Value								
Site 17	Flats 300	Central	1,200,000	1,440,000	-1,508,923								
Site 18	Flats 100	Central	1,200,000	1,440,000	-2,043,389								
Site 19	Flats 30	Central	1,200,000	1,440,000	-2,200,166								
Site 20	Flats 12	Central	1,200,000	1,440,000	-1,461,559								
Site 21	Flats 9	Central	1,200,000	1,440,000	-2,406,359								
Site 22	Flats 300 Tall	Central	1,200,000	1,440,000	-11,271,646								
Site 23	Flats 100 Tall	Central	1,200,000	1,440,000	-13,908,995								
Site 24	Flats 30 Tall	Central	1,200,000	1,440,000	-14,748,854								
Site 25	Studios 60	Central	1,200,000	1,440,000	-1,051,896								
Site 30	PRS Flats	Central	1,200,000	1,440,000	-481,435								



	Table 10.2b Residual Value v BLV - South East and Ashton Green										
		30% Affordable, s106	£2,500/unit								
			EUV	BLV	Residual Value						
Site 1	Brown 500	South East & Ashton	600,000	720,000	154,363						
Site 2	Brown 200	South East & Ashton	600,000	720,000	68,717						
Site 3	Brown 75	South East & Ashton	600,000	720,000	58,110						
Site 4	Brown 40	South East & Ashton	600,000	720,000	266,745						
Site 5	Brown 20	South East & Ashton	600,000	720,000	301,849						
Site 6	Brown 15	South East & Ashton	600,000	720,000	277,076						
Site 7	Brown 9	South East & Ashton	600,000	720,000	552,089						
Site 8	Brown 5	South East & Ashton	600,000	720,000	174,187						
Site 9	Brown 500 HD	South East & Ashton	600,000	720,000	373,204						
Site 10	Brown 200 HD	South East & Ashton	600,000	720,000	247,766						
Site 11	Brown 75 HD	South East & Ashton	600,000	720,000	307,682						
Site 12	Brown 40 HD	South East & Ashton	600,000	720,000	580,566						
Site 13	Brown 20 HD	South East & Ashton	600,000	720,000	738,757						
Site 14	Brown 15 HD	South East & Ashton	600,000	720,000	690,601						
Site 15	Brown 9 HD	South East & Ashton	600,000	720,000	1,147,595						
Site 16	Brown 5 HD	South East & Ashton	600,000	720,000	450,609						
Site 17	Flats 300	South East & Ashton	600,000	720,000	-695,585						
Site 18	Flats 100	South East & Ashton	600,000	720,000	-952,398						
Site 19	Flats 30	South East & Ashton	600,000	720,000	-1,082,549						
Site 20	Flats 12	South East & Ashton	600,000	720,000	-688,515						
Site 21	Flats 9	South East & Ashton	600,000	720,000	-664,336						
Site 26	Green 75	South East & Ashton	25,000	325,000	995,212						
Site 27	Green 40	South East & Ashton	25,000	325,000	1,452,971						
Site 28	Green 12	South East & Ashton	50,000	350,000	2,033,702						
Site 29	Green 9	South East & Ashton	50,000	350,000	2,750,393						



	Table 10.2c Residual Value v BLV - Elsewhere											
		30% Affordable, s106	6 £2,500/unit									
			EUV	BLV	Residual Value							
Site 1	Brown 500	Elsewhere	600,000	720,000	-100,756							
Site 2	Brown 200	Elsewhere	600,000	720,000	-184,405							
Site 3	Brown 75	Elsewhere	600,000	720,000	-215,830							
Site 4	Brown 40	Elsewhere	600,000	720,000	-84,907							
Site 5	Brown 20	Elsewhere	600,000	720,000	-65,403							
Site 6	Brown 15	Elsewhere	600,000	720,000	-134,642							
Site 7	Brown 9	Elsewhere	600,000	720,000	-60,404							
Site 8	Brown 5	Elsewhere	600,000	720,000	-489,747							
Site 9	Brown 500 HD	Elsewhere	600,000	720,000	-2,926							
Site 10	Brown 200 HD	Elsewhere	600,000	720,000	-128,372							
Site 11	Brown 75 HD	Elsewhere	600,000	720,000	-225,561							
Site 12	Brown 40 HD	Elsewhere	600,000	720,000	47,784							
Site 13	Brown 20 HD	Elsewhere	600,000	720,000	90,632							
Site 14	Brown 15 HD	Elsewhere	600,000	720,000	-34,979							
Site 15	Brown 9 HD	Elsewhere	600,000	720,000	195,461							
Site 16	Brown 5 HD	Elsewhere	600,000	720,000	-492,356							
Site 17	Flats 300	Elsewhere	600,000	720,000	-695,585							
Site 18	Flats 100	Elsewhere	600,000	720,000	-952,398							
Site 19	Flats 30	Elsewhere	600,000	720,000	-1,082,549							
Site 20	Flats 12	Elsewhere	600,000	720,000	-688,515							
Site 21	Flats 9	Elsewhere	600,000	720,000	-664,336							
Site 26	Green 75	Elsewhere	25,000	325,000	995,212							
Site 27	Green 40	Elsewhere	25,000	325,000	1,452,971							
Site 28	Green 12	Elsewhere	50,000	350,000	2,033,702							
Site 29	Green 9	Elsewhere	50,000	350,000	2,750,393							

Source: HDH (May 2022)

- 10.10 In simple terms the greenfield sites are shown as viable and the brownfield sites as not viable (with 30% affordable housing). This is to be expected, generally the Council is achieving affordable housing on greenfield sites but not on brownfield sites.
- 10.11 There is no doubt that the delivery of any large site is challenging. Regardless of these results, it is recommended that that the Council continues to engage with the owners in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage.



This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

10.12 In this context we particularly highlight paragraph 10-006 of the PPG:

... It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan....

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10.13 To assist the Council, a range of other appraisals have been run.

#### **Cumulative Cost of Policies**

- 10.14 Each policy requirement that adds to the cost of development leads to a reduction of the Residual Value. A set of appraisals has been run adding individual policy requirements. The results show the fall in land values, per hectare.
- 10.15 The national requirements of 10% Biodiversity Net Gain, the increased environmental standards under the Future Homes Standard and EV Charging are mandatory so are included in the base appraisals.



Table 10.3 Cost of Policy Requirements											
Central	Greenfield	Brownfield	All								
Accessible & Adaptable		155,403	155,403								
10 Energy%		266,776	266,776								
A&A, 10% Energy		422,179	422,179								
A&A, 10% Energy, Green Roof		1,025,140	1,025,140								
A&A, 10% Energy, District Heat		1,330,208	1,330,208								
A&A, 10% Energy, Green Roof, District Heat		1,934,916	1,934,916								
South East & Ashton	Greenfield	Brownfield	All								
Accessible & Adaptable	39,614	57,338	54,502								
10 Energy%	68,003	98,475	93,599								
A&A, 10% Energy	107,617	155,895	148,170								
A&A, 10% Energy, Green Roof	232,848	342,398	324,870								
A&A, 10% Energy, District Heat	338,696	492,829	468,168								
A&A, 10% Energy, Green Roof, District Heat	463,927	680,741	646,050								
Elsewhere	Greenfield	Brownfield	All								
Accessible & Adaptable	39,614	57,520	54,655								
10 Energy%	68,003	98,862	93,924								
A&A, 10% Energy	107,617	156,622	148,781								
A&A, 10% Energy, Green Roof	232,848	344,521	326,653								
A&A, 10% Energy, District Heat	338,696	496,956	471,634								
A&A, 10% Energy, Green Roof, District Heat	463,927	688,517	652,583								

Source: (HDH, May 2022)

- 10.16 The costs of seeking the various policy requirements is greater on the brownfield sites than the greenfield sites. This is a factor of the density - on the brownfield sites the densities are higher so the costs are higher.
- 10.17 The costs of seeking the policy requirements, over and above the national standards tested, is significant with requirement for Accessible and Adaptable standards and 10% on-site energy production coming to about £150,000/ha. The significance of this is that these standards mean that a developer can afford to pay a landowner about £150,000/ha less for land.

#### Affordable Housing

10.18 The above analysis does not consider affordable housing. Further sets of appraisals have been run to establish the cost of providing affordable housing in addition to the base national policy requirements, Accessible and Adaptable standards and 10% on-site energy, but in the absence of other policy requirements.



10.19 This analysis has been carried out in two scenarios, the first being where the affordable housing for is provided as Affordable Rent and the second where the affordable housing for rent is Social Rent. In both cases it is assumed that 10% of all the housing will be Affordable Home ownership and that it is provided as First Homes. The appraisal results are presented in Appendix 13 and summarised below.

Table 10.4 Cost of Affordable Housing Provision in £/ha													
	10	% Affordabl	e Home Ow	vne	ership								
	Af	fordable Rei	nt			Social Rent							
Central													
	Greenfield	Brownfield	All		Greenfield	Brownfield	All						
5%		200,518	200,518			200,518	200,518						
10%		401,630	401,630			401,630	401,630						
15%		607,371	607,371			785,374	785,374						
20%		813,111	813,111			1,169,995	1,169,995						
25%		1,018,979	1,018,979			1,557,318	1,557,318						
30%		1,226,220	1,226,220			1,944,710	1,944,710						
South East & Ashton													
	Greenfield	Brownfield	All		Greenfield	Brownfield	All						
5%	108,864	94,687	96,925		108,864	94,687	96,925						
10%	217,727	189,705	194,129		217,727	189,705	194,129						
15%	377,336	314,333	324,281		420,745	375,246	382,430						
20%	536,956	438,975	454,446		623,781	561,512	571,344						
25%	696,570	564,222	585,119		826,808	749,652	761,834						
30%	856,164	690,456	716,621		1,029,797	939,235	953,534						
Elsewhere													
	Greenfield	Brownfield	All		Greenfield	Brownfield	All						
5%	108,864	84,387	88,252		108,864	84,387	88,252						
10%	217,727	169,312	176,957		217,727	169,312	176,957						
15%	377,336	274,317	290,583		420,745	336,190	349,541						
20%	536,956	380,064	404,836		623,781	505,423	524,111						
25%	696,570	486,889	519,996		826,808	677,390	700,983						
30%	856,164	595,172	636,381		1,029,797	850,461	878,778						

Source: (HDH, May 2022)

10.20 The cost of providing up to 10% affordable housing is the same in both scenarios as it is assumed that all the affordable housing is Affordable Home Ownership (in accordance with the requirements of the NPPF). The cost of providing 30% affordable housing on greenfield sites is about £855,000/ha.



- 10.21 As the level of affordable housing is reduced, the residual value rises. When considered on a per ha basis this varies considerably across the typologies (because of the development densities), but the average is that a 5% rise in affordable housing results in a £100,000/ha fall in the Residual Value. Across the City, even without affordable housing, most brownfield sites are not shown as viable with 30% affordable housing, but are some are viable with lower amounts, particularly in the higher value South East and Ashton Green areas. This accords with the Council's experience through the development management process where sites are coming forward in all areas and are being delivered, but not with policy compliant levels of affordable housing and only making limited developer contributions.
- 10.22 The Typologies 22 to 24 are based on higher density formats that assume construction of 6 or more storeys. The construction of taller buildings is more expensive on a £/m² basis than the construction of less tall buildings. The analysis suggests that building taller is unlikely to improve viability (based on our wider experience we would only expect taller buildings to be viable in higher value markets).
- 10.23 The analysis assumes compliance with Nationally Described Space Standards (NDSS). Typology 25 in the Central Development Area is based on very small studio flats. This is shown as unviable, indicating the building very small units does not improve viability sufficiently to enable the delivery of affordable housing.
- 10.24 In the above analysis agricultural and paddock values are used as the EUV for the greenfield sites. Many of these sites are owned by Leicester City Council (LCC) and are in a variety of amenity uses such as playing fields, parks and other areas of Public Open Space. A range of views can be taken as to their EUV that could lead to a lower or higher assumption, however there is a significant cushion or buffer between the Residual Value and the BLV which is unlikely to change significantly.
- 10.25 The greenfield typologies are shown as viable with 30% affordable housing. Based on these results alone, we would suggest that a 30% affordable housing target is adopted on greenfield sites and lower targets on brownfield sites and previously developed land. The results also suggest a threshold in line with the national threshold of 10 units or more<sup>63</sup>.
- 10.26 The results are not only sensitive to the amounts of affordable housing, but also the type (tenure) of affordable housing provided. The analysis in the base appraisals (above) assumes that the affordable housing for rent is provided as Affordable Rent and the first 10% of all the housing is as Affordable Home Ownership. As set out in Chapter 2 above, the NPPF sets out a requirement for low-cost home ownership as part of the affordable housing mix:

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home

<sup>&</sup>lt;sup>63</sup> Paragraph 63 of the NPPF that affordable housing should not be sought for residential developments that are not major developments, and major development is defined as sites 10 or more homes, or an area of 0.5 hectares or more.



ownership<sup>64</sup>, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups...

Paragraph 65, 2021 NPPF

- 10.27 At 30% affordable housing the cost of seeking the affordable housing for rent as Social Rent is about £175,000/ha more expensive than seeking the affordable housing as Affordable Rent. The Council should therefore be cautious in seeking Social Rent rather than Affordable Rent as this is likely to have an adverse impact on viability.
- 10.28 When considering the affordable housing tenure sought, it is necessary to consider the type of affordable housing that is attractive to the housing associations that will acquire and manage it in the future. It is understood that the majority of affordable housing for rent delivered in the LCC area over the last few years has been as Affordable Rent as this tenure fits into their wider business plans and strategies better.

#### **Developer Contributions**

10.29 The above analysis does not consider developer contributions. A further set of appraisals has been run to establish the cost of developer contributions (in the absence of affordable housing). The appraisal results are presented in **Appendix 14** and summarised below.

Greenfield	Brownfield	All									
	Central										
	£762,976	£762,976									
	South East & Ashton										
£145,064	£229,456	£215,954									
	Elsewhere										
£145,064	£231,103	£217,337									

Source: HDH (May 2022)

- 10.30 The results indicate that there is limited room for developer contributions on brownfield sites beyond the South East and Ashton Green area and on greenfield sites.
- 10.31 The results show that a £5,000 increase in amount of developer contributions sought, on average, across the typologies, leads to a fall in the Residual Value of about £760,000/ha in the CBD and about £215,000/ha elsewhere. The significance of this is that for each £5,000/ha increase in amount of developer contributions, the developer can afford to pay the landowner

<sup>&</sup>lt;sup>64</sup> Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.



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about £760,000/ha less in the CBD and £215,000/ha elsewhere. This is broadly similar to the cost of providing somewhere between 10% and 15% affordable housing.

#### Affordable Housing v Developer Contributions

- 10.32 The critical balance in the plan-making process is the balance between affordable housing and developer contributions. A set of appraisals has been run with varied levels of developer contribution at different levels of affordable housing. As set out in Chapter 8 above, based on discussions with the Council, the base assumption is for a 30% affordable housing requirement and range of costs of up to £25,000/unit are tested. **Appendix 15** includes the appraisal results for varied levels of affordable housing and varied levels of developer contributions.
  - a. Central Development Area To a large extent the results are as would be expected in an area that has relatively low values and where the majority of development is likely to be in the form of higher density flats (which are more expensive to build than housing). These development forms are shown as unviable, even without affordable housing.
  - b. **South East and Ashton Green** As in the Central Development Area, the higher density flatted development is shown as unviable, as are the larger brownfield sites that are modelled at the lower densities (35dph) and lower net / gross area assumptions. The typologies that are modelled at 55dph are shown as viable. This density is higher than that allowed for by the Council in establishing site capacity, so it is necessary to consider these as illustrative. These higher density sites are likely to be able to bear 10% affordable housing and £10,000/unit in developer contributions or 20% affordable housing and £20,000/unit in developer contributions. Brownfield development at 35dph has limited capacity to bear affordable housing and developer contributions.

Greenfield development has capacity to bear 30% affordable housing and at least £25,000/unit in developer contributions.

- c. **Elsewhere** Across wider LCC, i.e. those areas excluding the Central Development Area and the South East and Ashton Green, greenfield development has capacity to bear 30% affordable housing and at least £25,000/unit in developer contributions. Brownfield development is shown as being unviable, with the exception of the smaller typologies that are modelled at 55dph which are shown as viable at low levels of affordable housing, but these have limited capacity for developer contributions.
- 10.33 There is limited scope to seek developer contributions in addition to affordable housing, and where developer contributions are required to provide strategic infrastructure and mitigation, it is likely to impact on the delivery of affordable housing.



## **Recommended Affordable Housing Targets**

- 10.34 It is necessary to consider and recommend an affordable housing target. As well as the analysis set out above it is also important to take into account the Council's current delivery record. The Council rarely achieves its 15%, 20% or 30% affordable housing targets, although it is important to note that almost all the development under the current Plan is brownfield development.
- 10.35 The analysis set out above is based on the expected types of development that are anticipated to come forward under the new Plan (being a mix of greenfield and brownfield sites). The initial appraisals are based on the Council's policy aspirations of 30% affordable housing on sites of 10 and larger (with the requirement for 10% Affordable Home Ownership and First Homes). It is also assumed that all the homes are to be to accessible and adaptable standards and 10% of the affordable homes are to be Wheelchair Adaptable. Water efficiency measures and car charging points are allowed for and a base developer contribution of £2,500/unit is assumed.
- 10.36 The analysis shows that greenfield development is viable at 30% affordable and that the national threshold (10 units and larger) is appropriate. The development on greenfield sites can bear considerable levels of developer contributions. Much of the greenfield land supply is owned by the Council. Depending on its own corporate priorities it may be able to take a different approach to returns to ensure that its own sites are forthcoming.
- 10.37 Across the City, in almost all the scenarios modelled, brownfield development is shown as unviable and unable to bear developer contributions. To some extent this aligns with what is happening on the ground with development. Having said this, it is clear that development is coming forward on brownfield sites, and in some cases is making modest developer contributions (in particular towards public open-space).
- 10.38 The exception to this relates to the South East and Ashton Green area. Whilst the higher density flatted development is shown as unviable, as are the larger brownfield sites that are modelled at the lower densities (35dph) and lower net / gross area assumptions, the typologies that are modelled at 55dph are shown as viable. These higher density sites are likely to be able to bear 10% affordable housing and £10,000/unit in developer contributions or 20% affordable housing and £20,000/unit in developer contributions. We suggest that a 10% affordable housing requirement would be appropriate in this area. Whilst this will not be deliverable on all sites it will be deliverable on some.
- 10.39 It is important to note that brownfield sites are coming forward and whilst some of these may have benefitted from some public intervention (maybe, for example, site assembly or site remediation), others are coming forward as the developer may have purchased the site at a lower cost or is able to develop the site at less than the costs used in this study (which are generally cautious). The Council should be cautious about relying on the brownfield sites in the plan-making process, including those in the Central Development Area (for example within the five-year land supply assessment) unless they are confident that the schemes will be



forthcoming (for example where there is a recent planning consent or known public intervention).

10.40 The results do give rise to some concerns about the delivery of some types of site, based on current assumptions. It is recommended that that the Council continues to engage with the owners in line with the advice set out in the Harman Guidance (page 23):

Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability.

- 10.41 On balance it is recommended that the Council adopts a 30% affordable housing target on greenfield sites and a 10% affordable housing target on brownfield sites in the South East and Ashton Green area.
- 10.42 The remaining analysis in this report assumes that the Council adopts this advice. It is important to note that should the Council significantly alter its policy requirements, for example seeking Social Rent rather than Affordable Rent, seeking a different housing mix or requiring higher standards, then it may be necessary to revisit this advice.

#### **Commuted Sums**

10.43 LCC's preference is for affordable housing to be delivered on-site. This approach is in line with Paragraph 63 of the NPPF that says:

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
- b) the agreed approach contributes to the objective of creating mixed and balanced communities.

Paragraph 63, 2021 NPPF

10.44 It is sensible for councils to set out guidance as to how a commuted sum would be calculated so as to provide transparency, and to avoid the undue delays that might arise during s106 negotiations if details of a payment had to be developed from first principles on each occasion. The analysis provides a basis on which it would be possible to formulate appropriate arrangements for calculating the commuted sum. Across the country different councils have taken different approaches, sometimes calculating contributions on a site-by-site basis, other times setting out a predetermined 'commuted sum'.

Review of plan policy formulae

10.45 Some time ago we researched the nature of commuted sum formulations in then approved or emerging local planning policies. Whilst some relied on generalities, the vast majority which had developed a specific formula, had used one which derived from the Housing



Corporation's<sup>65</sup> Total Cost Indicator (TCI) system. This system was designed to provide cost discipline, so as to ensure that affordable housing was procured by Registered Social Landlords on terms which produced value for money for the public subsidy, Social Housing Grant (SHG), which had been the normal funding basis through which it was provided.

- 10.46 Given that this was its purpose, the TCI was useful in providing a basis for calculating commuted sums. It was designed to provide cost guidance specifically related to each local council area; contained such guidance for each of a large number of different dwelling size bands; and was updated through indexing and readjustment each year, so remained current.
- 10.47 Unfortunately, the Housing Corporation replaced the TCI system with an approach which does not provide these benefits. This reflected, to some extent, the move towards a more targeted use of SHG and a greater reliance on developer subsidy. However, from the viewpoint of commuted sum formulation, the change is, in some respects, to be regretted.

#### Alternative approach

- 10.48 We have adopted an approach to the calculation of the developer contribution, utilising the site viability analysis. It is based upon the contribution that the developer would have made if an on-site affordable contribution were delivered.
- 10.49 The calculation works as follows:
  - a. Estimate the value of the site with 100% market housing.
  - b. Estimate the Residual Value of the site with the target level (i.e. the 30% on greenfield sites) of affordable housing.
- 10.50 The difference between (a) and (b) is the reduction in site value due to the affordable housing policy contribution. This is set out in the tables included in **Appendix 16**:
- 10.51 Taking the appraisal for Typology 27 in the South East and Ashton Green area as an example, the Residual Value with no affordable housing, i.e. 40 market dwellings, is £3,173,989. With the option of 30% affordable housing, the Residual Value falls to £2,012,773. The developer's contribution is £1,161,216 (£3,173,989- £2,012,773); divided by 12 affordable dwellings (30% of 40), this gives a cost of £96,768 per affordable dwelling.
- 10.52 The calculated contributions in the tables above vary, but the average is about £100,000/unit on greenfield sites. On brownfield sites within the South East and Ashton Green area the figure is about £19,000/unit.

<sup>&</sup>lt;sup>65</sup> The Housing Corporation was the non-departmental public body that funded new affordable housing and regulated housing associations in England. It was abolished in 2008 with its responsibilities being split between the Homes and Communities Agency and the Tenant Services Authority. In January 2018 Homes and Communities Agency was replaced by Homes England and Regulator of Social Housing.



## Suggested guidance

- 10.53 Paragraph 63 of NPPF is clear that off-site provision or financial contribution in lieu 'can be robustly justified'. On this basis, the above calculations provide a sound basis for determining a commuted sum figure. There are two alternatives open to the Council. The first is to work to a published 'standard commuted sum payment'. If LCC were to take this option, we would recommend a £100,000/unit payment per affordable unit not delivered on-site on greenfield sites and £19,000/unit on brownfield sites.
- 10.54 LCC is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. We would therefore suggest that LCC prepares separate guidance setting out the amount of the payment, and to allow a simple review should viability change.
- 10.55 Alternatively, LCC may prefer to calculate the commuted sum scheme by scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount that a housing association would pay for those units as affordable units – the difference being the commuted sum.

## Impact of Change in Values and Costs

- 10.56 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 7.03% over the next 3 years<sup>66</sup>. We have tested a scenario with this (and other) increase in build costs.
- 10.57 As set out in Chapter 4, we are in a current period of uncertainty in the property market. It is not the purpose of this report to predict the future of the market. We have tested five price change scenarios, minus 10% and 5%, and plus 15%, 10% and 5%. In this analysis, we have assumed all other matters in the base appraisals remain unchanged. It is important to note that, in the following table, only the costs of construction and the value of the market housing are altered.

<sup>&</sup>lt;sup>66</sup> BCIS General Build Cost Index. May 2022 428.0, May 2025 458.1



.

# Table 10.6a Impact of Price and Cost Change

30% Affordable on Greenfield Sites and 0% Affordable on Brownfield Sites s106 £2,500/unit – Central Development Area and South East and Ashton Green

		+15%	142.883	179,344	133,739	100,320	579,641	-4,546,225	07,089	74 204	1.131.260			+15%	911,901	820,963	865,997	1,324,021	1,395,182	1,362,496	92,040	1,516,640	81,212	1,916,311	07,542	30,625	2,624,077	1,909,546	1,268,251	1,699,068	1,706,386	1,221,941	1,364,911	1,537,981	68,123	3,986,757
	1	+10%		0 80	7	6	,943	-6,034,359 -4,5	<u>,</u>		755.828 1.1	Ш		+10%	742,841 9				4	744 729 1.0	_	2 00		ш			2,185,133 2,6			L	Ш	836,225 1,2			1,929,739 2,1	
		+5%	-2		-	3	651 -1,186		ω.	-	┸	L		+5%		2		,	`											96						
			-576	Ĺ		_	-1,796,6	-7,534,338	4	Ÿ.	380,395				573,781	482,9	502,86	848,534	905,437	L	77 408	1,007,298					1,746,189		485,38	L	625,1	444,748				3 162 514
		%0	-947.328	-1,297,912	-1,377,977	-950, 152	-2,406,359	-9,044,793	-11,218,261	-11,608,774	-5.460			%0	404,721	314,010	321,293	610,791	626,035	176 249	-229 910	752,627	613,195	836,008	1,119,373	1,397,745	1,307,246	450.609	93,954	111,144	62,945	51,116	-664,336	995,212	1,452,971	2,033,702
		-5%	1.323,119	-1,798,938	-1,888,512	-1,304,991	-3,016,067	-10,555,248	,713	-13,489,992	-400,268			-2%	235,661	145,026	139,725	373,048	1203 400	-109 581	-103,301	497,956	357,190	475,907	756,649	953,452	866,900	-37.408	-314,288	443,219	-503,405	-342,517	1,361,145	813,326	1,214,587	1,711,372
	Ī	-10%	-1.702.330	١.	399,046	-1,659,831	-3,630,759	-12,083,406 -1	,376	15,374,329 -1	-806.101			-10%	62,511	-26,270	-46,921	133,995	122 030	-399 251	-389,231	241,593	101,184	114,779	393,926	503,990	412,578	-528.268	-735,465	-1,012,353	-1,086,243	-747,387	-2,057,954		976,203	
	/001	%O+	-947.328	-1,297,912	-1,377,977	-950,152	-2,406,359	-9,044,793	11,218,261	-11,608,774	-5.460		%0+		404,721	314,010	321,293	610,791	626,556	176 249	-229 919	752,627	613,195	836,008	1,119,373	1,397,745	1,307,246	450,609	93,954	111,144	62,945	51,116	-664,336	995,212	1,452,971	2,033,702
	/03+	o/c+	-1.352.422	-1,838,712	-1,931,419	-1,334,814	-3, 105, 987	-10,935,098	_		-378.846		+2%		257,520	162,595	157,832	406,317	450,782	-00 534	-55,034	537,578	390,967	521,019	815,805		937,298		-292,117	413,801	474,944	-322,736	-1,363,965		1,271,468	
	1400/	0/OI.+	-1.759.717	-2,385,710	_	-1,719,476	-3,808,615	-12,838,825	6	-16,343,8/1	-1,123,187		+10%		106,921	10,599	-8,924	201,844	237,532	-377 821	-881 103	322,298	168,738	206,030	512,237	654,447	347 584	438.302	-688,720	-950,335	-1,026,192	-705,649	-2,063,594		1,089,965	
<u> </u>	10e + 45%	0/ci.+	-2.169.839	-2,932,708	-3,038,305	-2,104,137	-4,516,396	-14,749,646	2	-18,712,979	146	ne	+15%		-47,523	-148,274	-180,437	-10,227	17,837	-34, 183	-1 208 379	100,559	-57,904	-120,585	206,498	269,745	169,195	-894,636	-1.088.921	-1,490,444	-1,579,634	-1,090,311	-2,763,222	561,392	908,462	1,318,404
V length	residual val	+ ZU70	-2.579.960	-3,479,706	-3,595,440	-2,491,275	-5,224,177	467	$\overline{}$		-1.531.139	Residual Value	+20%		-209,003	-310,570	-356,576	-224,773	-202,270	-201, 122	-1 539 303	-1,333,363	-291,275	-453,126	-111,308	-119,723	-218,977	-210,114	-1,494,015	-2,030,553	-2,133,077	-1,474,973	-3,462,851	416,785	726,959	1,079,971
	BLV		1.440.000					1,440,000	1,440,000	1,440,000	1,440,000	BLV			720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000				325,000	350,000
Nie	EOV		1.200.000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	EUV			600,000	600,000	600,000	600,000	900,000	900,000	900,000	600,000	600,000						600,000	600,000	600,000	600,000	600,000	25,000	25,000	50,000
	0	Value		iral	iral	tral	tral	tral	tral	tral	ral		BCIS	Value	South East & Ashtd	South East & Ashtd	South East & Ashto	South East & Ashto	South East & Asht	South Fact & Achto	South East & Ashto	South East & Ashto	th East & Ashto	South East & Ashtd	th East & Ashto	th East & Ashtd	South East & Ashto	South East & Ashtd	South East & Ashto							
			Centra	Central	Central	Central	Central	Central	Central	Central	Central				Sout	Sout	Sout	Sout	nos	tion of	tion C	Sout	Sout	Sout	Sout	Sout	Sour	Sout								
			Flats 300	Flats 100	Flats 30	Flats 12	Flats 9	Flats 300 Tall	Flats 100 Tall	Flats 30 Iall	PRS Flats				Brown 500	Brown 200	Brown 75	Brown 40	Brown 20	Brown 9	Brown 5	Brown 500 HD	Brown 200 HD	rown 75 HD	Brown 40 HD	Brown 20 HD	Brown 15 HD	Brown 5 HD	Flats 300	Flats 100	Flats 30	Flats 12	Flats 9	Green 75	Green 40	Green 12 Green 9
	t		Site 17 F			Т			_	Site 24 P							Site 3 B		Site 5	1		Site 9 B		Site 11 B	Site 12 B		Site 14 B	_					Site 21 F	Site 26 G	Site 27 G	Site 28 G



# Table 10.6b Impact of Price and Cost Change

30% Affordable on Greenfield Sites and 0% Affordable on Brownfield Sites s106 £2,500/unit - Elsewhere

Elsewhere   600,000   720,000   415%   410%   45%   410%   45%   410%   45%   410%   45%   410%
Elsewhere   600,000   720,000   -541,161   -373,550   -206,951   -44,247   113,281   -275,756   -275,757   -28,100   -275,756   -275,757   -28,100   -275,756   -275,757   -28,100   -275,756   -275,757   -275
Elsewhere         600,000         720,000         -486,191         -276,867         -109,296         50,964         205,664         -148,494         32,567         205,664         374,009         542,205           Elsewhere         600,000         720,000         -841,191         -37,559         -249,94         -61,865         -144,785         -148,785         -144,785         -148,785         -144,785         -144,785
Elsewhere         600,000         720,000         -541,191         -373,590         -206,951         -44,247         113,281         -275,756         82,186         113,281         -275,756         82,186         113,281         -275,756         28,148         113,281         13,281         28,148         28,148         113,281         13,281         28,148         28,148         113,281         28,148         28,148         113,281         28,148         28,148         113,281         28,148         28,148         113,281         28,148         28,148         28,128         113,281         28,148         86,128         28,148         86,128         28,148         86,128         28,148         113,281         370,478         113,281,382         48,148         86,138         113,281,382         48,148         86,138         113,281,382         48,148         86,138         113,281,382         48,148         86,138         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,281,382         113,28
Elsewhere         600,000         720,000         -656,337         -425,166         -244,994         -68,185         104,785         -275,756         -82,886         104,785         285,688         466,592           Elsewhere         600,000         720,000         -550,202         -324,451         -160,800         87,655         327,448         564,149         867,822           Elsewhere         600,000         720,000         -560,272         -418,664         -181,149         370,475         -146,800         87,622         -224,541         234,44         564,149         867,822           Elsewhere         600,000         720,000         -66,272         -418,654         -181,805         49,673         281,202         -234,541         234,44         281,202         522,666         513,524           Elsewhere         600,000         720,000         -1,189,136         -905,382         -621,627         -337,873         40,404         -645,394         -349,766         -60,404         226,566         513,524           Elsewhere         600,000         720,000         -480,200         -75,406         -75,406         -75,404         -76,404         -76,567         -70,407         -70,407         -70,407         -70,407         -70,407 <t< td=""></t<>
Elsewhere         600,000         720,000         -550,202         -324,451         116,537         327,448         -160,800         87,655         327,448         664,138         801,028           Elsewhere         600,000         720,000         -75,694         -301,505         -75,496         149,673         -24,541         18,133         370,475         64,414         857,822           Elsewhere         600,000         720,000         -1,189,138         -90,538         -81,202         -24,547         -1,126,961         -80,404         266,506         778,332           Elsewhere         600,000         720,000         -1,189,138         -90,538         -816,496         -489,747         -1,126,961         -80,404         -156,506         713,524           Elsewhere         600,000         720,000         -140,456         -1,474,454         -1,143,529         -816,496         -89,747         -1,126,961         -80,747         -1,156,961         -80,404         -156,506         -158,678         -148,776         -10,604         -156,506         133,577         -148,678         -148,776         -10,604         -175,822         -148,48         -148,78         -148,48         -148,48         -148,48         -148,48         -148,48         -148,48
Elsewhere         600,000         720,000         -632,594         -301,505         -75,406         149,191         370,475         1137,564         118,113         370,475         64,144         867,822           Elsewhere         600,000         720,000         -1,189,378         -90,532         -234,541         23,454         20,404         25,566         778,200           Elsewhere         600,000         720,000         -1,189,378         -1,474,454         -1,413,529         816,496         -485,741         -1,175,961         -80,740         -80,506         738,778           Desewhere         600,000         720,000         -1,802,378         -1,474,454         -1,413,529         816,496         -485,771         -1,175,961         -80,762         -80,174         -175,825         135,274           Desewhere         600,000         720,000         -1,480,376         -5,548         -5,561,85         81,376         -214,417         -175,825         135,489           Elsewhere         600,000         720,000         -360,186         -551,18         69,486         386,790         686,790         -274,417         -175,825         1416,489           Elsewhere         600,000         720,000         -360,186         -550,186         867,9
Elsewhere         600,000         720,000         -666,272         418,054         49,673         281,202         -234,541         234,24         281,202         532,656         778,332           Elsewhere         600,000         720,000         -1,183,136         -1,184,135         -86,437         -86,534         -24,577         -199,569         455,678         -70,841         237,22           D         Elsewhere         600,000         720,000         -480,200         -228,926         7,534         233,931         455,878         -44,577         199,569         455,678         708,741         961,804           D         Elsewhere         600,000         720,000         -480,200         -228,926         7,534         233,931         455,878         -44,577         199,569         455,678         708,741         158,489           Elsewhere         600,000         720,000         -340,576         -340,888         256,188         256,188         256,188         1,127,43         1,127,43         1,127,43         1,146,489         1,146,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489         1,141,489
Elsewhere         600,000         720,000         1,189,136         -601,627         -337,873         -60,404         -645,394         -349,766         -60,404         226,566         513,527           D         Elsewhere         600,000         720,000         -1,189,136         -1,175,961         -807,620         -489,771         -1,126,961         -807,620         -489,771         -1,126,961         -807,620         -489,771         -1,126,961         -807,620         -489,771         -1,126,961         -807,620         -489,771         -80,678         -80,438         -80,507         -80,608         -80,608         -80,608         -80,608         -80,608         -80,608         -80,608         -80,608         -80,309         -80,708         -80,608         -80,608         -80,708         -80,608         -80,608         -80,708         -80,708         -80,608         -80,608         -80,708         -80,708         -80,609         -80,808         -80,609         -80,609         -80,609         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         -80,708         <
Elsewhere         600,000         720,000         -1,126,916         -1,126,961         -807,620         -155,825         132,722           D         Elsewhere         600,000         720,000         -229,926         -1,126,934         455,678         -48,777         199,569         455,77         195,689         455,77         191,844         15,127,43         15,127,43         15,127,43         15,127,43         15,127,43         15,127,43         15,127,43         10,881         15,127,43         15,126,23         1,141,48         15,127,43
Discommentation         G00,000         720,000         -480,200         -7.534         233,931         456,678         -64,577         199,569         455,678         708,741         961,804           Discommentation         600,000         720,000         -94,787         -56,789         -78,412         386,732         487,741         51,887         456,678         708,741         177,743         481,882         81,339         410,881         788,741         177,743         481,882         81,339         696,162         -37,082         356,002         696,162         1,127,743         481,882         81,376         410,881         788,282         17,818,489         1,127,743         481,882         81,086         486,182         81,789         696,162         -37,082         356,002         696,162         1,127,743         481,882         81,789
Discrimentation         600,000         720,000         -646,769         -400,868         -158,304         78,621         306,419         560,954         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         815,489         813,374         81,882         810,881         769,321         1,11,743         1,11,743         1,11,144         81,882         810,881         810,881         810,882
Elsewhere         600,000         720,000         -941,367         -594,096         -250,186         87,399         410,881         -327,312         48,776         410,881         769,312         1,127,743           Elsewhere         600,000         720,000         -356,482         -255,13         69,498         386,760         666,162         336,002         66,162         1,127,743         1,416,480           Elsewhere         600,000         720,000         -320,422         -510,725         -10,665         87,681         -723,193         683,080         1,121,973         1,554,287           Elsewhere         600,000         720,000         -230,422         -10,665         87,509         -221,516         223,093         683,080         1,121,973         1,554,287           Elsewhere         600,000         720,000         -230,724         -140,695         -94,657         -49,356         -1400,929         -946,42         -49,509         391,350           Elsewhere         600,000         720,000         -2,30,724         -1,46,986         -94,657         -49,356         -1,400,929         -94,642         -49,609         391,350           Elsewhere         600,000         720,000         -2,030,553         -1,40,944         -68,036
Elsewhere         600,000         720,000         -586,842         -255,113         69,49e         386,790         696,162         37,082         336,002         696,162         1,056,321         1,416,480           Elsewhere         600,000         720,000         -720,106         -730,118         -320,488         81,376         887,509         683,080         -221,516         80,300         1,219,73         1,564,287           Elsewhere         600,000         720,000         -1,503,713         -1,074,370         -645,026         -221,81         -709,882         -252,783         185,461         643,685         1,400,929         -946,642         -49,509         391,350           Elsewhere         600,000         720,000         -1,691,72         -1,406,956         -949,677         -492,356         -1,400,929         -946,642         -49,09         391,350           Elsewhere         600,000         720,000         -1,494,015         -1,406,956         -949,677         -49,356         -1,400,929         -946,642         -49,09         991,350           Elsewhere         600,000         720,000         -1,494,015         -1,406,956         -949,677         -49,356         -1,400,929         -946,642         -49,09         99,356         -1,400,929
Elsewhere         600,000         720,000         -730,106         320,496         81376         481,882         870,681         417,669         870,681         1,316,092         1,761,502           Elsewhere         600,000         720,000         -120,000 </td
5 HD         Elsewhere         600,000         720,000         -920,422         -510,725         -110,685         287,509         683,080         -221,516         232,093         683,080         1,121,973         1,554,287         1,554,287           HD         Elsewhere         600,000         720,000         -1,603,123         -1,406,988         -240,546         -759,882         -252,763         195,461         643,685         1,085,233           HD         Elsewhere         600,000         720,000         -2,330,724         -1,406,988         -240,536         -1,400,929         -946,642         -492,366         -1,400,929         -946,642         -492,366         -1,400,929         -345,864         -482,366         -1,400,929         -345,864         -482,366         -1,400,929         -345,864         -482,366         -482,366         -1,400,929         -345,864         -485,366         -881,350         -1,400,929         -345,876         -1,400,929         -345,844         -1,400,929         -345,844         -485,386         -1,400,944         -886,326         -1,400,944         -1,400,444         -2,41,844         -1,400,444         -1,040,444         -1,040,343         -1,040,343         -1,400,344         -1,040,344         -1,040,344         -1,040,344         -1,040,344         -1,04
HD Elsewhere 600,000 720,000 -1,503,713 -1,074,370 -645,026 -221,821 195,461 -709,882 -252,763 195,461 643,685 1,086,523   HD Elsewhere 600,000 720,000 -1,503,724 -1,867,579 -1,406,985 949,657 492,356 -1,400,929 946,642 492,356 49,5386 876,819   Elsewhere 600,000 720,000 -1,494,015 -1,089,324 474,944 62,945 -1,086,243 -10,086,243 -10,086,243 -10,086,243 -10,086,243 -10,086,243 -10,086,243 -10,086,243 -1,086,245 -1,
HD Elsewhere 600,000 720,000 -2,330,724 -1,867,579 -1,406,958 949,657 492,356 -1,400,929 946,642 492,356 49,609 391,350   Elsewhere 600,000 720,000 -1,494,015 -1,689,649 -1,026,149 41,449 42,945 -1,086,245 -1,
Elsewhere 600,000 720,000 -1,494,015 -1,088,921 -688,720 -292,117 93,954 -735,465 -314,288 93,954 485,386 876,819   Elsewhere 600,000 720,000 -2,030,553 -1,490,444 -950,335 -413,801 111,144 62,945 -1,012,353 -443,219 111,144 62,945 11,170,732   Elsewhere 600,000 720,000 -2,133,077 -1,579,634 1-705,649 -322,736 51,116 444,749 836,225
Elsewhere 600,000 720,000 -2,030,553 -1,490,444 -950,335 413,801 111,144 11,102,353 443,219 111,144 62,345 62,345 622,345 11,102,332 62,345 62
Elsewhere         600,000         720,000         -2,133,077         -1,579,634         -1,026,192         -474,944         62,945         -1,086,243         -503,405         62,945         62,945         -1,086,243         -503,405         62,116         444,749         836,225           Elsewhere         600,000         720,000         1,474,973         -1,090,311         -705,649         -322,736         51,116         444,749         644,749         836,225
Elsewhere 600,000 720,000 1,474,978 1,090,311 7705,649 322,736 51,116 747,387 342,517 51,116 444,749 836,225
Elsewhere
Site 26 Green 75 Elsewhere 25,000 325,000 416,785 561,392 705,999 850,605 995,212 631,440 813,326 995,212 1,177,098 1,358,831 1,537,98
Green 40 [Elsewhere 25,000] 325,000 726,959 908,462 1,0271,468 1,452,971 976,203 1,214,587 1,452,971 1,691,355 1,929,739 2,168,122
000 000 0 000 000 0 000 000 0 000 000
Elsewhere 30,000 350,000



10.58 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, similarly a modest increase in values is likely to improve viability.

#### Review

- 10.59 The direction of the market, as set out in Chapter 4 above, is uncertain. There is however some level of uncertainty. Bearing in mind LCC's wish to develop housing, and the requirements to fund infrastructure, it is recommended that LCC keeps viability under review. Should the economics of development change significantly, it should consider undertaking a limited review of the Plan to adjust the affordable housing requirements or levels of developer contribution.
- 10.60 In this regard it is timely to highlight paragraph 10-009-20180724 of the PPG.

#### How should viability be reviewed during the lifetime of a project?

Plans should set out circumstances where review mechanisms may be appropriate, as well as clear process and terms of engagement regarding how and when viability will be reassessed over the lifetime of the development to ensure policy compliance and optimal public benefits through economic cycles.

Where contributions are reduced below the requirements set out in policies to provide flexibility in the early stages of a development, there should be a clear agreement of how policy compliance can be achieved over time. As the potential risk to developers is already accounted for in the assumptions for developer return in viability assessment, realisation of risk does not in itself necessitate further viability assessment or trigger a review mechanism. Review mechanisms are not a tool to protect a return to the developer, but to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project.

PPG 10-009-20180724

#### **Older People's Housing**

10.61 As well as mainstream housing, we have considered the Sheltered and Extracare sectors separately. Appraisals were run for a range of affordable housing requirements. The results of these are summarised as follows. In each case allowance has been made for a s106 developer contribution of £500/unit. The full appraisals are set out in **Appendix 17** below:



Tab	Table 10.7 Older People's Housing (Sheltered), Appraisal Results (£/ha)												
			EUV	BLV	Residual Value								
			£/ha	£/ha	£/ha								
Site 1	Green	30%	50,000	350,000	2,056,597								
Site 2	Green	0%	50,000	350,000	5,684,348								
Site 3	Green	5%	50,000	350,000	5,078,784								
Site 4	Green	10%	50,000	350,000	4,475,097								
Site 5	Green	15%	50,000	350,000	3,869,533								
Site 6	Green	20%	50,000	350,000	3,265,847								
Site 7	Green	25%	50,000	350,000	2,660,283								
Site 8	Green	30%	50,000	350,000	2,056,597								
Site 13	Brown	30%	600,000	720,000	1,062,107								
Site 14	Brown	0%	600,000	720,000	4,689,857								
Site 15	Brown	5%	600,000	720,000	4,084,293								
Site 16	Brown	10%	600,000	720,000	3,480,607								
Site 17	Brown	15%	600,000	720,000	2,875,043								
Site 18	Brown	20%	600,000	720,000	2,271,357								
Site 19	Brown	25%	600,000	720,000	1,665,793								
Site 20	Brown	30%	600,000	720,000	1,062,107								

Source: HDH (May 2022)

10.62 Based on this analysis, the development of Sheltered Housing is able bear up to 30% affordable housing, in addition to modest (£500/unit) s106 contributions.



Tab	Table 10.8 Older People's Housing (Extracare), Appraisal Results (£/ha)												
			EUV	BLV	Residual Value								
Site 1	Green	30%	50,000	350,000	-566,146								
Site 2	Green	0%	50,000	350,000	3,220,503								
Site 3	Green	5%	50,000	350,000	2,597,111								
Site 4	Green	10%	50,000	350,000	1,973,719								
Site 5	Green	15%	50,000	350,000	1,350,328								
Site 6	Green	20%	50,000	350,000	726,936								
Site 7	Green	25%	50,000	350,000	87,955								
Site 8	Green	30%	50,000	350,000	-566,146								
Site 13	Brown	30%	600,000	720,000	-1,933,503								
Site 14	Brown	0%	600,000	720,000	1,940,881								
Site 15	Brown	5%	600,000	720,000	1,317,704								
Site 16	Brown	10%	600,000	720,000	694,527								
Site 17	Brown	15%	600,000	720,000	54,175								
Site 18	Brown	20%	600,000	720,000	-599,701								
Site 19	Brown	25%	600,000	720,000	-1,259,681								
Site 20	Brown	30%	600,000	720,000	-1,933,503								

Source: HDH (May 2022)

- 10.63 Based on this analysis, the development of Extracare Housing on greenfield sites is able bear up to 20% affordable housing, in addition to modest (£500/unit) s106 contribution. Brownfield development cannot bear 5% affordable housing.
- 10.64 Earlier in this report it has been recommended that greenfield development be subject to 30% affordable housing, with brownfield sites having a zero requirement. The PPG acknowledges that older people's housing is different to mainstream housing, giving it as one of the exceptions as to when viability testing may be appropriate at the development management stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. ...

Such circumstances could include, for example ... where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); ...

PPG 10-007-20190509

10.65 With this in mind it is not necessary for the Council to develop a specific affordable housing policy for this type of housing. As these types of housing are not viable at the previously recommended 30% affordable housing target, it is not appropriate to consider CIL. If the



Council were to adopt a lower affordable housing target on the greenfield sites, then Sheltered Housing is likely to have capacity to bear CIL.

#### **Student Housing**

10.66 It is appropriate to test this type of housing. The full appraisals are set out in **Appendix 18** below:

	Table 10.9 Student Housing, Appraisal Results (£/ha)													
			EUV	BLV	Residual Value									
Site 1	Cluster 60	Brownfield	600,000	720,000	-5,178,146									
Site 2	Cluster 175	Brownfield	600,000	720,000	-2,456,962									
Site 3	Cluster 500	Brownfield	600,000	720,000	-2,129,849									
Site 4	Studio 60	Brownfield	600,000	720,000	-12,171,890									
Site 5	Studio 175	Brownfield	600,000	720,000	-7,692,178									
Site 6	Studio 500	Brownfield	600,000	720,000	-6,989,734									

- 10.67 This is shown as unviable and not to have the capacity to bear CIL in the current market.
- 10.68 In considering these results it is timely to consider Typology 25 in the Central Development Area that was modelled as a scheme of 60 studio flats on an average size of 28m². This compares to the student studio that was modelled at 23m². The main difference lies in the assumptions around circulation space. In Typology 25 the site is modelled with 10% circulation space, however the student housing is modelled with 26% circulation space. The value applied to Typology 20 in the Central Area is £2,450/m² but the value attributed to student studio housing is £3,690/m².
- 10.69 There is a grey area in defining what is student studio housing and what are market studio flats. In many respects they are similar, but perhaps geared towards slightly different markets. There is no doubt that many students do live in unrestricted market housing and studio flats are likely to be attractive to students.



# 11. Non-Residential Appraisals

- 11.1 Based on the assumptions set out previously, we have run a set of development financial appraisals for the non-residential development types.
- 11.2 As with the residential appraisals, we have used the Residual Valuation approach. We have run appraisals to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, we have used the same methodology with regard to the Benchmark Land Value (EUV Plus).
- 11.3 It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a site is shown as viable does not necessarily mean that it will come forward, and vice versa. An important part of any final consideration of viability will be relating the results of this study to what is actually happening on the ground in terms of development and what planning applications are being determined and on what basis.
- 11.4 The full appraisals are included in **Appendix 19**.

Table 11.1 Employment							
GREENFIELD							
		Offices -	Offices - Park	Larger	Smaller		
		Central		Industrial	Industrial		
CIL	£/m2		0	0	0		
RESIDUAL VALUE	Site		-222,571	-921,713	-431,512		
Existing Use Value	£/ha		25,000	25,000	25,000		
Viability Threshold	£/ha		330,000	330,000	330,000		
Residual Value	£/ha		-556,429	-921,713	-4,315,115		
BROWNFIELD							
		Offices -	Offices - Park	Larger	Smaller		
		Central		Industrial	Industrial		
CIL	£/m2	0	0	0	0		
RESIDUAL VALUE	Site	-501,612	-515,378	-1,155,598	-384,785		
Existing Use Value	£/ha	600,000	600,000	600,000	600,000		
Viability Threshold	£/ha	720,000	720,000	720,000	720,000		
Residual Value	£/ha	-8,025,798	-1,288,446	-1,155,598	-3,847,852		

Source: HDH (May 2022)

11.5 To a large extent the above results are reflective of the current market in the City and more widely. Office and industrial development are shown as being unviable, however this is not just an issue within Leicester City, a finding supported by the fact that such development is



only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward (and it is coming forward), it tends to be from existing businesses for operational reasons, or it is being promoted by the Council, taking a long-term view and as part of their wider regeneration initiatives. In this regard, it is important to note that the Council has a long track record of participation, particularly in the office market, intervening in the market to bring high quality schemes forward. By way of example:

- a. Friars Mill was brought forward by the Council to deliver a range of offices and work spaces. The nearby Bath Lane Mill, offers larger units, with the redeveloped Pump House and Bath Lane Cottages also providing office space. The Pilot house and development associated with Dock 3 and Dock 4 for are to come forward shortly.
- b. When disposing of land for residential uses, LCC will impose a that the buyer delivers employment space, with a cross subsidy from higher value use. Examples include the Colton Square scheme and the Mattioli Woods scheme.
- c. Forthcoming projects include the Campbell Street, which is being delivered by a private developer, however the Council are an investor to ensure the schemes delivery. LCC are also in the process of assembling land at Midland Street to enable an office scheme to be delivered.
- d. Charles St Buildings are a further example. The site is being delivered by a commercial landowner and developer/investor that controls a site in Waterside. The No 1 Great Central Square was delivered and funded by them, however LCC contributed to off-site infrastructure improvements and arranged a Put-Option on half of the building at a discount to the market rent prior to construction to provide reassurance in, what was then, an unproven market in that part of the City. In the end the option was not executed because market interest was strong.
- 11.6 It is notable that there is a high level of demand for large industrial and logistic / distribution units, however such units are unlikely to come forward within the Leicester City Council area due to the nature of the available land such uses are coming forward across the wider Leicestershire County area.
- 11.7 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long-term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the LCC area is 'user led' being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.



- 11.8 It is clear that the delivery of the employment uses is challenging in the current market, but it is improving. We would urge caution in relation to setting policy requirements for employment uses that would unduly impact on viability.
- 11.9 Currently, there is no scope to introduce CIL for employment uses.
- 11.10 Bearing in mind the above, the Council should be cautious in introducing onerous policy burdens on the employment sectors.





# 12. Findings and Recommendations

- 12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the very specific requirements of the National Planning Policy Framework, so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.
- 12.2 HDH Planning & Development Ltd has been appointed to advise LCC in connection with several matters:
  - a. Review of affordable housing policy.
  - b. Whole plan viability to consider all other standards and policy requirements, including developer contributions.
  - c. To consider the scope for Community Infrastructure Levy (CIL).
- 12.3 This document now updates the *Whole Plan Viability Assessment (including CIL)* (HDH, December 2019) taking into account the changes in costs and values and also picking up changes in national policy that have been made over the last few years. Where possible the approach, the methodology and assumptions used in the 2019 Viability Assessment are carried forward, and are only changed where absolutely necessary.
- 12.4 This document sets out the methodology used, and the key assumptions adopted. It contains an assessment of the effect of the emerging local policies, and the emerging national policies, in relation to the planned development. This will allow the Council to further engage with stakeholders, to ensure that the new Plan is effective. Due to the uncertainty around the future of CIL and the potential introduction of a national levy, this iteration of this report does not consider the scope for CIL.

#### Compliance

12.5 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance, being the Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019) and Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE (RICS, 1st edition, March 2021). HDH confirms that the RICS Guidance has been followed.

#### COVID-19

12.6 This update is being carried out during the coronavirus pandemic. There are uncertainties around the values of property and the costs of construction that are a direct result of the COVID-19 pandemic. It is not the purpose of this assessment to predict what the impact may



be and how long the effect will be. We recommend that the Council keeps the assessment under frequent review.

#### Viability Testing under the 2021 NPPF and Updated PPG

- 12.7 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2021 NPPF. The overall requirement is that 'policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.'
- 12.8 This study is based on typologies that are representative of the type of development expected to come forward under the adopted Local Plan.
- 12.9 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV Plus) approach:

To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).

12.10 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

#### Viability Guidance

- 12.11 There is no specific technical guidance on how to test viability in the 2021 NPPF or the updated PPG, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions that support the methodology HDH has developed. This study follows the Harman Guidance. In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology, that is to compare the Residual Value generated by the viability appraisals, with the EUV + an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning permission for development.
- 12.12 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:



#### **Gross Development Value**

(The combined value of the complete development)
LESS

## Cost of creating the asset, including a profit margin

(Construction + fees + finance charges)

=

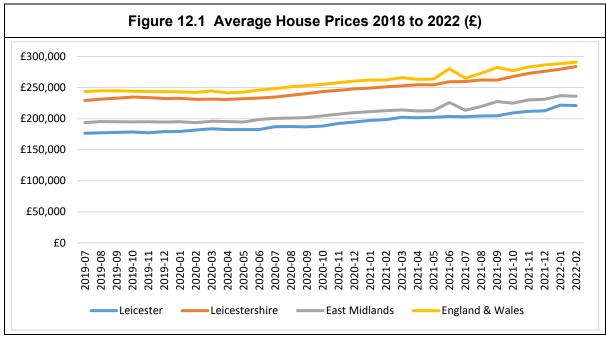
#### **RESIDUAL VALUE**

- 12.13 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).
- 12.14 The 2021 NPPF and the PPG are clear that the assessment of viability should be based on existing available evidence, rather than new evidence. The evidence that is available from the Council has been reviewed. This includes that which has been prepared earlier in the plan-making process, and that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments most often to support negotiations around the provision of affordable housing or s106 contributions.
- 12.15 Consultation formed part of the preparation of this assessment. An event was held in July 2019. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited to take part.

#### **Residential Market**

- 12.16 An assessment of the housing market was undertaken.
- 12.17 Since 2019 the housing market has moved on, with average house prices increasing steadily over the period:





Source: Land Registry (April 2022). Contains public sector information licensed under the Open Government Licence v3.0.

- 12.18 Based on Land Registry data, on average, in LCC, prices have increased by about 25%. This is a little more than in Leicestershire (24%) or across England & Wales (19%). Different house types have increased at different rates with newbuild homes increasing by 30%.
- 12.19 Based on ONS data, when ranked across England and Wales, the average house price for LCC is 245<sup>th</sup> (out of 331) at about £234,329 (being an increase of 20% since the 2019 Viability Assessment. To set this in context, the Council at the middle of the rank (165 Exeter), has an average price of £315,220. LCC's median price is lower than the mean at £210,000.
- 12.20 It is important to note that, at the time of this report, the housing market is still actively supported by the Government through products and initiatives such as Help-to-Buy (the Stamp Duty 'holiday' was phased out between July and October 2021). In addition, the historically low Bank of England's base rates, since the recession, have contributed to the wider economic recovery, including a rise in house prices, although it is important to note that interest rates are now rising.

#### The Local Market

- 12.21 A survey of asking prices, across the Council area, was carried out. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated.
- 12.22 The Land Registry publishes data of all homes sold, the analysis of which was presented in the 2019 Viability Assessment. This analysis has been updated. Across the LCC area 9,009



home sales are recorded since the start of 2019<sup>67</sup>. These transactions (as recorded by the Land Registry) are summarised, by postcode area, as follows.

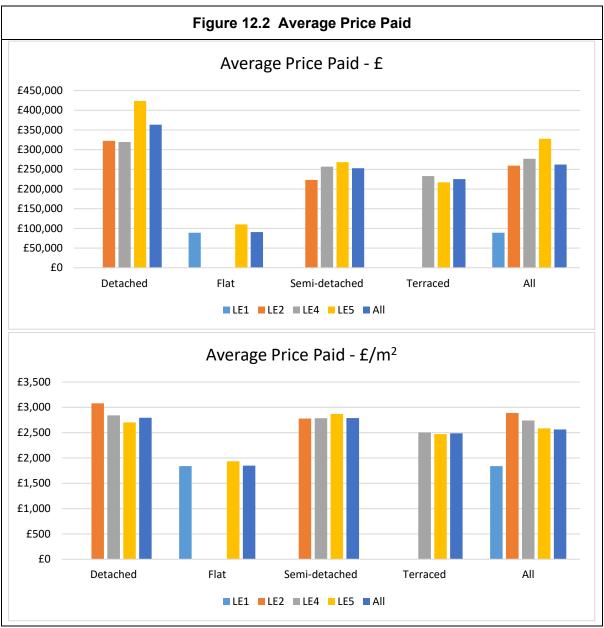
12.23 The Land Registry publishes data of all homes sold. At the time of the 2019 Viability Assessment, across the LCC area 446 newbuild home sales were recorded since the start of 2017. In April 2022 across the LCC area 234 newbuild home sales were recorded since the start of 2019. These transactions (as recorded by the Land Registry) are summarised in the following table. Each dwelling sold requires an Energy Performance Certificate (EPC). The EPC contains the floor area (the Gross Internal Area – GIA) as well as a wide range of other information about the construction and energy performance of the building. The price paid data from the Land Registry has been married with the floor area from the EPC Register. The Land Registry data can be broken down by house type. The data can be summarised as follows:

The full data set included a number of clear errors, such as dwelling that are affordable dwellings or dwellings that were not within Leicester. These have been removed from the dataset.



175

<sup>&</sup>lt;sup>67</sup> The Land Registry makes all transactions available as and when they are registered via the 'beta' format tool at https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads. It does take some time for transactions to be registered – we estimate this to be about 4 to 6 months.



Source: Land Registry and EPC Register (April 2022). Contains public sector information licensed under the Open Government Licence v3.0

- 12.24 The average price paid is £2,563/m², being an increase from £2,467/m² in 2019. The prices range from about than £1,555/m² to over £4,585/m². In 2019 the range was from less than £1,145/m² to over £3,202/m². Care should be taken when considering the disaggregated data as some of the sample sizes are small.
- 12.25 Based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the assessment area, and the wider data presented, the following price assumptions are adopted:



Table 12.1 2022 Residential Price Assumptions (£/m²)							
	Central Development Area (15%)	South East of the City and Ashton Green (30%)	Elsewhere (20%)				
Larger Brownfield	£2,400	£2,850	£2,600				
Smaller Brownfield Sites	£2,250	£2,800	£2,530				
Central Flatted Schemes	£2,450						
Other Flatted Schemes		£2,800	£2,800				
Greenfield Sites		£3,500	£3,500				

Source: HDH (April 2022)

# Affordable Housing

12.26 In this study, it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used across the area:

a. Social Rent £1,120/m<sup>2</sup>.

b. Affordable Rent £1,715/m<sup>2</sup>.

c. First Homes 70% of Market Value.

d. Affordable Home Ownership 70% of Market Value.

## **Non-Residential Market**

12.27 The following value assumptions have been used:

Table 12.2 Commercial Values £/m² 2022							
	Rent £/m²	Yield	Rent free period		Assumption		
Offices	£190	6.50%	1.0	£2,745	£3,000		
Industrial	£75	7.50%	2.0	£865	£865		

Source: HDH (April 2022)

#### **Land Values**

12.28 In this assessment the following Existing Use Value (EUV) assumptions are used.



Table 12.3 Existing Use Value Land Prices £/ha - April 2022				
Brownfield Land				
City centres	£1,200,000			
Elsewhere	£600,000			
City centre - Retail	£4,000,000			
Greenfield Land				
Agricultural	£25,000			
Paddock	£50,000			

Source: HDH (April 2022)

12.29 The updated PPG makes specific reference to Benchmark Land Values (BLV) so it is necessary to address this. The following Benchmark Land Value assumptions are used:

a. Brownfield/Urban Sites: EUV Plus 20%.

b. Greenfield Sites: EUV Plus £300,000/ha.

#### **Development Costs**

- 12.30 These are the costs and other assumptions required to produce the financial appraisals.
- 12.31 The cost assumptions are derived from the Building Cost Information Service (BCIS)<sup>68</sup> data using the figures re-based for Leicester. The cost figure for 'Estate Housing Generally' is £1,376/m² at the time of this study<sup>69</sup>, being an increase of 3.6%, from £1,328/m² at the time of the 2019 Viability Assessment. The appropriate cost is used for the relevant building type, so the figure for flatted development (of the appropriate height) is used for flatted development, the figure used for terraced development is that for terraced housing and so on. Likewise, the appropriate figures are used for non-residential development.
- 12.32 In addition to the BCIS £/m² build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for flatted schemes, to 15% for the larger greenfield schemes.
- 12.33 An additional allowance is made for abnormal costs associated of 5% of the BCIS costs and for abnormal costs associated on brownfield sites. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

<sup>69 9</sup>th April 2022



<sup>&</sup>lt;sup>68</sup> BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

#### Fees

- 12.34 For both residential and non-residential development we have assumed professional fees amount to 8% of build costs.
- 12.35 An allowance of 1.5% is assumed for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates. For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts.

## Contingencies

- 12.36 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% (calculated on the total build costs, including abnormal costs) has been allowed for, with a higher figure of 5% on more risky types of development, previously developed land.
  - S106 Contributions and the costs of strategic infrastructure
- 12.37 LCC has not adopted CIL, the Council seeks Developer Contributions under the s106 regime, in line with restrictions set out on CIL Regulation 122.
- 12.38 An assumption of £2,500/unit has been assumed is allowed for within the typologies.
  - Financial and Other Appraisal Assumptions
- 12.39 The appraisals assume interest of 6% p.a. for total debit balances. No allowance is made for equity provided by the developer.
  - Developers' return
- 12.40 The updated PPG says 'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies'. The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.
- 12.41 An assumption of 17.5% is used across all types of housing and 15% for other types of development.

#### **Local Plan Policy Requirements**

8.64 The specific purpose of this assessment is to consider and inform the development of the emerging Local Plan and then, in due course, to assess the cumulative impact of the policies on the planned development. The new Local Plan will replace *The Leicester City Core Strategy - Adopted June 2014, Incorporating revised policies: - CS Policy 4. Strategic Regeneration Area; and CS Policy 10. Employment Opportunities*, as well as various Supplementary Planning Documents. The emerging policy areas are set out below – although



it is important to note that, at this stage, these are simply options that may or may not be progressed into the new Local Plan and / or other policy areas may be introduced.

12.42 The policy areas that add to the costs of development, over and above the normal costs of development, are assessed. In addition, recent changes that may be introduced at a national level are also considered.

#### Modelling

- 12.43 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.
- 12.44 LCC is considering a number of sites for allocation in the new Local Plan. In line with the PPG the sites have been modelled as typologies (the Strategic Sites have been modelled separately, outside this report). The characteristics of these have been considered to inform the modelling.
- 12.45 A range of non-residential uses are also modelled.

#### **Residential Appraisals**

12.46 The appraisals use the residual valuation approach – they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the EUV by a satisfactory margin, being the Benchmark Land Value (BLV).

Base Appraisals – full policy requirements

12.47 These appraisals are based on the following assumptions.

a. Affordable Housing 30% on sites of 10 and larger (66.6% Affordable Rent,

33.3% Intermediate).

b. Design 100% Accessible and Adaptable – Category 2, 10% of

affordable Wheelchair Adaptable, Water efficiency / Car

Charging Points.

c. Developer Contributions s106 - £2,500/unit.



Table 12.4a Residential Development, Central Development Area – Residual Values 30% Affordable, s106 £2,500/unit Site -2,476,836 -301,666 -4,636,332 -1,474,885 -765,015 466,846 -7,242,832-800,060 -216,572 -13,662,601 Residual Value (£) Net ha -2,476,836 -13,908,995 -14,748,854 -1,275,025 -2,414,277 -2,406,359 -13,662,601 -2,666,867 -2,513,881 -583,557 -13,908,995 Gross ha -2,043,389 -2,200,166 -1,461,559 -11,271,646 -14,748,854 -1,051,896 -481,435 -1,508,923 -2,406,359 Units 300 300 90 30 90 30 0.12 0.09 1.00 0.33 0.10 0.80 3.00 1.00 0.30 09.0 Ret Area (ha) Gross 0.09 0.10 4.80 0.36 0.33 0.12 0.73 1.21 1.21 0.97 ПОЫ PDL PDL PDL PDL PDL Brown Central Central Central Central Central Central Central Central Central Flats 300 Tall Flats 100 Tall Flats 30 Tall Studios 60 PRS Flats Flats 300 Flats 100 Flats 30 Flats 12 Flats 9 Site 22 Site 23 Site 25 9 Site 18 19 Site 24 Site 20 Site 21 Site 17 Site 1 Site (



# Table 12.4b Residential Development, South East & Ashton Green – Residual Values

30% Affordable, s106 £2,500/unit

						_	_			_		_,	_	_	_	_,、	_			_						
(£)	Site	3,528,299	628,265	199,234	369,517	209,073	143,936	141,966	24,884	5,428,425	1,441,548	508,566	511,794	268,639	188,346	187,788	40,964	-3,338,810	-1,154,422	-393,654	-142,110	-59,790	3,412,156	2,012,773	697,269	707,244
Residual Value (£)	Net ha	246,981	109,946	92,976	323,327	365,877	335,850	552,089	174,187	597,127	396,426	372,948	703,716	738,757	690,601	1,147,595	450,609	-1,112,937	-1,154,422	-1,312,181	-1,184,247	-664,336	1,592,339	1,761,177	2,033,702	2,750,393
Res	Gross ha	154,363	68,717	58,110	266,745	301,849	277,076	552,089	174,187	373,204	247,766	307,682	580,566	738,757	690,601	1,147,595	450,609	-695,585	-952,398	-1,082,549	-688,515	-664,336	995,212	1,452,971	2,033,702	2,750,393
Units		200	200	22	40	20	15	6	2	200	200	5/	40	20	15	6	2	300	100	30	12	6	22	40	12	6
Area (ha)	Net	14.29	12.5	2.14	1.14	0.57	0.43	0.26	0.14	60'6	3.64	1.36	0.73	98.0	0.27	0.16	60'0	3.00	1.00	08.0	0.12	60'0	2.14	1.14	0.34	0.26
Area	Gross	22.86	9.14	3.43	1.39	0.69	0.52	0.26	0.14	14.55	5.82	1.65	0.88	0.36	0.27	0.16	0.09	4.80	1.21	0.36	0.12	0.09	3.43	1.39	0.34	0.26
		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock
		A Brown	A: Brown	Brown	Brown	A: Brown	Brown	A: Brown	Brown	Brown	Brown	Brown	Brown	Brown	A: Brown	Brown	Brown	Brown	Brown	Brown	Brown	A: Brown	Green	Green	Green	A: Green
		South East & A	South East & A	South East & ABrown	South East & ABrown	South East & A	South East & A Brown	South East & A	South East & ABrown	South East & ABrown	South East & A Brown	South East & A Brown	South East & A Brown	South East & A	South East & A	South East & A Brown	South East & ABrown	South East & A Brown	South East & ABrown	South East & A Brown	South East & As	South East & A	South East & A. Green	South East & AlGreen	South East & A.Green	South East & A
		Brown 500	Brown 200	Brown 75	Brown 40		Brown 15		Brown 5	Brown 500 HD	Brown 200 HD		Brown 40 HD	Brown 20 HD	Brown 15 HD	Brown 9 HD	Brown 5 HD	Flats 300		Flats 30	Flats 12	Flats 9	Green 75	Green 40	Green 12	Green 9
		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20		Site 26	Site 27	Site 28	Site 29



Table 12.4c Residential Development, Elsewhere – Residual Values 30% Affordable, s106 £2,500/unit Site -69,944 -69,964 -42,56432,957 -9,540 31,985 -44,760 697,269 -2,302,995 -1,685,987 -739.987 -746,893 -372.82842.124 -3,338,810 -393.654-142.110-59.790 3,412,156 -117,620 -1,154,422 45.30 2.012.77 707 Residual Value (£) -161,210 -295,048 -79,276 -60,404 -4,682 57,920 90,632 -34,979 -205,395-492,356 1,592,339 -163,202 -489,747 195,461 -1,112,937 -1,154,422 -1,312,181 2,033,702 2,750,393 -345.327-273,407 -1.184.247 -664.336-102,917 1.761,17 ğ -34,979 -65,403 -60,404 90,632 -1,082,549 **Gross** ha 492,356 -695,585 -952,398 -688,515 -664,336 995,212 -100,756-184,405 -215,830-84,907 134,642 489,747 -2,926-225,56147.784 195,461 2,033,702 -128,372 1,452,971 2,750,3 Units 75 200 500 200 300 100 20 15 15 20 75 40 0 2 တ 2 30 9 40 14.29 0.16 0.43 0.26 0.14 9.09 1.36 0.36 0.09 3.00 1.00 0.30 2.14 3.64 0.73 0.12 0.09 5.71 0.57 0.27 Area (ha) 22.86 14.55 9.14 1.39 0.26 0.14 1.65 0.16 0.09 0.12 3.43 69.0 5.82 0.88 0.36 0.36 1.39 0.52 0.27 4.80 1.21 0.09 3.43 0.34 Agricultural Agricultural Paddock PPL PDL PDL 딥 PDL PDL PDL 딥 딥 딥 딥 Brown Elsewhere **Brown 500 HD** Brown 200 HD **Brown 75 HD** Brown 40 HD Brown 20 HD Brown 15 HD **Brown 9 HD Brown 5 HD** Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 **Brown 15** Flats 300 Flats 100 Green 75 Green 12 Green 40 Brown 9 **Brown** 5 Flats 30 Flats 12 Flats 9 Site 19 Site 20 18 Site 10 Site 11 Site 13 Site 14 Site 15 Site 16 Site 17 Site 26 Site 28 29 Site 12 Site 6 Site 8 Site 21 Site 27 Site 9 Site 4 Site ; Site Site Site

Source: HDH (May 2022)

12.48 This initial analysis is based on 30% Affordable Housing across the three areas (the City is currently divided into 30%, 20% and 15% areas). The results vary across the modelled sites, this is largely due to the different assumptions around the nature of each typology. The additional costs associated with brownfield sites result in the lower value areas.



12.49 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The Benchmark Land Value being an amount over and above the Existing Use Value that is sufficient to provide the willing landowner with a premium, and induce them to sell the land for development as set out in Chapter 6 above.

	Table 12.5a	Residual Value v BLV	- Central Deve	elopment Are	a
		30% Affordable, s10	6 £2,500/unit		
			EUV	BLV	Residual Value
Site 17	Flats 300	Central	1,200,000	1,440,000	-1,508,923
Site 18	Flats 100	Central	1,200,000	1,440,000	-2,043,389
Site 19	Flats 30	Central	1,200,000	1,440,000	-2,200,166
Site 20	Flats 12	Central	1,200,000	1,440,000	-1,461,559
Site 21	Flats 9	Central	1,200,000	1,440,000	-2,406,359
Site 22	Flats 300 Tall	Central	1,200,000	1,440,000	-11,271,646
Site 23	Flats 100 Tall	Central	1,200,000	1,440,000	-13,908,995
Site 24	Flats 30 Tall	Central	1,200,000	1,440,000	-14,748,854
Site 25	Studios 60	Central	1,200,000	1,440,000	-1,051,896
Site 30	PRS Flats	Central	1,200,000	1,440,000	-481,435



Table 12.5b Residual Value v BLV - South East and Ashton Green 30% Affordable, s106 £2,500/unit **EUV BLV** Residual Value Site 1 Brown 500 South East & Ashton 600,000 720,000 154,363 Site 2 Brown 200 South East & Ashton 600,000 720,000 68,717 Site 3 Brown 75 South East & Ashton 600,000 720,000 58,110 Site 4 Brown 40 South East & Ashton 600,000 720,000 266,745 720,000 Brown 20 South East & Ashton 600,000 301,849 Site 5 Site 6 Brown 15 South East & Ashton 600,000 720,000 277,076 Site 7 Brown 9 South East & Ashton 600,000 720,000 552,089 Site 8 Brown 5 South East & Ashton 600,000 720,000 174,187 Site 9 Brown 500 HD South East & Ashton 600,000 720,000 373,204 Brown 200 HD 247,766 Site 10 South East & Ashton 600,000 720,000 Site 11 Brown 75 HD 600,000 720,000 307,682 South East & Ashton Site 12 Brown 40 HD South East & Ashton 600,000 720,000 580,566 Site 13 Brown 20 HD South East & Ashton 600,000 720,000 738,757 Site 14 Brown 15 HD South East & Ashton 600,000 720,000 690,601 Site 15 Brown 9 HD South East & Ashton 600,000 720,000 1,147,595 Site 16 Brown 5 HD South East & Ashton 600,000 720,000 450,609 Site 17 Flats 300 South East & Ashton 600,000 720,000 -695,585 Site 18 Flats 100 South East & Ashton 600,000 720,000 -952,398 Site 19 Flats 30 South East & Ashton 600,000 720,000 -1,082,549 Site 20 Flats 12 South East & Ashton 600,000 720,000 -688,515 Site 21 Flats 9 South East & Ashton 600,000 720,000 -664,336 Site 26 Green 75 South East & Ashton 25,000 325,000 995,212 Site 27 Green 40 South East & Ashton 25,000 325,000 1,452,971 350,000 Site 28 Green 12 South East & Ashton 50,000 2,033,702 Site 29 Green 9 South East & Ashton 50.000 350.000 2,750,393



	Tab	le 12.5c Residual Value	e v BLV - Else	where	
		30% Affordable, s100	6 £2,500/unit		
			EUV	BLV	Residual Value
Site 1	Brown 500	Elsewhere	600,000	720,000	-100,756
Site 2	Brown 200	Elsewhere	600,000	720,000	-184,405
Site 3	Brown 75	Elsewhere	600,000	720,000	-215,830
Site 4	Brown 40	Elsewhere	600,000	720,000	-84,907
Site 5	Brown 20	Elsewhere	600,000	720,000	-65,403
Site 6	Brown 15	Elsewhere	600,000	720,000	-134,642
Site 7	Brown 9	Elsewhere	600,000	720,000	-60,404
Site 8	Brown 5	Elsewhere	600,000	720,000	-489,747
Site 9	Brown 500 HD	Elsewhere	600,000	720,000	-2,926
Site 10	Brown 200 HD	Elsewhere	600,000	720,000	-128,372
Site 11	Brown 75 HD	Elsewhere	600,000	720,000	-225,561
Site 12	Brown 40 HD	Elsewhere	600,000	720,000	47,784
Site 13	Brown 20 HD	Elsewhere	600,000	720,000	90,632
Site 14	Brown 15 HD	Elsewhere	600,000	720,000	-34,979
Site 15	Brown 9 HD	Elsewhere	600,000	720,000	195,461
Site 16	Brown 5 HD	Elsewhere	600,000	720,000	-492,356
Site 17	Flats 300	Elsewhere	600,000	720,000	-695,585
Site 18	Flats 100	Elsewhere	600,000	720,000	-952,398
Site 19	Flats 30	Elsewhere	600,000	720,000	-1,082,549
Site 20	Flats 12	Elsewhere	600,000	720,000	-688,515
Site 21	Flats 9	Elsewhere	600,000	720,000	-664,336
Site 26	Green 75	Elsewhere	25,000	325,000	995,212
Site 27	Green 40	Elsewhere	25,000	325,000	1,452,971
Site 28	Green 12	Elsewhere	50,000	350,000	2,033,702
Site 29	Green 9	Elsewhere	50,000	350,000	2,750,393

- 12.50 In simple terms, the greenfield sites are shown as viable and the brownfield sites not viable (with 30% affordable housing). This is to be expected, generally the Council is achieving affordable housing on greenfield sites but not on brownfield sites.
- 12.51 To assist the Council, a range of other appraisals have been run.



# Cumulative Cost of Policies

- 12.52 Each policy requirement that adds to the cost of development leads to a reduction of the Residual Value. A set of appraisals has been run adding individual policy requirements. The national requirements of 10% Biodiversity Net Gain, the increased environmental standards under the Future Homes Standard and EV Charging are mandatory so are included in the base appraisals.
- 12.53 The costs of seeking the various policy requirements is greater on the brownfield sites than the greenfield sites. This is a factor of the density on the brownfield sites the densities are higher so the costs are higher.
- 12.54 The costs of seeking the policy requirements, over and above the national standards tested, is significant with requirement for Accessible and Adaptable standards and 10% on-site energy production coming to about £150,000/ha. The significance of this is that these standards mean that a developer can afford to pay a landowner about £150,000/ha less for land.

# Affordable Housing

- 12.55 Further sets of appraisals have been run to establish the cost of providing affordable housing in addition to the base national policy requirements, Accessible and Adaptable standards and 10% on-site energy, but in the absence of other policy requirements.
- 12.56 This analysis has been carried out in two scenarios, the first being where the affordable housing for is provided as Affordable Rent and the second where the affordable housing for rent is Social Rent. In both cases it is assumed that 10% of all the housing will be Affordable Home Ownership and that it is provided as First Homes.
- 12.57 The cost of providing up to 10% affordable housing is the same in both scenarios as it is assumed that all the affordable housing is Affordable Home Ownership (in accordance with the requirements of the NPPF). The cost of providing 30% affordable housing on greenfield sites is about £855,000/ha.
- 12.58 As the level of affordable housing is reduced, the residual value rises. When considered on a per ha basis this varies considerably across the typologies (because of the development densities), but the average is that a 5% rise in affordable housing results in a £100,000/ha fall in the Residual Value. Across the City, even without affordable housing, most brownfield sites are not shown as viable with 30% affordable housing, but are some are viable with lower amounts, particularly in the higher value South East and Ashton Green areas. This accords with the Council's experience through the development management process where sites are coming forward in all areas and are being delivered, but not with policy compliant levels of affordable housing and only making limited developer contributions.
- 12.59 The higher density typologies assume construction of 6 or more storeys. The construction of taller buildings is more expensive on a £/m² basis than the construction of less tall buildings. The analysis suggests that building taller is unlikely to improve viability (based on our wider experience we would only expect taller buildings to be viable in higher value markets).



- 12.60 In the above analysis agricultural and paddock values are used as the EUV for the greenfield sites. Many of these sites are owned by Leicester City Council (LCC) and are in a variety of amenity uses such as playing fields, parks and other areas of Public Open Space. A range of views can be taken as to their EUV that could lead to a lower or higher assumption, however there is a significant cushion or buffer between the Residual Value and the BLV which is unlikely to change significantly.
- 12.61 The greenfield typologies are shown as viable with 30% affordable housing. Based on these results alone, we would suggest that a 30% affordable housing target is adopted on greenfield sites and lower targets on brownfield sites and previously developed land. The results also suggest a threshold in line with the national threshold of 10 units or more<sup>70</sup>.
- 12.62 The results are not only sensitive to the amounts of affordable housing, but also the type (tenure) of affordable housing provided. The analysis in the base appraisals assumes that the affordable housing for rent is provided as Affordable Rent and the first 10% of all the housing is as Affordable Home Ownership.
- 12.63 The NPPF sets out a requirement for low-cost home ownership as part of the affordable housing mix. At 30% affordable housing the cost of seeking the affordable housing for rent as Social Rent is about £175,000/ha more expensive than seeking the affordable housing as Affordable Rent. The Council should therefore be cautious in seeking Social Rent rather than Affordable Rent as this is likely to have an adverse impact on viability.
- 12.64 When considering the affordable housing tenure sought, it is necessary to consider the type of affordable housing that is attractive to the Housing Associations that will acquire and manage it in the future. It is understood that the majority of affordable housing for rent delivered in the LCC area over the last few years has been as Affordable Rent as this tenure fits into their wider business plans and strategies better.

# **Developer Contributions**

12.65 A further set of appraisals has been run to establish the cost of developer contributions (in the absence of affordable housing). The results indicate that there is limited room for developer contributions on brownfield sites beyond the South East and Ashton Green area. There is scope for contributions on greenfield sites.

# Affordable Housing v Developer Contributions

12.66 The critical balance in the plan-making process is the balance between affordable housing and developer contributions. A set of appraisals has been run with varied levels of developer contribution at different levels of affordable housing. As set out in Chapter 8 above, based on

<sup>&</sup>lt;sup>70</sup> Paragraph 63 of the NPPF that affordable housing should not be sought for residential developments that are not major developments, and major development is defined as sites 10 or more homes, or an area of 0.5 hectares or more.



discussions with the Council, the base assumption is for a 30% affordable housing requirement and range of costs of up to £25,000/unit are tested.

- a. Central Development Area To a large extent the results are as would be expected in an area that has relatively low values and where the majority of development is likely to be in the form of higher density flats (which are more expensive to build than housing). These development forms are shown as unviable, even without affordable housing.
- b. **South East and Ashton Green** As in the Central Development Area, the higher density flatted development is shown as unviable, as are the larger brownfield sites that are modelled at the lower densities (35dph) and lower net / gross area assumptions. The typologies that are modelled at 55dph are shown as viable. This density is higher than that allowed for by the Council in establishing site capacity, so it is necessary to consider these as illustrative. These higher density sites are likely to be able to bear 10% affordable housing and £10,000/unit in developer contributions or 20% affordable housing and £20,000/unit in developer contributions. Brownfield development at 35dph has limited capacity to bear affordable housing and developer contributions.

Greenfield development has capacity to bear 30% affordable housing and at least £25,000/unit in developer contributions.

- c. **Elsewhere** Across wider Leicester, i.e. those areas excluding the Central Development Area and the South East and Ashton Green, greenfield development has capacity to bear 30% affordable housing and at least £25,000/unit in developer contributions. Brownfield development is shown as being unviable, with the exception of the smaller typologies that are modelled at 55dph which are shown as viable at low levels of affordable housing, but these have limited capacity for developer contributions.
- 12.67 There is limited scope to seek developer contributions in addition to affordable housing, and where developer contributions are required to provide strategic infrastructure and mitigation, it is likely to impact on the delivery of affordable housing.

# Recommended Affordable Housing Targets

- 12.68 It is necessary to consider and recommend an affordable housing target. As well as the analysis set out above it is also important to take into account the Council's current delivery record. The Council rarely archives its 15%, 20% or 30% affordable housing targets, although it is important to note that almost all the development under the current Plan is brownfield development.
- 12.69 The analysis set out above is based on the expected types of development that are anticipated to come forward under the new Plan (being a mix of greenfield and brownfield sites). The initial appraisals are based on the Council's policy aspirations of 30% affordable housing on sites of 10 and larger (with the requirement for 10% Affordable Home Ownership and First



Homes). It is also assumed that all the homes are to be to accessible and adaptable standards and 10% of the affordable homes are to be Wheelchair Adaptable. Water efficiency measures and car charging points are allowed for, and a base developer contribution of £2,500/unit is assumed.

- 12.70 The analysis shows that greenfield development is viable at 30% affordable and that the national threshold (10 units and larger) is appropriate. The development on greenfield sites can bear considerable levels of developer contributions. Much of the greenfield land supply is owned by the Council. Depending on its own corporate priorities it may be able to take a different approach to returns to ensure that its own sites are forthcoming.
- 12.71 Across the City, in almost all the scenarios modelled, brownfield development is shown as unviable and unable to bear developer contributions. To some extent this aligns with what is happening on the ground with development. Having said this it is clear that development is coming forward on brownfield sites, and in some cases is making modest developer contributions (in particular towards public open-space).
- 12.72 The exception to this relates to the South East and Ashton Green area. Whilst the higher density flatted development is shown as unviable, as are the larger brownfield sites that are modelled at the lower densities (35dph) and lower net / gross area assumptions, the typologies that are modelled at 55dph are shown as viable. These higher density sites are likely to be able to bear 10% affordable housing and £10,000/unit in developer contributions or 20% affordable housing and £20,000/unit in developer contributions. We suggest that a 10% affordable housing requirement would be appropriate in this area. Whilst this will not be deliverable on all sites it will be deliverable on some.
- 12.73 It is important to note that brownfield sites are coming forward and whilst some of these may have benefitted from some public intervention (maybe, for example, site assembly or site remediation), others are coming forward as the developer may have purchased the site at a lower cost or is able to develop the site at less than the costs used in this study (which are generally cautious). The Council should be cautious about relying on the brownfield sites in the plan-making process, including those in the Central Development Area (for example within the five-year land supply assessment) unless they are confident that the schemes will be forthcoming (for example where there is a recent planning consent or known public intervention).
- 12.74 The results do give rise to some concerns about the delivery of some types of site, based on current assumptions. It is recommended that that the Council continues to engage with the owners in line with the advice set out in the Harman Guidance.
- 12.75 On balance it is recommended that the Council adopts a 30% affordable housing target on greenfield sites and a 10% affordable housing target on brownfield sites in the South East and Ashton Green area.



# Commuted Sums

- 12.76 LCC's preference is for affordable housing to be delivered on-site. This approach is in line with Paragraph 63 of the NPPF. It is sensible for councils to set out guidance as to how a commuted sum would be calculated so as to provide transparency, and to avoid the undue delays that might arise during s106 negotiations if details of a payment had to be developed from first principles on each occasion. The analysis provides a basis on which it would be possible to formulate appropriate arrangements for calculating the commuted sum.
- 12.77 We have adopted an approach to the calculation of the developer contribution, utilising the site viability analysis. It is based upon the contribution that the developer would have made if an on-site affordable contribution were delivered. The calculated contributions in the tables above vary, but the average is about £100,000/unit on greenfield sites and £19,000/unit on brownfield sites.
- 12.78 Paragraph 63 of the 2018 NPPF is clear that off-site provision or financial contribution in lieu 'can be robustly justified'. On this basis, the above calculations provide a sound basis for determining a commuted sum figure. There are two alternatives open to the Council. The first is to work to a published 'standard commuted sum payment'. If LCC were to take this option, we would recommend a £100,000/unit payment per affordable unit not delivered on site on greenfield sites, and £19,000/unit payment per affordable unit not delivered on brownfield sites.
- 12.79 LCC is currently preparing a new Local Plan. This document will be long lived and is likely to be in place across several economic cycles. We would therefore suggest that LCC prepares separate guidance setting out the amount of the payment, and to allow a simple review should viability change.
- 12.80 Alternatively, LCC may prefer to calculate the commuted sum scheme by scheme as it does now. This has the advantage of being an up-to-date figure, but the disadvantage of a lack of clarity for developers. The methodology used is to assess the Open Market Value of the units that would be affordable units, and then deduct from that the amount that a housing association would pay for those units as affordable units the difference being the commuted sum.

# Impact of Change in Values and Costs

- 12.81 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase in prices of 7.03% over the next 3 years. We have tested a scenario with this (and other) increase in build costs.
- 12.82 As set out in Chapter 4, we are in a current period of uncertainty in the property market. It is not the purpose of this report to predict the future of the market. We have tested five price change scenarios, minus 10% and 5%, and plus 15%, 10% and 5%. In this analysis, we have



assumed all other matters in the base appraisals remain unchanged. It is important to note that, in the following table, only the costs of construction and the value of the market housing are altered.

12.83 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, similarly a modest increase in values is likely to improve viability.

# **Older People's Housing**

12.84 As well as mainstream housing, we have considered the Sheltered and Extracare sectors separately. Appraisals were run for a range of affordable housing requirements. The results of these are summarised as follows. In each case allowance has been made for a s106 developer contribution of £500/unit.

Tab	Table 12.6 Older People's Housing (Sheltered), Appraisal Results (£/ha)									
			EUV	BLV	Residual Value					
			£/ha	£/ha	£/ha					
Site 1	Green	30%	50,000	350,000	2,056,597					
Site 2	Green	0%	50,000	350,000	5,684,348					
Site 3	Green	5%	50,000	350,000	5,078,784					
Site 4	Green	10%	50,000	350,000	4,475,097					
Site 5	Green	15%	50,000	350,000	3,869,533					
Site 6	Green	20%	50,000	350,000	3,265,847					
Site 7	Green	25%	50,000	350,000	2,660,283					
Site 8	Green	30%	50,000	350,000	2,056,597					
Site 13	Brown	30%	600,000	720,000	1,062,107					
Site 14	Brown	0%	600,000	720,000	4,689,857					
Site 15	Brown	5%	600,000	720,000	4,084,293					
Site 16	Brown	10%	600,000	720,000	3,480,607					
Site 17	Brown	15%	600,000	720,000	2,875,043					
Site 18	Brown	20%	600,000	720,000	2,271,357					
Site 19	Brown	25%	600,000	720,000	1,665,793					
Site 20	Brown	30%	600,000	720,000	1,062,107					

Source: HDH (May 2022)

12.85 Based on this analysis, the development of Sheltered Housing is able bear up to 30% affordable housing, in addition to modest (£500/unit) s106 contributions.



Table	12.7 Older Peo	ple's Housing	(Extracare), Ap	praisal Result	s (£/ha)
			EUV	BLV	Residual Value
Site 1	Green	30%	50,000	350,000	-566,146
Site 2	Green	0%	50,000	350,000	3,220,503
Site 3	Green	5%	50,000	350,000	2,597,111
Site 4	Green	10%	50,000	350,000	1,973,719
Site 5	Green	15%	50,000	350,000	1,350,328
Site 6	Green	20%	50,000	350,000	726,936
Site 7	Green	25%	50,000	350,000	87,955
Site 8	Green	30%	50,000	350,000	-566,146
Site 13	Brown	30%	600,000	720,000	-1,933,503
Site 14	Brown	0%	600,000	720,000	1,940,881
Site 15	Brown	5%	600,000	720,000	1,317,704
Site 16	Brown	10%	600,000	720,000	694,527
Site 17	Brown	15%	600,000	720,000	54,175
Site 18	Brown	20%	600,000	720,000	-599,701
Site 19	Brown	25%	600,000	720,000	-1,259,681
Site 20	Brown	30%	600,000	720,000	-1,933,503

Source: HDH (May 2022)

- 12.86 Based on this analysis, the development of Extracare Housing on greenfield sites is able bear up to 20% affordable housing, in addition to modest (£500/unit) s106 contribution. Brownfield development cannot bear 5% affordable housing.
- 12.87 Earlier in this report it has been recommended that greenfield development be subject to 30% affordable housing, with brownfield sites having a zero requirement. The PPG acknowledges that older people's housing is different to mainstream housing, giving it as one of the exceptions as to when viability testing may be appropriate at the development management stage.

Where up-to-date policies have set out the contributions expected from development, planning applications that fully comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. ...

Such circumstances could include, for example ... where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); ...

PPG 10-007-20190509

12.88 With this in mind it is not necessary for the Council to develop a specific affordable housing policy for this type of housing. As these types of housing are not viable at the previously recommended 30% affordable housing target, it is not appropriate to consider CIL. If the



Council were to adopt a lower affordable housing target on the greenfield sites, then Sheltered Housing is likely to have capacity to bear CIL.

# **Student Housing**

12.89 It is appropriate to test this type of housing. This is shown as unviable and not to have the capacity to bear CIL in the current market.

# **Non-Residential Appraisals**

- 12.90 Based on the assumptions set out previously, we have run a set of development financial appraisals for the non-residential development types.
- 12.91 As with the residential appraisals, we have used the Residual Valuation approach. We have run appraisals to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, we have used the same methodology with regard to the Benchmark Land Value (EUV Plus).
- 12.92 As with the Residential analysis set out earlier, we have considered CIL, setting out the Additional Profit and CIL as a proportion of GDV and the Residual Value. The full appraisals are included in **Appendix 19**.

	Table 12.8 Employment									
GREENFIELD										
		Offices -	Offices - Park	Larger	Smaller					
		Central		Industrial	Industrial					
CIL	£/m2		0	0	0					
RESIDUAL VALUE	Site		-222,571	-921,713	-431,512					
Existing Use Value	£/ha		25,000	25,000	25,000					
Viability Threshold	£/ha		330,000	330,000	330,000					
Residual Value	£/ha		-556,429	-921,713	-4,315,115					
BROWNFIELD										
		Offices -	Offices - Park	Larger	Smaller					
		Central		Industrial	Industrial					
CIL	£/m2	0	0	0	0					
RESIDUAL VALUE	Site	-501,612	-515,378	-1,155,598	-384,785					
Existing Use Value	£/ha	600,000	600,000	600,000	600,000					
Viability Threshold	£/ha	720,000	720,000	720,000	720,000					
Residual Value	£/ha	-8,025,798	-1,288,446	-1,155,598						



- 12.93 To a large extent the above results are reflective of the current market in the City and more widely. Office and industrial development are shown as being unviable, however this is not just an issue within Leicester City, a finding supported by the fact that such development is only being brought forward to a limited extent on a speculative basis by the development industry. Where development is coming forward (and it is coming forward), it tends to be from existing businesses for operational reasons, or it is being promoted by the Council, taking a long-term view and as part of their wider regeneration initiatives.
- 12.94 It is notable that there is a high level of demand or large industrial and logistic / distribution units, however such units are unlikely to come forward within the Leicester City Council area due to the nature of the available land such uses are coming forward across the wider Leicestershire County area.
- 12.95 It is important to note that the analysis in this report is carried out in line with the Harman Guidance and in the context of the NPPF and PPG. It assumes that development takes place for its own sake and is a goal in its own right. It assumes that a developer buys land, develops it and then disposes of it, in a series of steps with the sole aim of making a profit from the development. As set out in Chapters 2 and 3 above, the Guidance does not reflect the broad range of business models under which developers and landowners operate. Some developers have owned land for many years and are building a broad income stream over multiple properties over the long term. Such developers are able to release land for development at less than the arms-length value at which it may be released to third parties and take a long-term view as to the direction of the market based on the prospects of an area and wider economic factors. Much of the development coming forward in the LCC area is 'user led' being brought forward by businesses that will use the eventual space for operational uses, rather than for investment purposes.
- 12.96 It is clear that the delivery of the employment uses is challenging in the current market, but it is improving. We would urge caution in relation to setting policy requirements for employment uses that would unduly impact on viability.
- 12.97 Currently, there is no scope to introduce CIL for employment uses.
- 12.98 Bearing in mind the above, the Council should be cautious in introducing onerous policy burdens on the employment sectors.

# **Conclusions**

- 12.99 The property market across Leicester is mixed. Some parts are vibrant and active, whilst others are more challenging.
- 12.100 All types of residential and non-residential development are coming forward, however, on the whole, the Council is not securing developer contributions, although this is in the context that the sites being consented are generally brownfield sites.
- 12.101 The analysis shows that greenfield development is viable at 30% affordable and that the national threshold (10 units and larger) is appropriate. At this level the development in the



higher value South East and Ashton area can bear considerable levels of developer contributions although outside this area contributions of over £25,000/unit are unlikely to be viable.

- 12.102 It is recommended that the Council adopts a 30% affordable housing target on greenfield sites and a 10% affordable housing target on brownfield sites in the South East and Ashton Green area. Such a policy would not put the Development Plan at risk (when considered with the Council's wider policy aspirations).
- 12.103 Across the City, in almost all the scenarios modelled, brownfield development is shown as unviable and unable to bear developer contributions. To some extent this aligns with what is happening on the ground with development. Having said this it is clear that development is coming forward on brownfield sites, and in some cases is making modest developer contributions (in particular towards public open-space). The Council should be cautious about relying on the brownfield sites, including those in the Central Development Area (for example within the five-year land supply assessment).
- 12.104 Whilst the employment uses are not shown as being viable this is not due to the impact of the Council's policies, rather it is a factor of the wider market. The Council has a well-developed set of initiatives (including land assembly) to facilitate such development.



**HDH Planning and Development Ltd** is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS. The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

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# Appendix 1 – Project Specification

## LEICESTER LOCAL PLAN

### WHOLE PLAN VIABILITY ASSESSMENT

### **Brief**

### 1. Introduction:

Leicester City Council is preparing a new Local Plan for consultation which will replace the adopted Core Strategy (2014), and saved policies from the saved Local Plan (2006). The new Local Plan will set out the vision and objectives for growth in the City up to 2036.

The Council therefore wishes to commission consultants to undertake:

- A Local Plan viability assessment to demonstrate that the development being planned and the
  policies being progressed in the Local Plan are viable.
- The viability assessment will also assess the potential for a Community Infrastructure Levy and should recommend the potential rates that could be applied in the City.

The City Council is seeking to ensure that a comprehensive approach is taken to viability in accordance with the 2019 National Planning Policy Framework, the current Planning Practice Guidance and emerging guidance on housing delivery.

The selected consultants will be expected to produce viability assessments which will provide a proportionate, robust and consistent evidence base to support the Local Plan, through the examination process.

# 2. Background

The City Council has progressed through several public consultations to date:

- Local Plan Issues and Options (October 2014)
- Leicester Local Plan 2016–2031 Sustainability Appraisal Including Strategic Environmental Assessment Scoping Report (October 2016)
- Development Management Policies (July 2017)
- Emerging options (July 2017)
- Potential Development Sites (2017)
- Sustainability Appraisal (2017)

Leicester City Council anticipates consultation on a draft Local Plan in Summer/Autumn 2019, a draft Plan for submission in Spring/Summer 2020, and submission of the Local Plan to Government in Summer/Autumn 2020. This will be followed by the Hearing in early 2021.

There is ongoing work to update the existing evidence bases. New work the Council is expected to commission includes a Waste Needs Assessment, Aggregates Assessment, Local Plan Transport Modelling Study, Infrastructure Assessment, Employment Study, Economic Development Areas Assessment, Additional Housing Needs assessment, Strategic Housing Land Availability Assessment. In addition, the Council have undertaken a Call for Sites which includes sites greater than 0.25ha, and will inform the Council's Housing and Economic Needs Assessment.

Leicester City Council currently does not have a 5 year housing land supply, and has declared an Unmet Need. Due to recent changes in the National Planning Policy Framework and uncertainty relating to the standard method for assessing housing need, the City Council has yet to calculate the city's housing requirement to be planned for. In order to ensure Leicester City's future growth can be accommodated, recent Local Plans being adopted by Leicestershire local planning authorities have



included a trigger mechanism to review their Local Plan to enable potential accommodation of Leicester's anticipated unmet need.

# 3. Purpose of Viability Assessment

- To show that policies and other requirements set out in the Local Plan do not threaten the ability
  of sites to be developed viably, and that the development strategy, cumulative impact of plan
  policies, infrastructure costs and potential CIL charges work together without compromising
  deliverability of residential and non residential development.
- To provide clear and robust assessment of development viability across a range of indicative development sites likely to come forward over the Plan period
- The approach taken should build on existing and emerging evidence supporting the Local Plan
  development process. This should enable the Council to develop Plan policies and proposals
  including an overall affordable housing target, percentage targets and thresholds, tenure mix,
  space standards, in accordance with the 2019 NPPF and updated PPG, the Housing and
  Economic Development Needs Assessment (2017), and relevant Local Plan evidence.

# 4. Study Outputs

The key work and outputs of the Local Plan Viability Study are set out in more detail below. The outputs are interlinked and the study should not duplicate work

# A. Local Plan Viability

- To provide a viability assessment of the Local Plan as a whole. This will need to be a cumulative
  assessment of all of the emerging plan policies, proposals and requirements in order to satisfy
  the viability and deliverability tests in the 2019 National Planning Policy Framework (NPPF),
  and updated PPG.
- The study will recommend economically viable, defensible and justified policy thresholds and mechanisms which will support the aspirations of the Leicester Local Plan. This will include testing a range of infrastructure costs (to be agreed with the Council) to inform the viability assessment, and potential levels of developer contributions.
- The study should consider how changes in development viability over time would be taken into account, and how potential review mechanisms can be built into the Local Plan.
- inform and justify the setting of policies to address a range of planning issues including, but not limited to:
  - Affordable Housing provision, including unit thresholds, on-site percentages and tenure splits;
  - Optional technical housing standards (relating to water, space and access), including advice on the viability implications of proposing or not, such standards in the Local Plan.
  - Alternative delivery mechanisms, such as self-build housing and Community Land Trust development;
  - Provide an assessment of an indicative range of sites, to demonstrate the likely deliverability of the sites over the plan period.

# B .Community Infrastructure Levy Viability (Subject to Government guidance)

As part of the plan viability, the study will also include a CIL viability assessment:

This will provide the relevant viability evidence for the potential appropriate levy rates that can
be sustained by residential and non residential development (including student housing). It will
include advice on the key issues and the potential if required, for introducing or not introducing



- a Community Infrastructure Levy once the planned level of overall growth, infrastructure needs and estimated costs are known.
- Parts A and B overlap and consultants should not duplicate any work. The City Council has been through a CIL process up to a public hearing in 2015. The evidence produced at that stage was considered sound by the Inspector.
- This commission does not include preparation for a draft Charging Schedule as this, if pursued, will be the subject of a separate invitation to tender.

# C. Site Viability

To provide a robust and thorough examination of the viability of the range of indicative development sites likely to come forward in the plan period, considered against the policies of the Local Plan as a whole. The report should draw clear and robust conclusions in relation to the viability of the policies of the Local Plan and their application to sites likely to come forward for delivery through the Local Plan.

## These include:

- SHLAA sites
- Potential allocations
- City Centre Character Areas.

Strategic Sites - the Council has undertaken an assessment of four strategic sites, and will also be separately assessing the deliverability of economic development areas in the Local Plan.

## 5. Process for Iterative Viability Work

• The assessment process should be iterative, with testing undertaken at different stages of plan preparation. The Council will confirm with the selected consultants the most appropriate process for undertaking this.

### 1) Assessment of Draft Local Plan

This should be based on, and published alongside, the consultation Draft Local Plan. In essence, this report should refine and set out the evidence behind why the Council is justified in its preferred policy position on matters such as affordable housing. Working drafts of this report should be submitted to enable any issues to be raised before the report is finalised, including those relating to whether the study is in line with the Councils' requirements.

The consultant will be required to assist with and prepare responses received to the draft plan viability study

# 2 Final Submission Plan Report

The consultant should produce a draft submission report, taking into account the issues and outputs from the draft plan stage. A final report should be published alongside the Proposed Submission Consultation Local Plan. In order to complete this final report, the consultants will be expected to review relevant representations received from the public during the consultation on the Draft Local Plan, draw out the key issues raised in such representations (from a viability perspective), and where necessary prepare a response to those key issues. For the avoidance of doubt, a bespoke and detailed response to each relevant representation is not required; rather, a general response to each of the key issues raised.

# Stakeholder Engagement:

The selected consultant must undertake the appropriate stakeholder engagement with the development industry and other organisations and bodies, where appropriate. Workshops with developers / agents will be required. This is an essential element to ensure the process is transparent



and strives for consensus amongst stakeholders on the methodological approach. The Council will consider proposals from tenderers as to how this is best managed for effectiveness, efficiency and value for money.

# **Presentation of Findings**

In addition to the inception meeting, the selected consultant will need to programme two presentations.

# Support at Public Hearing

The Council will expect the selected consultant to be the expert witness at the Local Plan Hearing and respond to the Inspector's written questions should this be required.

# 6. Methodology

- The Viability Assessment should be of sufficient detail to provide a proportionate, relevant and up-to-date source of evidence. The consultant must therefore gather relevant local information to ensure the Viability Assessment reflects the local context.
- The methodology to be applied by the consultant will be largely a matter for the consultant to
  determine, taking into account existing guidance and best practice such as the Harman
  Guidance, but it must be one that is capable of withstanding examination in public and close
  scrutiny by all interested parties.
- The methodology proposed and supporting justification must be set out in the tender response.
   Tenders which demonstrate evidence whereby the methodology has been used elsewhere including adoption by Local Authorities, and passed scrutiny, would be considered favourably
- The methodology must take into account, and be up to date and adaptable to accommodate, recent and upcoming regulatory guidance.
- Consultants may put forward and justify alternative approaches within their proposed methodology. Where an alternative approach is proposed to meet the requirements of the brief, it should clearly identify how this would be robust and credible.



# Appendix 2 – Consultation Presentation

The pages in this appendix are not numbered.







Whole Plan Viability Assessment

Consultation - Methodology, Assumptions

24<sup>th</sup> July 2019



1

# Key issue

- Delivery of the emerging Local Plan
  - Affordable Housing
  - Developer Contributions
- Scope for CIL



# Agenda

2019 NPPF, PPG (updated July 2018 & May 2019) and Guidance Methodology

- Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test

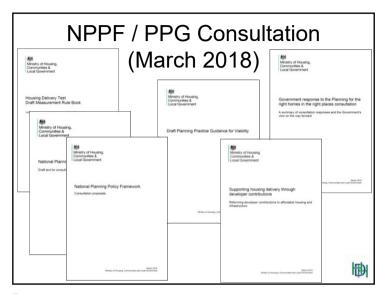
Moving Forward

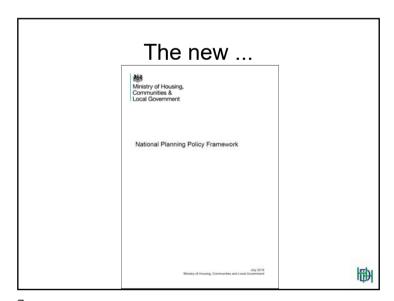


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3





Ch-ch-ch-changes



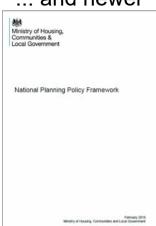
Ch-ch-ch-changes
Turn and face the strange
Ch-ch-changes
Don't want to be a richer man
Ch-ch-ch-ch-changes
Turn and face the strange
Ch-ch-changes
There's gonna have to be a different man
Time may change me
But I can't trace time







# ... and newer



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### 2012 NPPF - Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

# 2019 NPPF - glossary

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- · a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning. permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

# The big change...

### **2012 NPPF**

### 173

... 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.

the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

### PPG 2018 / 2019

### 10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

### 10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

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### 2014 PPG 10-001

... plans should be deliverable and that the sites and 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....

### 2019 PPG 10-001

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies. and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

### 2019 PPG 10-002

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

# PPG Viability in plan making

- 10-003 based on 'Typologies'
- 10-004 use average costs and values
- 10-005 strategic sites individually
- 10-006 consultation



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# **PPG** costs

- 10-012 'should be based on evidence which is reflective of local market conditions'
  - Build costs from BCIS
  - Abnormals in benchmark land value
  - Infrastructure in benchmark land value
  - Total policy costs all including CIL
  - Finance
  - Fees
  - Contingency relative to risk and developer's return



# **PPG Standardised inputs**

- 10-010
  - viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission
- 10-011 GDV
  - average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data



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# PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium for the landowner'

 The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements.



# PPG BLV - 10-014

- Based on EUV
- · Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
  - In plan making, the landowner premium should be tested and balanced against emerging policies.



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# PPG Landowners' Premium

- a reasonable premium to the landowner
- an iterative process informed by professional judgement
- best available evidence informed by cross sector collaboration



# PPG Landowners' Premium

### 10-016

 The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



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# PPG Developer's Return

- 10-018
  - For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...



# Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price! But when is it too low?



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# Harman / RICS





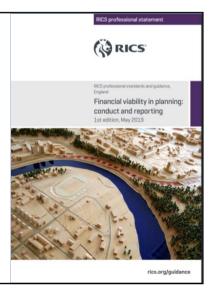
# 'New' / Current issues – for this project

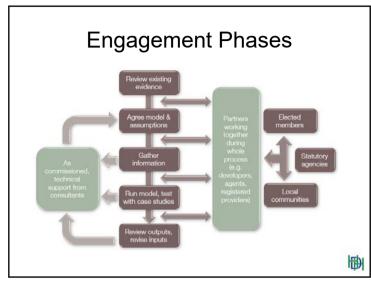
- · Cumulative impact of policy
- Greater emphasis on plan making stage only include deliverable sites
- Reduced scope for viability at application stage
- · Scope for CIL
- Greater transparency



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# New Mandatory RICS Guidance





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# Standard Viability Test Residual Value STEP 1 Gross Development Value (The combined value of the complete development) LESS Cost of creating the asset, including PROFIT

**RESIDUAL VALUE** 

(Construction + fees + finance charges)

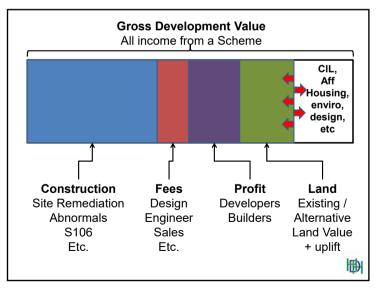
STEP 2

Residual Value v Existing / Alternative Use Value

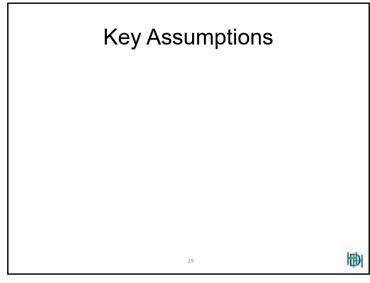
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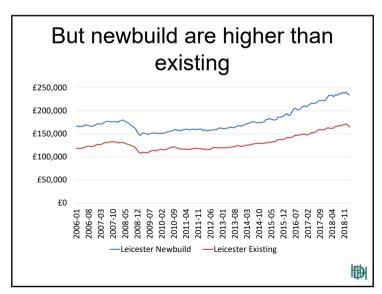
Methodology

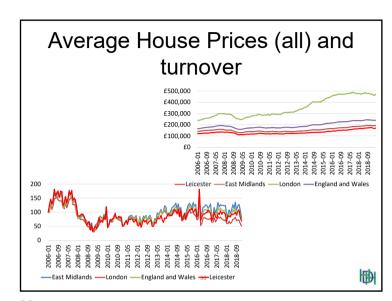
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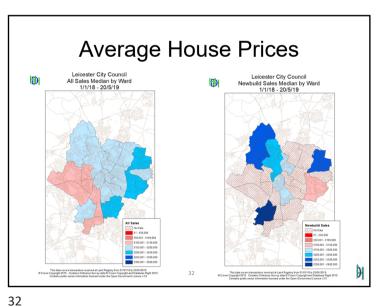


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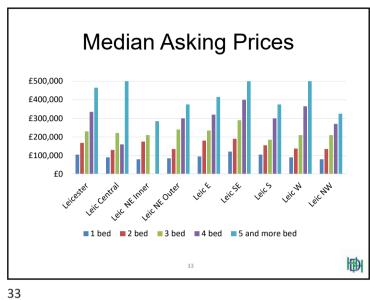
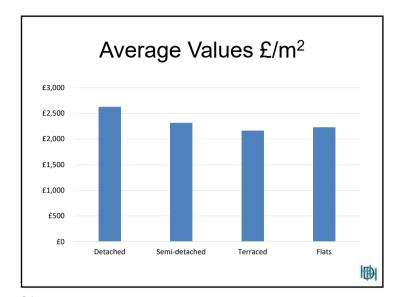


	Table 4.1 Land R	Registry Price I	Paid Data - by	Postcode Area	
Sample Size	ze				
	Detached	Flats	Semi	Terraced	Al
			Detached		
LE1	2	456	2	17	477
LE2	218	385	719	1,060	2,382
LE3	126	149	630	1,001	1,906
LE4	210	109	638	737	1,694
LE5	514	175	819	820	2,328
LE7	3	0	5	1	ç
LE8	2	0	2	0	4
LE9	4	0	2	1	7
All	1,079	1,274	2,817	3,637	8,807
Average P	rice Paid				
	Detached	Flats	Semi	Terraced	Al
			Detached		
LE1	£393,750	£140,678	£245,000	£257,762	£146,349
LE2	£375,688	£133,327	£206,249	£168,994	£193,391
LE3	£269,764	£234,955	£163,206	£140,481	£163,925
LE4	£245,984	£107,597	£171,920	£162,088	£172,685
LE5	£316,461	£101,214	£218,660	£168,631	£213,803
LE7	£261,333		£219,000	£112,000	£221,222
LE8	£203,500		£133,500		£168,500
LE9	£259,488		£193,500	£133,000	£222,564
All	£308,827	£141.231	£192,445	£160.055	£185,919



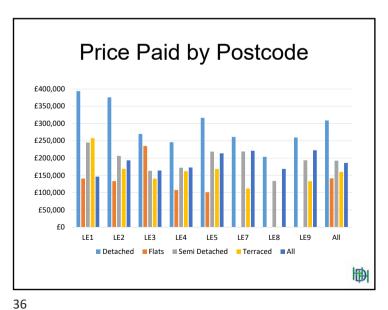
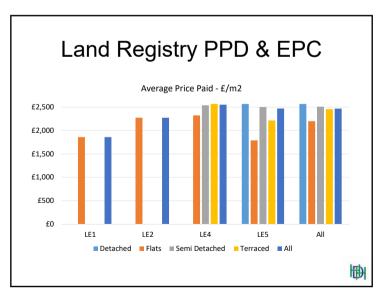
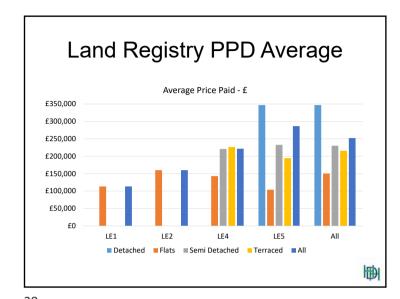


	Table 4.3 Prices	Paid - New B	uild Homes from Jar	nuary 2017	
Count of Nev					
	Detached	Flats	Semi Detached	Terraced	A
LE1	0	4	0	0	
LE2	0	53	0	0	5
LE4	0	6	17	98	12
LE5	151	7	59	51	26
All	151	70	76	149	44
Average of N	ewbuild Sales				
	Detached	Flats	Semi Detached	Terraced	A
LE1		£113,250			£113,25
LE2		£159,987			£159,98
LE4		£142,967	£220,988	£226,507	£221,58
LE5	£347,017	£103,850	£232,639	£194,387	£286,44
All	£347,017	£150,244	£230,033	£215,513	£252,26
Count of EPC	S				
	Detached	Flats	Semi Detached	Terraced	A
LE1	0	3	0	0	
LE2	0	43	0	0	4
LE4	0	6	17	98	12
LE5	150	7	59	46	26
All	150	59	76	144	42
Average of N	ewbuild Price Paid £/m <sup>2</sup>		•	•	
	Detached	Flats	Semi Detached	Terraced	Α
LE1		£1.858			£1.85
LE2		£2,271			£2.27
LE4		£2,321	£2,536	£2,566	£2,55
LE5	£2,565	£1,788	£2,499	£2,213	£2,46
All	£2.565	£2,197	£2,507	£2,453	£2,46





Developer / Agent	Development	Asking Price	£/m2
Leic 1			
Opulent	#47	£147,600	
Leic 2			
Leic 3			
Leic 4			
Sand Royale	City Heights	£69,900	
Kings	Uppingham Gardens	£435,000	£2,305
Leic 5			
Purplebricks		£120,000	£1,176.47
James Sellicks	Cox Close		
Leic 6			
Harrison Murray	Evelyn Road		
Leic 7			
Leic 8			
Barratt	City Heights	£256,662	£3,072
Morris	Glebelands	£334,083	£3,134
Wider Area			
Frank Innes		£358,750	
Jelson	Hallam Fields	£226,950	£2,962
Barratt	New Lubbersthorpe	£190,995	£2,615
Davidsons	The Market Village	£274,395	£3,266
Davidsons	The Market Village	£319,841	£3,141
Taylor Wimpey	Rainbow Meadows	£235,000	£2,920.92
Davidsons	Bradgate Chase	£318,162 £353,700	£3,094 £3,261

# Price Assumptions (£/m²)

Table 4.6 Pre-consultat	ion Residential	Price Assump	tions (£/m²)
	Strategic	South East of	Elsewhere
	Regeneration	the City and	(20%)
	Area (15%)	Ashton Green	
		(30%)	
Larger Brownfield	£2,000	£2,500	£2,300
Smaller Brownfield Sites	£2,000	£2,500	£2,300
Urban Flatted Schemes	£2,200	£2,300	£2,275
Smaller Flatted Schemes		£2,800	£2,800
Large Greenfield Sites		£2,750	£2,750
Medium Greenfield Sites		£2,750	£2,750
Small Greenfield Sites		£2,800	£2,800



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# PRS

Table 4.9 Capitalisation of Private Rents						
	1 bed	2 bed	3 bed	4 bed		
Gross Rent (£/month)	£630	£825	£1,000	£1,300		
Gross Rent (£/annum)	£7,560	£9,900	£12,000	£15,600		
Net Rent	£6,048	£7,920	£9,600	£12,480		
Value	£134,400	£176,000	£213,333	£277,333		
m <sup>2</sup>	50	70	84	97		
£/m²	£2,688	£2,514	£2,540	£2,859		



# Build to Rent

Table 4.7 Rents Reported by Zoopla (£/month)						
	1 bed	2 beds	3 beds	4 beds		
Leicester	£563	£725	£825	£1,213		
Leic Central	£628	£825	£950	£1,300		
Leic NE Inner	£475	£675	£650			
Leic NE Outer	£475	£675	£775	£1,000		
Leic E	£480	£880	£910	£1,200		
Leic SE	£585	£895	£895	£1,200		
Leic S	£500	£695	£900	£1,214		
Leic W	£510	£635	£715	£1,205		
Leic NW	£575	£675	£725	£1,060		

Table 4.8 Median Asking Rents Reported by Rightmov						
	1 bed	2 beds	3 beds	4 beds	5 beds	
Houses	£472	£690	£805	£1,216	£1,343	
Flats	£574	£832	£1,053	£1,127	£1,601	



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# Social Rent

Table 4.12 Capitalisation of Social Rents					
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	
Gross Rent (£/week)	£70	£84	£93	£110	
Gross Rent (£/annum)	£3,649	£4,375	£4,814	£5,699	
Net Rent	£2,919	£3,500	£3,851	£4,559	
Value	£64,878	£77,783	£85,576	£101,319	
m <sup>2</sup>	50	70	84	97	
£/m <sup>2</sup>	£1,298	£1,111	£1,019	£1,045	





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# Affordable Housing

· Affordable Rent

LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 5%

=£1,500/m<sup>2</sup>

Social Rent

Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%

=£1,120/ $m^2$ 

Intermediate

50% Share; Rent 2.75%

= 70% OMV



# Affordable Rent

Table 4.15 Capitalisation of Affordable Rents					
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	
Gross Rent (£/week)	£86	£109	£130	£163	
Gross Rent (£/annum)	£4,488	£5,685	£6,780	£8,484	
Net Rent	£3,590	£4,548	£5,424	£6,787	
Value	£79,780	£101,060	£120,529	£150,832	
m <sup>2</sup>	50	70	84	97	
£/m <sup>2</sup>	£1,596	£1,444	£1,435	£1,555	



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# Older Peoples Housing

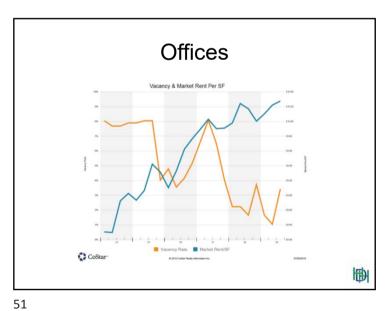
Table 4.13 Worth of Sheltered and Extracare					
	Area (m²) £		£/m²		
3 bed semi-detached		245,000			
1 bed Sheltered	50	183,750	3,675		
2 bed Sheltered	75	245,000	3,267		
1 bed Extracare	65	229,688	3,534		
2 bed Extracare	80	306,250	3,828		



Table 4.18 – Student Housing – Rent by Type										
	Count	Per Week	Per Yea							
1 bed flat	5	£168	£6,656							
city ensuite	1	£122	£5,246							
classic ensuite	2	£126	£5,407							
classic studio	1	£177	£7,61							
double	5	£106	£5,177							
double ensuite	5	£134	£6,009							
ensuite	6	£136	£6,052							
premium ensuite	6	£140	£6,027							
single	53	£114	£4,489							
single ensuite	25	£152	£6,10							
single ensuite adapted	2	£151	£6,32							
single studio	9	£166	£6,737							
small ensuite	1	£125	£5,500							
studio	17	£166	£8,283							
studio classic plus	1	£147	£7,497							
twin	3	£102	£3,990							
Grand Total	142	£136	£5,739							

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# Student Housing

Table 4.19 Value of Student Housing											
		Cluster	Studio								
Rent		£5,199	£6,790								
Management etc	%	25%	25%								
Net Rent		£3,899	£5,093								
Yield		6.00%	6.00%								
Value per room	£	£64,990	£84,875								

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### Non-Residential

Tab	le 5.2 Con	nmercial V	alues £/m²	2 2019	
	Rent £/m <sup>2</sup>	Yield	Rent free		Assumption
			period		
Offices	£236	7.00%	2.0	£2,945	£3,000
Industrial	£51	7.50%	2.0	£588	£600
Retail - City Centre	£400	7.00%	2.0	£4,991	£4,500
Retail (elsewhere)	£250	10.00%	1.0	£2,273	£2,300
Large Supermarket	£230	5.50%	1.0	£3,964	£3,950
Small Supermarket	£200	5.50%	2.0	£3,267	£3,270
Retail warehouse	£180	6.00%	2.0	£2,670	£2,670
Hotel (per room)	£4,500	6.00%	0.0	£3,036	£3,000



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Planning Ref	Site	Date approved	ha	All Units	Aff	s106 contribution	£/ha	£/uni
20180464	ABBEY MEADOWS, SITE OF FORMER BESTWAY CASH & CARRY	01-Mar-19	1.95	85	0.00%	£100,000	£1,192,308	£27,353
20180144	GREAT CENTRAL STREET, HIGHCROSS STREET, ALL SAINTS OPEN	06-Jun-18	0.173	73	0.00%	£97,583	£1,965,318	£4,658
20172690	10 CANAL STREET, AYLESTONE	14-Mar-19	0.23	28	0.00%	£0	£652,174	£5,357
20172367	37 WELFORD ROAD, REYNARD HOUSE	28-Mar-18	1.5	79	0.00%	£0	£866,667	£16,456
20172270	GREEN LANE ROAD, SHIELD ENGINEERING	12-Sep-18	0.51	26	0.00%	£0	£6,270,588	£123,000
20171959	17-19 AND 21 SOUTHAMPTON STREET	03-Apr-19	0.05	29	13.79%	£42,220	£4,900,000	£8,448
20171868	64-66 HUMBERSTONE GATE	17-Aug-18	0.15	42	0.00%	£0	£4,133,333	£14,762
20181813	ASHTON GREEN, PARCEL 4	14-Nov-18		307	29.97%		Council owned. No PPD	£0
20162521	BATH LANE, FORMER MERLIN WORKS	26-Mar-18	0.63	413	0.00%	£0	£2,418,013	£3,688
20171374	2 YEOMAN STREET	18-Jul-18	0.03	17	0.00%	£0	£10,833,333	£19,118
20171126	47-55 NORTHGATE STREET	10-Aug-18	0.18	69	0.00%	£61,925	£1,944,444	£5,072
20181372	BELGRAVE ROAD, SITE OF FORMER SAINSBURY'S (Part residential only)	21-Nov-18	3.7	18	0.00%		No PPD	·
20170813	101 KNIGHTON FIELDS ROAD WEST	30-Sep-18	0.08	22	0.00%	£21,013	£4,125,000	£15,000

Land Registry Prices Paid

• Recently consented sites



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## Existing Use Value £/ha

Table 6.4 Existing Use Value Land Prices £/ha									
July 2019									
Brownfield Land									
City centres	£1,200,000								
Elsewhere	£500,000								
City centre - Retail	£4,000,000								
Greenfield Land									
Agricultural	£25,000								
Paddock	£50,000								

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### **Development Costs 1**

• Construction BCIS

Median £1,328/m²+13% / +6%

Small sites +13% / +6%
 Site Costs 5% to 15%

• Brownfield +5%

• Fees 8%+1%=9%

• Contingencies 2.5% / 5%

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## **Cumulative Impact of Policy**

- Affordable Housing 30% base (70:30)
- Developer Contributions s106
- NDSS
- Accessible and Adaptable (100% + 10% wheelchair)
- Mix Emerging Housing Needs Assessment
- · Open space
- Energy 10%
- Charging points
- SUDS
- · Climate Change
- Biodiversity 'net gain'?

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### **Development Costs 2**

S106 £2,500/unitInterest 6% plus fees

• Developer's Return 17.5% Market Housing

6% Affordable

15% Non Res

• Sales 3.5%



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## Modelling

- Strategic Sites in due course
- Typologies
  - by area
  - based on potential allocations
  - SHLAA densities and net / gross



# Modelling

- Density
  - HELAA Assumptions and higher

Table 9.1 Developable Area Assumptions							
Site Size Gross to Net Development I							
Up to 0.4ha	100%						
0.4 - 2ha	82.5%						
2 - 35ha	62.5%						
Over 35ha	50%						



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			Current Use	Units	Area	На	Density U	Jnits/ha	Dens
					Gross	Net	Gross	Net	m2/h
1	Brown 1000 HD	Brown	PDL	1,000	10.67	6.67	93.75	150.00	9,57
2	Brown 400 HD-high	Brown	PDL	400	1.62	1.33	247.50	300.00	19,14
3	Brown 400 HD	Brown	PDL	400	4.27	2.67	93.75	150.00	9,57
4	Brown 400	Brown	PDL	400	14.22	8.89	28.13	45.00	3,9
5	Brown 200 HD-high	Brown	PDL	200	0.69	0.57	288.75	350.00	22,33
6	Brown 200 HD	Brown	PDL	200	1.62	1.33	123.75	150.00	9,57
7	Brown 200	Brown	PDL	200	8.00	5.00	25.00	40.00	3,47
8	Brown 60 HD	Brown	PDL	60	0.40	0.40	150.00	150.00	9,60
9	Brown 60	Brown	PDL	60	2.08	1.71	28.88	35.00	3,03
10	Brown 20 HD	Brown	PDL	20	0.27	0.27	75.00	75.00	4,78
11	Brown 20	Brown	PDL	20	0.69	0.57	28.88	35.00	3,13
12	Brown 12 HD	Brown	PDL	12	0.16	0.16	75.00	75.00	4,87
13	Brown 12	Brown	PDL	12	0.27	0.27	45.00	45.00	3,93
14	Brown 9 HD	Brown	PDL	9	0.18	0.18	50.00	50.00	3,25
15	Brown 9	Brown	PDL	9	0.26	0.26	35.00	35.00	3,82
16	Brown 6 HD	Brown	PDL	6	0.17	0.17	35.00	35.00	2,27
17	Brown 6	Brown	PDL	6	0.19	0.19	32.00	32.00	3,08
18	Green 1,000	Green	Agricultural	1,000	62.50	31.25	16.00	32.00	2,78
19	Green 500	Green	Agricultural	500	25.00	15.63	20.00	32.00	2,78
20	Green 150	Green	Agricultural	150	7.50	4.69	20.00	32.00	2,77
21	Green 50	Green	Agricultural	50	1.89	1.56	26.40	32.00	2,86
22	Green 20	Green	Agricultural	20	0.76	0.63	26.40	32.00	3,01
23	Green 12	Green	Paddock	12	0.38	0.38	32.00	32.00	3,22
24	Green 9	Green	Paddock	9	0.30	0.30	30.00	30.00	2,78
25	Green 6	Green	Paddock	6	0.20	0.20	30.00	30.00	3,2

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	Table 9	.4 Ave	rage Si	te Sizes	<b>i</b>	
	Browi	nfield	Gree	nfield	А	JI .
	На	Units	Ha	Units	На	Units
Ashton Green	0.00	0.00	100.00	2,900.00	100.00	2,900.00
Hamilton	0.00	0.00	0.00	416.00	0.00	416.00
Inner Areas	0.35	52.58	2.72	85.00	1.05	62.12
Outer Areas	0.15	12.20	0.00	0.00	0.15	12.20
Outer Estates	0.71	47.22	3.10	90.31	2.87	85.07
SRA	1.71	148.51	1.31	36.40	1.67	138.50
Suburbs	0.37	38.33	6.30	168.17	5.78	154.85
All	1.06	96.85	5.36	149.07	3.91	130.76

Table 9.5 Distribution of Sites by Size											
	Cou	unt	Units								
0 to 5	7	2.46%	35	0.09%							
6 to 10	21	7.39%	155	0.41%							
11 to 20	36	12.68%	598	1.59%							
21 to 50	74	26.06%	2,459	6.53%							
51 to 100	62	21.83%	4,548	12.08%							
101 to 200	40	14.08%	5,726	15.21%							
201 to 500	29	10.21%	8,856	23.52%							
501 to 1,000	10	3.52%	6,803	18.07%							
1,001 +	5	1.76%	8,478	22.51%							
	284		37,658								

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-	[able	9.3 Stu	dent Acc	ommoda	tion –Mo	dellina			
Table 9.3 Student Accommodation –Modelling  Cluster Flats Studios									
Rooms		60	175	500	60	175	500		
Room size	m <sup>2</sup>	15	15	15	23	23	23		
Lettable Area	m <sup>2</sup>	900	2,625	7,500	1,380	4,025	11,500		
Circulation	%	35%	35%	35%	26%	26%	26%		
	m <sup>2</sup>	315	919	2,625	359	1,047	2,990		
GIA	m <sup>2</sup>	1,215	3,544	10,125	1,739	5,072	14,490		
Site	ha	0.05	0.25	0.75	0.05	0.25	0.75		



### A Pragmatic Viability Test

We are NOT trying to replicate a particular business model Test should be broadly representative

'Existing use value plus'

- reality checked against market value
- Will EUV Plus provide landowner's premiums?
- Land owner's have expectations (life changing?)
- Will land come forward?



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## Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



### Benchmark Land Value?

- Brownfield Site
  - EUV Plus 20%
- Greenfield Sites
  - EUV + £300,000/ha ??

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## Typologies – All areas

					Area	(ha)	Units	Re	sidual Value	(£)
					Gross	Net		Gross ha	Net ha	Site
Site 1	Brown 1000 HD		Brown	PDL	10.67	6.67	1,000	-1,891,026	-3,025,641	-20,170,941
Site 2	Brown 400 HD-high	LCC	Brown	PDL	1.62	1.33	400	-11,430,240	-13,854,836	-18,473,115
Site 3	Brown 400 HD		Brown	PDL	4.27	2.67	400	-2,038,223	-3,261,156	-8,696,417
Site 4	Brown 400	LCC	Brown	PDL	14.22	8.89	400	-499,889		-7,109,526
Site 5	Brown 200 HD-high	LCC	Brown	PDL	0.69	0.57	200	-13,290,470	-16,109,661	-9,205,521
Site 6	Brown 200 HD	LCC	Brown	PDL	1.62	1.33	200	-2,841,191	-3,443,868	-4,591,824
Site 7	Brown 200		Brown	PDL	8.00	5.00	200	-508,160	-813,056	
Site 8	Brown 60 HD	LCC	Brown	PDL	0.40	0.40	60	-3,734,356	-3,734,356	-1,493,742
Site 9	Brown 60	LCC	Brown	PDL	2.08	1.71	60	-656,411	-795,650	-1,363,971
Site 10	Brown 20 HD	LCC	Brown	PDL	0.27	0.27	20	-1,856,054	-1,856,054	-494,948
Site 11	Brown 20	LCC	Brown	PDL	0.69	0.57	20	-635,536	-770,347	-440,198
Site 12	Brown 12 HD	LCC	Brown	PDL	0.16	0.16	12	-1,961,979		
Site 13	Brown 12		Brown	PDL	0.27	0.27	12	-950,119	-950,119	-253,365
Site 14	Brown 9 HD	LCC	Brown	PDL	0.18	0.18	9	-1,698,618	-1,698,618	
Site 15	Brown 9	LCC	Brown	PDL	0.26	0.26	9	-1,134,993	-1,134,993	-291,855
Site 16	Brown 6 HD	LCC	Brown	PDL	0.17	0.17	6	-1,199,659	-1,199,659	-205,656
Site 17	Brown 6	LCC	Brown	PDL	0.19	0.19	6	-789,972	-789,972	-148,120
Site 18	Green 1,000	LCC	Green	Agricultural	62.50	31.25	1,000	355,410	710,821	22,213,153
Site 19	Green 500	LCC	Green	Agricultural	25.00	15.63	500	504,955	807,928	12,623,877
Site 20	Green 150	LCC	Green	Agricultural	7.50	4.69	150	440,714	705,142	3,305,353
Site 21	Green 50	LCC	Green	Agricultural	1.89	1.56	50	-2,119,434	-2,569,011	-4,014,079
Site 22	Green 20	LCC	Green	Agricultural	0.76	0.63	20	712,902	864,124	540,077
Site 23	Green 12	LCC	Green	Paddock	0.38	0.38	12	917,303	917,303	343,989
Site 24	Green 9	LCC	Green	Paddock	0.30	0.30	9	780,483	780,483	234,145
Site 25	Green 6	LCC	Green	Paddock	0.20	0.20	6	914,091	914,091	182,818

			Existing Use	Benchmark	Residual Value
			Value	Land Value	
			£/ha	£/ha	£/ha
Site 1	Brown 1000 HD	LCC	1,200,000	1,440,000	-1,891,026
Site 2	Brown 400 HD-high	LCC	1,200,000	1,440,000	-11,430,240
Site 3	Brown 400 HD	LCC	1,200,000	1,440,000	-2,038,223
Site 4	Brown 400	LCC	500,000	600,000	-499,889
Site 5	Brown 200 HD-high	LCC	1,200,000	1,440,000	-13,290,470
Site 6	Brown 200 HD	LCC	1,200,000	1,440,000	-2,841,191
Site 7	Brown 200	LCC	500,000	600,000	-508,160
Site 8	Brown 60 HD	LCC	1,200,000	1,440,000	-3,734,356
Site 9	Brown 60	LCC	500,000	600,000	-656,411
Site 10	Brown 20 HD	LCC	1,200,000	1,440,000	-1,856,054
Site 11	Brown 20	LCC	500,000	600,000	-635,536
Site 12	Brown 12 HD	LCC	500,000	600,000	-1,961,979
Site 13	Brown 12	LCC	500,000	600,000	-950,119
Site 14	Brown 9 HD	LCC	500,000	600,000	-1,698,618
Site 15	Brown 9	LCC	500,000	600,000	-1,134,993
Site 16	Brown 6 HD	LCC	500,000	600,000	-1,199,659
Site 17	Brown 6	LCC	500,000	600,000	-789,972
Site 18	Green 1,000	LCC	500,000	600,000	355,410
Site 19	Green 500	LCC	25,000	325,000	504,955
Site 20	Green 150	LCC	25,000	325,000	440,714
Site 21	Green 50	LCC	25,000	325,000	-2,119,434
Site 22	Green 20	LCC	25,000	325,000	712,902
Site 23	Green 12	LCC	50,000	350,000	917,303
Site 24	Green 9	LCC	50,000	350,000	780,483
Site 25	Green 6	LCC	50.000	350.000	914.091

69

-	Table 10.1	6 Older Peo	ple's Housi	ng (Extrac	are),
		Appraisal	Results (£/h	na)	
		Affordable %	EUV	BLV	Residua
					Value
Site 1	Green	30%	50,000	350,000	-615,413
Site 2	Green	0%	50,000	350,000	2,519,942
Site 3	Green	5%	50,000	350,000	2,005,797
Site 4	Green	10%	50,000	350,000	1,491,653
Site 5	Green	15%	50,000	350,000	975,631
Site 6	Green	20%	50,000	350,000	460,370
Site 7	Green	25%	50,000	350,000	-75,941
Site 8	Green	30%	50,000	350,000	-615,413
Site 9	Green	35%	50,000	350,000	-1,160,375
Site 10	Green	40%	50,000	350,000	-1,716,335
Site 11	Green	45%	50,000	350,000	-2,272,295
Site 12	Green	50%	50,000	350,000	-2,831,163
Site 13	Brown	30%	500,000	600,000	-1,968,603
Site 14	Brown	0%	500,000	600,000	1,255,072
Site 15	Brown	5%	500,000	600,000	741,140
Site 16	Brown	10%	500,000	600,000	217,711
Site 17	Brown	15%	500,000	600,000	-321,538
Site 18	Brown	20%	500,000	600,000	-862,757
Site 19	Brown	25%	500,000	600,000	-1,412,872
Site 20	Brown	30%	500,000	600,000	-1,968,603
Site 21	Brown	35%	500,000	600,000	-2,524,334
Site 22	Brown	40%	500,000	600,000	-3,081,750
Site 23	Brown	45%	500,000	600,000	-3,645,913
Site 24	Brown	50%	500.000	600.000	-4,212,046

Table 10.15 Older People's Housing (Sheltered), Appraisal Results (£/ha) Residual 350,000 995,581 350,000 3,432,526 350,000 3,025,743 350,000 2,618 pen 350,000 
 Site 1
 Green

 Site 2
 Green

 Site 3
 Green

 Site 4
 Green

 Site 5
 Green

 Site 6
 Green
 50,000 50,000 50,000 50,000 50,000 50,000 50,000 50,000 50,000 50,000 50,000 50,000 50,000 350,000 350,000 Site 9 Green Site 10 Green 45% 50% Green 500,000 30% 600,000 500,000 500,000 500,000 500,000 Site 14 Site 15 Brown Brown Site 16 Brown Site 17 Brown 10% 15% 600,000 500,000 500,000 500,000 500,000 500,000 500,000 500,000 Site 17 Brown
Site 18 Brown
Site 19 Brown
Site 20 Brown
Site 21 Brown
Site 22 Brown 20% 25% 30% 35% 40% 600,000 600,000 600,000 600,000 600,000 臣

70

**Student Housing** Table 10.17 Student Housing, Appraisal Results (£/ha) EUV Residual Value Site 1 Cluster 60 Brownfield 500.000 600.000 -500.737 Site 2 Cluster 175 Brownfield 500,000 600,000 223,714 Site 3 Cluster 500 Brownfield 500,000 600,000 368,892 30,712,356 Site 4 Studio 60 Brownfield 500,000 600,000 17,341,961 16,449,450 Site 5 Studio 175 Brownfield 500,000 600,000 Site 6 Studio 500 500,000 Brownfield 600,000

### Non-residential

# Moving Forward

- Circulate presentation 25<sup>th</sup> July
- Rough and ready first draft of report within the next week
- Comments by Friday 9<sup>th</sup> August (to the Council)



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## Appendix 3 – Consultation Notes

Local Plan Viability Workshop – 24th July 2019

Notes of Questions & statements from the Developer Day

#### Residential

1. Whilst accepting its matter for details – are further typologies (lower & higher density) going to be tested? At what stage will the testing of officer views happen? Is the council artificially lowering density?

The typologies will be based on the emerging allocations so to be representative of future development.

2. No general comments on flatted schemes at this stage but price assumptions seems a little low.

These will be reviewed.

3. Developers work in square feet which makes trying to work out yields difficult when based in Sqm.

It is accepted that the industry works in both metric and imperial. It is necessary to work in one or other in a report of this type.

4. Price assumptions in the SRA seem light.

Further data to be provided in due course.

- 5. Most genuine build for rent is aimed at 'millennials' which is built at very high spec so may have higher costs and higher values than suggested.
- 6. Housing associations think that the value data provided is about right.

#### **PRS**

- 7. Rents 10-15% low for the PRS private rent especially 2 beds yields between 4.5-6%
- 8. Developer costs low maybe at least £2000 difference from BCIS for over 5 storeys.

This will be reviewed.

9. Developer returns 15 to 20% - 17.5% makes more sense – return is based mainly on speed of development. All these should be tested.

Scenario testing will be carried out.

#### **Residential Developer Cost**

10. S106 based on £2,500 why has this been chosen?

A range will be tested.



- 11. There appears to be no testing of design quality including BfL12 & accessibility standards We need sensible design standards "Leicester is not the Cotswolds".
- 12. Some design standards can add at least 20% premium to development this would be extremely dangerous to viability of development in the City.

This is about the use of evidence rather than the evidence itself.

- 13. Affordable housing is incorrect will need to differentiate between PRS, Build to Rent & Students affordable housing will need to be calculated on a scheme by scheme basis.
  - It is necessary to test the options rather than the current policy requirements the purpose of the study is to review the policy options.
- 14. Looking at the draft assessment of residential typologies the 'Greens' maybe viable what is being proposed to turn the reds to greens? Will the council be looking at reducing developer contributions?

The development of policy will be informed by the outputs of the study.

15. When is the council deciding to on its developer contribution strategy? Will it be adopting CIL or keeping S106.

The development of policy will be informed by the outputs of the study.

#### **Employment**

- 16. Industrial yields are too low should be closer 6.5% rent free period is too short.
- 17. Brownfield land prices is too low.

#### **General comments**

18. What sensitivity testing is taking place?

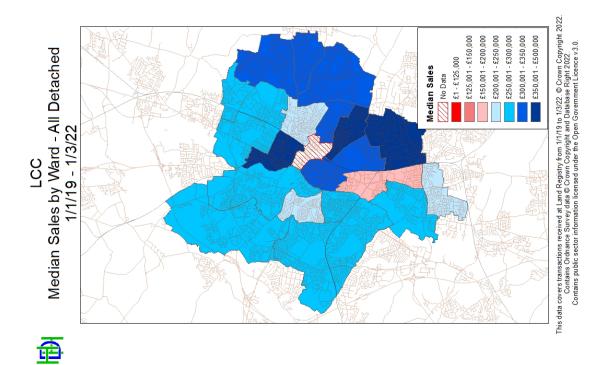
To cover the policy options that are in consideration.

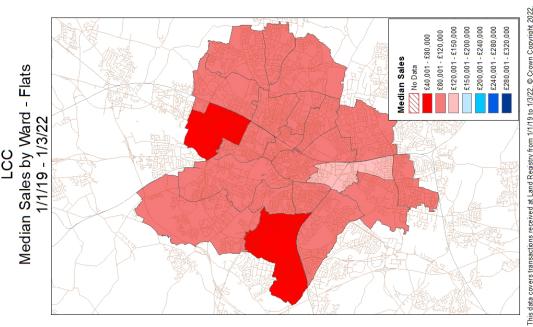
19. Has the impact of a potential Labour government on the viability and lifetime of the plan been tested.

A range of price and value options will be tested.



# Appendix 4 – Price Maps

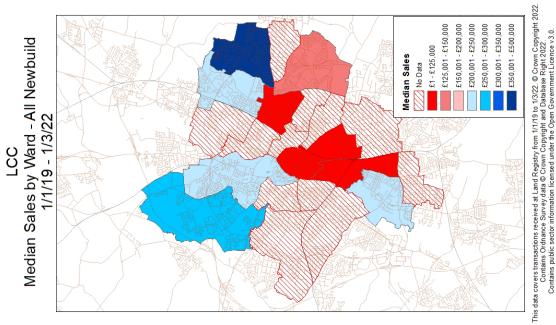




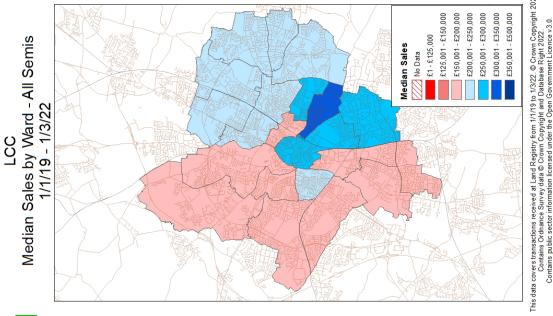








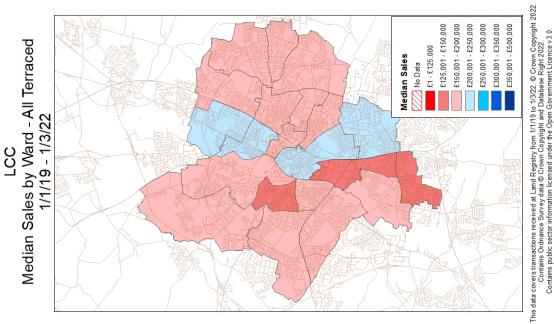




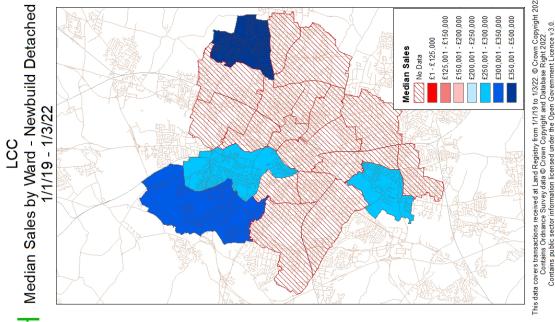
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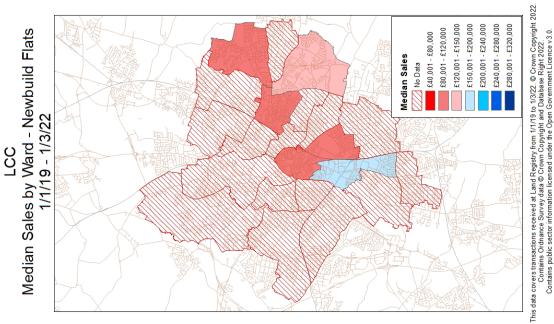




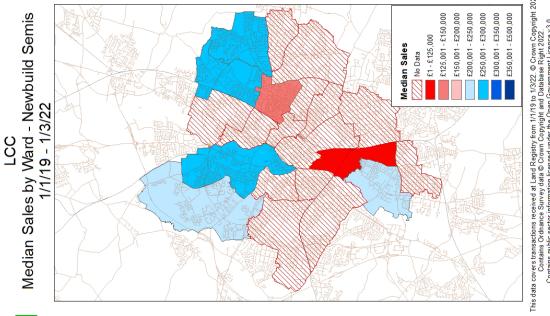


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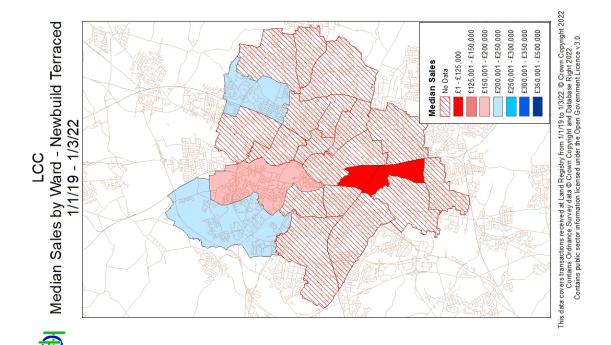




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# Appendix 5 – Land Registry PPD and EPC Data

Date	Price Paid	Type	saon	paon	street	locality	Postcode	m2	£/m2
10/02/2017 14/08/2017 28/07/2017 31/08/2017 27/01/2017 16/03/2017 28/11/2017	£126,000 £135,000 £80,000 £112,000 £193,000 £135,000 £208,000	F F F F F	APARTMENT ST2 FLAT 214 FLAT 221 NORTH TOWER 1 FLAT 10 FLAT 11 FLAT 14	THE EXCHANGE, 5 THE EXCHANGE, 5 THE EXCHANGE, 5 THE EXCHANGE, 5 MADELEINE HOUSE, 76 MADELEINE HOUSE, 76 MADELEINE HOUSE, 76	LEE STREET LEE STREET LEE STREET LEE STREET CLARENDON PARK ROAD CLARENDON PARK ROAD CLARENDON PARK ROAD		LE1 3AH LE1 3AH LE1 3AH LE1 3AH LE2 3AL LE2 3AL LE2 3AL	93.08 34.8 61.41	£1,450 £2,299 £1,824
07/02/2017 31/01/2017 01/09/2017 29/09/2017 23/02/2017 24/07/2017	£195,000 £175,000 £174,950 £190,000 £210,000 £145,000	F F F F	FLAT 2 FLAT 3 FLAT 6 FLAT 7 FLAT 8 FLAT 9	MADELEINE HOUSE, 76 MADELEINE HOUSE, 76 MADELEINE HOUSE, 76 MADELEINE HOUSE, 76 MADELEINE HOUSE, 76 MADELEINE HOUSE, 76	CLARENDON PARK ROAD		LE2 3AL LE2 3AL LE2 3AL LE2 3AL LE2 3AL LE2 3AL		00.404
12/01/2017	£135,500	F F		1	COWPER STREET		LE2 6ES	55 97	£2,464
06/12/2017 21/12/2017	£215,000 £200,000	F		19 21	COWPER STREET COWPER STREET		LE2 6ES LE2 6ES	87 87	£2,471 £2,299
13/03/2017	£310,000	F		1	WHEATSHEAF COURT		LE2 6ET	158	£1,962
27/03/2017	£184,000	F		2	WHEATSHEAF COURT		LE2 6ET	82	£2,244
19/09/2017	£184,000	F		3	WHEATSHEAF COURT		LE2 6ET	82	£2,244
30/01/2017	£184,000	F		4	WHEATSHEAF COURT		LE2 6ET		•
02/11/2017	£185,000	F		5	WHEATSHEAF COURT		LE2 6ET	82	£2,256
24/02/2017	£184,000	F		7	WHEATSHEAF COURT		LE2 6ET	82	£2,244
27/10/2017	£184,000	F		8	WHEATSHEAF COURT		LE2 6ET	82	£2,244
05/10/2017	£184,000	F		9	WHEATSHEAF COURT		LE2 6ET	82	£2,244
31/07/2017	£325,000	F		10	WHEATSHEAF COURT		LE2 6ET	107	£3,037
16/11/2017	£117,000	F		11	WHEATSHEAF COURT		LE2 6ET	50	£2,340
17/11/2017	£117,000	F		12	WHEATSHEAF COURT		LE2 6ET	49	£2,388
31/08/2017	£175,000	F		13	WHEATSHEAF COURT		LE2 6ET	82	£2,134
11/08/2017	£170,000	F		14	WHEATSHEAF COURT		LE2 6ET	79	£2,152
01/12/2017	£170,000	F		15	WHEATSHEAF COURT		LE2 6ET	79	£2,152
04/05/2017	£179,000	F		16	WHEATSHEAF COURT		LE2 6ET	79	£2,266
08/09/2017	£170,000	F		19	WHEATSHEAF COURT		LE2 6ET	79	£2,152
06/10/2017	£185,000	F		20	WHEATSHEAF COURT		LE2 6ET	79	£2,342
25/04/2017	£250,000	F		22	WHEATSHEAF COURT		LE2 6ET	115	£2,174
24/02/2017	£140,000	F	APARTMENT 1	5	COWPER STREET		LE2 6EU	65	£2,154
07/04/2017	£110,000	F	APARTMENT 44	5	COWPER STREET		LE2 6EU	51	£2,157
15/09/2017	£115,000	F	APARTMENT 46	5	COWPER STREET		LE2 6EU	52	£2,212
31/08/2017	£118,000	F	APARTMENT 47	5	COWPER STREET		LE2 6EU	52	£2,269
31/08/2017	£118,000	F	APARTMENT 48	5	COWPER STREET		LE2 6EU	52	£2,269
17/11/2017		F	APARTMENT 49	5	COWPER STREET		LE2 6EU	43	£2,558
04/09/2017	£148,000	F	APARTMENT 14	23	COWPER STREET		LE2 6EW	65	£2,277



31/08/2017	£137,000 F	APARTMENT 16	23	COWPER STREET	LE2 6EW	61	£2,246
04/09/2017	£132,375 F	APARTMENT 17	23	COWPER STREET	LE2 6EW	58	£2,282
21/12/2017	£87,000 F	APARTMENT 18	23	COWPER STREET	LE2 6EW	41	£2,122
04/08/2017	£227.500 F	APARTMENT 19	23	COWPER STREET	LE2 6EW	109	£2.087
08/12/2017	£128,000 F	APARTMENT 3	23	COWPER STREET	LE2 6EW	56	£2,286
31/08/2017	£82,500 F	APARTMENT 33	23	COWPER STREET	LE2 6EW	39	£2,115
31/08/2017	£142,000 F	APARTMENT 34	23	COWPER STREET	LE2 6EW	61	£2,328
30/08/2017	£130,000 F	APARTMENT 35	23	COWPER STREET	LE2 6EW	58	£2,241
17/08/2017	£106,000 F	APARTMENT 37	23	COWPER STREET	LE2 6EW	50	£2.120
22/09/2017	£134,500 F	APARTMENT 4	23	COWPER STREET	LE2 6EW	58	£2,319
22/08/2017	£118,000 F	APARTMENT 50	23	COWPER STREET	LE2 6EW	52	£2,269
							,
18/08/2017	£125,000 F	APARTMENT 51	23	COWPER STREET	LE2 6EW	52	£2,404
15/08/2017	£118,000 F	APARTMENT 52	23	COWPER STREET	LE2 6EW	52	£2,269
13/10/2017	£83,000 F	APARTMENT 54	18	WHEATSHEAF COURT	LE2 6EX	36	£2,306
31/08/2017	£118,000 F	APARTMENT 55	18	WHEATSHEAF COURT	LE2 6EX	51	£2,314
17/08/2017	£118,000 F	APARTMENT 56	18	WHEATSHEAF COURT	LE2 6EX	53	£2,226
31/01/2017	£248,950 T		1	MCKAY AVENUE	LE4 5FD	113	£2,203
28/04/2017	£239,950 T		3	MCKAY AVENUE	LE4 5FD	103	£2,330
10/02/2017	,		5	MCKAY AVENUE	LE4 5FD	113	£2,330
			5 7				
03/02/2017	£239,950 T			MCKAY AVENUE	LE4 5FD	103	£2,330
23/01/2017	£239,950 T		9	MCKAY AVENUE	LE4 5FD	82	£2,926
31/01/2017	£214,950 T		11	MCKAY AVENUE	LE4 5FD	82	£2,621
06/02/2017	£213,450 T		13	MCKAY AVENUE	LE4 5FD	82	£2,603
06/02/2017	£204,950 T		15	MCKAY AVENUE	LE4 5FD	77	£2.662
06/02/2017	£204,450 T		17	MCKAY AVENUE	LE4 5FD	77	£2,655
16/02/2017	£181,950 S		19	MCKAY AVENUE	LE4 5FD	68	£2,676
28/02/2017	,		21	MCKAY AVENUE	LE4 5FD	68	£2,676
28/11/2017	£219,950 T		99	CHARLES BENNION WALK	LE4 5FF	78	£2,820
18/10/2017	£229,950 T		103	CHARLES BENNION WALK	LE4 5FF	85	£2,705
28/09/2017	£229,950 T		105	CHARLES BENNION WALK	LE4 5FF	85	£2,705
29/09/2017	£194,950 T		107	CHARLES BENNION WALK	LE4 5FF	68	£2,867
06/10/2017	£194,950 T		109	CHARLES BENNION WALK	LE4 5FF	68	£2,867
22/09/2017	£258.000 T		111	CHARLES BENNION WALK	LE4 5FF	105	£2.457
27/10/2017	£255,000 T		113	CHARLES BENNION WALK	LE4 5FF	105	£2,429
28/09/2017	£255,000 T		115	CHARLES BENNION WALK	LE4 5FF	105	£2,429
28/09/2017	£255,000 T		117	CHARLES BENNION WALK	LE4 5FF	105	£2,429
24/08/2017	£227,950 T		110A	ROSS WALK	LE4 5HH	85	£2,682
21/12/2017	£215,950 T		110B	ROSS WALK	LE4 5HH	78	£2,769
21/08/2017	£215.950 T		112A	ROSS WALK	LE4 5HH	78	£2.769
18/08/2017	£218.950 T		112B	ROSS WALK	LE4 5HH	78	£2.807
24/08/2017	£223,950 T		114A	ROSS WALK	LE4 5HH	85	£2,635
10/11/2017	£228,950 T		114B	ROSS WALK	LE4 5HH	85	£2,694
							, , , , ,
20/10/2017	£227,950 T		116A	ROSS WALK	LE4 5HH	85	£2,682
24/02/2017	£218,000 T		73	CHARLES BENNION WALK	LE4 5HU	82	£2,659
31/03/2017	£216,500 T		75	CHARLES BENNION WALK	LE4 5HU	82	£2,640
24/02/2017	£216,500 T		77	CHARLES BENNION WALK	LE4 5HU	82	£2,640
03/03/2017	£207,950 T		79	CHARLES BENNION WALK	LE4 5HU	77	£2,701
	•						-



17/03/2017	£206,500 T		81	CHARLES BENNION WALK	LE4 5HU	77	£2,682
23/03/2017	£216,500 T		83	CHARLES BENNION WALK	LE4 5HU	82	£2,640
02/03/2017	£184,950 S		85	CHARLES BENNION WALK	LE4 5HU	68	£2,720
24/03/2017	£184,950 S		87	CHARLES BENNION WALK	LE4 5HU	68	£2,720
30/11/2017	£258,000 T		89	CHARLES BENNION WALK	LE4 5HU	105	£2,457
05/12/2017	£250,000 T		95	CHARLES BENNION WALK	LE4 5HU	105	£2,381
30/11/2017	£217,950 T		1	PEARSON AVENUE	LE4 5JE	78	£2,794
	,						
07/04/2017	£238,000 S		2	PEARSON AVENUE	LE4 5JE	103	£2,311
18/12/2017	£217,950 T		3	PEARSON AVENUE	LE4 5JE	78	£2,794
25/04/2017	£243,950 S		4	PEARSON AVENUE	LE4 5JE	113	£2,159
22/09/2017	£228,950 T		5	PEARSON AVENUE	LE4 5JE	85	£2,694
24/02/2017	£206,500 T		6	PEARSON AVENUE	LE4 5JE	77	£2,682
			7				
29/09/2017	£228,950 T			PEARSON AVENUE	LE4 5JE	85	£2,694
24/01/2017	£204,950 T		8	PEARSON AVENUE	LE4 5JE	77	£2,662
31/10/2017	£217,950 T		9	PEARSON AVENUE	LE4 5JE	78	£2,794
30/01/2017	£214,950 T		10	PEARSON AVENUE	LE4 5JE	82	£2,621
16/10/2017	£217,950 T		11	PEARSON AVENUE	LE4 5JE	111	£1,964
31/03/2017	£239,950 T		12	PEARSON AVENUE	LE4 5JE	103	£2,330
02/11/2017	£196,500 T		13	PEARSON AVENUE	LE4 5JE	68	£2,890
29/03/2017	£239,950 T		14	PEARSON AVENUE	LE4 5JE	103	£2,330
18/12/2017	£196.500 T		15	PEARSON AVENUE	LE4 5JE	68	£2.890
30/03/2017	£245,950 T		16	PEARSON AVENUE	LE4 5JE	113	£2,177
17/11/2017	£228,950 T		17	PEARSON AVENUE	LE4 5JE	85	£2,694
30/03/2017	£245,950 T		18	PEARSON AVENUE	LE4 5JE	113	£2,177
30/03/2017	£248,950 T		20	PEARSON AVENUE	LE4 5JE	113	£2,203
30/11/2017	£217,950 T		21	PEARSON AVENUE	LE4 5JE	78	£2,794
28/11/2017	£228,950 T		23	PEARSON AVENUE	LE4 5JE	85	£2,694
18/01/2018	£159,950 F	FLAT 4	97	CHARLES BENNION WALK	LE4 5FG	70	£2,285
26/03/2018	£154,950 F		97	CHARLES BENNION WALK	LE4 5FG	69	£2,246
22/02/2018	£121,950 F		97	CHARLES BENNION WALK	LE4 5FG	49	£2,489
02/03/2018	£118,000 F	FLAT 7	97	CHARLES BENNION WALK	LE4 5FG	47	£2,511
15/03/2018	£147,950 F	FLAT 8	97	CHARLES BENNION WALK	LE4 5FG	70	£2,114
29/03/2018	£155,000 F		97	CHARLES BENNION WALK	LE4 5FG	68	£2,279
15/06/2018	£202,950 T	1 2/11 0	97	ABBEY MEADOWS	LE4 5FH	74	£2,743
27/03/2018	£199,950 T		99	ABBEY MEADOWS	LE4 5FH	74	£2,702
16/03/2018	£202,950 T		101	ABBEY MEADOWS	LE4 5FH	74	£2,743
29/03/2018	£202,950 T		103	ABBEY MEADOWS	LE4 5FH	74	£2,743
20/03/2018	£199,950 T		105	ABBEY MEADOWS	LE4 5FH	74	£2,702
28/03/2018	£202.950 T		107	ABBEY MEADOWS	LE4 5FH	74	£2,743
08/06/2018	£202,950 T		109	ABBEY MEADOWS	LE4 5FH	74	£2,743
	,						, ,
13/04/2018	£202,950 T		111	ABBEY MEADOWS	LE4 5FH	74	£2,743
29/03/2018	£204,950 T		113	ABBEY MEADOWS	LE4 5FH	74	£2,770
22/03/2018	£279,950 T		115	ABBEY MEADOWS	LE4 5FH	133	£2,105
08/06/2018	£205,950 T		1	PESCALL BOULEVARD	LE4 5FJ	74	£2,783
08/06/2018	£205,950 T		3	PESCALL BOULEVARD	LE4 5FJ	74	£2,783
28/09/2018	£199,950 T		4	PESCALL BOULEVARD	LE4 5FJ	74	£2,702
14/06/2018	£205,950 T		5	PESCALL BOULEVARD	LE4 5FJ	74	£2,783



13/09/2018	£199,950	T	6	PESCALL BOULEVARD		LE4 5FJ	74	£2,702
30/07/2018	£207,995	Ť	7	PESCALL BOULEVARD		LE4 5FJ	74	£2,811
18/07/2018	£207,950	T	8	PESCALL BOULEVARD		LE4 5FJ	74	£2,810
23/03/2018	£238,950	S	9	PESCALL BOULEVARD		LE4 5FJ	95	£2,515
16/11/2018	£195,500	T	10	PESCALL BOULEVARD		LE4 5FJ	74	£2,642
27/04/2018	£236,950	S	11	PESCALL BOULEVARD		LE4 5FJ	95	£2,494
28/09/2018	£199,950	T	12	PESCALL BOULEVARD		LE4 5FJ	74	£2,702
30/04/2018	£241,950	S	13	PESCALL BOULEVARD		LE4 5FJ	95	£2,547
13/07/2018	£207,950	Ť	14	PESCALL BOULEVARD		LE4 5FJ	74	£2,810
		'E'						
24/08/2018	£241,950	S	15	PESCALL BOULEVARD		LE4 5FJ	95	£2,547
14/12/2018	£260.000	Т	1	LANGTON WAY		LE4 5FL	133	£1,955
21/09/2018	£217,950	T	2	LANGTON WAY		LE4 5FL	88	£2,477
21/09/2018	£254,950	S	3	LANGTON WAY		LE4 5FL	109	£2,339
31/08/2018	£224,950		4			LE4 5FL	88	£2,556
		T	· · · · · · · · · · · · · · · · · · ·	LANGTON WAY				
26/11/2018	£252,950	T	5	LANGTON WAY		LE4 5FL	109	£2,321
06/09/2018	£224,950	T	6	LANGTON WAY		LE4 5FL	88	£2,556
28/09/2018	£250,950	T	7	LANGTON WAY		LE4 5FL	109	£2,302
06/09/2018	£229,500	T	8	LANGTON WAY		LE4 5FL	88	£2,608
28/09/2018	£255,950	Ť	9	LANGTON WAY		LE4 5FL		£2,348
							109	
28/09/2018	£230,000	S	10	LANGTON WAY		LE4 5FL	95	£2,421
28/09/2018	£256.950	T	11	LANGTON WAY		LE4 5FL	109	£2,357
07/09/2018	£243,500	S	12	LANGTON WAY		LE4 5FL	95	£2,563
18/10/2018	£247,000	T	13	LANGTON WAY		LE4 5FL	109	£2,266
13/09/2018	£254,950	Т	14	LANGTON WAY		LE4 5FL	109	£2,339
19/11/2018	£247,950	T	15	LANGTON WAY		LE4 5FL	109	£2,275
14/12/2018	£247,000	T	16	LANGTON WAY		LE4 5FL	109	£2,266
22/02/2019	£249,950	Ť	17	LANGTON WAY		LE4 5FL	109	£2,293
28/02/2019	£249,950	T	18	LANGTON WAY		LE4 5FL	109	£2,293
16/11/2018	£199,950	S	6	HARSTON LANE		LE4 5FN	74	£2,702
16/11/2018	£199.950			HARSTON LANE		LE4 5FN	74	£2,702
		S	8					
23/11/2018	£199,950	S	10	HARSTON LANE		LE4 5FN	74	£2,702
30/11/2018	£254,950	T	2	COSBY WALK		LE4 5FR	109	£2,339
			_					
25/01/2019	£249,950	T	4	COSBY WALK		LE4 5FR	109	£2,293
22/02/2019	£249,950	T	8	COSBY WALK		LE4 5FR	109	£2,293
28/01/2019	£252,950	Т	14	COSBY WALK		LE4 5FR	109	£2,321
22/02/2019	£249,950	T	16	COSBY WALK		LE4 5FR	109	£2,293
22/02/2019	£252.950	S	18	COSBY WALK		LE4 5FR	109	£2.321
01/02/2018	£219,950	Ť	108B	ROSS WALK		LE4 5HH	82	£2,682
28/02/2018	£218,950	T	116B	ROSS WALK		LE4 5HH	78	£2,807
14/02/2018	£255,000	T	91	CHARLES BENNION WALK		LE4 5HU	105	£2,429
01/02/2018	£245,000	T	93	CHARLES BENNION WALK		LE4 5HU	105	£2,333
01/02/2018	£218,950	T	19	PEARSON AVENUE		LE4 5JE	85	£2,576
09/02/2018	£230,950	Ť	25	PEARSON AVENUE		LE4 5JE	85	£2,717
					LIANAU TONI			
28/09/2018	£274,995	S	1	LAVERTON ROAD	HAMILTON	LE5 1DW	89	£3,090
17/08/2018	£284,995	S	3	LAVERTON ROAD	HAMILTON	LE5 1DW	89	£3,202
17/08/2018	£299,995	D	5	LAVERTON ROAD	HAMILTON	LE5 1DW	98	£3,061
11/01/2018	£299,995	D	7	LAVERTON ROAD	HAMILTON	LE5 1DW	110	£2,727



1901/2018   2339,995   D									
2302/22018   2289.985   D	19/01/2018	£339,995	D	13	LAVERTON ROAD	HAMILTON	LE5 1DW	120	£2,833
31/08/2018   £264,995   S   17	23/02/2018	£289.995	D		LAVERTON ROAD	HAMILTON	LE5 1DW	105	
100/2018   £264.995   S   19									
16022018									
2903/2018   229,995   D									
1004/2018   £299.995   D		,	<del>-</del>						,
13014/2018   £269,995   D									
2004/2018   2299,995   D   20									
2704/2018   299,995   D   22   FARNLEY ROAD   HAMILTON   LE5 1GP   109   £2,752   2704/2018   2314,995   D   35   FARNLEY ROAD   HAMILTON   LE5 1GP   120   £2,652   2501/2018   2314,995   D   35   FARNLEY ROAD   HAMILTON   LE5 1GP   120   £2,652   2501/2018   2239,995   S   39   FARNLEY ROAD   HAMILTON   LE5 1GP   89   £2,697   2500/2018   2239,995   S   39   FARNLEY ROAD   HAMILTON   LE5 1GP   89   £2,697   2500/2018   2239,995   S   41   FARNLEY ROAD   HAMILTON   LE5 1GP   89   £2,697   2500/2018   2239,995   D   43   FARNLEY ROAD   HAMILTON   LE5 1GP   89   £2,697   2500/2018   2239,995   D   43   FARNLEY ROAD   HAMILTON   LE5 1GP   89   £2,697   2500/2018   2239,995   D   44   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,297   2500/2018   2442,995   D   6   CLOUGHTON ROAD   HAMILTON   LE5 1GR   177   £2,571   2500/2018   2444,995   D   12   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,297   2500/2018   2444,995   D   14   CLOUGHTON ROAD   HAMILTON   LE5 1GR   177   £2,571   2500/2018   2444,995   D   16   CLOUGHTON ROAD   HAMILTON   LE5 1GR   177   £2,521   2500/2018   2444,995   D   16   CLOUGHTON ROAD   HAMILTON   LE5 1GR   177   £2,521   2500/2018   2444,995   D   16   CLOUGHTON ROAD   HAMILTON   LE5 1GR   177   £2,521   2500/2018   2444,995   D   18   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,291   2500/2018   2444,995   D   18   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,291   2500/2018   2444,995   D   20   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,291   2500/2018   2444,995   D   26   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,291   2500/2018   2449,995   D   24   CLOUGHTON ROAD   HAMILTON   LE5 1GR   164   £2,291   2500/2018   2449,995   D   24   CLOUGHTON ROAD   HAMILTON   LE5 1GR   167   £2,571   2500/2018   2449,995   D   24   CLOUGHTON ROAD   HAMILTON   LE5 1GR   167   £2,571   2500/2018   2449,995   D   24   CLOUGHTON ROAD   HAMILTON   LE5 1GR   167   £2,571   2500/2018   2449,995   D   24   CLOUGHTON ROAD   HAMILTON   LE5 1GR   167   £2,671   2500/2018   2449,995   D									
27/04/2018   £272,995   D   24				20					
2501/2018 £314.995 D 35 FARNLEY ROAD HAMILTON LE5 1GP 120 £2.625   2501/2018 £239.995 D 37 FARNLEY ROAD HAMILTON LE5 1GP 89 £2.671   2302/2018 £239.995 S 39 FARNLEY ROAD HAMILTON LE5 1GP 89 £2.697   1603/2018 £239.995 S 41 FARNLEY ROAD HAMILTON LE5 1GP 89 £2.697   1603/2018 £239.995 D 43 FARNLEY ROAD HAMILTON LE5 1GP 105 £2.571   1603/2018 £249.995 D 44 CLOUGHTON ROAD HAMILTON LE5 1GP 105 £2.571   10307/2018 £454.995 D 6 6 CLOUGHTON ROAD HAMILTON LE5 1GR 177 £2.571   10307/2018 £444.995 D 8 8 CLOUGHTON ROAD HAMILTON LE5 1GR 177 £2.571   1066/20218 £444.995 D 122 CLOUGHTON ROAD HAMILTON LE5 1GR 177 £2.591   1066/20218 £444.995 D 144 CLOUGHTON ROAD HAMILTON LE5 1GR 177 £2.591   1066/20218 £444.995 D 144 CLOUGHTON ROAD HAMILTON LE5 1GR 177 £2.591   1066/20218 £444.995 D 144 CLOUGHTON ROAD HAMILTON LE5 1GR 177 £2.591   1067/2018 £444.995 D 148 CLOUGHTON ROAD HAMILTON LE5 1GR 184 £2.591   1068/2018 £444.995 D 188 CLOUGHTON ROAD HAMILTON LE5 1GR 184 £2.591   1068/2018 £444.995 D 188 CLOUGHTON ROAD HAMILTON LE5 1GR 184 £2.591   1068/2018 £444.995 D 188 CLOUGHTON ROAD HAMILTON LE5 1GR 184 £2.622   2308/2018 £444.995 D 2 20 CLOUGHTON ROAD HAMILTON LE5 1GR 189 £2.513   1068/2018 £449.995 D 2 20 CLOUGHTON ROAD HAMILTON LE5 1GR 184 £2.622   2308/2018 £444.995 D 2 20 CLOUGHTON ROAD HAMILTON LE5 1GR 164 £2.622   2308/2018 £449.995 D 2 20 CLOUGHTON ROAD HAMILTON LE5 1GR 164 £2.622   2308/2018 £449.995 D 2 20 CLOUGHTON ROAD HAMILTON LE5 1GR 167 £2.672   1608/2018 £239.995 D 2 24 CLOUGHTON ROAD HAMILTON LE5 1GR 167 £2.672   1609/2018 £239.995 D 2 24 CLOUGHTON ROAD HAMILTON LE5 1GR 167 £2.676   1609/2018 £239.995 D 2 24 CLOUGHTON ROAD HAMILTON LE5 1GR 167 £2.676   1609/2018 £239.995 D 2 24 CLOUGHTON ROAD HAMILTON LE5 1GR 189 £2.768   1609/2018 £239.995 D 2 26 CLOUGHTON ROAD HAMILTON LE5 1GR 186 £2.686    1609/2018 £239.995 D 2 26 CLOUGHTON ROAD HAMILTON LE5 1GR 186 £2.686    1609/2018 £239.995 D 3 30 CLOUGHTON ROAD HAMILTON LE5 1GR 186 £2.686    1609/2018 £239.995 D 3 30 CLOUGHTON ROAD HAMILTON LE5 1GR 170 £2.667    1609/2018 £2		,							, -
2501/2018   £269.995   D   37				24 25					
23/02/2018   £239,995   S   39									
02/03/2018   E239,995   S									
16/03/2018									, - ,
04/05/2018									
03/07/2018									
03/07/2018									
06/07/2018   £449.995   D									
13/07/2018									
20/07/2018									
01/08/2018         £429,995         D         18         CLOUGHTON ROAD         HAMILTON         LE5 1GR         164         £2,622           23/08/2018         £454,995         D         20         CLOUGHTON ROAD         HAMILTON         LE5 1GR         177         £2,571           10/08/2018         £329,995         D         22         CLOUGHTON ROAD         HAMILTON         LE5 1GR         105         £2,762           16/08/2018         £324,995         D         24         CLOUGHTON ROAD         HAMILTON         LE5 1GR         105         £2,762           27/07/2018         £324,995         D         26         CLOUGHTON ROAD         HAMILTON         LE5 1GR         105         £2,762           13/07/2018         £274,995         D         30         CLOUGHTON ROAD         HAMILTON         LE5 1GR         105         £2,619           06/07/2018         £274,995         D         30         CLOUGHTON ROAD         HAMILTON         LE5 1GR         98         £2,806           15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         36         CLOUGHTON RO		,							
23/08/2018		,						189	
10/08/2018   £329,995   D			D		CLOUGHTON ROAD				
16/08/2018         £289,995         D         24         CLOUGHTON ROAD         HAMILTON         LE5 1GR         105         £2,762           27/07/2018         £224,995         D         26         CLOUGHTON ROAD         HAMILTON         LE5 1GR         120         £2,708           13/07/2018         £274,995         D         28         CLOUGHTON ROAD         HAMILTON         LE5 1GR         19         £2,619           06/07/2018         £274,995         D         30         CLOUGHTON ROAD         HAMILTON         LE5 1GR         98         £2,806           16/07/2018         £249,995         D         32         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,806           15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £249,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           26/10/2018         £243,878         T         42         CLOUGHTON ROAD </td <td></td> <td></td> <td></td> <td>20</td> <td>CLOUGHTON ROAD</td> <td></td> <td></td> <td>177</td> <td></td>				20	CLOUGHTON ROAD			177	
27/07/2018	10/08/2018	£329,995	D		CLOUGHTON ROAD	HAMILTON	LE5 1GR	120	£2,750
13/07/2018         £274,995         D         28         CLOUGHTON ROAD         HAMILTON         LE5 1GR         105         £2,619           06/07/2018         £274,995         D         30         CLOUGHTON ROAD         HAMILTON         LE5 1GR         98         £2,809           15/06/2018         £319,995         D         32         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         36         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,753           26/10/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD <td>16/08/2018</td> <td>£289,995</td> <td>D</td> <td>24</td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td>LE5 1GR</td> <td>105</td> <td>£2,762</td>	16/08/2018	£289,995	D	24	CLOUGHTON ROAD	HAMILTON	LE5 1GR	105	£2,762
06/07/2018         £274,995         D         30         CLOUGHTON ROAD         HAMILTON         LE5 1GR         98         £2,806           16/07/2018         £319,995         D         32         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £249,995         S         36         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £246,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           06/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD <td>27/07/2018</td> <td>£324,995</td> <td>D</td> <td>26</td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td>LE5 1GR</td> <td>120</td> <td>£2,708</td>	27/07/2018	£324,995	D	26	CLOUGHTON ROAD	HAMILTON	LE5 1GR	120	£2,708
16/07/2018         £319,995         D         32         CLOUGHTON ROAD         HAMILTON         LE5 1GR         120         £2,667           15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £249,995         S         36         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £246,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,753           26/10/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD <td>13/07/2018</td> <td>£274,995</td> <td>D</td> <td>28</td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td>LE5 1GR</td> <td>105</td> <td>£2,619</td>	13/07/2018	£274,995	D	28	CLOUGHTON ROAD	HAMILTON	LE5 1GR	105	£2,619
15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         36         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £246,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           26/10/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         62         CLOUGHTON ROAD <td>06/07/2018</td> <td>£274,995</td> <td>D</td> <td></td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td>LE5 1GR</td> <td>98</td> <td></td>	06/07/2018	£274,995	D		CLOUGHTON ROAD	HAMILTON	LE5 1GR	98	
15/06/2018         £249,995         S         34         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           15/06/2018         £249,995         S         36         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £246,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,753           26/10/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         62         CLOUGHTON ROAD <td>16/07/2018</td> <td>£319,995</td> <td>D</td> <td>32</td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td>LE5 1GR</td> <td>120</td> <td>£2,667</td>	16/07/2018	£319,995	D	32	CLOUGHTON ROAD	HAMILTON	LE5 1GR	120	£2,667
15/06/2018         £249,995         S         36         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,809           08/06/2018         £246,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         50         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £156,417         T         62         CLOUGHTON ROAD <td>15/06/2018</td> <td></td> <td>S</td> <td></td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td>LE5 1GR</td> <td>89</td> <td></td>	15/06/2018		S		CLOUGHTON ROAD	HAMILTON	LE5 1GR	89	
08/06/2018         £246,995         S         38         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,775           08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,753           26/10/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         50         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £156,417         T         62         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £319,995         D         1         CLOUGHTON ROAD	15/06/2018		S		CLOUGHTON ROAD	HAMILTON		89	£2.809
08/06/2018         £244,995         S         40         CLOUGHTON ROAD         HAMILTON         LE5 1GR         89         £2,753           26/10/2018         £143,878         T         42         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         44         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         50         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £156,417         T         62         CLOUGHTON ROAD         HAMILTON         LE5 1GR         84         £1,862           20/04/2018         £319,995         D         1         CLOUGHTON ROAD         HAMILTON         LE5 1GT         120         £2,667           27/04/2018         £2369,995         D         3         CLOUGHTON ROAD <td>08/06/2018</td> <td>,</td> <td></td> <td></td> <td>CLOUGHTON ROAD</td> <td>HAMILTON</td> <td></td> <td></td> <td></td>	08/06/2018	,			CLOUGHTON ROAD	HAMILTON			
26/10/2018       £143,878       T       42       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       44       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       46       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       48       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       50       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £156,417       T       62       CLOUGHTON ROAD       HAMILTON       LE5 1GR       84       £1,869         20/04/2018       £319,995       D       1       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,667         27/04/2018       £277,995       D       3       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018									
26/10/2018       £143,878       T       44       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       46       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       48       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       50       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £156,417       T       62       CLOUGHTON ROAD       HAMILTON       LE5 1GR       84       £1,862         20/04/2018       £319,995       D       1       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,667         27/04/2018       £277,995       D       3       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,648         18/05/2018       £369,995       D       5       CLOUGHTON ROAD       HAMILTON       LE5 1GT       142       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018									
26/10/2018         £143,878         T         46         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         48         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £143,878         T         50         CLOUGHTON ROAD         HAMILTON         LE5 1GR         77         £1,869           26/10/2018         £156,417         T         62         CLOUGHTON ROAD         HAMILTON         LE5 1GR         84         £1,862           20/04/2018         £319,995         D         1         CLOUGHTON ROAD         HAMILTON         LE5 1GT         120         £2,667           27/04/2018         £277,995         D         3         CLOUGHTON ROAD         HAMILTON         LE5 1GT         105         £2,648           18/05/2018         £369,995         D         5         CLOUGHTON ROAD         HAMILTON         LE5 1GT         142         £2,606           14/12/2018         £334,995         D         7         CLOUGHTON ROAD         HAMILTON         LE5 1GT         120         £2,792           09/11/2018         £282,995         D         9         CLOUGHTON ROAD									
26/10/2018       £143,878       T       48       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £143,878       T       50       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £156,417       T       62       CLOUGHTON ROAD       HAMILTON       LE5 1GR       84       £1,862         20/04/2018       £319,995       D       1       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,667         27/04/2018       £277,995       D       3       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,668         18/05/2018       £369,995       D       5       CLOUGHTON ROAD       HAMILTON       LE5 1GT       142       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018       £282,995       D       9       CLOUGHTON ROAD       HAMILTON       LE5 1GT       98       £2,888         26/07/2018       £279,995       D       1       GATENBY CLOSE       HAMILTON       LE5 1GU       98       £2,857		,							
26/10/2018       £143,878       T       50       CLOUGHTON ROAD       HAMILTON       LE5 1GR       77       £1,869         26/10/2018       £156,417       T       62       CLOUGHTON ROAD       HAMILTON       LE5 1GR       84       £1,862         20/04/2018       £319,995       D       1       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,667         27/04/2018       £277,995       D       3       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,648         18/05/2018       £369,995       D       5       CLOUGHTON ROAD       HAMILTON       LE5 1GT       142       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018       £282,995       D       9       CLOUGHTON ROAD       HAMILTON       LE5 1GT       98       £2,888         26/07/2018       £279,995       D       1       GATENBY CLOSE       HAMILTON       LE5 1GU       98       £2,857									,
26/10/2018       £156,417       T       62       CLOUGHTON ROAD       HAMILTON       LE5 1GR       84       £1,862         20/04/2018       £319,995       D       1       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,667         27/04/2018       £277,995       D       3       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,648         18/05/2018       £369,995       D       5       CLOUGHTON ROAD       HAMILTON       LE5 1GT       142       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018       £282,995       D       9       CLOUGHTON ROAD       HAMILTON       LE5 1GT       98       £2,888         26/07/2018       £279,995       D       1       GATENBY CLOSE       HAMILTON       LE5 1GU       98       £2,857									
20/04/2018         £319,995         D         1         CLOUGHTON ROAD         HAMILTON         LE5 1GT         120         £2,667           27/04/2018         £277,995         D         3         CLOUGHTON ROAD         HAMILTON         LE5 1GT         105         £2,648           18/05/2018         £369,995         D         5         CLOUGHTON ROAD         HAMILTON         LE5 1GT         142         £2,606           14/12/2018         £334,995         D         7         CLOUGHTON ROAD         HAMILTON         LE5 1GT         120         £2,792           09/11/2018         £282,995         D         9         CLOUGHTON ROAD         HAMILTON         LE5 1GT         98         £2,888           26/07/2018         £279,995         D         1         GATENBY CLOSE         HAMILTON         LE5 1GU         98         £2,857				62					
27/04/2018       £277,995       D       3       CLOUGHTON ROAD       HAMILTON       LE5 1GT       105       £2,648         18/05/2018       £369,995       D       5       CLOUGHTON ROAD       HAMILTON       LE5 1GT       142       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018       £282,995       D       9       CLOUGHTON ROAD       HAMILTON       LE5 1GT       98       £2,888         26/07/2018       £279,995       D       1       GATENBY CLOSE       HAMILTON       LE5 1GU       98       £2,857									
18/05/2018       £369,995       D       5       CLOUGHTON ROAD       HAMILTON       LE5 1GT       142       £2,606         14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018       £282,995       D       9       CLOUGHTON ROAD       HAMILTON       LE5 1GT       98       £2,888         26/07/2018       £279,995       D       1       GATENBY CLOSE       HAMILTON       LE5 1GU       98       £2,857				•					
14/12/2018       £334,995       D       7       CLOUGHTON ROAD       HAMILTON       LE5 1GT       120       £2,792         09/11/2018       £282,995       D       9       CLOUGHTON ROAD       HAMILTON       LE5 1GT       98       £2,888         26/07/2018       £279,995       D       1       GATENBY CLOSE       HAMILTON       LE5 1GU       98       £2,857				5					
09/11/2018 £282,995 D 9 CLOUGHTON ROAD HAMILTON LE5 1GT 98 £2,888 26/07/2018 £279,995 D 1 GATENBY CLOSE HAMILTON LE5 1GU 98 £2,857			=	J 7					,
26/07/2018 £279,995 D 1 GATENBY CLOSE HAMILTON LE5 1GU 98 £2,857		,		•					, ,
				9					
10/00/2010 £329,995 D 2 GATENBY CLOSE HAMILTON LES TGU 120 £2,750				1					
	10/00/2018	£329,995	U	۷	GATENDI CLUSE	HAIVIIL I UN	LEO IGU	120	£2,/3U



16/08/2018	£284,995 D		3	GATENBY CLOSE	HAMILTON	LE5 1GU	105	£2,714
07/09/2018	£284,995 D		4	GATENBY CLOSE	HAMILTON	LE5 1GU	105	£2,714
21/09/2018	£289,995 D		5	GATENBY CLOSE	HAMILTON	LE5 1GU	105	£2,762
28/09/2018	£254,995 S		6	GATENBY CLOSE	HAMILTON	LE5 1GU	89	£2.865
			7					
28/09/2018	£254,995 S		7	GATENBY CLOSE	HAMILTON	LE5 1GU	89	£2,865
08/10/2018	£289,995 D		8	GATENBY CLOSE	HAMILTON	LE5 1GU	105	£2,762
26/10/2018	£279,995 D		9	GATENBY CLOSE	HAMILTON	LE5 1GU	98	£2,857
12/10/2018	£259,995 S		10	GATENBY CLOSE	HAMILTON	LE5 1GU	89	£2,921
19/10/2018	£264,995 S		11	GATENBY CLOSE	HAMILTON	LE5 1GU	89	£2,977
30/01/2019	£282,995 D		12	GATENBY CLOSE	HAMILTON	LE5 1GU	98	£2,888
23/03/2018	£108,500 F	APARTMENT 1	190	SANDHILLS AVENUE	HAMILTON	LE5 1PL	63	£1,722
		APARTMENT 11				LE5 1PL		
27/02/2018		APARTMENT TI	190	SANDHILLS AVENUE	HAMILTON		43	£1,744
02/11/2018	£349,995 D		87	LAVERTON ROAD	HAMILTON	LE5 1WG	128	£2,734
08/10/2018	£399,995 D		89	LAVERTON ROAD	HAMILTON	LE5 1WG	150	£2,667
27/04/2018	£439,995 D		91	LAVERTON ROAD	HAMILTON	LE5 1WG	164	£2,683
23/02/2018	£469,995 D		93	LAVERTON ROAD	HAMILTON	LE5 1WG	177	£2,655
30/11/2018	£279,995 S		2	LAVERTON ROAD	HAMILTON	LE5 1WJ	89	£3,146
04/01/2019	£279,995 S		4	LAVERTON ROAD	HAMILTON	LE5 1WJ	89	£3,146
14/12/2018	£289,995 D		6	LAVERTON ROAD	HAMILTON	LE5 1WJ	98	£2,959
14/12/2018	£294,995 D		8	LAVERTON ROAD	HAMILTON	LE5 1WJ	105	£2,809
04/01/2019	£339,995 D		10	LAVERTON ROAD	HAMILTON	LE5 1WJ	120	£2,833
25/05/2018	£389,995 D		17	BARLOW ROAD	HAMILTON	LE5 1WL	150	£2,600
19/04/2018	£469,995 D		21	BARLOW ROAD	HAMILTON	LE5 1WL	189	£2,487
02/03/2018	£524,995 D		23	BARLOW ROAD	HAMILTON	LE5 1WL	208	£2,524
23/04/2018	£254,995 S		48	KEYHAM LANE WEST	HAMILTON	LE5 1WN	118	£2,161
02/02/2018	£239,995 S		50	KEYHAM LANE WEST	HAMILTON	LE5 1WN	103	£2,330
16/03/2018	£272,995 D		1	BORROWBY CLOSE	HAMILTON	LE5 1WQ	105	£2,600
16/03/2018	£309,995 D		2	BORROWBY CLOSE	HAMILTON	LE5 1WQ	120	£2,583
08/02/2018	£259,995 D		3	BORROWBY CLOSE	HAMILTON	LE5 TWQ	98	£2,5653
09/03/2018	£269,995 D		4	BORROWBY CLOSE	HAMILTON	LE5 1WQ	105	£2,571
16/02/2018	£329,995 D		5	BORROWBY CLOSE	HAMILTON	LE5 1WQ	128	£2,578
05/02/2018	£349,995 D		6	BORROWBY CLOSE	HAMILTON	LE5 1WQ	131	£2,672
25/01/2018	£329,995 D		7	BORROWBY CLOSE	HAMILTON	LE5 1WQ	128	£2,578
12/01/2018	£267,995 D		8	BORROWBY CLOSE	HAMILTON	LE5 1WQ	105	£2,552
05/01/2018	£309,995 D		9	BORROWBY CLOSE	HAMILTON	LE5 1WQ	120	£2,583
30/01/2018	£304,995 D		11	BORROWBY CLOSE	HAMILTON	LE5 1WQ	120	£2,542
17/10/2018	£489,995 D		1	GRINDALE ROAD	HAMILTON	LE5 1WS	189	£2,593
12/10/2018	£454,995 D		•	GRINDALE ROAD	HAMILTON	LE5 1WS		
	,		3				177	£2,571
01/02/2019	£489,995 D		4	GRINDALE ROAD	HAMILTON	LE5 1WS	189	£2,593
16/11/2018	£399,995 D		5	GRINDALE ROAD	HAMILTON	LE5 1WS	150	£2,667
30/11/2018	£399,995 D		6	GRINDALE ROAD	HAMILTON	LE5 1WS	150	£2,667
07/12/2018	£439,995 D		7	GRINDALE ROAD	HAMILTON	LE5 1WS	164	£2,683
14/12/2018	£459,995 D		8	GRINDALE ROAD	HAMILTON	LE5 1WS	177	£2,599
04/01/2019	£439,995 D		9	GRINDALE ROAD	HAMILTON	LE5 1WS		,
18/01/2019	£404.995 D		10	GRINDALE ROAD	HAMILTON	LE5 1WS	150	£2.700
21/02/2019	£294,995 D		12	GRINDALE ROAD	HAMILTON	LE5 1WS	105	£2,809
27/02/2019	,		13			LE5 TWS	189	
21/02/2019	£489,995 D		13	GRINDALE ROAD	HAMILTON	LEO IVVO	109	£2,593



29/06/2018	£355.000	D	5	RAYWELL ROAD	HAMILTON	LE5 1WU	128	£2,773
30/07/2018	£300,000	D	7	RAYWELL ROAD	HAMILTON	LE5 1WU	108	£2,778
31/05/2018	£400,000	D	13	RAYWELL ROAD	HAMILTON	LE5 1WU	166	£2,410
26/01/2018	£323,000	D	23	RAYWELL ROAD	HAMILTON	LE5 1WU	128	£2,523
30/07/2018	£438,000	D	25	RAYWELL ROAD	HAMILTON	LE5 1WU	180	£2,433
11/05/2018					HAMILTON	LE5 1WU		
	£414,000	D	27	RAYWELL ROAD			166	£2,494
30/10/2018	£295,000	D	29	RAYWELL ROAD	HAMILTON	LE5 1WU	180	£1,639
28/09/2018	£446,000	D	31	RAYWELL ROAD	HAMILTON	LE5 1WU	180	£2,478
27/04/2018	£305,000	D	33	RAYWELL ROAD	HAMILTON	LE5 1WU	115	£2,652
27/07/2018	£424,000	D	35	RAYWELL ROAD	HAMILTON	LE5 1WU	166	£2,554
20/09/2018	£283,000	D	37	RAYWELL ROAD	HAMILTON	LE5 1WU	180	£1,572
27/07/2018	£325,000	D	39	RAYWELL ROAD	HAMILTON	LE5 1WU	128	£2,539
27/09/2018	£335,000	D	41	RAYWELL ROAD	HAMILTON	LE5 1WU	128	£2,617
15/10/2018	£330,000	D	43	RAYWELL ROAD	HAMILTON	LE5 1WU	128	£2,578
29/10/2018	£330,000	D	45	RAYWELL ROAD	HAMILTON	LE5 1WU	128	£2,578
16/11/2018	£230,000	S	49	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,674
30/11/2018	£235,000	S	51	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,733
30/11/2018	£235,000	S	53	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,733
03/12/2018	£235,000	S	55	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,733
30/11/2018	£235,000	S	57	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,733
14/12/2018	£235,000	T	59	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,733
14/12/2018	£230,000	T	61	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,674
14/12/2018	£235,000	T	63	RAYWELL ROAD	HAMILTON	LE5 1WU	86	£2,733
19/01/2018	£310,000	D	2	RAYWELL ROAD	HAMILTON	LE5 1WX	128	£2,422
19/01/2018	£310.000	D	4	RAYWELL ROAD	HAMILTON	LE5 1WX	128	£2,422
26/01/2018	£430,000	D	8	RAYWELL ROAD	HAMILTON	LE5 1WX	180	£2,389
11/01/2018	£300,000	D	16	RAYWELL ROAD	HAMILTON	LE5 1WX	115	£2,609
18/05/2018	£413,000	D	18	RAYWELL ROAD	HAMILTON	LE5 1WX	166	£2,488
23/07/2018	£308,000	D	20	RAYWELL ROAD	HAMILTON	LE5 1WX	115	£2,400
29/01/2018	£310.000	D	24	RAYWELL ROAD	HAMILTON	LE5 1WX	128	£2,070
27/04/2018	£320,000	D	26	RAYWELL ROAD	HAMILTON	LE5 1WX	128	£2,500
11/05/2018	£320,000	D	28	RAYWELL ROAD	HAMILTON	LE5 1WX	128	£2,500
11/05/2018	£303,000	D	30	RAYWELL ROAD	HAMILTON	LE5 1WX	115	£2,635
25/05/2018	£298,000	D	32	RAYWELL ROAD	HAMILTON	LE5 1WX	115	£2,591
27/07/2018	£320,000	D	34	RAYWELL ROAD	HAMILTON	LE5 1WX	128	£2,500
27/07/2018	£308,000	D	36	RAYWELL ROAD	HAMILTON	LE5 1WX	115	£2,678
27/07/2018	£235,000	S	38	RAYWELL ROAD	HAMILTON	LE5 1WX	86	£2,733
27/07/2018	£220,000	S	40	RAYWELL ROAD	HAMILTON	LE5 1WX	86	£2,558
24/07/2018	£230,000	S	42	RAYWELL ROAD	HAMILTON	LE5 1WX	86	£2.674
20/07/2018	£230,000	S	44	RAYWELL ROAD	HAMILTON	LE5 1WX	86	£2.674
13/07/2018	£288.000	D	46	RAYWELL ROAD	HAMILTON	LE5 1WX	108	£2.667
28/09/2018	£292,000	D	48	RAYWELL ROAD	HAMILTON	LE5 1WX	108	£2,704
28/09/2018	£292,000 £335,000		50	RAYWELL ROAD	HAMILTON	LE5 1WX		£2,704 £2,617
		D					128	
26/10/2018	£310,000	D	54	RAYWELL ROAD	HAMILTON	LE5 1WX	116	£2,672
26/10/2018	£308,000	D	56	RAYWELL ROAD	HAMILTON	LE5 1WX	115	£2,678
21/09/2018	£115,950	F	4	PILGRIM GARDENS		LE5 6AL	56	£2,071
22/09/2017	£272,995	D	23	FARNLEY ROAD	HAMILTON	LE5 1GP	109	£2,505



22/09/2017	£399,995	D	5	BARLOW ROAD	HAMILTON	LE5 1WL	164	£2,439
15/09/2017		D	70	HERONGATE ROAD		LE5 0BJ	106	£2,425
15/09/2017		D	2	GARDENIA ROAD		LE5 0PZ	109	£2,358
15/09/2017		T	4	GARDENIA ROAD		LE5 0PZ	69	£2,667
14/09/2017	£249,995	D	21	FARNLEY ROAD	HAMILTON	LE5 1GP	98	£2,551
08/09/2017		D	9	BARLOW ROAD	HAMILTON	LE5 1WL	150	£2.467
06/09/2017		F APARTMENT 7	204	SANDHILLS AVENUE	HAMILTON	LE5 1PL	43	£1,744
	,							,
31/08/2017		D	29	FARNLEY ROAD	HAMILTON	LE5 1GP	131	£2,443
30/08/2017	£105,000	F APARTMENT 16	190	SANDHILLS AVENUE	HAMILTON	LE5 1PL	63	£1,667
25/08/2017	£181,995	T	8	GARDENIA ROAD		LE5 0PZ	69	£2,638
18/08/2017		Т	10	GARDENIA ROAD		LE5 0PZ	69	£2,667
14/08/2017		D.	2	HAYTON ROAD	HAMILTON	LE5 1GS		£2,443
					HAMILION		131	
11/08/2017		S	12	GARDENIA ROAD		LE5 0PZ	91	£2,297
11/08/2017	£208,995	S	14	GARDENIA ROAD		LE5 0PZ	91	£2,297
28/07/2017	£249,995	D	4	HAYTON ROAD	HAMILTON	LE5 1GS	98	£2.551
28/07/2017		D	13	BARLOW ROAD	HAMILTON	LE5 1WL	189	£2,328
28/07/2017	,	D	15			LE5 1WL		,
				BARLOW ROAD	HAMILTON		164	£2,409
20/07/2017		D	11	BARLOW ROAD	HAMILTON	LE5 1WL	177	£2,401
07/07/2017	£223,000	T	1	LITTLEBURY PLACE		LE5 0BR		
07/07/2017	£220,000	T	3	LITTLEBURY PLACE		LE5 0BR		
07/07/2017		Т	33	GROSVENOR GATE		LE5 0TL	115	£2,261
07/07/2017		D	2	CLOUGHTON ROAD	HAMILTON	LE5 1GR	189	£2,328
07/07/2017		D	1	NEWLAND CLOSE	HAMILTON	LE5 1WT	98	£2,551
05/07/2017	£220,000	T	5	LITTLEBURY PLACE		LE5 0BR		
30/06/2017	£181,995	T	102	WYCOMBE ROAD		LE5 0PR	73	£2,493
30/06/2017		T	104	WYCOMBE ROAD		LE5 0PR	87	£2,391
30/06/2017		Ť	2	DAHLIA ROAD		LE5 0PY	87	£2,391
	,							
30/06/2017		S	16	GARDENIA ROAD		LE5 0PZ	104	£2,115
30/06/2017		S	18	GARDENIA ROAD		LE5 0PZ	104	£2,096
30/06/2017		T	35	GROSVENOR GATE		LE5 0TL	114	£2,175
30/06/2017	£189,995	T	16	KINSLEY ROAD	HAMILTON	LE5 1GL	75	£2,533
29/06/2017		D	7	NEWLAND CLOSE	HAMILTON	LE5 1WT	120	£2,500
23/06/2017		S	68	HALLATON ROAD	TIAMILTON	LE5 0PX	103	£2,408
23/06/2017		Т	4	DAHLIA ROAD		LE5 0PY	87	£2,425
23/06/2017	£264,000	T	29	GROSVENOR GATE		LE5 0TL	115	£2,296
20/06/2017	£514,950	D	4	LANGTOFT CLOSE	HAMILTON	LE5 1WP	208	£2,476
19/06/2017	£439,995	D	25	BARLOW ROAD	HAMILTON	LE5 1WL	189	£2,328
16/06/2017		T T	28	GARDENIA ROAD	10 00021 014	LE5 0PZ	68	£2,647
					LIANAU TONI			
16/06/2017		D	5	NEWLAND CLOSE	HAMILTON	LE5 1WT	128	£2,578
09/06/2017		S	20	GARDENIA ROAD		LE5 0PZ	104	£2,096
09/06/2017	£217,995	S	22	GARDENIA ROAD		LE5 0PZ	104	£2,096
02/06/2017		S	24	GARDENIA ROAD		LE5 0PZ	91	£2,286
02/06/2017		D	9	NEWLAND CLOSE	HAMILTON	LE5 1WT	142	£2,465
01/06/2017		T	32	GARDENIA ROAD	HAMILION	LE5 0PZ	103	£1,748
26/05/2017		<u>T</u>	7	LITTLEBURY PLACE		LE5 0BR	97	£2,268
26/05/2017		T	9	LITTLEBURY PLACE		LE5 0BR	97	£2,320
26/05/2017	£184,995	T	64	HALLATON ROAD		LE5 0PX	73	£2,534
	,							,



26/05/2017	£214,995	Т	66	HALLATON ROAD		LE5 0PX	87	£2,471
26/05/2017	£207.995	S	26	GARDENIA ROAD		LE5 0PZ	91	£2.286
26/05/2017	,	D	11	NEWLAND CLOSE	HAMILTON	LE5 1WT	105	£2,571
22/05/2017		D	27	BARLOW ROAD	HAMILTON	LE5 1WL	177	£2,401
19/05/2017		T	30	GARDENIA ROAD	HAMILION	LE5 0PZ	68	£2,573
19/05/2017		T	25	GROSVENOR GATE		LE5 0TL	114	£2,237
19/05/2017		F APARTMENT 8	190	SANDHILLS AVENUE	HAMILTON	LE5 1PL	63	£1,667
19/05/2017		D	13	NEWLAND CLOSE	HAMILTON	LE5 1WT	120	£2,583
12/05/2017		D	7	GAINSFORD ROAD		LE5 0BU	143	£2,308
12/05/2017	£246,995	D	34	GARDENIA ROAD		LE5 0PZ	109	£2,266
12/05/2017	£244,995	S	36	GARDENIA ROAD		LE5 0PZ	103	£2,379
12/05/2017	£359,995	D	15	NEWLAND CLOSE	HAMILTON	LE5 1WT	142	£2,535
12/05/2017		F	1	PILGRIM GARDENS		LE5 6AL	75	£1,900
28/04/2017		S	38	GARDENIA ROAD		LE5 0PZ	103	£2,301
28/04/2017		S	40	GARDENIA ROAD		LE5 0PZ	104	£2.211
28/04/2017		D	1	RAYWELL ROAD	HAMILTON	LE5 1WU	150	£2,467
28/04/2017		D	·	RAYWELL ROAD	HAMILTON	LE5 1WU		
			3		HAMILION		164	£2,378
27/04/2017		T	57	GROSVENOR GATE		LE5 0TL		00.044
21/04/2017		S	42	GARDENIA ROAD		LE5 0PZ	104	£2,211
21/04/2017		S	44	GARDENIA ROAD		LE5 0PZ	103	£2,330
21/04/2017		D	10	NEWLAND CLOSE	HAMILTON	LE5 1WT	181	£2,127
20/04/2017	£225,000	T	59	GROSVENOR GATE		LE5 0TL	97	£2,320
13/04/2017	£220,000	Т	55	GROSVENOR GATE		LE5 0TL	97	£2,268
13/04/2017	£234,995	S	2	NEWLAND CLOSE	HAMILTON	LE5 1WT	89	£2,640
11/04/2017	£143,500	Т	6	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017		Ť	7	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017		Ť	8	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017		T	9	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017		T	10	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017		T	11	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017	,	T	17	OCTON CLOSE	HAMILTON	LE5 1GQ	77	£1,714
11/04/2017		S	18	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
11/04/2017		S	19	OCTON CLOSE	HAMILTON	LE5 1GQ	84	£1,708
07/04/2017		D	4	HIGHWOOD DRIVE		LE5 0BW	144	£2,240
07/04/2017	£174,995	T	48	GARDENIA ROAD		LE5 0PZ	73	£2,397
07/04/2017	£172,995	Т	50	GARDENIA ROAD		LE5 0PZ	73	£2,370
07/04/2017	£172,995	T	52	GARDENIA ROAD		LE5 0PZ	73	£2,370
07/04/2017		S	4	NEWLAND CLOSE	HAMILTON	LE5 1WT	89	£2,640
06/04/2017		S	46	GARDENIA ROAD		LE5 0PZ	103	£2,330
31/03/2017		T T	54	GARDENIA ROAD		LE5 0PZ	73	£2,397
31/03/2017		S	15	FARNLEY ROAD	HAMILTON	LE5 1GP	103	£2,282
31/03/2017		D	26	BARLOW ROAD	HAMILTON	LE5 1WL	150	£2,433
24/03/2017	,	T			HAMILION	LE5 TVL		£2,433 £2.304
			31	GROSVENOR GATE	LIANUL TON		115	,
24/03/2017		D	6	NEWLAND CLOSE	HAMILTON	LE5 1WT	131	£2,443
24/03/2017		D	8	NEWLAND CLOSE	HAMILTON	LE5 1WT	142	£2,535
22/03/2017	,	Ţ	27	GROSVENOR GATE		LE5 0TL	115	£2,261
17/03/2017	£212,000	S	17	GARDENIA ROAD		LE5 0QR	104	£2,038



17/03/2017	£203,995	S	19	GARDENIA ROAD		LE5 0QR	91	£2,242
17/03/2017	£203,995	S	21	GARDENIA ROAD		LE5 0QR	91	£2,242
17/03/2017	£364,995	D	28	BARLOW ROAD	HAMILTON	LE5 1WL	150	£2,433
10/03/2017	£210.000	Т	13	GARDENIA ROAD		LE5 0QR	104	£2,019
10/03/2017	£210,000	S	15	GARDENIA ROAD		LE5 0QR	104	£2,019
10/03/2017	£210,000	Т	53	GROSVENOR GATE		LE5 0TL		,
10/03/2017	,	D	30	BARLOW ROAD	HAMILTON	LE5 1WL	168	£2,351
03/03/2017	£234,995	S	3	GARDENIA ROAD		LE5 0QR	103	£2,282
03/03/2017	£210.000	Т	9	GARDENIA ROAD		LE5 0QR	104	£2,019
03/03/2017	£209,995	T	11	GARDENIA ROAD		LE5 0QR	104	£2,019
03/03/2017	£394,995	D	32	BARLOW ROAD	HAMILTON	LE5 1WL	168	£2,351
03/03/2017	£384,995	D	34	BARLOW ROAD	HAMILTON	LE5 1WL	164	£2,348
01/03/2017	£349,950	D	2	FARNLEY ROAD	HAMILTON	LE5 1GP	142	£2,464
24/02/2017	£209,995	S	10	IRIS CLOSE		LE5 0QT	104	£2,019
24/02/2017	£244,995	S	17	FARNLEY ROAD	HAMILTON	LE5 1GP	103	£2,379
17/02/2017	£209,995	S	12	IRIS CLOSE		LE5 0QT	104	£2,019
17/02/2017	£195,950	S	17	KINSLEY ROAD		LE5 1GL	75	£2,613
17/02/2017	£419,995	D	36	BARLOW ROAD	HAMILTON	LE5 1WL	177	£2,373
10/02/2017	£239,995	S	13	FARNLEY ROAD	HAMILTON	LE5 1GP	103	£2,330
10/02/2017	£436,995	D	38	BARLOW ROAD	HAMILTON	LE5 1WL	189	£2,312
08/02/2017	£217,950	S	7	FARNLEY ROAD	HAMILTON	LE5 1GP	78	£2,794
31/01/2017	£320,000	D	5	GAINSFORD ROAD		LE5 0BU	137	£2,336
27/01/2017	£249,995	D	9	FARNLEY ROAD	HAMILTON	LE5 1GP	98	£2,551
27/01/2017	£249,995	D	19	FARNLEY ROAD	HAMILTON	LE5 1GP	98	£2,551
27/01/2017	£419,950	D	40	BARLOW ROAD	HAMILTON	LE5 1WL	177	£2,373
27/01/2017	£355,950	D	42	BARLOW ROAD	HAMILTON	LE5 1WL	150	£2,373
27/01/2017	£436,950	D	44	BARLOW ROAD	HAMILTON	LE5 1WL	189	£2,312
26/01/2017	£234,995	S	11	FARNLEY ROAD	HAMILTON	LE5 1GP	103	£2,282
02/01/2017	£324,995	D	25	FARNLEY ROAD	HAMILTON	LE5 1GP	128	£2,539



# Appendix 6 – Residential Newbuild Asking Prices

### March 2019

Area	Developer / Agent	Development			Postcode	Туре	Beds	D F SD T	Area (m2) House	Asking Price	House	Asking Price Flat	House
Leic 1	Opulent	#47	Clarence St	Leicester	LE1		0 1 2 3	f f	riouse	£73,900 £104,500 £190,000 £222,000	riouse	i iai	Tiouse
Leic 2 Leic 3							3	ı		£222,000			
Leic 4	Sand Royale	City Heights Uppingham	Conduit St Uppingham	Leicester	LE2		1	f		£69,900			
Laire	Kings	Gardens	Rd	Humberstone	LE5		3 6	d d	143 260		£400,000 £470,000		£2,805.05 £1,805.61
Leic 5	Purplebricks		Princess Road West	Leicester	LE1 6TS		1	f	102	£120,000		£1,176.47	
Leic 6	James Sellicks	Cox Close	Clarendon park	Leicester	LE2 3NX		3	d			£385,000		
Leic 7	Harrison Murray	Evelyn Road	Braunstone	Leicester	LE3	x4	2	sd			£190,000		
Leic 8			Somerset										
	Barratt	City Heights	Avenue	Leicester	LE4 0JY	Maidstone Moresby Kingsville	3 3 4	sd sd sd	75 76 104		£239,995 £259,995 £269,995		£3,199.93 £3,420.99 £2,596.11
	Morris	Glebelands	Leicester Rd	Ashton Green	LE4 2WE	Didsbury Wharfdale Willington	3 4 4	d d	84 142 100		£247,750 £369,750 £384,750		£2,949.40 £2,603.87 £3,847.50
Wider Area			Kathleen			J							,
Glenfield	Frank Innes		Close	Glenfield	LE3 8RH		4 3 4 4	d sd d d			£365,000 £250,000 £370,000 £450,000		
Birstall	Jelson	Hallam Fields	Loughborough Road	Birstall	LE4 3NF	Cartmel Plover	2	sd sd	58 76		£194,950 £212,950		£3,361.21 £2,801.97



		New				Goldcrest Bunting	3	d sd	83 94		£259,950 £239,950		£3,131.93 £2,552.66
Lubbersthorpe	Barratt	Lubbersthorpe	Beggars Lane	Lubbersthorpe	LE3 3NQ	Foxton 1	2	f	67	£179,995		£2,702.16	
						Foxton 2	2	f	69	£180,995		£2,611.54	
						Foxton 2	3	f	84	£211,995		£2,529.81	
						Kendal	2	sd	59		£203,995		£3,457.54
						Finchley	3	sd	75		£242,995		£3,239.93
						Morpeth	3	d	90		£299,995		£3,333.28
						York	3	d	85		£304,995		£3,588.18
						Chesham	4	d	118		£319,995		£2,711.82
		The Market		New									
Lubbersthorpe	Davidsons	Village	Tay Road	Lubbersthorpe	LE19 4BF	Evesham	4	d	136		£405,995		£2,985.26
						Carnel	3	sd	80		£249,995		£3,124.94
						Chisley	3	sd	104		£299,995		£2,884.57
						Watermead	3	d	88		£304,995		£3,465.85
						Ashley	3	t	63		£221,995		£3,523.73
						Castleton	4	d	160		£459,995		£2,874.97
						Hutton	3	d			£304,995		
						Dorset	3	d	91		£304,995		£3,351.59
						Lincoln	4	d	117		£314,995		£2,692.26
						Newark	4	d	123		£339,995		£2,764.19
						Ford	3	d	90		£314,995		£3,499.94
						Lancaster	4	d			£384,995		
						Harlech	3	t	74		£249,995		£3,378.31
	Taylor	Rainbow											
Hamilton	Wimpey	Meadows	Bryony Road	Hamilton	LE5 1SZ	Gosford	3	t	80		£235,000		£2,920.92
		Bradgate				Wigmore							
Anstey	Davidsons	Chase	Gynsill Lane	Anstey	LE7 7AL	Victorian	4	d			£355,995		
							4	d	123		£349,995		£2,845.49
							4	d	117		£319,995		£2,735.00
							3	d	91		£299,995		£3,296.65
							3	t <sub>.</sub>	80		£247,995		£3,099.94
							4	d	114		£334,995		£2,938.55
			Cropston										
Anstey	Jelson	The Leys	Road	Anstey	LE7 7BR	Goldcrest	3	d	83		£279,950		£3,372.89
						Swallow	4	d			£324,950		
						Mallard	4	d			£369,950		00 000 15
						Kittiwake	4	d	112		£369,950		£3,303.13
						Saunton	4	d	126		£389,950		£3,094.84
						Mallard	4	d	400		£399,950		00 400 0=
						Wagtail	4	d	128		£404,950		£3,163.67
						Goodwood	3	d	86		£289,950		£3,371.51



### April 2022

Agent - Developer	Development	Address	Address	Postcode	Туре	No of Beds	D/F/S/T	m2	Asking Price	Asking Price £/m2
Barratt	City Heights	Somerset Avenue	Leicester	LE4 0JY	Broughton x2	4	S	123	£329,995	£2,683
				LE4 0JY	Broughton	4	S	123	£334,995	£2,724
				LE4 0JY	Fircroft	6	S	130	£414,995	£3,192
				LE4 0JY	Fircroft	6	S	130	£419,995	£3,231
Morris	St Andrews Park	Lutterworth Road	Aylestone	LE2 8PH	Dalton	3		87	£314,750	£3,618
			•	LE2 8PH	Adlington	4	D	104	£377,750	£3,632
				LE2 8PH	Brereton	4	D	109	£392,750	£3,603
				LE2 8PH	Warwick	4	D	132	£469,750	£3,559
				LE2 8PH	Norfolk	4	D		£479,750	
				LE2 8PH	Henley	4	D	139	£484,750	£3,487
				LE2 8PH	Burford	4	D	144	£499,750	£3,470
Keepmoat	Waterside	Frog Island	Leicester	LE3 5BY	Barkby x4	3	Т	140	£369,995	£2,643
•		o .		LE3 5BY	Enderbyx2	3	Т	102	£279,995	£2,745
				LE3 5BY	Melton x2	3	Т	106	£364,995	£3,443
				LE3 5BY	Quorn x3	3	Т	110	£319,995	£2,909
				LE3 5BY	Syston	4	Т		£330,995	•
				LE3 5BY	Wigston	4	D		£359,995	
				LE3 5BY	Block 8	1	F		£158,995	
				LE3 5BY	Block 8	2	F		£192,995	
Hazleton Homes	Hine Park	Elmdon Drive	Humberstone	LE5 0BG					- ,	





# Appendix 7 – Student Housing

Address	Address	Postcode	Number beds	Cluster?	Room type	Self Catering	Inclusive	Contract length (weeks)	£ per week
Manor Road	Oadby	LA2 2	2 3 4		single single ensuite single ensuite	y y	y y	39 39 39	£115.50 £147.70 £149.10
			2		single ensuite	y y	y y	39	£149.10 £151.20
			3		single studio	y	y	39	£167.30
Stoughton Drive South	Oadby	LE2 2NA	4		twin	n	У	39	£120.40
			3 5		single single	n n	y y	39 39	£152.60 £155.40
			2		single	n	y	39	£160.30
Stoughton Drive South	Oadby	LE2 2NA	1		single	У	у	39	£86.00
			11 1		single single	У	у	39 39	£99.90 £108.50
			2		single	y y	y y	39	£111.30
Manor Road	Oadby	LE2 2ND	152	у	single	ý	ý	39	£156.00
	1 -1	1 EO CAD	2	У	single studio	У	У	39	£177.10
	Leicester	LE2 6AB	24 179	y y	single single ensuite	y y	y y	44 44	£135.00 £160.50
			52	y	single studio	y	y	44	£177.50
Stoughton Road South	Oadby	LE2 2NB	4	y	twin	У	у	39	£85.00
			6 5	У	single	У	у	39 39	£97.90
			ວ 11	y y	single single	y y	y y	39	£99.90 £108.50
			19	y	single	y	y	39	£111.30
			1	у	single	у	У	39	£116.20
			2 2	У	single ensuite 1 bed flat	У	У	39 39	£137.20 £163.80
Manor Road	Oadby	LE2 2ND	12	у	single	y y	y y	39	£95.20
	,		1	ý	single	ý	ý	39	£95.20
			3	У	single	У	у	39	£98.00
			12 2	y y	single single	y y	y y	39 39	£98.00 £108.50
			1	у	1 bed flat	y	y	39	£158.90
Stoughton Drive South	Oadby	LE2 2NA	152	у	single	У	У	39	£128.00
Manor Road	Oadby	LE2 2LG	1 7	У	single	У	у	39	£88.20 £110.50
			1	y y	single single	y y	y y	39 39	£110.50 £115.50
			29	y	single	y	у	39	£118.00
			1	У	single ensuite	у	у	39	£144.00
Stoughton Drive South	Oadby	LE2 2NA	1 11	y y	single studio single ensuite	y y	y y	44 39	£163.80 £152.50
Gloughton Drive Gouth	Oddby	LLZ ZIVA	82	y y	single ensuite	y	y	39	£158.90
			2	y	single ensuite	y	y	39	£161.00
Stoughton Drive South	Oadby	LE2 2LH	1 5	У	single studio	у	у	39 39	£167.30 £101.50
Stoughton Drive South	Cauby	LEZ ZLN	3		twin single	n n	y y	39	£101.50 £136.50
			183		single	n	y	39	£148.40
Manage Daniel	0	I EO OND	1		single studio	n	у	39	£153.30
Manor Road	Oadby	LE2 2ND	4 2	y y	single single	y y	y y	39 39	£99.90 £116.20
Stoughton Drive South	Oadby	LE2 2NB	1	y	single	y	y	39	£109.90
•	·		3	у	single	У	у	39	£119.00
			3	У	single	У	у	39	£121.10 £129.50
			123 2	y y	single single	y y	y y	39 39	£129.50 £131.00
			1	y	single ensuite	y	y	39	£152.60
33 Putney Road	Leicester	LE2 7TG	657	У	single	у	у	42	£109.50
	Leicester Leicester	LE2 7TG LE2 7TG	10 20	У	single single ensuite	У	у	42 42	£109.50 £139.00
	Leicester	LE2 7TG	20	y y	single ensuite	y y	y y	42	£139.00
	Leicester	LE2 7TG	248	у	adapted single ensuite	у	у	42	£162.00
					adapted		-		
	Leicester Leicester	LE2 7TG LE2 7TG	12 21	У	single ensuite 1 bed flat	y y	У	42 42	£165.00 £177.50
60 Lancaster Road	Leicester	LE1 7HA	85	у	single ensuite	y y	y y	42	£177.30 £145.00
			174	У	single ensuite	У	У	42	£152.00
			216	У	single ensuite	У	У	42	£158.00



			130	у	single ensuite	V	V	42	£160.00
			51	у	single studio	y y	y y	42	£170.80
Stoughton Drive South	Oadby	LE2 2NA	7	у	Single	y Y	y	39	£117.00
otoagnion brive coatri	Oddby	LLZ ZIVI	4	y	Single	y y	y	39	£120.00
			9	y y	Single	y Y	y	39	£122.00
Manor Road	Oadby	LE2 2ND	1	y	Single	y y	y	39	£95.90
Wallor Road	Cauby	LLZ ZND	3	y y	Single	y Y	y	39	£98.00
Manor Road	Oadby	LE2 2ND	140	y	single	n n	y	39	£145.60
Wallor Road	Cauby	LLZ ZND	10	y y	single ensuite	n	y y	39	£169.40
			46	y	single ensuite	n	y	39	£171.50
			2	y	single ensuite	n	y	39	£171.50
Stoughton Drive South	Oadby	LE2 2LH	1	y	single	у	y	39	£95.90
Cloughton Bilve Couli	Oddby		4	y	single	y	y	39	£97.90
			7	y	single	y	y	39	£98.00
			2	y y	single	y Y	y	39	£99.90
			22	y	single	y	y	39	£99.90
			1	y	1 bed flat	y y	y	39	£160.00
Manor Road	Oadby	LE2 2LG	4	у	single	y Y	y	39	£100.00
Wallor Road	Oddby	LLL ZLO	1	y	single ensuite	y y	y	39	£122.00
			56	y	single ensuite	y	y	39	£129.50
			12	y	single studio	y y	y	39	£158.20
			1	y y	single studio	y Y	y	39	£162.40
Manor Road	Oadby	LE2 2LG	525	y	single ensuite	y y	y	39	£153.00
Manor Road	Oadby	LE2 2LG	29	y	single ensuite	y y		39	£153.00
Manor Road	Oadby	LE2 2LG	20	y Y	single ensuite	y Y	У	39	£158.20
Manor Road	Oadby	LE2 2LG	7	у	1 bed flat	-	У	39	£179.50
Manor Road	Oadby	LE2 2LG	7	у	single	У	У	39	£115.50
Manor Road	Oadby	LE2 2LG	2	-	single	У	У	39	£123.20
	,		174 in	У	Sirigie	У	у		£125.20
21 Careys Close	Leicester	LE1 5NS		у	amall anauita	У	У	44	£125.00
			total		small ensuite			4.4	C4 40 00
				у	single ensuite	У	У	44	£142.00
				у	ensuite	У	У	44	£161.00
				у	studio	У	У	44	£184.00
54 Masters Devilored	1 -:	1 50 750	00F :	у	studio	У	У	44	£191.00
51 Western Boulevard	Leicester	LE2 7EQ	225 in	У	a to a sale	У	У	38	£99.00
			total		single			-4	0400.00
				У	ensuite	У	У	51	£133.00
					studio	У	У	51	£143.00
4 Linches Dead	1 -1 4	1 50 757			studio classic plus	У	У	51	£147.00
1 Linekar Road	Leicester	LE2 7FZ		у	ensuite	У	У	43	£116.00
Name of the Office of the Offi	1 -1 4	154500	000	у	premium ensuite	У	У	43	£131.00
Newarke St	Leicester	LE1 5SG	398	У		У	У	43	£141.00
			beds		ensuite			40	0450.00
44 0	1 -1 4	1 50 750		у	Premium ensuite	У	У	43	£150.00
41 Grange Lane	Leicester	LE2 7EG		у	ensuite	У	У	43	£128.00
00 0 41 04	1 -1 4	1 = 4 = 10.0		у	premium ensuite	У	У	43	£140.00
33 Castle St	Leicester	LE1 5WL		у	city ensuite	У	У	43	£122.00
				У	classic ensuite	У	У	43	£126.50
Cootlo St	Laisaatar	1 o 1 E \ \ / I		У	premium ensuite	У	У	43	£131.00
Castle St	Leicester	Le1 5WL		у	single	У	У	43	£109.50
101 Raw Dykes Road	Leicester	LE2 7FP		у	premium ensuite	У	У	43	£134.00
75 Bath Road	Leicester	LE3 5AU		У	double ensuite	У	У	44	£127.00
				У	double ensuite	У	У	44	£132.00 £137.00
				у	double ensuite	У	У	44	
				у	double ensuite	У	У	44 51	£145.00
					studio studio	У	У	51 51	£175.00
O Navianta Class	1 -:	1 50 707				У	У	51	£160.00
8 Newarke Close	Leicester	LE2 7GZ		у	ensuite	У	У	43	£137.00
				У	premium ensuite	У	У	43	£155.00
20 Kin n Chan at	1 -:	1 E4 CDI			classic studio	У	У	43	£177.00
38 King Street	Leicester	LE1 6RL		у	classic ensuite	У	у	43	£125.00
Upperton Road	Leicester	LE3 0GB			studio	У	У	48	£139.00
Mint Road	Leicester	LE2 7EB		У	single	У	У	47	£97.00
Eastern Boulevard	Leicester	LE2 7JD			studio	у	У	52	£138.00
					studio	У	У	52	£143.00
Fastama Davidson 1	1 -1	1 50 71 7			studio	У	У	52	£148.00
Eastern Boulevard	Leicester	LE2 7HT			studio	У	У	48	£134.00
Davis an Other of	1 -1	154.055	F04	у	double ensuite	У	У	48	£130.00
Rawson Street	Leicester	LE1 6TB	564	У	double	У	У	48	£115.00
Jarrom Street	Leicester	LE2 7DJ		У	double	У	у	48	£87.00
Lower Descent Ct	Laleseter	1 [ 4 [ ]	107	У	double	У	у	48 50	£105.00
Lower Brown St	Leicester	LE1 5TH	107	у	double	У	у	50	£110.00
Now Malk	Laiocatar	1 = 1 7 10			double	У	у	50	£113.00
New Walk	Leicester	LE1 7JG			studio	У	У	51	£169.00



					studio	у	у	51	£185.00
					studio	ý	ý	51	£187.00
					studio	ý	ý	51	£197.00
New Walk	Leicester	LE1 7JG			studio	ý	ý	51	£167.00
					studio	ý	ý	51	£177.00
					studio	ý	ý	51	£183.00
London Road	Leicester		8	У	double	ý	ý		£125.00
Tudor Road	Leicester		88?	,	studio	ý	,		£170.00
London Road	Leicester				studio	ý			£155.00
Victoria Avenue	Leicester		4		double	ý			£94.00
Howard Road	Leicester		4		double	ý			£86.00
Lytham Road	Leicester		4		double	ý			£86.00
Tewkesbury St	Leicester		4		double	y			£81.00
Welford Rd	Leicester		4		double	ý			£79.00
Scott St	Leicester		4		double	y			£79.00
Adderley Rd	Leicester		4		double	ý			£76.00
West Avenue	Leicester		4		double	y			£76.00
Aylestone Rd	Leicester		3		double	ý			£76.00
Gainsborough Rd	Leicester		7		double	y			£76.00
Prebend St	Leicester		6		double	y			£70.00
Evington Road	Leicester	LE2	6		double	y			£60.00
Evington Road	Leicester	LE2	5		double	y			£70.00
Westcotes Drive	Leicester	LE3	6		double	y			£70.00
Shelley St	Leicester	LE2	4		double	y			£70.00
Bede Št		LE3	3		double	y			£75.00
Avenue Road	Clarendon	LE2	3			y			£75.00
	Park				double	-			
Kimberley Rd	Leicester		5		double	у			£75.00
London Road	Leicester		6	У	double	y			£85.00
Houlditch Road	Clarendon	LE2	7			у			£75.00
	Park				double	-			
Severn St	Leicester		3		double	у			£75.00
Winchester Avenue	Leicester		5		double	у			£75.00
Severn St	Leicester	LE2	6		double	y			£75.00
Gainsborough Rd	Leicester	LE2	6		double	y			£80.00
Hartopp Road	Leicester	LE2	6		double	y			£80.00
Westcotes Drive	West End	LE3	5		double	у			£80.00
London Road	Leicester	LE2	5	У	double ensuite	y	У		£130.00
London Road	Leicester		4	У	double ensuite				£130.00
West Walk	Leicester	LE1	2	У	double ensuite	У	у		£150.00





# Appendix 8 - CoStar Non-Residential Data

The pages in this appendix are not numbered.





**Deals** 

**Asking Rent Per SF** 

**Achieved Rent Per SF** 

Avg. Months On Market

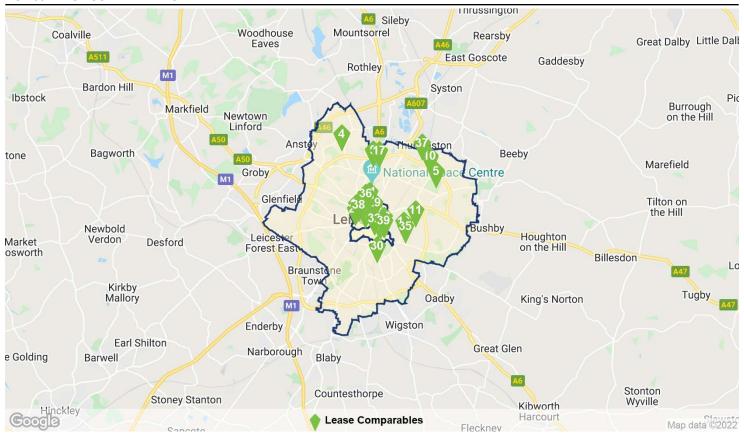
63

£9.91

£11.91

24

#### **TOP 50 LEASE COMPARABLES**



#### **SUMMARY STATISTICS**

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	46	£2.01	£9.91	£10.00	£72.58
Achieved Rent Per SF	24	£2.01	£11.91	£10.66	£20.99
Net Effective Rent Per SF	13	£3.70	£11.81	£10.85	£18.26
Asking Rent Discount	15	-25.2%	17.6%	0.0%	74.9%
TI Allowance	-	-	-	-	-
Rent Free Months	8	0	7	6	27

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	55	2	24	12	138
Deal Size	63	1,049	4,376	2,926	30,042
Lease Deal in Months	34	6.0	61.0	48.0	180.0
Floor Number	63	BSMT	PR	1	13

				Leas	se		Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type	
1	No1 Great Central Square Vaughan Way	****	6,542	4th	3/30/2022	New	£20.00	Starting	
2	116 Regent Rd	****	3,085	BSMT,G	2/25/2022	New	£13.74	Effective	
3	60 Charles St	****	1,059	10th	2/16/2022	New	£8.50	Asking	
3	60 Charles St	****	1,049	13th	2/16/2022	New	£8.50	Asking	
3	60 Charles St	****	2,963	3rd	2/1/2022	New	-	-	
4	Leycroft Rd	****	1,292	GRND	2/1/2022	New	£15.09	Effective	
5	40 Thurmaston Ln	****	1,144	GRND	12/22/2021	New	£13.11	Starting	
1	No1 Great Central Square Vaughan Way	****	7,092	3rd	12/1/2021	New	£19.82	Starting	
6	64 Mansfield St	****	4,575	2nd	11/3/2021	New	£9.84	Starting	
7	27 High View Close	****	1,791	GRND,1	11/1/2021	New	£10.88	Asking	
3	60 Charles St	****	2,462	12th	10/27/2021	New	£8.50	Asking	
1	No1 Great Central Square Vaughan Way	****	16,752	GRND,1-2	10/1/2021	New	£18.26	Effective	
8	Peat House 1 Waterloo Way	****	4,850	2nd	10/1/2021	New	-	-	
9	54 Thurcaston Rd	****	1,655	GRND,1	9/1/2021	New	£9.67	Asking	
10	13 High View Close	****	3,338	GRND,1	8/9/2021	New	£10.19	Asking	
1	Wildt Mellor Bromley St Saviours Rd	****	9,000	2nd	8/2/2021	New	£4.00	Asking	
12	26-28 Talbot Ln	****	2,303	GRND,1	7/5/2021	New	£11.94	Asking	
13	27 Kedleston Rd	****	2,000	1st	6/9/2021	New	-	-	
14	38 Nelson St	****	6,942	1st	5/28/2021	New	£3.17	Starting	
3	60 Charles St	****	5,695	2nd	5/18/2021	New	£8.50	Starting	
15	Phoenix Yard 11 Upper Brown St	****	1,611	3rd	4/26/2021	New	£8.53	Asking	



				Leas	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
16	5 Saxby St	****	2,350	GRND	3/30/2021	New	£7.87	Asking
<b>1</b>	The Old School House 346 Loughborough Rd	****	1,319	GRND	3/25/2021	New	£13.65	Asking
18	66-68 Charles St	****	8,217	1-2	3/22/2021	New	£4.86	Effective
19	Waterloo House 71 Princess Rd W	****	5,930	GRND	2/25/2021	New	£14.00	Asking
20	7-8 Westbridge Close	****	1,168	GRND,1-2	12/1/2020	New	£11.56	Asking
21)	108 Regent Rd	****	2,711	GRND,1	11/16/2020	New	£8.30	Effective
22	Arnhem House 31 Waterloo Way	****	3,486	6th	11/12/2020	New	-	-
23	Horsefair House 3 Horsefair St	****	1,112	3rd	11/4/2020	New	£8.00	Asking
24	158 Upper New Walk	****	2,445	BSMT,G	10/27/2020	New	£9.00	Asking
25	Rutland St	****	1,553	GRND	10/19/2020	New	£7.73	Effective
26	Highcross Shopping Ce Shires Ln	****	2,480	GRND	10/1/2020	New	£72.58	Asking
27	St Johns House 30 East St	****	1,976	7th	9/18/2020	New	£12.50	Asking
27	St Johns House 30 East St	****	2,806	7th	9/18/2020	New	£12.50	Asking
28	14-23 Church Gate	****	6,215	2-3	7/1/2020	New	£2.01	Starting
29	Rutland Centre 56 Halford St	****	30,042	5-7	7/1/2020	New	£8.50	Asking
30	8 Ashford Rd	****	1,647	GRND,1	6/15/2020	New	£10.63	Asking
31)	78-80 Burleys Way	****	2,579	3rd	6/10/2020	New	£6.40	Starting
32	Regent House 80 Regent Rd	****	2,926	2nd	6/1/2020	New	£14.00	Asking
33	64A Mansfield St	****	2,018	GRND	5/15/2020	New	£10.40	Asking
34	Mansion House 41 Guildhall Ln	****	5,719	2nd	4/30/2020	New	-	-
27	St Johns House 30 East St	****	2,009	GRND	3/26/2020	Renewal	£14.93	Effective



				Leas	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
34	Mansion House 41 Guildhall Ln	****	4,695	2nd	3/18/2020	New	-	-
35	Catherine House 2B Stoughton Dr N	****	6,061	GRND	2/25/2020	New	-	-
36	Pegasus House 17 Burleys Way	****	6,361	4th	2/20/2020	New	£10.00	Asking
37	S2 Humberstone Ln	****	4,235	GRND	1/20/2020	New	£5.40	Asking
38	Imperial House St Nicholas Cir	****	8,006	GRND,1	12/29/2019	New	£9.34	Effective
39	148 Upper New Walk	****	2,243	BSMT,G	12/11/2019	New	£8.82	Effective
20	5-6 Westbridge Close	****	1,067	GRND,1-2	11/27/2019	New	£11.71	Starting
32	Regent House 80 Regent Rd	****	2,926	2nd	11/26/2019	New	£10.85	Effective

**Asking Rent Per SF** 

**Achieved Rent Per SF** 

**Net Effective Rent Per SF** 

Avg. Rent Free Months

£9.91

£11.91

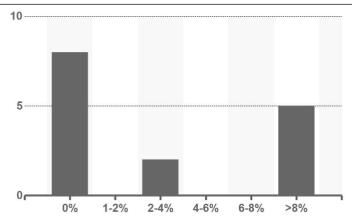
£11.81

7.4

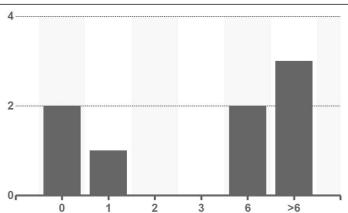
#### DEALS BY GROSS ASKING, GROSS STARTING, AND GROSS EFFECTIVE RENT



#### **DEALS BY ASKING RENT DISCOUNT**



#### **DEALS BY MONTHS FREE RENT**



Sale Comparables Avg. NI Yield

Avg. Price/SF

Avg. Vacancy At Sale

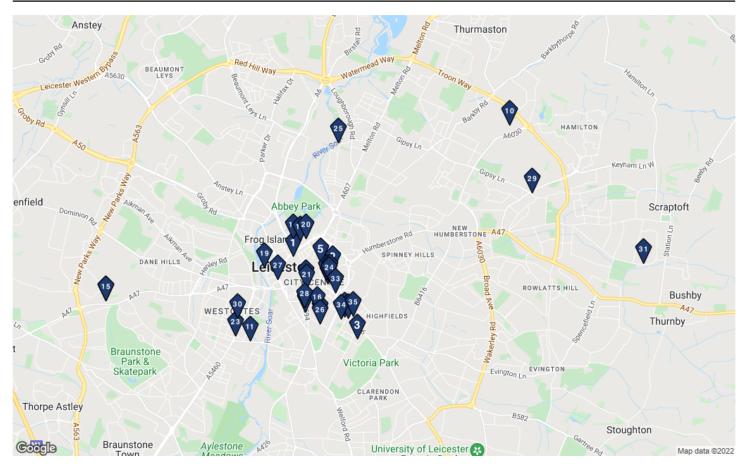
**35** 

7.4%

£160

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#### SALE COMPARABLES LOCATIONS



#### SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£255,000	£2,059,568	£1,162,500	£12,270,000
Price Per SF	£53	£160	£144	£736
NI Yield	6.1%	7.4%	6.2%	10.0%
Time Since Sale in Months	0.7	16.4	15.9	35.4

Property Attributes	Low	Average	Median	High
Building SF	657 SF	11,301 SF	4,716 SF	70,233 SF
Floors	1	4	3	8
Typical Floor	401 SF	3,306 SF	2,607 SF	16,244 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1810	1944	1958	2019
Star Rating	****	<b>★★★★★</b> 2.5	<b>★★★★★</b> 3.0	****

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

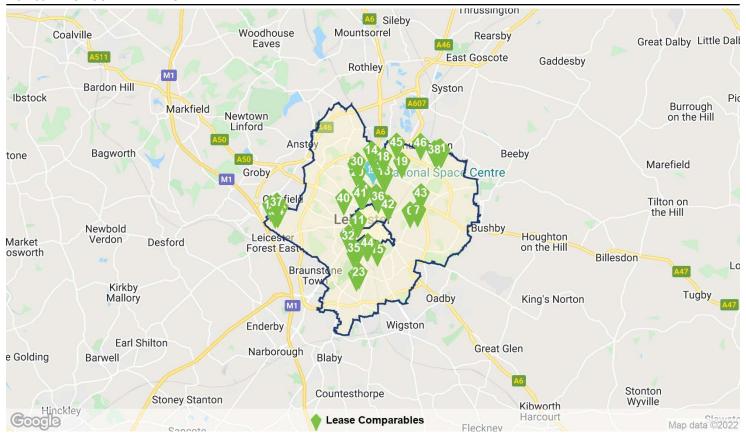
65

£5.63

£5.43

13

#### **TOP 50 LEASE COMPARABLES**



#### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	49	£2.13	£5.63	£5.67	£12.00
Achieved Rent Per SF	23	£1.78	£5.43	£5.79	£20.73
Net Effective Rent Per SF	12	£1.78	£5.25	£6.11	£20.73
Asking Rent Discount	14	-16.2%	2.6%	0.0%	16.4%
TI Allowance	-	-	-	-	-
Rent Free Months	7	0	3	3	7

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	54	2	13	7	138
Deal Size	65	1,000	13,447	5,586	115,243
Lease Deal in Months	35	12.0	62.0	60.0	240.0
Floor Number	65	GRND	GRND	GRND	MEZZ

				Leas			Rents	
Pro	pperty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	Chiswick Rd	****	10,105	GRND,1	3/23/2022	New	-	-
2	Phase III Sunningdale Rd	****	75,000	GRND,1	2/17/2022	New	-	-
3	67-71 Bruin St	****	6,566	1st	1/2/2022	New	£3.00	Starting
4	33 St Matthews Way	****	6,874	GRND,1	11/24/2021	New	£9.74	Asking
5	Allington House 62C Brandon St	****	3,207	GRND,1	11/20/2021	New	£5.45	Asking
6	77 Constance Rd	****	6,000	GRND	11/15/2021	New	£4.17	Asking
7	3 Temple Rd	****	10,500	GRND,	11/15/2021	New	£3.81	Asking
8	70 Eastern Blvd	****	2,921	GRND,	11/11/2021	New	£6.68	Asking
9	437 Aylestone Rd	****	39,071	GRND	11/4/2021	New	-	-
0	14 Saffron Way	****	3,289	GRND,1	11/1/2021	New	£6.84	Asking
1	35 Rydal St	****	18,701	GRND,1	9/29/2021	New	£3.21	Asking
2	B Parker Dr	****	8,000	GRND	9/9/2021	New	-	-
3	90A Rendell Rd	****	1,200	GRND	8/9/2021	New	£12.00	Asking
4	225 Beaumanor Rd	****	1,101	GRND	7/23/2021	New	£7.50	Asking
5	20 Oakland Rd	****	7,195	GRND	7/23/2021	New	£6.05	Asking
6	1 Sanvey Gate	****	23,364	GRND	6/1/2021	New	£3.00	Asking
7	169 Scudamore Rd	****	5,914	GRND,1	4/30/2021	New	£5.03	Asking
8	147 Loughborough Rd	****	3,919	GRND,1-2	4/12/2021	New	£9.06	Starting
9	92-94 Gipsy Ln	****	3,381	GRND	4/1/2021	New	£5.79	Starting
0	289 Blackbird Rd	****	16,565	GRND,1	3/17/2021	New	£5.25	Asking
	Friday St	****	1,260	GRND,	3/17/2021	New	£9.52	Asking



				Leas	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
22	Waterside	****	3,483	GRND,	12/8/2020	New	£4.74	Asking
23	32-34 Burgess Rd	****	3,145	GRND	12/5/2020	New	£5.72	Asking
23	32-34 Burgess Rd	****	3,178	GRND	12/1/2020	New	£5.67	Asking
24	3-5 Tuxford Rd	****	9,081	GRND	11/4/2020	New	£6.24	Asking
25	Marlow Rd	****	1,184	GRND	10/26/2020	New	£8.45	Asking
26	Phase III Sunningdale Rd	****	45,000	GRND,1	10/15/2020	New	-	-
27	Hilltop Rd	****	8,990	GRND,1	10/1/2020	New	£5.27	Asking
28	15 Hilltop Rd	****	3,716	GRND	10/1/2020	New	£7.00	Asking
29	Highcliffe Rd	****	2,771	GRND,1	9/11/2020	New	£6.50	Asking
19	92-94 Gipsy Ln	****	6,040	GRND	9/8/2020	New	£2.61	Effective
19	92-94 Gipsy Ln	****	2,860	GRND	9/8/2020	New	£5.91	Effective
30	6 Stadium PI	****	2,115	GRND	9/2/2020	New	£8.04	Asking
31	RS House 121 Waterside Rd	****	15,998	GRND,1	9/2/2020	New	£4.06	Asking
32	Faircharm Trading Estate Evelyn Dr	****	1,700	GRND	9/1/2020	New	-	-
33	Scudamore Rd	****	50,643	GRND	8/10/2020	New	£6.95	Asking
34	Scudamore Rd	****	60,851	GRND,1	8/10/2020	New	-	-
35	36A Erith Rd	****	2,970	GRND,1	7/29/2020	New	£6.73	Asking
36	Gladstone St	****	2,106	GRND	7/1/2020	New	£9.50	Effective
37	141-147 Scudamore Rd	****	115,243	GRND,	6/2/2020	Renewal	£3.91	Effective
38	111 Cannock St	****	21,890	GRND,1	6/1/2020	New	£5.71	Starting
39	17 Ealing Rd	****	9,568	GRND,1	5/29/2020	Renewal	£7.42	Effective



				Leas	se		Rents	
Pro	pperty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
40	97 Henley Rd	****	2,259	GRND,1	5/15/2020	New	£7.50	Starting
41	65 Craven St	****	5,292	GRND,1	3/23/2020	New	£5.01	Asking
42	Maidstone Rd	****	1,000	GRND	3/17/2020	New	£9.88	Asking
43	36 Hawarden Ave	****	6,578	GRND,1-2	3/12/2020	New	£4.56	Starting
44	73 Commercial Sq	****	5,586	GRND	3/5/2020	Renewal	£0.00	Effective
36	Gladstone St	****	4,589	GRND	3/2/2020	New	£6.57	Effective
45	350 Melton Rd	****	9,964	GRND	2/22/2020	New	£5.18	Asking
46	Troon Way	****	9,000	GRND	2/20/2020	New	£5.69	Asking

### **Rents**

Lease Comps Report

Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

Avg. Rent Free Months

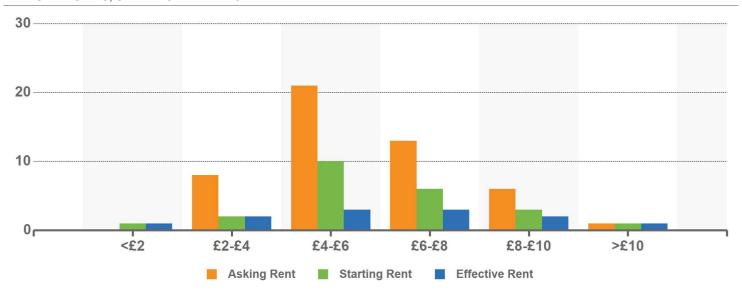
£5.63

£5.43

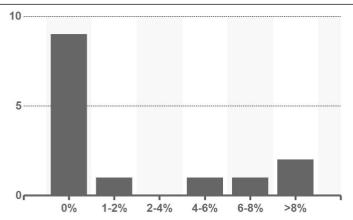
£5.25

2.9

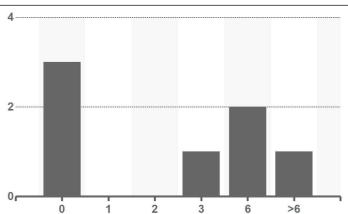
#### DEALS BY ASKING, STARTING AND EFFECTIVE RENT



#### DEALS BY ASKING RENT DISCOUNT



#### DEALS BY MONTHS FREE RENT



			Property				Sale		
Pro	pperty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
•	Saxon Court  1 Causeway Ln Leicester, LE1 4AA	Office ★★★★	1989	70,233 SF	-	31/03/2022	£6,200,000	£88/SF	-
2	78-80 Rutland St © Leicester, LE1 1SB	Office ★★★★	1936	3,605 SF	-	09/02/2022	Price Not Dis- closed	-	-
3	14 Salisbury Rd © Leicester, LE1 7QR	Office ★★★★	1896	2,326 SF	-	17/01/2022	Price Not Dis- closed	-	-
4	Permanent House	Office ★★★★	1928	21,136 SF	-	01/12/2021	£2,000,000	£95/SF	-
5	The Salvation Army Kildare St Leicester, LE1 3FY	Office Building	1930	8,354 SF	-	01/12/2021	£575,000	£69/SF	-
6	Templar House 22-122A Charles St Leicester, LE1 1LB	Office ★★★★	2006	777 SF	-	17/11/2021	Price Not Dis- closed	-	-
<b>?</b>	James House 55 Welford Rd Leicester, LE2 7AE	Office Building	1968	65,176 SF	-	08/10/2021	£3,550,000	£54/SF	-
8	2-4 Colton St © Leicester, LE1 1QA	Office ★★★★	1958	19,671 SF	-	26/08/2021	£1,050,000	£53/SF	-
9	Office Unit Oswin Rd Leicester, LE3 1HR	Office ★★★★	1990	1,736 SF	-	17/08/2021	£295,000 Unit Sale	£170/SF	-
10	Office Unit 17-19 High View Close Leicester, LE4 9LJ	Office ★★★★	2010	2,539 SF	-	17/05/2021	£425,000 Unit Sale	£167/SF	-
•	122-124 Western Rd © Leicester, LE3 0GB	Office ★★★★	1900	4,716 SF	-	11/05/2021	Price Not Dis- closed	-	-
12	Tyman House 42 Regent Rd Leicester, LE1 6YJ	Office Building  ★★★★	1973	10,648 SF	-	29/04/2021	£1,260,000	£118/SF	-

			Pro	perty			Sale		
Pro	operty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
13	Citygate House St Margarets Way Leicester, LE1 3DA	Office ★★★★	1984	20,637 SF	-	22/04/2021	£2,600,000	£126/SF	-
14	11 Crane St © Leicester, LE1 3DB	Office ★★★★	1969	4,082 SF	-	03/03/2021	Price Not Dis- closed	-	-
15	Office Unit © Oswin Rd Leicester, LE3 1HR	Office ★★★★	1990	1,657 SF	-	25/02/2021	£255,000 Unit Sale	£154/SF	-
16	8 Princess Rd W © Leicester, LE1 6TP	Office Building	1850	2,127 SF	-	05/01/2021	£385,000	£181/SF	-
•	22 Rutland St © Leicester, LE1 1RD	Office ★★★★	1938	7,877 SF	-	23/12/2020	£1,150,000	£146/SF	-
18	Rutland House 33 Rutland St Leicester, LE1 1RE	Office ★★★★	1854	1,583 SF	-	23/12/2020	£275,000	£174/SF	-
19	Fabric Building Spriars Mill Leicester, LE3 5QU	Office ★★★★	2019	4,989 SF	-	26/11/2020	Price Not Dis- closed	-	-
20	29 Burleys Way © Leicester, LE1 3BE	Office ★★★★	1993	11,008 SF	-	24/11/2020	Price Not Dis- closed	-	-
21	5 Bowling Green St © Leicester, LE1 6AS	Office ★★★★	1929	2,703 SF	-	23/11/2020	Price Not Dis- closed	-	-
22	13 De Montfort St © Leicester, LE1 7GE	Office ★★★★	1900	1,794 SF	<u>-</u>	30/10/2020	Price Not Dis- closed	-	-
23	142 Narborough Rd © Leicester, LE3 0BT	Office ★★★★	1920	1,614 SF	-	02/09/2020	£290,500	£180/SF	-
24	2-4 Colton St	Office ★★★★	1958	19,671 SF	-	26/08/2020	£1,045,000	£53/SF	-

			Pro	perty			Sale		
Pro	operty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
25	124 Ross Walk © Leicester, LE4 5HA	Office ★★★★	1960	16,244 SF	-	29/05/2020	£1,175,000	£72/SF	-
26	Beresford House © 1 Newtown St Leicester, LE1 6WH	Office ★★★★	1930	1,873 SF	-	29/05/2020	Price Not Dis- closed	-	-
27	Imperial House St Nicholas Cir Leicester, LE1 4LF	Office ★★★★	1964	16,681 SF	-	23/12/2019	£12,270,000	£736/SF	-
28	Reynard House 37-39 Welford Rd Leicester, LE2 7AD	Office ★★★★	1996	25,763 SF	-	16/10/2019	£3,800,000	£148/SF	-
29	Chapel House 3 Main St Leicester, LE5 1AE	Office ★★★★	1916	1,730 SF	-	19/09/2019	Price Not Dis- closed	-	-
30	14 Shaftesburt Rd © Leicester, LE3 0QN	Office ★★★★	1910	802 SF	-	29/07/2019	Price Not Dis- closed	-	-
31	Willowbrook Medical  195 Thurncourt Rd Leicester, LE5 2NL	Medical ★★★★	1960	5,551 SF	-	10/07/2019	£1,660,000	£299/SF	6.2%
32	Victoria Mews 1-3 De Montfort Pl Leicester, LE1 7GZ	Office ★★★★	1892	657 SF	-	05/07/2019	Price Not Disclosed Unit Sale	-	6.1%
33	6 St Georges Way © Leicester, LE1 1SH	Office ★★★★	1979	23,291 SF	-	10/05/2019	£3,300,000	£142/SF	10.0%
34	106 New Walk & Control Leicester, LE1 7EA	Office ★★★★	1918	8,544 SF	-	-	£1,200,000	£140/SF	-
35	82 London Rd & Control Leicester, LE2 0QR	Office ★★★★	1810	3,728 SF	-	-	£550,000	£148/SF	-

#### **Quick Stats Report**

Comps Statistics										
	Low	Average	Median	High	Count					
Price										
For Sale & UC/Pending	£550,000	£875,000	£875,000	£1,200,000	2					
Sold Transactions	£255,000	£2,178,025	£1,162,500	£12,270,000	20					
NIA										
For Sale & UC/Pending	3,728 SF	6,136 SF	6,136 SF	8,544 SF	2					
Sold Transactions	657 SF	11,614 SF	4,716 SF	70,233 SF	33					
Price per SF										
For Sale & UC/Pending	£140.45	£142.60	£143.99	£147.53	2					
Sold Transactions	£53.12	£127.30	£143.84	£735.57	20					
Net Initial Yield										
For Sale & UC/Pending	-	-	-	-	-					
Sold Transactions	6.06%	7.43%	6.24%	10.00%	3					
Days on Market										
For Sale & UC/Pending	258	363	363	468	2					
Sold Transactions	8	228	232	920	24					
Sale Price to Asking Price Ratio										
Sold Transactions	81.29%	96.35%	98.33%	118.46%	9					
	To	otals								
	10	Jiais								

For Sale & UC/Pending **Sold Transactions** 

Asking Price Total: £1,750,000 Total Sales Volume: £43,560,500 Total Included in Analysis: £45,310,500 Total For Sale Transactions: **Total Sales Transactions:** 33

Total Included in Analysis:

#### Survey Criteria

basic criteria: Type of Property - Office; Sale Date - from 21/04/2019; Sale Status - Sold, Under Offer; -Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; -Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Leicester Fringe (Leicester), Leicester North Central (Leicester), Leicester South Central (Leicester)

2

35

Sale Comparables

Avg. NI Yield

Avg. Price/SF

Avg. Vacancy At Sale

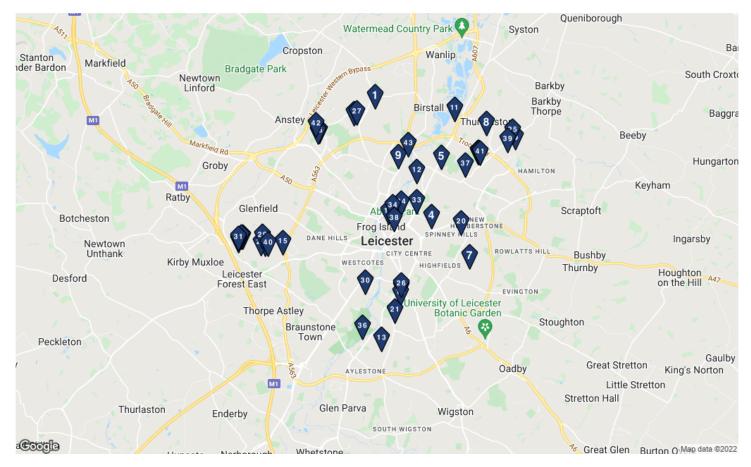
43

6.1%

£81

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#### SALE COMPARABLES LOCATIONS



#### SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£275,000	£1,976,097	£1,150,000	£12,100,000
Price Per SF	£20	£81	£68	£249
NI Yield	5.0%	6.1%	5.3%	9.2%
Time Since Sale in Months	1.8	17.2	16.1	35.7

Property Attributes	Low	Average	Median	High
Building SF	1,000 SF	24,976 SF	13,058 SF	122,323 SF
Floors	1	2	2	4
Typical Floor	821 SF	21,787 SF	14,517 SF	115,000 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1850	1968	1980	2012
Star Rating	****	<b>★★★★ 2.6</b>	<b>★★★★★</b> 3.0	****

			Pro	perty			Sale		
Pr	operty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
•	21 Ashton Close © Leicester, LE4 2BQ	Warehouse	2012	8,527 SF	-	28/02/2022	Price Not Dis- closed	-	-
2	Royal Mail © Elland Rd Leicester, LE3 1TU	Warehouse	1985	27,115 SF	-	20/12/2021	£3,180,000	£117/SF	5.0%
3	Braunstone Frith In © Elland Rd Leicester, LE3 1TU	Warehouse	1990	84,310 SF	-	03/12/2021	£3,180,000	£38/SF	5.0%
4	3 Nedham St & Control Leicester, LE2 0HE	Warehouse	1907	15,944 SF	-	01/12/2021	£834,000	£52/SF	-
5	336A Harrison Rd © Leicester, LE4 7AB	Light Distribution	1900	1,642 SF	-	03/11/2021	Price Not Dis- closed	-	-
6	Light Industrial Unit 161-171 Waterside Rd Leicester, LE5 1TL	Light Indus- trial  ★★★★	1985	11,991 SF	-	20/10/2021	£1,200,000 Unit Sale	£100/SF	-
<b>?</b>	Mayflower Service © Ethel Rd Leicester, LE5 5NA	Service ★★★★	1940	2,444 SF	-	31/08/2021	Price Not Dis- closed	-	-
8	219 Humberstone Ln ∞ Leicester, LE4 9JR	Manufactur- ing ★★★★	1930	27,374 SF	-	26/08/2021	£2,800,000	£102/SF	-
9	237-239 Abbey Ln © Leicester, LE4 5QH	Light Manufacturing	1991	4,201 SF	-	24/07/2021	£750,000	£179/SF	6.0%
10	Light Industrial Unit 92-104 Freemens Com Leicester, LE2 7SQ	Industrial ★★★★★	1980	5,000 SF	-	18/06/2021	£615,000 Unit Sale	£123/SF	-
•	510 Melton Rd © Leicester, LE4 7SP	Light Manufacturing	1960	9,381 SF	-	28/05/2021	£2,340,000	£249/SF	-
12	67-71 Bruin St © Leicester, LE4 5AZ	Service ★★★★	1920	66,229 SF	-	21/05/2021	£1,330,000	£20/SF	-

			Pro	perty			Sale		
Pr	operty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
13	Industrial Unit 3-7 Burgess Rd Leicester, LE2 8QL	Industrial ★★★★	1995	8,993 SF	-	30/04/2021	Price Not Disclosed Unit Sale	-	-
14	Industrial Unit Resture Ln Leicester, LE1 4EY	Industrial ★★★★	1996	2,470 SF	-	30/04/2021	Price Not Disclosed Unit Sale	-	-
15	Radar Rd © Leicester, LE3 1TL	Distribution ★★★★	2004	70,196 SF	-	15/04/2021	£6,300,000	£90/SF	5.3%
16	Walker Snacks (Dis © 11 Bursom Rd Leicester, LE4 1BS	Distribution ★★★★	1985	122,323 SF	-	31/03/2021	£12,100,000	£99/SF	5.0%
<b>*</b>	109 Barkby Rd © Leicester, LE4 9LG	Service ★★★★	1965	11,894 SF	-	25/03/2021	£790,000	£66/SF	-
18	Murrayfield Rd & Colorester, LE3 1UW	Warehouse	1960	55,035 SF	-	22/03/2021	£2,875,000	£52/SF	-
19	85 Commercial Sq © Leicester, LE2 7SR	Warehouse	1970	19,621 SF	-	18/03/2021	£1,150,000	£59/SF	-
20	Industrial Unit 48-58 Rolleston St Leicester, LE5 3SA	Industrial ★★★★	2012	-	-	17/12/2020	£1,200,000 Unit Sale	-	-
21	11 Knighton Fields Rdയ Leicester, LE2 6LH	Warehouse	1920	13,298 SF	-	17/12/2020	£550,000	£41/SF	-
22	Industrial Unit Wanstead Rd Leicester, LE3 1TR	Industrial ★★★★	1976	1,000 SF	-	08/12/2020	Price Not Disclosed Unit Sale	-	9.2%
23	Former Big Bear Con Sunningdale Rd Leicester, LE3 1UE	Food Processing	1960	86,682 SF	-	01/12/2020	Price Not Dis- closed	-	-
24	Industrial Unit 27-29 Charter St Leicester, LE1 3UD	Industrial ★★★★	2005	22,672 SF	-	06/11/2020	£1,050,000 Unit Sale	£46/SF	-

			Pro	perty			Sale		
Pr	operty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
25	Hamilton House   Mountain Rd Leicester, LE4 9HQ	Warehouse ★★★★	2002	61,742 SF	-	06/10/2020	£4,825,000	£78/SF	-
26	90 Freemans Com © Leicester, LE2 7SQ	Warehouse ★★★★	1985	29,318 SF	-	28/09/2020	£1,100,000	£38/SF	-
27	Taylor Bloxham 1-4 Tolwell Rd Leicester, LE4 1BR	Warehouse ★★★★	1985	57,671 SF	-	24/09/2020	£3,250,000	£56/SF	-
28	Gorse Hill Industrial Sa Sheene Rd Leicester, LE4 1BF	Warehouse	-	13,637 SF	-	25/06/2020	£710,000	£52/SF	-
29	Factory Building 86-90 Scudamore Rd Leicester, LE3 1UQ	Industrial ★★★★	1950	12,818 SF	_	25/06/2020	Price Not Disclosed Unit Sale	-	-
30	1-2 Marlow Rd © Leicester, LE3 2BQ	Service ★★★★	1972	4,688 SF	-	09/06/2020	£280,000	£60/SF	-
31	Key House Wansted Rd Leicester, LE3 1TR	Industrial ★★★★	1985	9,600 SF	-	17/03/2020	£675,000 Unit Sale	£70/SF	7.0%
32	111 Barkby Rd © Leicester, LE4 9LG	Service ★★★★	1970	3,134 SF	-	02/03/2020	£400,000	£128/SF	-
33	17-19 Lower Willow Stee Leicester, LE1 2HP	Warehouse	2007	16,800 SF	-	07/01/2020	£1,250,000	£74/SF	-
34	54-58 Friday St © Leicester, LE1 3BW	Warehouse	1967	10,653 SF	_	12/12/2019	Price Not Dis- closed	-	-
35	1 Sheene Rd © Leicester, LE4 1BF	Industrial ★★★★	-	10,516 SF	_	29/11/2019	Price Not Dis- closed	-	-
36	2 Disraeli St & CO Leicester, LE2 8LX	Warehouse	1970	33,068 SF	-	23/10/2019	£1,050,000	£32/SF	-

			Pro	perty		Sale			
Pro	operty Name - Address	Туре	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
37	Light Industrial Unit 10-14 Oliver Rd Leicester, LE4 7GQ	Industrial ★★★★	1966	5,560 SF	-	23/10/2019	Price Not Disclosed Unit Sale	-	-
38	3 Darker St & CO Leicester, LE1 4RH	Service ★★★★	1850	2,909 SF	-	15/08/2019	£300,000	£103/SF	-
39	Stor-A-File 26 Wenlock Way Leicester, LE4 9HU	Warehouse ★★★★	1980	23,993 SF	-	30/07/2019	£1,140,000	£48/SF	-
40	2 Murrayfield Rd © Leicester, LE3 1UW	Warehouse ★★★★	1980	40,731 SF	-	13/06/2019	£2,060,000	£51/SF	-
<b>41</b>	113 Barkby Rd © Leicester, LE4 9LG	Service ★★★★	1980	8,491 SF	-	01/05/2019	Price Not Dis- closed	-	-
42	Beaumont Leys 68 Boston Rd Leicester, LE4 1AW	Warehouse ★★★★	1981	23,242 SF	-	-	£1,700,000	£73/SF	-
43	Retail Unit © 54 Thurcaston Rd Leicester, LE4 5PF	Light Indus- trial ★★★★	1903	2,073 SF	-	-	£275,000 Unit Sale	£133/SF	-

### **Quick Stats Report**

Light Industrial Price					
	Low	Average	Median	High	Count
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£615,000	£1,226,250	£975,000	£2,340,000	4
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,642 SF	6,296 SF	5,280 SF	11,991 SF	6
Price per SF					
For Sale & UC/Pending	-		-	-	-
Sold Transactions	£100.08	£160.44	£150.77	£249.44	4
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	6.00%	6.00%	6.00%	6.00%	1
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	26	140	65	328	3
Sale Price to Asking Price Ratio					
Sold Transactions	93.75%	93.75%	93.75%	93.75%	1
Industrial					
Price					
For Sale & UC/Pending	£1,700,000	£1,700,000	£1,700,000	£1,700,000	1
Sold Transactions	£280,000	£2,175,160	£1,150,000	£12,100,000	25
NIA					
For Sale & UC/Pending	23,242 SF	23,242 SF	23,242 SF	23,242 SF	1
Sold Transactions	1,000 SF	28,997 SF	16,372 SF	122,323 SF	34
Price per SF					
For Sale & UC/Pending	£73.14	£73.14	£73.14	£73.14	1
	£20.08	£63.82	£57.48	£127.63	24
Sold Transactions					
Sold Transactions Net Initial Yield					
	-	-	-	-	-
Net Initial Yield	5.00%	5.46%	- 5.00%	7.00%	- 5
Net Initial Yield For Sale & UC/Pending	5.00%	5.46%	- 5.00%	7.00%	- 5
Net Initial Yield For Sale & UC/Pending Sold Transactions	5.00% 871	5.46% 871	- 5.00% 871	7.00% 871	
Net Initial Yield For Sale & UC/Pending Sold Transactions Days on Market					1
Net Initial Yield For Sale & UC/Pending Sold Transactions  Days on Market For Sale & UC/Pending	871	871	871	871	- 5 1 18

#### **Quick Stats Report**

	Low	Average	Median	High	Count
General Retail					
Price					
For Sale & UC/Pending	£275,000	£275,000	£275,000	£275,000	1
Sold Transactions	-	-	-	-	-
Centre Size					
For Sale & UC/Pending	2,073 SF	2,073 SF	2,073 SF	2,073 SF	1
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	£132.66	£132.66	£132.66	£132.66	1
Sold Transactions	-		-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	92	92	92	92	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
	To	otals		'	

For Sale & UC/Pending Sold Transactions	Asking Price Total: Total Sales Volume:	£1,975,000 £59,284,000	Total For Sale Transactions: Total Sales Transactions:	2 41
	Total Included in Analysis:	£61,259,000	Total Included in Analysis:	43

#### Survey Criteria

basic criteria: Type of Property - Industrial, Light Industrial; Sale Date - from 21/04/2019; Sale Status - Sold, Under Offer; - Exclude All Bulk Portfolio Sales; Return and Search on Portfolio Sales as Individual Properties - Yes; - Exclude All Multiple Property Sales; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Leicester Fringe (Leicester), Leicester North Central (Leicester), Leicester South Central (Leicester)

# Appendix 9 – Land Registry Development Land Data

Planning Ref	Site	Date approved	Brief Description	ha	All Units	Aff Units	Aff %	Other	s106(£)	LR Title	Date Sold	Price Paid	Notes	£/ha	£/unit
20180464	ABBEY MEADOWS, SITE OF FORMER BESTWAY CASH & CARRY	01-Mar-19	82 DWELLINGS (36X 2BED, 36X 3BED, 10X 4BED) (CLASS C3); WITH ASSOCIATED INFRASTRUCTURE	1.95	85	0	0.00%		£100,000	LT14522	11-Sep-17	£2,325,000	£2,325,000 plus VAT of £465,001	£1,192,308	£27,353
20180144	GREAT CENTRAL STREET, HIGHCROSS STREET, ALL SAINTS OPEN	06-Jun-18	DEMOLITION OF PERIMETER WALL; CONSTRUCTION OF A FOUR TO SEVEN STOREY BUILDING PLUS BASEMENT LEVEL TO PROVIDE 73 RESIDENTIAL UNITS (2 X STUDIO, 42 X 1 BED, 29 X 2 BED)(CLASS C3), ASSOCIATED PARKING	0.17 3	73	0	0.00%		£97,583	LT44270	18-Sep-17	£340,000		£1,965,318	£4,658
20172690	10 CANAL STREET, AYLESTONE	14-Mar-19	A 3 STOREY RESIDENTIAL DEVELOPMENT OF 28 FLATS (3 X STUDIO, 22 X 1-BED, 3 X 2-BED), CAR PARKING, LANDSCAPING AND HARD STANDING. (CLASS C3)	0.23	28	0	0.00%		£0	LT28176	03-Nov-17	£150,000		£652,174	£5,357
20172367	37 WELFORD ROAD, REYNARD HOUSE	28-Mar-18	CHANGE OF USE FROM OFFICES (CLASS B1(a)) AND CONSTRUCTION OF SIX STOREY EXTENSIONS AT SIDE AND REAR, THREE STOREY EXTENSION TO ROOF AND ALTERATIONS TO PROVIDE 79 FLATS (43 x 1 BED, 31 x 2 BED AND 5 X 3 BED) (CLASS C3)	1.5	79	0	0.00%		£0	LT59327	12-Aug-16	£1,300,000		£866,667	£16,456
20172270	GREEN LANE ROAD, SHIELD ENGINEERING	12-Sep-18	26 DWELLINGS (2 X 2 BED, 21 X 3 BED, 3 X 4 BED) (CLASS C3); PARKING	0.51	26	0	0.00%		£0	LT49008 1	30-Mar-17	£3,198,000		£6,270,588	£123,00 0
20171959	17-19 AND 21 SOUTHAMPTON STREET	03-Apr-19	DEMOLITION OF FACTORY; CONSTRUCTION OF SIX STOREY BLOCK WITH 3 GROUND FLOOR WORKSPACES (CLASS B1) AND 29 FLATS (9 X STUDIOS, 10 X ONE-BED AND 10 X TWO-BED) (CLASS C3) ON THE UPPER FLOORS	0.05	29	4	13.79%		£42,220	LT21735 1 and LT39317	02-Jan-08	£245,000		£4,900,000	£8,448
20171868	64-66 HUMBERSTONE GATE	17-Aug-18	PARTIAL DEMOLITION OF EXISTING BUILDING TO RETAIN BUILDING FACADE AND CONSTRUCTION OF 5/6 STOREY BUILDING TO PROVIDE 42 RESIDENTIAL FLATS (1 X STUDIO, 13 X 1 BED, 28 X 2 BED) (CLASS C3) AND 2 GROUND FLOOR RETAIL UNITS (CLASS A1)	0.15	42	0	0.00%		£0	LT27648 5 LT27648 7	05-Feb-15	£620,000		£4,133,333	£14,762
20181813	ASHTON GREEN, PARCEL 4	14-Nov-18	RESERVED MATTERS FOR THE CONSTRUCTION OF 307 DWELLINGS AND ASSOCIATED INFRASTRUCTURE		307	92	29.97%			LT38926 6			owned by Council		



20162521	BATH LANE, FORMER MERLIN WORKS	26-Mar-18	ONE 10 STOREY, ONE 14 STOREY AND ONE 16 STOREY TOWER WITH A 5, 8 AND 9 STOREY PODIUM PROVIDING 413 DWELLINGS (59 X STUDIOS, 221 x 1 BED AND 133 x 2 BED) WITH ANCILLARY LEISURE FACILITIES, PARKING AND AMENITY SPACE; GROUND FLOOR COMMERCIAL UNIT AND ALL ASSOCIATED WORKS	0.63	413	0	0.00%		£0	LT39574 4	14-Jul-17	£1,523,348		£2,418,013	£3,688
20171374	2 YEOMAN STREET	18-Jul-18	CHANGE OF USE TO 17 FLATS (12 X 1 BED, 5 X 2 BED) (CLASS C3); INCLUDING EXTENSIONS	0.03	17	0	0.00%		£0	LT1008	19-Sep-14	£325,000		£10,833,33	£19,118
20171126	47-55 NORTHGATE STREET	10-Aug-18	CONSTRUCTION OF FIVE AND SIX STOREY BUILDING; RETAIL UNIT (CLASS A1/A3) ON GROUND FLOOR, 69 APARTMENTS ON PART OF GROUND FLOOR AND ALL OF FLOORS 1-5 (36 X 1BED, 33 X 2BED) (CLASS C3); PARKING (AMENDED PLAN) (SUBJECT TO S106 UNILATERAL UNDERTAKING)	0.18	69	0	0.00%		£61,925	LT27469	05-Oct-01	£350,000	and in LT7943, LT337645, and LT337642	£1,944,444	£5,072
20181372	BELGRAVE ROAD, SITE OF FORMER SAINSBURY'S	21-Nov-18	REFURBISHMENT OF THE EXISTING RETAIL STORE, ERECTION OF A 2/3 STOREY RETAIL AND LEISURE DEVELOPMENT WITH 18 APARTMENTSABOVE (USE CLASS C3), AND A STAND ALONE RETAIL/RESTAURANT UNIT (USE CLASSES A1/A3/A5), WITH ACCESS, CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS (FULL), AND ERECTION OF A SUB-DIVISIBLE EMPLOYMENT UNIT (USE CLASSES B1/B2/B8) WITH ACCESS, CAR PARKING	3.7	18	0	0.00%	Mixed use residential use is secondary to other uses (see discription)		LT14756 2 LT21960 1 LT42917 0	No dates	No price data			
20170813	101 KNIGHTON FIELDS ROAD WEST	30-Sep-18	DEMOLITION OF FACTORY; CONSTRUCTION OF THREE STOREY BUILDING FOR 22 FLATS (21 X 1BED, 1X 2BED) (CLASS C3) (AMENDED PLANS 22/6/18, 31/7/18, 1/8/18 & 4/10/18)	0.08	22	0	0.00%		£21,013	LT1726	05-Apr-07	£330,000	and in LT5835	£4,125,000	£15,000

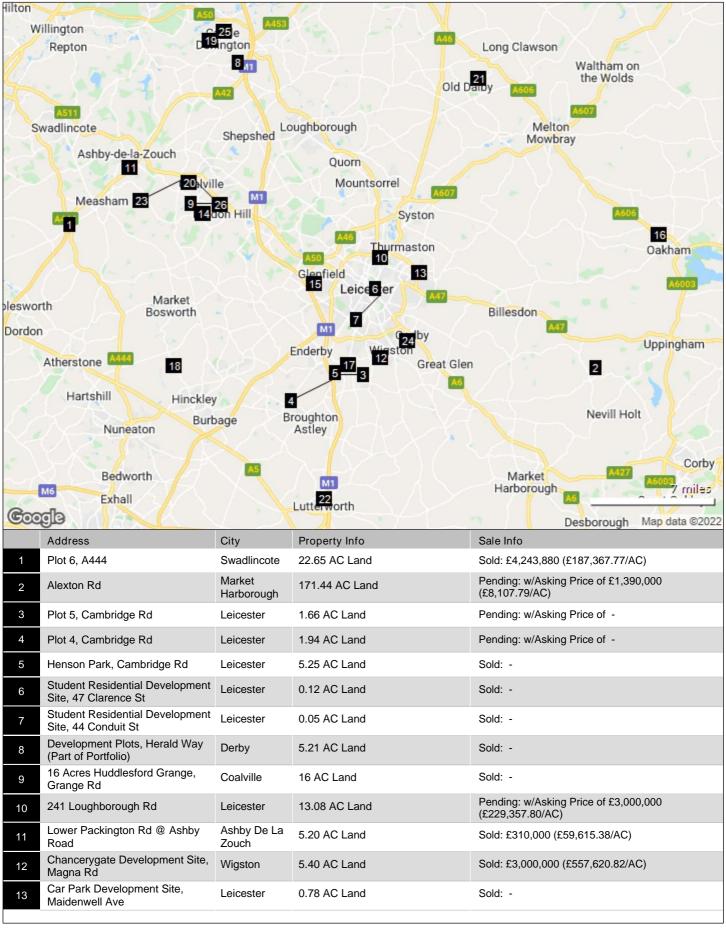


# Appendix 10 – CoStar Industrial Land

The pages in this appendix are not numbered.







14	The Co-operative, 99 Midland Rd	Coalville	4,500 SF General Retail/Convenience Store	Sold: £630,000 (£140/SF)
15	Optimus Way (Part of Portfolio)	Leicester	2.50 AC Land	Sold: -
16	Development Plot, Panniers Way	Oakham	0.94 AC Land	Pending: w/Asking Price of -
17	Workshop & Land, 44 Park Rd	Leicester	0.08 AC Land	Sold: -
18	Land Off, Roseway	Nuneaton	7.04 AC Land	Sold: -
19	Castle Donnington, Short Ln		19 AC Land	Sold: -
20	Snibston	Coalville	11.85 AC Land	Pending: w/Asking Price of -
21	Station Rd	Melton Mowbray	2.70 AC Land	Sold: £1,000,000
22	Swiftway	Lutterworth	0.02 AC Land	Sold: £85,000
23	Telford Way	Coalville	0.52 AC Land	Sold: £280,000 (£538,461.54/AC)
24	Wigston Rd	Leicester	2.38 AC Land	Sold: -
25	Land Willow Rd	Derby	0.25 AC Land	Sold: £150,000 (£600,000/AC)
26	Development Land, Wolsey Rd	Coalville	4.14 AC Land	Pending: w/Asking Price of £2,000,000 (£483,091.79/AC)

### **Quick Stats Report**

	Comps	Statistics						
	Low	Average	Median	High	Coun			
General Retail								
Price								
For Sale & UC/Pending	-	-	-	-				
Sold Transactions	£630,000	£630,000	£630,000	£630,000				
Centre Size								
For Sale & UC/Pending	-	-	-	-				
Sold Transactions	4,500 SF	4,500 SF	4,500 SF	4,500 SF				
Price per SF								
For Sale & UC/Pending	-		-	-				
Sold Transactions	£140.00	£140.00	£140.00	£140.00				
Net Initial Yield								
For Sale & UC/Pending	-	-	-	-				
Sold Transactions	-	_	-	_				
Days on Market								
For Sale & UC/Pending	-	-	-	-				
Sold Transactions	-	-	-	-				
Sale Price to Asking Price R	atio							
Sold Transactions	-	-	-	-				
Land								
Price								
For Sale & UC/Pending	£1,390,000	£2,130,000	£2,000,000	£3,000,000				
Sold Transactions	£85,000	£1,295,554	£310,000	£4,243,880				
Parcel Size	·							
For Sale & UC/Pending	0.94 AC	29.29 AC	4.14 AC	171.44 AC				
Sold Transactions	0.08 AC	7.46 AC	5.21 AC	22.65 AC	1			
Price per Acre								
For Sale & UC/Pending	£8,108	£33,870	£229,358	£483,092				
Sold Transactions	£59,615	£234,820	£538,466	£600,000				
Days on Market	·	,	,	,				
For Sale & UC/Pending	557	1,130	908	1,946				
Sold Transactions	151	436	370	1,054	1			
Sale Price to Asking Price R				,				
Sold Transactions	76.92%	95.77%	100.00%	124.44%				
		otals						
For Colo 9 UO/D: "	Anking Dries Tatal	00 000 000	T-1-1-	de Trensset				
For Sale & UC/Pending	Asking Price Total:	£6,390,000		Total For Sale Transactions:				
Sold Transactions	Total Sales Volume:	£9,698,880		Total Sales Transactions:				
	Total Included in Analysis:	£16,088,880	Total Includ	uded in Analysis:				
	Survey	/ Criteria						

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19/04/2022

### **Quick Stats Report**

Quien Ciato Noport					
L	.ow	Average	Median	High	Count
basic criteria: Type of Property - Land; Sale Date - fr and Search on Portfolio Sales as Individual Properties	om 1 s - Ye	19/04/2020; Sale es; Exclude Non-	Status - Sold, Ur Arms Length Co	ider Offer; Return mps - Yes	l
geography criteria: Submarket - Blaby (Leicester), C Hinckley & Bosworth (Leicester), Leicester Fringe Leicester South Central (Leicester), Melton (Leicester) Wigston (Leicester), Rutland (Leicester)	(Lei	cester), Leiceste	er North Central	(Leicester),	

# Appendix 11 – BCIS Data

Rebased to Leicester ( 103; sample 42 ) Edit £/m2 study

**Description:** Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 09-Apr-2022 00:43

Maximum age of results:

<b>Building function</b>		£/ı	m² gross inte	rnal floor a	rea	
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
282. Factories			•		•	
Generally (20)	1,197	274	662	984	1,433	4,501
Up to 500m2 GFA (20)	1,517	970	1,104	1,285	1,902	2,601
500 to 2000m2 GFA (20)	1,274	274	708	1,138	1,410	4,501
Over 2000m2 GFA (20)	1,017	495	603	819	1,105	2,554
282.1 Advance factories						
Generally (15)	1,033	486	848	996	1,249	1,681
Up to 500m2 GFA (15)	1,153	970	985	1,143	1,233	1,520
500 to 2000m2 GFA (15)	1,122	486	940	1,190	1,307	1,681
Over 2000m2 GFA (15)	760	566	609	743	894	995
284. Warehouses/stores						
Generally (15)	1,042	412	626	833	1,197	4,830
Up to 500m2 GFA (15)	1,912	684	1,055	1,336	2,267	4,830
500 to 2000m2 GFA (15)	958	494	700	858	1,092	1,668
Over 2000m2 GFA (15)	779	412	589	627	899	1,645
284.1 Advance	839	425	620	856	1,055	1,384
varehouses/stores (15)						
284.2 Purpose built warehouses/s	stores					
Generally (15)	1,103	412	635	833	1,251	4,830
Up to 500m2 GFA (15)	2,206	684	1,297	1,712	2,780	4,830
500 to 2000m2 GFA (15)	916	494	669	833	1,044	1,668
Over 2000m2 GFA (15)	817	412	608	723	969	1,64
320. Offices						
Generally (15)	2,171	1,084	1,560	2,046	2,540	5,30
Air-conditioned						
Generally (15)	2,178	1,272	1,737	2,155	2,500	3,768
1-2 storey (15)	2,181	1,272	1,854	2,040	2,254	3,768
3-5 storey (15)	2,044	1,455	1,617	2,041	2,500	2,95
6 storey or above (20)	2,716	1,877	2,226	2,429	2,725	4,80
Not air-conditioned						
Generally (15)	2,152	1,084	1,515	2,034	2,615	3,630
1-2 storey (15)	2,219	1,242	1,556	2,062	2,734	3,432
3-5 storey (15)	2,072	1,084	1,512	1,765	2,449	3,630
6 storey or above (20)	2,567	1,990	-	2,659	-	2,959
341.1 Retail warehouses						
Generally (25)	1,010	507	772	908	1,057	3,003
Up to 1000m2 (25)	1,167	806	888	963	1,080	3,001
1000 to 7000m2 GFA (25)	997	507	754	908	1,113	2,142
344. Hypermarkets, supermarkets	S					
Generally (30)	1,740	724	1,165	1,546	2,375	3,052
1000 to 7000m2 GFA (30)	1,731	724	1,110	1,546	2,375	3,052



345. Shops						
Generally (30)	1,734	651	947	1,397	2,239	4,5
1-2 storey (30)	1,750	651	946	1,364	2,263	4,5
447. Care homes for the elderly						
Generally (15)	1,989	1,246	1,476	1,909	2,246	4,1
500 to 2000m2 GFA (15)	2,389	1,276	1,327	1,992	3,323	4,1
Over 2000m2 GFA (15)	1,885	1,246	1,581	1,900	2,124	2,6
810.1 Estate housing						
Generally (15)	1,429	696	1,218	1,376	1,562	4,9
Single storey (15)	1,607	912	1,368	1,554	1,781	4,9
2-storey (15)	1,381	696	1,200	1,345	1,505	2,9
3-storey (15)	1,475	891	1,181	1,414	1,659	2,9
4-storey or above (15)	3,008	1,461	2,417	2,699	4,017	4,4
810.11 Estate housing	1,840	1,056	1,449	1,594	1,852	4,9
etached (15)						
810.12 Estate housing semi detach	ed					
Generally (15)	1,427	844	1,224	1,397	1,562	2,0
Single storey (15)	1,586	1,046	1,377	1,562	1,750	2,
2-storey (15)	1,387	844	1,223	1,361	1,519	2,4
3-storey (15)	1,359	1,012	1,080	1,337	1,450	2,0
810.13 Estate housing terraced						
Generally (15)	1,474	891	1,197	1,387	1,624	4,4
Single storey (15)	1,701	1,084	1,422	1,744	1,976	2,3
2-storey (15)	1,417	897	1,189	1,361	1,556	2,9
3-storey (15)	1,505	891	1,175	1,392	1,718	2,9
816. Flats (apartments)						
Generally (15)	1,681	831	1,400	1,593	1,898	5,
1-2 storey (15)	1,596	977	1,348	1,524	1,787	2,9
3-5 storey (15)	1,655	831	1,397	1,580	1,875	3,!
6 storey or above (15)	2,000	1,218	1,626	1,888	2,131	5,
843. Supported housing						
Generally (15)	1,806	922	1,513	1,670	1,991	3,0
Single storey (15)	2,087	1,307	1,671	1,803	2,215	3,0
2-storey (15)	1,796	922	1,505	1,634	1,991	3,2
3-storey (15)	1,661	933	1,506	1,594	1,833	2,4
4-storey or above (15)	1,886	1,147	1,499	1,730	1,930	3,!
843.1 Supported housing with	1,708	1,092	1,452	1,608	1,816	2,9
nops, restaurants or the like (15)						
853. Motels (20)	1,723	1,457	-	1,843	-	1,8
856.2 Students' residences, halls	2,158	1,234	1,926	2,154	2,393	3,4
f residence, etc (15)						



# Appendix 12 – Appraisals – Residential Development

The pages in this appendix are not numbered.





# v1 Base - Central APP Cover



Leicester (May 2022) - Central

7	UNITS		300		Aff - rented	75% %	6 of Δff	Rou 67.5	nded 68	Modelling Density		units/ha	Area ha Total	4.800		Characteristics Sub Area Cen	ntral				
,	Affordal	hle	30%		Shared Ow		O AII	0.00	0	Net:Gross			Gross	4.800 I	na	Green Brov Bro					
	Allorda	oic .	3070		First Home		6 of Aff	22.5	23	1400.01033	02.57	1	Net	3.000 I		Use PDL					
						2570 70	0.7	90	91					5.000			-				
						Market					Affordab	le for Rent			Shared C	wnership			First H	omes	
	Beds	m2	Circulation	210		Rounded	m2	m	2 Circulation	n 68	3	Rounded	m2	0		Rounded	m2	23		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	7	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	8	4 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	9	7 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	7	9 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	10	0.0%		0.00				0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	11			0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	21.00	21	1,040	4		20%				25%	0.00	0	0	25%	5.75	6	264
Flat to5	2	65	10.0%	30%	63.00	63	4,505	6		30%			,-	40%	0.00	0	0	40%	9.20	9	604
Flat to5	3	75	10.0%	60%	126.00	126	10,395	7		50%				35%	0.00	0	0	35%	8.05	7	539
Flat 6+	1	45	10.0%		0.00	0	0	4			0.00				0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	6			0.00				0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	7	5 10.0%		0.00		ŭ		0.00	0	0		0.00	0	0
				100%	210.00	210	15,939			100%	68.00	68	4,576	100%	0.00	0	0	100%	23.00	22	1,407
	1	l	BCIS			1				Occupants	.1	1	Population			ha per 1,000	1				
		1		Median	Used	m2				Occupants	Beds	Count	per unit				on norte	s and garder			
Terrace	2		1,197	ivieulali	1,197	0	0			Terrace	2	Count	per unit	0		0.000 Play			15		
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0				ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0			tments	01110000000			
Semi	2		1,224		1,224	0	0			Semi	2	0	2	0				en Space (Ir	nformal Rec	reation)	
Semi	3		1,224		1,224	0	0			Semi	3	0	3	0		0.000				,	
Semi	4		1,224		1,224	0	0			Semi	4	0	4	0		0.000		Ī	Open Space	Required	2.091
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		-	Gross - Net		1.800
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880 ha		-	Shortfall / S	urplus	-0.291
Det	5		1,449		1,449	0	0			Det	5	0	4	0		•		L			
Flat to5	1		1,397		1,397	1,920	2,681,542			Flat to5	1	41	1	41							
Flat to5	2		1,397		1,397	6,450	9,011,209			Flat to5	2	92	2	184		Summary			Constr	uction	Saleable
Flat to5	3		1,397		1,397	13,552	18,932,144			Flat to5	3	167	3	501				Units	m2	Average	m2 Aver
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Housing	g	210	15,939	75.90	14,490 69
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented		68	4,576	67.29	4,160 61
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	J	0		Shared Owners	hip	0	0	63.95	0 58
						21,922	30,624,894						Residents	726		First Homes		22	1,407	63.95	1,279 58
							1,397	£/m2										300	21,922		19,929

							[	Roun	ded	Modelling			Area ha			Characteristics					
8	UNITS		100		Aff - rented	75% 9	6 of Aff	22.5	23	Density	100	units/ha	Total	1.212		Sub Area Centi	ral				
	Afforda	ble	30%	30	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	1.212 h	na	Green Brov Brow	/n				
					First Home	25% %	6 of Aff	7.5	8				Net	1.000 h	na	Use PDL					
			_					30	31												
						Market					Affordab	e for Rent			Shared C	wnership			First Ho	omes	
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	23		Rounded	d m2	0		Rounded	m2	8		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00		-		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	7.00	7	347	40	10.0%	20%	4.60		220	25%	0.00	0	0	25%	2.00	2	88
Flat to5	2	65	10.0%	30%	21.00	21	1,502	61	10.0%	30%	6.90	7	7 470	40%	0.00	0	0	40%	3.20	3	201
Flat to5	3	75	10.0%	60%	42.00	42	3,465	70	10.0%	50%	11.50	10	770	35%	0.00	0	0	35%	2.80	3	231
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	(	0		0.00	0	0		0.00	0	0
				100%	70.00	70	5,313			100%	23.00	22	1,460	100%	0.00	0	0	100%	8.00	8	520
												-	·					-	•		
			BCIS							Occupants			Population			ha per 1,000					
			Lower Q	Median	Used	m2					Beds	Count	per unit			2.880 Urba	n parks	and gardens	5		
Terrace	2		1,197		1,197	0	0			Terrace	2	(	) 2	0		0.000 Playg					
Terrace	3		1,197		1,197	0	0			Terrace	3	(	3	0		0.000 Outd		rt facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	(	) 4	0		0.000 Allot	ments				
Semi	2		1,224		1,224	0	0			Semi	2	(	) 2	0		0.000 Amei	nity Ope	en Space (Inf	ormal Recr	eation)	
Semi	3		1,224		1,224	0	0			Semi	3	(	, ,	0		0.000					
Semi	4		1,224		1,224	0	0			Semi	4	(	<u> </u>	0		0.000		<u> </u>	pen Space	Required	0.694
Det	3		1,449		1,449	0	0			Det	3	(	, ,	0		0.000			ross - Net		0.212
Det	4		1,449		1,449	0	0			Det	4	(	<u> </u>	0		2.880 ha		S	hortfall / Su	ırplus	-0.482
Det	5		1,449		1,449	0	0			Det	5	(	<u> </u>	0							
Flat to5	1		1,397		1,397	655	914,337			Flat to5	1	14		14				_			
Flat to5	2		1,397		1,397	2,173	3,034,983			Flat to5	2	31		62		Summary			Constru		Saleabl
Flat to5	3		1,397		1,397	4,466	6,239,002			Flat to5	3	55	3	165				Units	m2	Average	m2
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	(	1	0		Market Housing		70	5,313	75.90	4,830
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	(	2	0		Aff - rented		22	1,460	66.35	1,327
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	3	0		Shared Ownersh	ip	0	0	65.04	0
						7,293	10,188,321						Residents	241		First Homes		8	520	65.04	473
	-					·	1,397	£/m2		-			<u>-</u>					100	7,293		6,630

<b>.</b>	UNITS		30		Aff - rented	75% %	of Aff	6.75	ded 7	Modelling Density		units/ha	Area ha Total	0.364		Characteristics Sub Area Cent	tral				
	Afforda	ble	30%	9	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	0.364 h	na	Green Brov Brov	vn				
					First Home	25% %	of Aff	2.25 9	9				Net	0.300 H	na	Use PDL					
						Market					Affordab	le for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	7		Rounded	d m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	C	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	C	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00		0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00		0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100			0.00		, ,		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110			0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	2.10	2	99	40	10.0%	20%				25%	0.00	0	0	25%	0.50	0	0
Flat to5	2	65	10.0%	30%	6.30	6	429	61	10.0%	30%			10.	40%	0.00	0	0	40%	0.80	1	67
Flat to5	3	75	10.0%	60%	12.60	13	1,073	70	10.0%	50%			. 500	35%	0.00	0	0	35%	0.70	1	77
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
				100%	21.00	21	1,601			100%	7.00	7	486	100%	0.00	0	0	100%	2.00	2	144
			D CIC								1		la 1 1:			1 000					
			BCIS	Median	Used	m2				Occupants	Beds	C	Population			ha per 1,000			_		
Torroso	2		Lower Q 1,197	ivieuiaii	1,197	0	0			Terrace	2	Count	per unit	0		2.880 Urba 0.000 Play		-	5		
Terrace Terrace	3		1,197		1,197	0	0			Terrace	3	0	, <u>-</u>	0		0.000 Play					
Terrace	4		1,197		1,197	0	0			Terrace	4		, ,	0		0.000 Outo		n t racilities			
Semi	2		1,137		1,137	0	0			Semi	2		, ,	0		0.000 Ano		an Snace (In	formal Reci	eation)	
Semi	3		1,224		1,224	0	0			Semi	3		, -	0		0.000	inty Ope	en space (in	ioiiiiai iteci	eation	
Semi	4		1,224		1,224	0	0			Semi	4		, ,	0		0.000		C	pen Space	Required	0.216
Det	3		1,449		1,449	0	n			Det	3		<u> </u>	0		0.000		<u> </u>	iross - Net		0.064
Det	4		1,449		1,449	0	n			Det	4		, ,	0		2.880 ha		<u> </u>	hortfall / S	ırplus	-0.152
Det	5		1,449		1,449	0	n			Det	5		<u> </u>	0		2.000 110		2	/ 5		3,132
Flat to5	1		1,397		1,397	143	199.771			Flat to5	1	3	<u> </u>	3							
Flat to5	2		1,397		1,397	630	880,529			Flat to5	2	9	2	18		Summary		Г	Constru	iction	Saleable
Flat to5	3		1,397		1,397	1,458	2,036,128			Flat to5	3	18	3 3	54		, , , , , , , , , , , , , , , , , , , ,		Units	m2	Average	m2 A
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	+ +	0		Market Housing	:	21	1,601	76.21	1,455
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	) 2	0		Aff - rented		7	486	69.46	442
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Ownersh	nip	0	0	72.05	0
					,	2,231	3,116,428						Residents	75		First Homes		2	144	72.05	131
	•		•				1,397	f/m2			•	•						30	2,231		2.028

12							Ī	Rounde	ed	Modelling			Area ha			Characteri	stics					
20	UNITS		12		Aff - rented	75%	% of Aff	2.7	3	Density	100	units/ha	Total	0.206		Sub Area	Central					
	Affordat	ole	30%	3.6	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.120	ha	Green Bro	v Brown					
					First Home	25%	% of Aff	0.9	1				Net	0.120	ha	Use	PDL					
								3.6	4													
						Market					Affordabl	e for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	3		Rounded	d m2	0		Rounded	m2	1		Rounded	m2	
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	
Terrace	3	95	0.0%		0.00		0	84	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	
Terrace	4	110	0.0%		0.00		0	97	0.0%		0.00	(			0.00	0	0		0.00	0	0	
Semi	2	85	0.0%		0.00		0	79	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	
Semi	3	107	0.0%		0.00		0	93	0.0%		0.00	(			0.00	0	0		0.00	0	0	
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	(	0		0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00		0	93	0.0%		0.00	(			0.00	0	Ū		0.00	0	0	
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	(			0.00	0	0		0.00	0	0	
Det	5	150	0.0%		0.00		0	110	0.0%		0.00	(			0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	0.84	1	50	40	10.0%	20%		:	• • • • •	25%	0.00	0	0		0.25	0	0	
Flat to5	2	65	10.0%	30%	2.52		215	61	10.0%	30%	0.90	:	L 67	40%	0.00	0	0	40%	0.40	1	67	
Flat to5	3	75	10.0%	60%	5.04	5	413	70	10.0%	50%	1.50		77	35%	0.00	0	0	35%	0.35	0	0	
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	(			0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00	(			0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	(			0.00	0	0		0.00	0	0	
				100%	8.40	9	677			100%	3.00		188	100%	0.00	0	0	100%	1.00	1	67	
			BCIS				1			Occupants			Population			ha per 1,00	00					
			Lower Q	Median	Used	m2					Beds	Count	per unit			2.880	Urban park	s and garde	ns			
Terrace	2		1,197		1,197	0	0			Terrace	2	(	2	0		0.000	Playground	s				
Terrace	3		1,197		1,197	0	0			Terrace	3	(	3	0		0.000	Outdoor sp	ort facilities				
Terrace	4		1,197		1,197	0	0			Terrace	4	(	) 4	0		0.000	Allotments					
Semi	2		1,224		1,224	0	0			Semi	2	(	) 2	0		0.000	Amenity Op	oen Space (I	nformal Rec	reation)		
Semi	3		1,224		1,224	0	0			Semi	3	(	3	0		0.000						
Semi	4		1,224		1,224	0	0			Semi	4	(	4	0		0.000			Open Space	Required	0.086	
Det	3		1,449		1,449	0	0			Det	3	(	3	0		0.000			Gross - Net		0.000	
Det	4		1,449		1,449	0	0			Det	4	(	) 4	0		2.880	ha		Shortfall / S	urplus	-0.086	
Det	5		1,449		1,449	0	0			Det	5	(	) 4	0								
Flat to5	1		1,397		1,397	94	130,620			Flat to5	1	7	2 1	2								
Flat to5	2		1,397		1,397	349	487,134			Flat to5	2		5 2	10		Summary			Constr	uction	Saleable	3
Flat to5	3		1,397		1,397	490	683,832			Flat to5	3	(	3	18				Units	m2	Average	m2 A	Averag
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	(	1	0		Market Ho	using	9	677	75.17	615	68.3
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	(	2	0		Aff - rente	d	3	188	62.70	171	57.0
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	, ,	0		Shared Ow	nership	0	0	67.10	0	61.0
						932	1,301,585						Residents	30		First Home	es	1	67	67.10	61	61.0
							1,397	f/m2								1	1	13	932		847	

								Rounde	d	Modelling			Area ha			Characteristic	S				
	UNITS		9		Aff - rented	75% %	of Aff	0	0	Density	100	units/ha	Total	0.090		Sub Area Ce	entral				
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.090	ha	Green Brov Br	rown				
					First Home	25% %	of Aff	0	0				Net	0.090	ha	Use PE	DL				
								0	0												
						Market			_		Affordab	le for Rent			Shared O	wnership			First H	lomes	
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	l m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00		0	84	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00		0	97	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00		0	79	0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00		0	106	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00				0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0	110	0.0%		0.00		1 -		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.90		50	40	10.0%	20%				25%	0.00	0	0	25%	0.00	0	0
Flat to5	2	65	10.0%	30%	2.70		215	61	10.0%	30%			1 -	40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	10.0%	60%	5.40		413	70	10.0%	50%			1 -	35%	0.00	0	0	35%	0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00				0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00				0.00	0	0		0.00	0	0
				100%	9.00	9	677			100%	0.00	C	0	100%	0.00	0	0	100%	0.00	0	0
	1	1	neie								1	1	In 1.11			1 1000					
			BCIS Lower Q	Median	Used	m2				Occupants	Beds	C	Population			ha per 1,000					
T	2		1.197	iviedian		m2 0				т	Beas 2	Count	per unit	0		0.000 PI		s and garder	1S		
Terrace Terrace	3		1,197		1,197 1,197	0	0			Terrace Terrace	3		) 2	0				s ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4		, ,	0			lotments				
Semi	2		1,224		1,224	0	0			Semi	2		<u> </u>	0				en Space (Ir	oformal Per	reation)	
Semi	3		1,224		1,224	0	0			Semi	3			0		0.000	incincy Of	och space (ii	normar nec	reactions	
Semi	4		1,224		1,224	0	0			Semi	4			0		0.000		Г	Open Space	Required	0.063
Det	3		1,449		1,449	0	0			Det	3	·	) 3	0		0.000		F-	Gross - Net		0.000
Det	4		1.449		1,449	0	0			Det	4		) 4	0		2.880 ha	,	-	Shortfall / S		-0.063
Det	5		1,449		1,449	0	0			Det	5		) 4	0				Ľ			
Flat to5	1		1,397		1,397	50	69,152			Flat to5	1	1	1	1							
Flat to5	2		1,397		1,397	215	299,657			Flat to5	2	3	3 2	6		Summary		ſ	Constr	uction	Saleable
Flat to5	3		1,397		1,397	413	576,263			Flat to5	3	5	3	15				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	C	1	0		Market Housi	ng	9	677	75.17	615
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	C	) 2	0		Aff - rented		0	0	75.17	0
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	C	3	0		Shared Owne	rship	0	0	75.17	0
						677	945,071						Residents	22		First Homes		0	0	75.17	0
		_																			

800 Aff - rentec 75% % of Aff 0% 90 Shared Ow 0% First Home 25% % of Aff	67.5 68 De	odelling Are ensity 300 units/ha Tot- et:Gross 82.5% Gro Net	oss 1.212 ha	Characteristics Sub Area Central Green Brov Brown Use PDL		
Market		Affordable for Rent	Shared	Ownership	First Homes	
ion 210 Rounded m2	m2 Circulation	68 Rounded	m2 0	Rounded m2	23 Rounded	m2
0.00 0	70 0.0%	0.00	0.0	0 0	0.00 0	0
0.00 0	84 0.0%	0.00	0.0	0 0 0	0.00	0
0.00 0 0	97 0.0%	0.00 0	0.0	0 0 0	0.00	0
0.00 0 0	79 0.0%	0.00 0	0.0	0 0 0	0.00	0
0.00 0 0	93 0.0%	0.00	0.0	0 0 0	0.00 0	0
0.00 0 0	106 0.0%	0.00	0.0	0 0 0	0.00 0	0
0.00 0 0	93 0.0%	0.00 0	0.0		0.00 0	0
0.00 0 0	100 0.0%	0.00 0	0.0		0.00 0	0
0.00 0 0	110 0.0%	0.00 0	0.0		0.00 0	0
6 0.00 0 0	40 10.0%	0.00 0	0.0		0.00 0	0
6 0.00 0 0	61 10.0%	0.00 0	0.0		0.00 0	0
6 0.00 0 0	70 10.0%	0.00 0	0.0		0.00 0	0
6 10% 21.00 21 1,040	40 10.0%	20% 13.60 14	616 25% 0.0			264
6 30% 63.00 63 4,505	61 10.0%	30% 20.40 20	1,342 40% 0.0			604
6 60% 126.00 126 10,395	75 10.0%	50% 34.00 34	2,805 35% 0.0			578
100% 210.00 210 15,939		100% 68.00 68	4,763 100% 0.0	0 0 100	0% 23.00 <b>22</b> 1,4	,445
	Oc	ccupants	oulation	ha per 1,000		
Median Used m2		Beds Count per	unit	2.880 Urban parks and ga	rdens	
1,197 0 0	Tei	errace 2 0	2 0	0.000 Playgrounds		
1,197 0 0	Tei	errace 3 0	3 0	0.000 Outdoor sport facili	ties	
1,197 0 0	Tei	errace 4 0	4 0	0.000 Allotments		
1,224 0 0	Sei	emi 2 0	2 0	0.000 Amenity Open Space	e (Informal Recreation)	
1,224 0 0	Sei	emi 3 0	3 0	0.000		
224 1,224 0 0	Ser	mi 4 0	4 0	0.000		.091
1,449 0 0	De	et 3 0	3 0	0.000		.212
1,449 0 0	De		4 0	2.880 ha	Shortfall / Surplus -1.8	.879
1,449 0 0	De		4 0			
397 1,397 0 0		at to5 1 0	1 0			
397 1,397 0 0		at to5 2 0	2 0	Summary		Saleable
397 1,397 0 0		at to5 3 0	3 0	Un		m2 Aver
526 1,626 1,920 3,121,107		at 6+ 1 41	1 41		10 15,939 75.90 14,4	
		at 6+ 2 92	2 184			,330 63
1,626 6,450 10,488,350	Fla	at 6+ 3 167	3 501	Shared Ownership	0 0 65.70	0 <b>59</b>
526 1,626 6,450 10,488,350 526 1,626 13,778 22,402,215 22,147 36,011,672	<u> </u>		sidents 726	First Homes	22 1,445 65.70 1,3	

Tall								Rour	nded	Modelling	3		Area ha			Characteristics	s				
3	UNITS		100		Aff - rentec		of Aff	22.5	23	Density		units/ha	Total	0.333		Sub Area Cer					
	Affordal	ble	30%		Shared Ow		L	0.00	0	Net:Gross	100%		Gross	0.333 I		Green Brov Bro					
				F	First Home	25% %	of Aff	7.5	8				Net	0.333 I	ha	Use PD	L				
								30	31	-											
						Market						le for Rent			Shared O	wnership			First H		
	Beds	m2	Circulation	70		Rounded	m2	m			_	Rounded	1	0		Rounded	m2	8		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70			0.00				0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84			0.00				0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97			0.00		·		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79			0.00				0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93			0.00				0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	10			0.00		·		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93			0.00				0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	10			0.00		1		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	11			0.00		ŭ		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%		0.00	0	0	40			0.00				0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	6:			0.00				0.00	0	0		0.00	0	0
Flat to5	3	75	10.0%		0.00	0	0	70			0.00				0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%	10%	7.00	7	347	40						25%	0.00	0	0	25%	2.00	2	88
Flat 6+	2	65	10.0%	30%	21.00	21	1,502	6:						40%	0.00	0	0	40%	3.20	3	201
Flat 6+	3	75	10.0%	60%	42.00	42	3,465	75	5 10.0					35%	0.00	0	0	35%	2.80	3	248
				100%	70.00	70	5,313			1009	6 23.00	22	1,515	100%	0.00	0	0	100%	8.00	8	537
			noic									1	la 1.0			1 200					
			BCIS			2				Occupant			Population			ha per 1,000					
T	2			Median l		m2 0				T	Beds 2	Count	per unit	-		0.000 Pla		s and garder	is		
Terrace Terrace	3		1,197 1,197		1,197 1,197	0	0			Terrace Terrace	3	0	2	0				s ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0		0			otments	ort racilities			
Semi	2		1,197		1,197	0	0			Semi	2	0	1 -	0				en Space (Ir	formal Doc	rootion\	
Semi	3		1,224		1,224	0	0			Semi	3	0		0		0.000 AII	nemity Op	en space (ii	iioiiiiai kec	reation)	
Semi	4		1,224		1,224	0	0			Semi	4	0	, ,	0		0.000		Г	Open Space	Poquirod	0.694
Det	3		1,449		1,449	0	0			Det	3	0		0		0.000		-	Gross - Net		0.000
Det	4		1,449		1,449	0	0			Det	4	0		0		2.880 ha		-	Shortfall / S		-0.694
Det	5		1,449		1,449	0	0			Det	5	0	7	0		2.000 11a		Ŀ	onortian / 3	uipius	-0.094
Flat to5	1		1,443		1,449	0	0			Flat to5	1	0		0							
Flat to5	2		1,397		1,397	0	0			Flat to5	2	0	<u> </u>	0		Summary		Г	Constr	uction	Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0		0		Janimary	1	Units	m2	Average	m2 Avera
Flat 6+	1		1,626		1,626	655	1,064,217			Flat 6+	1	14		14		Market Housin	าฮ	70	5,313	75.90	4,830 69.0
			1,626		1,626	2,173	3,532,485			Flat 6+	2	31		62		Aff - rented	'Б	22	1,515	68.85	1,377 62.
Flat 6+			1,020		1,020	2,1/3	3,332,403			i lat or		1 21		02				22	1,313	00.03	
Flat 6+	2		1 626		1 626	4 538	7 377 975			Flat 6+	3	55	3	165		Shared Owners	shin	n	n	67.10	0 61
Flat 6+ Flat 6+	3		1,626		1,626	4,538 7,365	7,377,975 11,974,677			Flat 6+	3	55	Residents	165 <b>241</b>		Shared Owners First Homes	ship	0	0 537	67.10 67.10	0 <b>61.</b> 0 488 61.0

30 Tall							Ī	Rounde	ed	Modelling			Area ha			Characteris	tics				
24	UNITS		30		Aff - rented	75% %	of Aff	6.75	7	Density	300	units/ha	Total	0.100		Sub Area	Central				
	Affordat	ole	30%	9	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.100	ha	Green Brov	Brown				
					First Home	25% %	of Aff	2.25	2				Net	0.100	ha	Use	PDL				
								9	9												
						Market					Affordab	le for Rent			Shared C	wnership			First Ho	omes	
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	7		Rounded	l m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00				0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00				0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00				0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00				0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00				0.00	0	0		0.00	0	- 0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%		0.00	0	0	40	10.0%						0.00	·				0	0
Flat to5 Flat to5	2 3	65 75	10.0% 10.0%		0.00	0	0	61 70	10.0% 10.0%		0.00				0.00	0	0		0.00	0	0
Flat 6+	1	75 45	10.0%	10%	2.10	2	99	40	10.0%	20%	1.40			25%	0.00	0	0	25%	0.50	0	
Flat 6+	2	65	10.0%	30%	6.30	6	429	61	10.0%	30%	2.10			40%	0.00	0	0	40%	0.80	1	67
Flat 6+	3	75	10.0%	60%	12.60	13	1,073	75	10.0%	50%	3.50			35%	0.00	0	0	35%	0.70	1	83
riac o	,	75	10.070	100%	21.00	21	1,601	/3	10.070	100%	7.00			100%	0.00	0	0		2.00	2	150
			ļ	100/0	21.00		1,001			10070	7.00	,	300	10070	0.00			100/0	2.00		130
			BCIS							Occupants			Population			ha per 1,00	00				
			Lower Q	Median	Used	m2					Beds	Count	per unit			2.880	Urban park	s and garder	ns		
Terrace	2		1,197		1,197	0	0			Terrace	2	C	) 2	0			Playground	_			
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0		0.000	Outdoor sp	ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0		0.000	Allotments				
Semi	2		1,224		1,224	0	0			Semi	2	C	2	0		0.000	Amenity Op	oen Space (Ir	nformal Recr	eation)	
Semi	3		1,224		1,224	0	0			Semi	3	0	3	0		0.000		_			
Semi	4		1,224		1,224	0	0			Semi	4	C	) 4	0		0.000			Open Space	Required	0.216
Det	3		1,449		1,449	0	0			Det	3	C	3	0		0.000			Gross - Net		0.000
Det	4		1,449		1,449	0	0			Det	4	C	, ,	0		2.880	ha	L	Shortfall / Su	ırplus	-0.216
Det	5		1,449		1,449	0	0			Det	5	C		0							
Flat to5	1		1,397		1,397	0	0			Flat to5	1	C		0				r			
Flat to5	2		1,397		1,397	0	0			Flat to5	2	C	, -	0		Summary			Constru		Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	C		0				Units	m2	Average	m2 Avera
Flat 6+	1		1,626		1,626	143	232,518			Flat 6+	1	3		3		Market Ho	ŭ	21	1,601	76.21	1,455 69.2
Flat 6+	2		1,626		1,626	630	1,024,868			Flat 6+	2	9	·	18		Aff - rented		7	508	72.60	462 66.0
Flat 6+	3		1,626		1,626	1,485	2,414,610			Flat 6+	3	18		54		Shared Ow		0	150	74.80	0 68.0
			l			2,258	3,671,996	c/2			l	<u> </u>	Residents	75		First Home	S	2 <b>30</b>	150 <b>2,258</b>	74.80	136 68.0 <b>2,053</b>
							1,626	t/IIIZ										30	2,258		2,053

<b>50</b> 25	UNITS		60		Aff - rented	75% %	of Aff	Rou 13.5	nded 14	Modelling Density		units/ha	Area ha Total	0.727		Characteristics Sub Area Cei					
	Affordal	ble	30%	18	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	0.727	na	Green Brov Bro	own				
					First Home	25% %	of Aff	4.5	5				Net	0.600	na	Use PD	)L				
			_					18	19												
						Market		-			Affordab	le for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	42		Rounded	m2	m	2 Circulatio	n 14	ļ.	Rounded	m2	0		Rounded	m2	5		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	7	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	8	4 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	9	7 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	7	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	10	6 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	11	.0 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	28	10.0%	100%	42.00	42	1,294	2	10.0%	100%	14.00	14	431	100%	0.00	0	0	100%	5.00	4	123
Flat to5	2	65	10.0%		0.00	0	0	6	1 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	75	10.0%		0.00	0	0	7	0 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	4	0 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	6	1 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	7	5 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	42.00	42	1,294			100%	14.00	14	431	100%	0.00	0	0	100%	5.00	4	123
			BCIS							Occupants	5		Population			ha per 1,000					
				Median		m2					Beds	Count	per unit					s and garder	S		
Terrace	2		1,197		1,197	0	0			Terrace	2	0	2	0		0.000 Pla					
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0				ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0			otments				
Semi	2		1,224		1,224	0	0			Semi	2	0		0			nenity Op	en Space (In	formal Rec	reation)	
Semi	3		1,224		1,224	0	0			Semi	3	0	,	0		0.000		_			
Semi	4		1,224		1,224	0	0			Semi	4	0	<u> </u>	0		0.000		-	Open Space	Required	0.173
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		(	Gross - Net		0.127
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880 ha		5	Shortfall / S	urplus	-0.046
Det	5		1,449		1,449	0	0			Det	5	0		0							
Flat to5	1		1,397		1,397	1,848	2,581,656			Flat to5	1	60	1	60				_			
Flat to5	2		1,397		1,397	0	0			Flat to5	2	0		0		Summary			Constr		Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0				Units	m2	Average	m2 Averag
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Housin	ng	42	1,294	30.80	1,176 28.0
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0		0		Aff - rented		14	431	30.80	392 28.0
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Owners	ship	0	0	30.80	0 28.0
						1,848	2,581,656						Residents	60		First Homes		4	123	30.80	112 28.0
							1,397	£/m2										60	1,848		1,680

3									Rounded	1	Modelling			Area ha			Characteristi	cs				
80	UNITS		60		Aff - rented	75% %	of Aff	13.5	14		Density	75	units/ha	Total	0.970		Sub Area C	entral				
	Affordal	ble	30%	18	Shared Ow	25%		4.50	5		Net:Gross	82.5%		Gross	0.970	ha	Green Brov B	rown				
					First Home	0% %	of Aff	0	0					Net	0.800	ha	Use P	DL				
								18	19													
						Market						Affordabl				Shared C	wnership			First F		
	Beds	m2	Circulation	42		Rounded	m2		m2	Circulation	14		Rounded	m2	5		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00		0		70	0.0%		0.00		0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0		84	0.0%		0.00		0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00		0		97	0.0%		0.00	0	_		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0		79	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00		0		93	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0		106	0.0%		0.00	0	Ū		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0		93	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0		100	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0		110	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%		0.00		0		40	10.0%		0.00	0	-		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%	100%	42.00	42	3,003		61	10.0%	100%	14.00	14		100%	5.00	5	336	100%	0.00	0	0
Flat to5	3	75	10.0%		0.00	0	0		70	10.0%		0.00	0			0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0		40	10.0%		0.00	0	·		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0		75	10.0%		0.00		Ŭ		0.00	0	0		0.00	0	0
				100%	42.00	42	3,003				100%	14.00	14	939	100%	5.00	5	336	100%	0.00	0	0
		1	BCIS								Occupants			Population			ha per 1,000					
				Median	Used	m2					Occupants	Beds	Count	per unit					s and garde			
Terrace	2		1,197	ivieulali	1,197	0	0				Terrace	2	Count		0			layground		15		
Terrace	3		1,197		1,197	0	0				Terrace	3	0	3	0				ort facilities			
Terrace	4		1,197		1,197	0	0				Terrace	4	0	4	0			lotments	ort racinties			
Semi	2		1,224		1,224	0	0				Semi	2	0	2	0				en Space (I	nformal Red	reation)	
Semi	3		1,224		1,224	0	0				Semi	3	0	3	0		0.000	cincy Op	ren space (ii		cucio,	
Semi	4		1,224		1,224	0	0				Semi	4	0	4	0		0.000		Ī	Open Space	Required	0.351
Det	3		1,449		1,449	0	0				Det	3	0	3	0		0.000		•	Gross - Net		0.170
Det	4		1,449		1,449	0	0				Det	4	0	4	0		2.880 h	ıa	•	Shortfall / S		-0.182
Det	5		1,449		1,449	0	0				Det	5	0	4	0							
Flat to5	1		1,397		1,397	0	0				Flat to5	1	0	1	0							
Flat to5	2		1,397		1,397	4,278	5,976,226				Flat to5	2	61	2	122		Summary		ſ	Constr	uction	Saleable
Flat to5	3		1,397		1,397	0	0				Flat to5	3	0	3	0				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626	0	0				Flat 6+	1	0	1	0		Market Hous	sing	42	3,003	71.50	2,730
Flat 6+	2		1,626		1,626	0	0				Flat 6+	2	0	2	0		Aff - rented		14	939	71.50	854
Flat 6+	3		1,626		1,626	0	0				Flat 6+	3	0	3	0		Shared Owne	ership	5	336	71.50	305
						4,278	5,976,226							Residents	122		First Homes		0	0	71.50	0
							1,397	f/m2											61	4,278		3.889

FOR APPRAISALS

SITE			Site 17 Flats 300	Site 18 Flats 100	Site 19 Flats 30	Site 20 Flats 12	Site 21 Flats 9	Site 22 Flats 300 Tall	Site 23 Flats 100 Tall	Site 24 Flats 30 Tall	Site 25 Studios 60	Site 30 PRS Flats
	Sub Area		Central	Central	Central	Central	Central	Central	Central	Central	Central	Central
	Green Brown Use		Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL
AREA	Total	ha	4.800	1.212	0.364	0.206	0.090	1.212	0.333	0.100	0.727	0.970
	Gross Net	ha ha	4.800 3.000	1.212 1.000	0.364 0.300	0.120 0.120	0.090 0.090	1.212 1.000	0.333 0.333	0.100 0.100	0.727 0.600	0.970 0.800
UNITS	Units		300	100	30	12	9	300	100	30	60	60
UNIT SIZE	E Market Housing	m2	75.90	75.90	76.21	75.17	75.17	75.90	75.90	76.21	30.80	71.50
	Aff to rent Shared Ownership	m2 m2	67.29 63.95	66.35 65.04	69.46 72.05	62.70 67.10	75.17 75.17	70.04 65.70	68.85 67.10	72.60 74.80	30.80 30.80	71.50 71.50
BASE COI	First Homes NSTRUCTION	m2	63.95	65.04	72.05	67.10	75.17	65.70	67.10	74.80	30.80	71.50
	BCIS	£/m2	1,397	1,397	1,397	1,397	1,397	1,626	1,626	1,626	1,397	1,397
	Site Costs Abnormals	%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%	5% 5.0%
	Contingency	£ %	30,000 5.0%	10,000 5.0%	5,000 5.0%	0 5.0%	0 5.0%	30,000 5.0%	10,000 5.0%	5,000 5.0%	0 5.0%	63,560 5.0%
	Small Sites	%	3.070	3.070	3.070	3.070	6%	3.070	3.070	3.070	3.070	3.070
FEES												
	Professional Planning <50	£/unit	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462
SALES	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138
SALLS	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	% £/unit	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0	0.5% 0
ACQUISIT	Misc. TION	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Agents Legal	% %	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%
DEVELOP	PER'S RETURN  Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE		% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Fees Interest	0.0%	0 6.0%	0 6.0%	0 6.0%	0 6.0%	0 6.0%	6.0%	0 6.0%	6.0%	6.0%	0 6.0%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND	EUV		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Premium Easements etc	£/ha £	0	0	0	0	0	0	0	0	0	
VALUES	Market Housing	£/m2		2,450	2,450	2.450		2,450	2,450	2,450	2.450	2,800
	Aff Rent	1/1112	2 /150				2 /50		2,430			2,000
		£/m2	2,450 1,715	1,715	1,715	2,450 1,715	2,450 1,715	1,715	1,715	1,715	2,450 1,715	2,240
	Social Rent	£/m2	1,715 1,120	1,715 1,120	1,715 1,120	1,715 1,120	1,715 1,120	1,120	1,120	1,120	1,715 1,120	2,240
CDANIT			1,715	1,715	1,715	1,715	1,715				1,715	
GRANT	Social Rent Shared Ownership First Homes Intermediate to Buy	£/m2 £/m2 £/m2	1,715 1,120 1,715 1,715	1,715 1,120 1,715 1,715	1,715 1,120 1,715 1,715	1,715 1,120 1,715 1,715	1,715 1,120 1,715 0	1,120 1,715 1,715	1,120 1,715 1,715	1,120 1,715 1,715	1,715 1,120 1,715 1,715	2,240 1,960 0
GRANT	Social Rent Shared Ownership First Homes	£/m2 £/m2 £/m2	1,715 1,120 1,715 1,715	1,715 1,120 1,715 1,715	1,715 1,120 1,715 1,715	1,715 1,120 1,715 1,715	1,715 1,120 1,715 0	1,120 1,715 1,715	1,120 1,715 1,715	1,120 1,715 1,715	1,715 1,120 1,715 1,715	2,240 1,960 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent	£/m2 £/m2 £/m2 £/unit £/unit	1,715 1,120 1,715 1,715 1,715	1,715 1,120 1,715 1,715 0 0	1,715 1,120 1,715 1,715 0	1,715 1,120 1,715 1,715 0	1,715 1,120 1,715 0	1,120 1,715 1,715 0 0	1,120 1,715 1,715 0 0	1,120 1,715 1,715 0 0	1,715 1,120 1,715 1,715 0 0	2,240 1,960 0 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent	£/m2 £/m2 £/m2 £/unit £/unit £/unit	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 0 0 0 0	1,120 1,715 1,715 0 0 0	1,120 1,715 1,715 0 0 0	1,120 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 0 0 0	2,240 1,960 0 0 0 0 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent	£/m2 £/m2 £/unit £/unit £/unit	1,715 1,120 1,715 1,715 1,715 0 0	1,715 1,120 1,715 1,715 1,715 0 0	1,715 1,120 1,715 1,715 1,715 0 0	1,715 1,120 1,715 1,715 1,715 0 0	1,715 1,120 1,715 0 0 0	1,120 1,715 1,715 0 0	1,120 1,715 1,715 0 0	1,120 1,715 1,715 0 0	1,715 1,120 1,715 1,715 1,715 0 0	2,240 1,960 0 0 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG	£/m2 £/m2 £/unit £/unit £/unit £/unit	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0	1,715 1,120 1,715 0 0 0 0	1,120 1,715 1,715 0 0 0 0	1,120 1,715 1,715 0 0 0 0	1,120 1,715 1,715 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0	2,240 1,960 0 0 0 0 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG	£/m2 £/m2 £/m2 £/unit £/unit £/unit £/unit % £/ha % £/m2	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	2,240 1,960 0 0 0 0 0.70% 0 3.00% 20.60
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus Acc & Adpt Water	£/m2 £/m2 £/m2 £/unit £/unit £/unit £/unit % £/ha % £/m2 £/m2	1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	2,240 1,960 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00%
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus Acc & Adpt	£/m2 £/m2 £/m2 £/unit £/unit £/unit £/ha % £/ha % £/m2	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	2,240 1,960 0 0 0 0 0.70% 0 3.00% 20.60 0.00%
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus Acc & Adpt Water	£/m2 £/m2 £/m2 £/unit £/unit £/unit £/ha % £/m2 % £/m2 %	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00%	1,715 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	2,240 1,960 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus Acc & Adpt Water Over Extra 1 Over Extra 2	£/m2 £/m2 £/unit £/unit £/unit £/unit £/ha % £/m2 £/m2 % £/m2 £/m2 % £/m2 £/m2	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0 0.00% 0	1,715 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	1,715 1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.000 0.00% 0	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00 0.00% 0	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	2,240 1,960 0 0 0 0 0 0 0 0 3.00% 20.60 0.00% 0.00% 0 0.00% 0 0.00% 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt Water Over Extra 1 Over Extra 2  CIL Pre CIL \$106	£/m2 £/m2 £/m2 £/unit £/unit £/unit £/ha % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 %	1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00% 0.00%	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	2,240 1,960 0 0 0 0 0 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus Acc & Adpt Water Over Extra 1 Over Extra 2	£/m2 £/m2 £/unit £/unit £/unit £/unit £/ha % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 %	1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0.000 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	2,240 1,960 0 0 0 0 0 0 0 0 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt Water Over Extra 1 Over Extra 2  CIL Pre CIL \$106 Post CIL \$106 Inf Tariff	£/m2 £/m2 £/m2 £/unit £/unit £/unit £/ha % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 %	1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00% 0.00%	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	2,240 1,960 0 0 0 0 0 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%
	Social Rent Shared Ownership First Homes  Intermediate to Buy Affordable Rent Social Rent  REQUIREMENTS Biodiversity NG  CO2 Plus  Acc & Adpt  Water Over Extra 1  Over Extra 2  CIL Pre CIL s106 Post CIL s106 Inf Tariff  Affordable Housing Overal	£/m2 £/m2 £/unit £/unit £/unit £/ha % £/ha % £/m2 £/m2 £/m2 £/m2 % £/m2 % £/m2 % £/m2 %	1,715 1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0.00% 0.00% 2,500 2,500 0%	1,120 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 3.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	1,120 1,715 1,715 1,715 0 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	2,240 1,960 0 0 0 0 0 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 30.0%
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus  Acc & Adpt Water Over Extra 1 Over Extra 2  CIL Pre CIL \$106 Post CIL \$106 Inf Tariff  Affordable Housing	£/m2 £/m2 £/unit £/unit £/unit £/unit £/m2 % £/m2 £/m2 £/m2 £/m2 £/m2 £/m2 £/unit £/unit £/unit £/unit	1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	1,120 1,715 1,715 0 0 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	1,120 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00 0.00% 0 0.00% 0 0.00% 0 0.00%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	2,240 1,960 0 0 0 0 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0 0
	Social Rent Shared Ownership First Homes Intermediate to Buy Affordable Rent Social Rent REQUIREMENTS Biodiversity NG CO2 Plus Acc & Adpt Water Over Extra 1 Over Extra 2 CIL Pre CIL \$106 Post CIL \$106 Inf Tariff Affordable Housing Overal Aff Rent	£/m2 £/m2 £/unit £/unit £/unit £/unit % £/ha % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 % £/m2 %	1,715 1,715 1,715 1,715 1,715 1,715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,715 1,715 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0 0	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0.00% 0 0 0 0	1,715 1,120 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.000 2,500 2,500 0% 30.0% 20.0%	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	1,120 1,715 1,715 0 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00 0.00% 0 0.000 2,500 2,500 0%	1,715 1,120 1,715 1,715 1,715 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0.00% 0 0 0 0	2,240 1,960 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

			Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	Site 30
			Flats 300	Flats 100	Flats 30	Flats 12	Flats 9	Flats 300 Tall	Flats 100 Tall	Flats 30 Tall	PRS Flats
			Central	Central	Central	Central	Central	Central	Central	Central	Central
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Are	ea Gross	ha	4.800	1.212	0.364	0.120	0.090	1.212	0.333	0.100	0.970
	Net	ha	3.000	1.000	0.300	0.120	0.090	1.000	0.333	0.100	0.800
Units			300	100	30	12	9	300	100	30	60
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent		20.0%	20.0%	20.0%	20.0%	0.0%	20.0%	20.0%	20.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	0.0%
Existing	 g Use Value	£/ha	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
		£ site	5,760,000	1,454,545	436,364	247,680	108,000	1,454,545	400,000	120,000	1,163,636
Uplift		£/ha	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000	240,000
·		£ site	1,152,000	290,909	87,273	49,536	21,600	290,909	80,000	24,000	232,727
Benchr	 nark Land Value	£/ha	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000	1,440,000
		£ site	6,912,000	1,745,455	523,636	297,216	129,600	1,745,455	480,000	144,000	1,396,364
Residua	al Gross	£/ha	-1,508,923	-2,043,389	-2,200,166	-1,461,559	-2,406,359	-11,271,646	-13,908,995	-14,748,854	-481,435
22.2.6.	Net	£/ha	-2,414,277	-2,476,836	-2,666,867	-2,513,881	-2,406,359	-13,662,601	-13,908,995	-14,748,854	-583,557
		£ site	-7,242,832	-2,476,836	-800,060	-301,666	-216,572	-13,662,601	-4,636,332	-1,474,885	-466,846



Site 17	Fla	ts 300					
INCOME	Av Size m2	!	%	Number	Price	GDV	GIA
				300	£/m2	£	m2
	Gross	Net					
Market Housing	75.9	69.00	70.00%	210	2,450	35,500,500	15,939
Affordable Overall			30%	90			
Affordable Rent	67.3	61.18	20.00%	60	1,715	6,294,429	4,037
Social Rent	67.3	61.18	0.00%	0	1,120	0	(
Shared Ownership	64.0	58.14	0.00%	0	1,715	897	1
First Homes	64.0	58.14	10.00%	30	1,715	2,990,817	1,918
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.000 ha		100	/ha		44,786,643	21,895
SITE AREA - Gross	4.800 ha		63	/ha			
Sales per Quarter	0						
Unit Build Time	-	arters					

RUN CIL MACRO ctrl+I

Closing balance = 18,723

LAND			/unit or m2	Total		
	Land				-7,242,832	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-108,642	-108,642	
Fees						
	Planning			57,600		
	Professional		9.00%	3,441,682	3,499,282	
CONSTRUCTION						
	Build Cost		1,555	34,055,376		
	s106 / CIL / IT			750,000		
	Contingency		5.00%	1,702,769		
	Abnormals	%	5.00%	1,702,769		
		£		30,000	38,240,913	
FINANCE						
	Fees		0%	0		
	Interest		6.00%			
	Legal and Valuation			0	0	
SALES	Agents	%	3.0%	1,343,599		
		%	0.5%			
	0			223,933		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,567,533	35,956
Developers Profit						
		% Value	17.50%			6,212
	Affordable Housing		17.50%			1,101
	First Homes	% Value	17.50%			523

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under 50	50	462	23,100
No dwgs over 50	250	138	34,500
		Total	57,60
Stamp duty calc - Residual			
Land payment			-7,242,83
		Total	
Stamp duty calc - Residual			
Land payment			6,912,00
		Total	335,10
		Total	335,10
Pre CIL s106	2,500 £/		335,10
Pre CIL s106			
Pre CIL s106 Post CIL s106		Unit (all)	750,00
	То	Unit (all) tal	<b>750,00</b>
Post CIL s106	2,500	Unit (all) tal £/ Unit (all)	750,000 750,000 750,000
Post CIL s106	2,500	Unit (all) tal £/ Unit (all) £/m2	<b>750,00</b> 0

			1.555.39
	BNG	0.70%	10.30
Site Costs	Base	5.00%	73.58
			1,471.51
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.00
	£/m2		12.00
Acc & Adpt	%	0.00%	0.00
	£/m2		20.60
CO2 Plus	%	3.00%	41.91
			1,397.00
Build Cost			/m2

									Affordable Housing First Homes	% Value	17.50% 17.50%			1,101,682 523,393										
SIDUAL CASH FLOW FOR INTEREST									riist nomes	% value	17.50%			523,393	J									
DOAL CASITILOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
OME	01	Q2	Q3	Q4	Q1	Q2	Q3	04	01	Q2	Q3	04	01	Q2	03	04	Q1	Q2	Ο3	Q4	01	Q2	Ω3	Q4
TS Started		~-	20	40	40	40	40	40	40	40	40	<u> </u>		<u> </u>	40	<u> </u>		<u> </u>	40	<u> </u>	<u> </u>	~_	<u> </u>	<u> </u>
set Housing			20	0	0	0	2,366,700	4,733,400	4,733,400	4,733,400	4,733,400	4,733,400	4,733,400	4,733,400	0	0	0	0	0	0	0	0	0	0
rdable Rent				0	0	0	419,629	839,257	839,257	839,257	839,257	839,257	839,257	839,257	n	0	l ő	0	n	n	l ő	n	0	0
I Rent				n	l o	n	0	0	000,207	0	0	000,207	000,207	0	n	n	l ő	0	n	n	ň	n	n	n
ed Ownership				0	0	0	60	120	120	120	120	120	120	120	n	0	l ő	0	n	n	l ő	n	0	0
Homes				0	0	0	199,388	398,776	398,776	398.776	398,776	398,776	398.776	398,776	n	0	l ő	0	n	n	l ő	n	0	Č
nt and Subsidy				0	0	0	0	0	0	0	0	0	0	0	n	0	l ő	0	n	n	l ő	n	0	Č
INCOME	0	0	0	0	0	Ů.	2.985.776	5.971.552	5.971.552	5.971.552	5.971.552	5.971.552	5.971.552	5.971.552	Ō	0	0	0	0	0	0	0	0	
							_,	-,,	1	-,,	-,,	-,,	1	-,,				-		-			-	
ENDITURE																								
np Duty	0																							
ments etc.	0																							
ls Acquisition	-108.642																							
•																								
ning Fee	57,600																							
essional	1,720,841		1,720,841																					
Cost - BCIS Base		0	756,786	2,270,358	3,783,931	4,540,717	4,540,717	4,540,717	4,540,717	4,540,717	3,027,144	1,513,572	0	0	0	0	0	0	0	0	0	0	0	0
/CIL/Tariff		0	16,667	50,000	83,333	100,000	100,000	100,000	100,000	100,000	66,667	33,333	0	0	0	0	0	0	0	0	0	0	0	0
tingency		0	37,839	113,518	189,197	227,036	227,036	227,036	227,036	227,036	151,357	75,679	0	0	0	0	0	0	0	0	0	0	0	0
ormals		0	38,506	115,518	192,530	231,036	231,036	231,036	231,036	231,036	154,024	77,012	0	0	0	0	0	0	0	0	0	0	0	0
nce Fees	0																							
al and Valuation	0																							
nts	0	0	0	0	0	0	89,573	179,147	179,147	179,147	179,147	179,147	179,147	179,147	0	0	0	0	0	0	0	0	0	0
ls	0	0	0	0	0	0	14,929	29,858	29,858	29,858	29,858	29,858	29,858	29,858	0	0	0	0	0	0	0	0	0	0
c.			0																					
TS BEFORE LAND INT AND PROFIT	1,669,799	0	2,570,639	2,549,394	4,248,990	5,098,788	5,203,291	5,307,793	5,307,793	5,307,793	3,608,197	1,908,600	209,004	209,004	0	0	0	0	0	0	0	0	0	0
	.and -7,242,832	_																						
Inte	erest	0	0	0	0	56,940	134,276	169,553	162,140	154,615	146,978	113,732	54,494	0	0	0	0	0	0	0	0	0	0	(
lopers Return	1				1																			
Market Housing	1																				l			6,212
Affordable for Rent					1								I				I							1,101
First Homes																0	0				_			523,
Cash F		0	-2,570,639	-2,549,394	-4,248,990	-5,155,728	-2,351,790	494,207	501,620	509,144	2,216,378	3,949,220	5,708,054	5,762,548	0	0	0	0	0	0	0		0	-7,837
Opening Bala		5 572 000	2 002 20 :	452.000	2 705 002	0.054.740	44 303 505	40 000 303	40 207 661	0.700.537	7.502.450	-3.632.940	2.075.447	7,027,002	7.027.002	7.027.000	7.027.000	7.027.662	7.027.665	7.027.665	7.027.662	7.027.662	7.027.662	
Closing Bala	nce 5.573.033	5.573.033	3.002.394	453,000	-3.795.990	-8.951.719	-11.303.509	-10.809.302	-10.307.681	· -9./98.537	-7.582.159	-3.632.940	2.0/5.114	7.837.663	7.837.663	7.837.663	7.837.663	7.837.663	7.837.663	7.837.663	7.837.663	7.837.663	7.837.663	0



Site 18 Flats 100 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 75.9 Net 69.00 2,450 70.00% 11,833,500 5,313 23,100 6,900 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 20.00% 0.00% 0.00% 10.00% 1,715 1,120 1,715 1,715 2,068,707 1,327 1.50% -37,153 -37,153 Water Over Extra 1 Stamp duty calc - Residua Land payment 304 1,013,892 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 1,175,995 9.00% 1,145,995 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,555 11.339.344 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 14,916,403 12,733,278 250,000 10,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 250,000 Inf Tariff Residual Land Value 1,454,545 290,909 0.00% 1,200,000 240,000 RUN CIL MACRO ctrl+l Closing balance = 2,438 447,492 74,582 3.0% 0.5% £/unit 11,917,359 522.074 17.50% 17.50% 17.50% 2,070,863 Market Housing % Value Affordable Housing % Value First Homes % Value 362,077 177,431 RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Q2 Q2 Q3 Q2 Q4 Q2 Q4 Q4 2,366,700 413,741 2,366,700 413,741 2,366,700 413,741 2,366,700 413,741 2,366,700 413,741 0 61 202,778 0 61 202,778 0 61 202,778 0 61 202,778 202,778 Grant and Subsidy 2.983.281 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -37,153 30,000 572,998 Planning Fee 572.998 rofessional uild Cost - BCIS Base 106/CIL/Tariff 0 755,956 1,511,912 2,267,869 2,267,869 2,267,869 1,511,912 755,956 0 0 0 0 0 0 0 0 0 0 0 16,667 33,333 0 37,798 75,596 0 38,464 76,929 
 50,000
 50,000
 50,000
 33,333

 113,393
 113,393
 113,393
 75,596

 115,393
 115,393
 115,393
 76,929

 16,667
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 37,798
 0
 0
 0

 38,464
 0
 0
 0
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 565.845 1.697.770 2,546,656 2.546.656 2.651.070 1,802,185 104.415 1,421,883 953,300 104,415 For Residual Valuation 0 0 0 18,130 56,602 95,651 92,102 75,767 46,454 3,968 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 2,070,863

2,874,898

First Homes

-1,421,883 -1,697,770

-2,564,786 -2,603,257

489.108 -1.208.662 -3.773.448 -6.376.705 -6.140.146 -5.051.152 -3.096.939

236,560 1,088,993

1,954,213 2,832,412

362,077 177,431 -2,610,371



												Site	19												Hi
iite 19	Flat	30																							-14
INCOME	Av Size m2	Mak	%	Number 30	Price £/m2		GIA m2		DEVELOPMENT (	COSTS		/unit or m2	Total				Planning fee calc Planning app fee	dwgs				Build Cost	%	3.00%	/m2 1,397.00 41.91
Market Housing	Gross 76.2	Net 69.29	70.00%		2,450	3,564,750	1,601		LAND	Land Stamp Duty		/unit or m2	0	-800,060			No dwgs No dwgs under 50 No dwgs over 50	30 30 0	462 138	0		CO2 Plus Acc & Adpt	£/m2 %	0.00%	20.6
Affordable Overall Affordable Rent Social Rent	69.5 69.5	63.14 63.14	30% 20.00% 0.00%	6	1,715 1,120	649,675 0	417 0			Easements etc. Legals /Acquisition	ı	1.50%	-12,001	-12,001			Stamp duty calc - F	tesidual	Total	13,860		Water Over Extra 1	£/m2 £/m2 %	0.00%	0.0
Shared Ownership First Homes	72.1 72.1	65.50 65.50	0.00% 10.00%	0	1,715 1,715	101	0 216		Fees	Planning Professional		9.00%	13,860 351,105	364,965			Land payment		Total	- <b>800,060</b> 0		Over Extra 2	£/m2 % £/m2	0.00%	
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership				0	0			CONSTRUCTION			1,555	3,473,791				Stamp duty calc - F Land payment	tesidual	Total	523,636 15,682		Small Site Site Costs	% Base	0.00% 5.00%	0.0 <b>1,471.5</b> 73.5
SITE AREA - Net SITE AREA - Gross	0.300 ha 0.364 ha		100 83		_	4,551,490	2,233			s106 / CIL / IT Contingency Abnormals	%	5.00% 5.00%	75,000 173,690 173,690				Pre CIL s106	3 500	£/ Unit (all)	13,062		Site Costs	BNG	0.70%	10.30 1,555.39
Sales per Quarter	0		63	/iia						Automais	£	3.00%	5,000	3,901,170					Total	75,000					
Unit Build Time	3 Qua					RUN Residual MACE			FINANCE	Fees Interest		0% 6.00%	0				Post CIL s106 CIL	2,500 0	£/ Unit (all) £/m2 Total	0					
Residual Land Value Existing Use Value		Whole Site -800,060 436,364	Per ha NET -2,666,867	Per ha GROSS -2,200,166 1,200,000		RUN CIL MACRO ctrl	Closing balance = (	0		Legal and Valuatio	n		0	0			Inf Tariff	% GDV 0.00%		0					
Uplift Plus /h	20% /ha 0 Benchmark Land Value	87,273 0 <b>523,636</b>		240,000 0 1,440,000			Closing balance = -	-1,417	SALES	Agents Legals	% %	3.0% 0.5%	136,545 22,757												
	Delicilliar Land Valde	£	:/m2	1,440,000		corr				Misc.	£/unit %	0 0 0.0%	0	159,302	3,613,376										
Additional Profit		-1,400,885	-875						Developers Prof	it Market Housing	% Value	17.50%			623,831										
RESIDUAL CASH FLOW	W FOR INTEREST									Affordable Housin First Homes		17.50% 17.50%			113,711 58,969										
INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing				15	15 0	0	0	1,782,375	1,782,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	324,838 0	324,838 0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership First Homes					0	0	0	51 168,482	51 168,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	ME	0	•	0	0	0	0	2,275,745	2,275,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE	WIE		U	U	U	<u> </u>	U	2,2/3,/43	2,275,745		U				U		U	I	U	U		1	U		
Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -12,001																							
Planning Fee Professional		13,860 175,553		175,553																					
Build Cost - BCIS Base	2		0	578,965	1,157,930	1,157,930	578,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	12,500 28,948	25,000 57,897	25,000 57,897	12,500 28,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	29,782	59,563	59,563	29,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0 0	0	0	0	0	68,272 11,379	68,272 11,379	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND I	INT AND PROFIT	177,412	0	0 <b>825,748</b>	1,300,390	1,300,390	650,195	79,651	79,651	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	on Land Interest	-800,060	0	0	3,046	22,598	42,443	52,832	20,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return  Market Housin  Affordable for Re																									623,831 113,711



												S	ite 20												H
iite 20		Flats 12																							
ОМЕ	Av Size			% Num	ber P 12 £/	rice GD'		A 2	DEVELOPMENT	COSTS						]	Planning fee calc Planning app fee	dwgs	rate		7	<b>Build Cost</b>			1,39
rket Housing	Gross 75.2	68.3		00%	8 2,	450 1,406,30	0 631	1	LAND	Land Stamp Duty		/unit or m2	Total	-301,666			No dwgs No dwgs under 50 No dwgs over 50	12 12 0	462		4	CO2 Plus Acc & Adpt	% £/m2 %	3.00% 0.00%	
rdable Overall rdable Rent	62.7	57.0	0 20.0	00%	3.6 2 1,	715 234,58				Easements etc. Legals /Acquisiti	ion	1.50%	0						Total		4	Water	£/m2 £/m2		
al Rent ed Ownership Homes	62.7 67.1 67.1	61.0	0.0	00% 00% 00%	0 1,	120 715 3 715 125,52			Fees	Planning			5,544				Stamp duty calc - I Land payment	Residual	Total	-301,666	<mark>6</mark>	Over Extra 1 Over Extra 2	% £/m2 %	0.00%	6
nt and Subsidy	Affordable Rent Social Rent				,	0	0			Professional		9.00%					Stamp duty calc - I	Residual			<u>-</u> ]	Small Site	£/m2 %	0.00	) 6
	Shared Ownership					0	0		CONSTRUCTION	Build Cost s106 / CIL / IT		1,555	30,000				Land payment		Total	<b>297,216</b> 4,361	1	Site Costs	Base BNG	5.00% 0.70%	6
AREA - Net AREA - Gross	0.120 0.206	ha ha		100 58	/ha /ha	1,766,45	2 862	2		Contingency Abnormals	%	5.00% 5.00%					Pre CIL s106	2,500	£/ Unit (all)	20.000	<u>.</u>				1,5
s per Quarter Build Time	0	Quarters							FINANCE		£			1,505,503			Post CIL s106	2,500	£/ Unit (all)	30,000	_				
		Whole Site	Per ha NET	Per ha GROS		RUN Residual MA	CRO ctrl+r Closing balance =	. 0		Fees Interest Legal and Valuat	tion	0% 6.00%					CIL	C	£/m2 Total	30,000	0 0				
dual Land Value ing Use Value		- <b>301,66</b>	66 -2,513,	881 -1,461,5 1,200,0	000	RUN CIL MACRO				zegarana valua			·	Ü			Inf Tariff	% GDV 0.00%		C	0				
ft Plus /h	20% na 0 Benchmark Land Value	l	0	240,0 1,440,0	0	Check on phasing	Closing balance =	· -962	SALES	Agents Legals	% %	3.0% 0.5%													
	enemark tand value	237,21	£/m2	1,440,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		orrect	_		Misc.	£/unit %	0.0%	0		1,402,178										
itional Profit		-632,14	10 -1,	001					Developers Prof	fit	0/1/-	47.500			245.402	- 1									
										Market Housing Affordable Hous First Homes		17.50% 17.50% 17.50%			246,103 41,060 21,967										
ESIDUAL CASH FLOW	/ FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
COME NITS Started		Į Ų1	Q2	<b>Q3</b>	6	l Q1	Q2			ų ų	Q2	ų3	Q4	ų ų	Q2	Ų3	Q4	Ų Ųi	Q2	Ų٥	Q4	ų Q1	Q2	Q3	Q4
arket Housing fordable Rent					0	0	0	703,150 117,294 0	703,150 117,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
cial Rent ared Ownership					0	0	0	19	0 19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
t Homes int and Subsidy					0	0	0	62,763 0	62,763 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	1E	0	0	0	0	0	0	883,226	883,226	0	0	0	0	0	0	0	0	0	0	0	0	Ö	0	0	0
PENDITURE amp Duty		0																							
sements etc. gals Acquisition		0 -4,525																							
anning Fee ofessional		5,544 67,748		67,748																					
ild Cost - BCIS Base			0	223,561	447,122			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16/CIL/Tariff ntingency normals			0	5,000 11,178 11,178	10,000 22,356 22,356	10,000 22,356 22,356	5,000 11,178 11,178	0 0 0	0	0	0 0 0	0	0	0	0	0	0 0 0	0	0	0	0	0	0	0 0 0	0
ance Fees al and Valuation		0																							
ents		0	0	0	0	0	0	26,497	26,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als sc.		0	0	0	0	0	0	4,416	4,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND I	INT AND PROFIT	68,767	0	318,665	501,834	501,834	250,917	30,913	30,913	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	n Land Interest		0	0	1,286	8,833	16,493	20,504	8,027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
velopers Return Market Housir Affordable for Rei	ng																								246,103 41,060
First Home	es Cash Flow	232,899	0	-318,665	-503,121	-510,668	-267,411	831,808	844,286	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21,967
	Opening Balance			,			T	1,	1 , , , , , ,			1	1		*			1	1		1			1	1,



Site 21 Flats 9 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 /m2
1,397.00
41.91
20.60
0.00
12.00
0.00
0.00
0.00
0.00
0.00
83.82
1,555.33
77.77
10.89 CO2 Plus /unit or m2 Total 3.00% Gross 75.2 Net 68.33 2,450 £/m2 % 100.00% 1,506,750 4,158 Market Housing Land Stamp Duty Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 1,715 1,120 1,715 0 1.50% -3,249 -3,249 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 6.00% Over Extra 2 Total Planning Professional % £/m2 116,286 9.00% 112,128 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,644 1,112,155 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 1,506,750 1,245,871 22,500 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 22,500 0% 6.00% Inf Tariff Residual Land Value 108,000 21,600 0.00% 1,200,000 240,000 RUN CIL MACRO ctrl+l Closing balance = 0 45,203 7,534 3.0% 0.5% £/unit 52.736 1,195,072 17.50% 17.50% 17.50% 263,681 Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcidus Year 2 Q1 Q2 Q3 Q4 Q4 Q2 Q4 Q2 Q4 Q4 837,083 669.667 Grant and Subsidy 837.083 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 4,158 56,064 Planning Fee 56.064 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 164,764 370,718 370,718 205,955 0 0 0 0 0 0 0 0 0 0 0 0 0 
 7,500
 4,167
 0
 0

 18,536
 10,298
 0
 0

 18,536
 10,298
 0
 0
 0 3,333 7,500 0 8,238 18,536 0 8,238 18,536 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 56.974 240,638 415.290 415,290 230,717 23.438 29,298 For Residual Valuation 0 0 1,216 7,463 13,804 17,472 8,041 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 263,681

First Homes

-240,638

-416,506

-244,521

-920.298 -1.164.819

628,756

799.744

-263,681



Site 22	F	lats 300 Tall					
INCOME	Av Size n	n2	%	Number	Price	GDV	GIA
				300	£/m2	£	m2
	Gross	Net					
Market Housing	75.9	69.00	70.00%	210	2,450	35,500,500	15,939
Affordable Overall			30%	90			
Affordable Rent	70.0	63.68	20.00%	60	1,715	6,551,654	4,202
Social Rent	70.0	63.68	0.00%	0	1,120	0	0
Shared Ownership	65.7	59.73	0.00%	0	1,715	922	1
First Homes	65.7	59.73	10.00%	30	1,715	3,072,661	1,971
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000 h	a	300	/ha		45,125,736	22,113
SITE AREA - Gross	1.212 h	a	248	/ha			
Sales per Quarter	0						
Unit Build Time	3 (	Quarters					
						RUN Residual MACI	RO ctrl+r
		Whole Site	Per ha NET	Per ha GROSS			Closing balance = 0
Residual Land Value		-13,662,601	-13,662,601	-11,271,646			
Existing Use Value		1,454,545		1,200,000	F	RUN CIL MACRO ctr	1+1
Uplift	20%	290,909		240,000			Closing balance = 3
Plus /ha	. 0	. 0		. 0			

LAND			/unit or m2	Total		
	Land				-13,662,601	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-204,939	-204,939	
Fees						
	Planning			57,600		
	Professional		9.00%	4,020,960	4,078,560	
CONSTRUCTION						
	Build Cost		1,805	39,906,662		
	s106 / CIL / IT			750,000		
	Contingency		5.00%	1,995,333		
	Abnormals	%	5.00%	1,995,333		
		£		30,000	44,677,328	
FINANCE						
	Fees		0%	0		
	Interest		6.00%			
	Legal and Valuation			0	0	
SALES	Agents	%	3.0%	1,353,772		
	Legals	%	0.5%	225,629		
		£/unit	0.5%	0		
	Misc.	%	0.0%	0	1,579,401	36,46
2	•	•	•		•	
Developers Profit	Market Housing	% Value	17.50%			6,21
	Affordable Housing		17.50%			1,14
	First Homes	% Value	17.50%			537

calc				Build Cost		
fee	dwgs	rate				
	300			CO2 Plus	%	3.0
er 50	50	462	23,100		£/m2	
50	250	138	34,500	Acc & Adpt	%	0.0
		Total	57,600		£/m2	
			,,,,,,	Water	£/m2	
alc - Residual				Over Extra 1	%	0.0
t			-13,662,601		£/m2	
		Total	0	Over Extra 2	%	0.0
					£/m2	
alc - Residual				Small Site	%	0.0
t			1,745,455			
		Total	76,773	Site Costs	Base	5.0
					BNG	0.
	2,500 £/	Unit (all)				
	To	tal	750,000			
	2,500	£/ Unit (all)	750,000			
	0	£/m2	0			
		Total	750,000			

RESIDUAL CASH FLOW FOR INTEREST    Year 1	Q2 Q3 Q4  0
NCOME   Q1   Q2   Q3   Q4   Q1   Q4   Q1   Q4   Q4   Q4   Q4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Note	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Market Housing 0 0 0 2,366,700 4,733,400 4,733,400 4,733,400 4,733,400 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Affordable Rent 0 0 0 436,777 873,554 873,554 873,554 873,554 873,554 873,554 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Social Rent 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Shared Ownership         0         0         0         61         123         123         123         123         123         123         123         0 <t< td=""><td>0 0 0 0 0 0 0 0 0</td></t<>	0 0 0 0 0 0 0 0 0
First Homes 0 0 0 0 204.844 409.688 409.688 409.688 409.688 409.688 0 0 0 0 0 0 0 0	0 0 0
	0 0 0
Grant and Subsidy 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0
INCOME 0 0 0 0 0 0 0 3,008,382 6,016,765 6,016,765 6,016,765 6,016,765 6,016,765 0 0 0 0 0 0 0 0 0	
EXPENDITURE	
Stamp Duty 0	
Easements etc. 0	
Legals Acquisition -204,939	
Planning Fee 57,600	
Professional 2,010,480 2,010,480 2.010,480	
Build Cost - BCIS Base 0 886,815 2,660,444 4,434,074 5,320,888 5,320,888 5,320,888 5,320,888 3,547,259 1,773,629 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0
s106/CIL/Tariff 0 16,667 50,000 83,333 100,000 100,000 100,000 100,000 66,667 33,333 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0
Contingency 0 44,341 133,022 221,704 266,044 266,044 266,044 266,044 177,363 88,681 0 0 0 0 0 0 0 0 0 0 0	0 0 0
Abnormals 0 45,007 135,022 225,037 270,044 270,044 270,044 270,044 180,030 90,015 0 0 0 0 0 0 0 0 0 0	0 0 0
Finance Fees 0	
Legal and Valuation 0	
Agents 0 0 0 0 0 0 0 90,251 180,503 180,503 180,503 180,503 180,503 0 0 0 0 0 0 0 0	0 0 0
Legals 0 0 0 0 0 0 0 15,042 30,084 30,084 30,084 30,084 30,084 0 0 0 0 0 0 0 0	0 0 0
Misc. 0	
COSTS BEFORE LAND INT AND PROFIT 1.863,141 0 3.003,309 2.978,489 4.964,148 5.956,977 6.062,270 6.167,564 6.167,564 6.167,564 210,587 210,587 0 0 0 0 0 0	0 0 0
For Residual Valuation Land -13.662.601	
For Residual Valuation   Land   -13,662,601	0 0 0
Developers Return	
Market Housing	6,212,58
Affordable for Rent	1,146,70
First Homes	537,71
Cash Flow 11,799,460 0 -3,003,309 -2,978,489 -4,964,148 -5,956,977 -3,130,440 -274,308 -278,422 -282,598 1,698,822 3,709,963 5,751,271 5,806,178 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 -7,897,0
Opening Balance 11,799,460 11,799,460 8,796,151 5,817,662 853,515 -5,103,462 -8,233,902 -8,508,210 -8,786,632 -9,069,230 -7,370,409 -3,660,446 2,090,826 7,897,004 7,8	7,897,004 7,897,004 0



												3100	23												Ħ
Site 23	Flats 1	.00 Tall																							_
NCOME	Av Size m2		%	Number 100	Price £/m2		GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs				<b>Build Cost</b>			1,62
arket Housing	Gross 75.9	Net 69.00	70.00%	70	2,450	11,833,500	5,313		LAND	Land Stamp Duty		/unit or m2	Total	-4,636,332			No dwgs No dwgs under 50 No dwgs over 50	100 50 50	462			CO2 Plus Acc & Adpt	% £/m2 %	3.00% 0.00%	2
ordable Overall ordable Rent	68.9	62.59	30% 20.00%	30 20	1,715		1,377			Easements etc. Legals /Acquisition	ı	1.50%	0 -69,545	-69,545					Total			Water	£/m2 £/m2		1
al Rent red Ownership t Homes	68.9 67.1 67.1	62.59 61.00 61.00	0.00% 0.00% 10.00%	0 0 10	1,715	314	0 0 671		Fees	Planning			30,000				Stamp duty calc - F Land payment	esidual	Total	-4,636,332		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	
nt and Subsidy	Affordable Rent	01.00	10.00%	10	1,713		0/1			Professional		9.00%	1,338,555	1,368,555			Stamp duty calc - F	esidual	Total	0		Small Site	£/m2 %	0.00% 0.00% 0.00%	
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,805	13,284,395 250,000				Land payment		Total	480,000 13,500		Site Costs	Base BNG	5.00% 0.70%	
AREA - Net AREA - Gross	0.333 ha 0.333 ha		300 300	/ha /ha		15,026,513	7,361			Contingency	%	5.00% 5.00%	664,220 664,220				Pre CIL s106		£/ Unit (all)			L	БИС	0.70%	1,80
es per Quarter t Build Time	0 3 Quarte	ore					-		FINANCE		£		10,000	14,872,835			Post CIL s106	2,500	Total £/ Unit (all)	<b>250,000</b> 250,000					
it build Time		<u>.</u>				RUN Residual MACRO			FINANCE	Fees Interest		0% 6.00%	0				CIL		£/m2 Total	0					
sidual Land Value	W	-4,636,332	Per ha NET -13,908,995	Per ha GROSS -13,908,995		RUN CIL MACRO ctrl-	Closing balance = 0			Legal and Valuation	n		0	0			Inf Tariff	% GDV							
sting Use Value lift Plus /h	20% a 0	400,000 80,000 0		1,200,000 240,000 0			Closing balance = 4,6	668	SALES	Agents	%	3.0%	450,795					0.00%							
В	enchmark Land Value	480,000		1,440,000		Check on phasing dwg				Legals	% £/unit %	0.5%	75,133 0												
ditional Profit		-5,324,490	-1,002						Developers Prof	Misc.	%	0.0%	0	525,928	12,061,441										
									Developers Profi	Market Housing Affordable Housing	g % Value	17.50% 17.50%			2,070,863 375,719										
RESIDUAL CASH FLOW		Year 1				Year 2				First Homes Year 3	% Value	17.50%	1	Year 4	183,058			Year 5				Year 6			
NCOME JNITS Started		Q1	Q2	Q3 20	<b>Q4</b> 20	Q1 20	Q2 20	Q3 20	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
larket Housing ffordable Rent ocial Rent					0	0	0	2,366,700 429,331	2,366,700 429,331	2,366,700 429,331	2,366,700 429,331	2,366,700 429,331	0	0	0	0	0	0	0	0	0	0	0	0	0
ared Ownership st Homes					0	0	0	0 63 209,209	0 63 209,209	63	0 63 209,209	0 63 209,209	0	0	0	0	0	0	0	0	0	0	0	0	0
ant and Subsidy		0	0	0	0	0	0	0 3,005,303	0 3,005,303	209,209 0 3,005,303	0 3,005,303	0 3,005,303	0	0	0	0	0	0	0	0	0	0	0	0	0
(PENDITURE			·	U	v			3,003,303	3,003,303	3,003,303	3,003,303	3,003,303	Ĭ						·						
amp Duty sements etc.		0																							
gals Acquisition		-69,545 30,000																							
ofessional		569,278		669,278																					
uild Cost - BCIS Base .06/CIL/Tariff			0	885,626 16,667	1,771,253 33,333	2,656,879 50,000	50,000	50,000	1,771,253 33,333	885,626 16,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency bnormals			0	44,281 44,948	88,563 89,896	132,844 134,844	132,844 134,844	132,844 134,844	88,563 89,896	44,281 44,948	0	0	0	0	0	0	0	0	0	0	0 0	0	0 0	0	0
nance Fees egal and Valuation		0																							
gents egals		0	0	0	0	0	0	90,159 15,027	90,159 15,027	90,159 15,027	90,159 15,027	90,159 15,027	0	0	0	0	0	0	0	0	0	0	0	0	0
isc. OSTS BEFORE LAND I		529,733	0	0 1,660,800	1,983,045	2,974,567	2,974,567	3,079,753	2,088,230	1,096,708	105,186	105,186	0	0	0	0	0	0	0	0	0	0	0	0	0
r Residual Valuation		,636,332																							
evelopers Return	Interest		0	0	0	0	39,177	84,383	86,766	74,311	46,797	3,997	0	0	0	0	0	0	0	0	0	0	0	0	2,070,863
Market Housin																		1				I			2,070,863



Site 24 Flats 30 Tall Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 /m2
1,626.00
48.78
20.60
0.00
12.00
0.00
0.00
0.00
0.00
0.00
1,707.38
85.37
11.95 CO2 Plus /unit or m2 Total 3.00% Gross 76.2 Net 69.29 2,450 £/m2 % 70.00% 3,564,750 13,860 Market Housing 1,601 Land Stamp Duty Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 20.00% 0.00% 0.00% 10.00% 1,715 1,120 1,715 1,715 679,072 1.50% -22,123 -22,123 Water Over Extra 1 Stamp duty calc - Residua Land payment 105 349,825 0.00% 0.00 0.00% Over Extra 2 Total Planning Professional % £/m2 424,933 9.00% 411,073 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,805 4,079,528 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 4,593,752 2,261 4,567,481 75,000 5,000 Sales per Quarter Unit Build Time Post CIL s106 75,000 0% 6.00% Inf Tariff Residual Land Value 0.00% 120,000 24,000 1,200,000 240,000 RUN CIL MACRO ctrl+l Closing balance = -1,724 137,813 22,969 3.0% 0.5% £/unit 160.781 3,656,187 17.50% 17.50% 17.50% 623,831 Market Housing % Value 118,856 61,219 Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcide Year 2 Q1 Q2 Q3 Q4 Q2 Q4 Q2 Q4 Q4 1,782,375 339,536 1,782,375 339,536 0 52 174,913 0 52 174,913 Grant and Subsidy 2.296.876 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -22,123 13,860 205,537 Planning Fee 205.537 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 679,921 1,359,843 1,359,843 679,921 0 0 0 0 0 0 0 0 0 0 0 0 0 0 12,500 25,000 0 33,996 67,992 0 34,829 69,659 
 25,000
 12,500
 0
 0

 67,992
 33,996
 0
 0

 69,659
 34,829
 0
 0
 nance Fees 0 Legal and Valuation Agents Legals 197.273 1.522.494 1.522.494 COSTS BEFORE LAND INT AND PROFIT 761.247 80,391 966,783 80.391 For Residual Valuation 0 0 0 18,175 41,285 53,323 20,876 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 623,831

First Homes

-966,783 -1,522,494

-1,540,669

310.829 -1.211.665 -2.752.334 -3.554.866

-802.532

2,163,162 2,195,610

118,856

61,219

-803,907



												Sit	te 25												
te 25	S	tudios 60																							
COME	State			DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate		]	Build Cost			1,					
rket Housing	Gross 30.8			6 42	2,450	2,881,200	1,294		LAND	Land Stamp Duty		/unit or m2	Total 0	-765,015			No dwgs No dwgs under 50 No dwgs over 50	60 50 10	462			CO2 Plus Acc & Adpt	% £/m2 %	3.009	
rdable Overall rdable Rent			20.009	6 12	1,715		370			Easements etc. Legals /Acquisition		1.50%	0	-11,475					Total			Water	£/m2 £/m2		
ll Rent ed Ownership Homes	30.8	28.00	0.009	6 0	1,715	86	0 0 185		Fees	Planning			24,480				Stamp duty calc - R Land payment	esidual	Total	-765,015	6	Over Extra 1 Over Extra 2	% £/m2 %	0.009	
and Subsidy	Affordable Rent			-	0	0				Professional		9.00%	298,061				Stamp duty calc - R	esidual			]	Small Site	£/m2 %	0.00	10
					-				CONSTRUCTION	Build Cost s106 / CIL / IT		1,555	2,874,353 150,000				Land payment		Total	1,047,273 41,864		Site Costs	Base BNG	5.009 0.709	6 %
EA - Net EA - Gross	0.600 h 0.727 h	a a	100 83	) /ha 3 /ha		3,745,560	1,848			Contingency Abnormals	%	5.00% 5.00%	143,718 143,718				Pre CIL s106		£/ Unit (all)		]				
er Quarter iild Time		Quarters	]						FINANCE		£		0	3,311,789			Post CIL s106	2,500	Total £/ Unit (all)	<b>150,000</b> 150,000	_				
		Whole Site	Per ha NET	Per ha GROSS				1		Fees Interest Legal and Valuation		0% 6.00%					CIL	0	£/m2 Total	150,000					
<b>al Land Value</b> g Use Value		- <b>765,015</b> 872,727	-1,275,02	-1,051,896 1,200,000	]	RUN CIL MACRO ctrl-	+I			cegaranu valuation			Ü	Ü			Inf Tariff	% GDV 0.00%		0					
Plus /ha	0	0	)	0	1		Closing balance = 0	)	SALES		%	3.0% 0.5%	112,367 18,728								_				
Беі	icililark tallu value	1,047,273		1,440,000	1					8	£/unit %	0.0%	0		2,988,934										
onal Profit		-1,946,104	-1,504	•					Developers Profi							I									
										Market Housing Affordable Housing First Homes		17.50% 17.50% 17.50%			504,210 100,847 50,416	l									
	OR INTEREST	Year 1				Year 2			Q4	Year 3 Q1		Q3	Q4	Year 4 Q1		Q3	Q4	Year 5 Q1		Q3	Q4	Year 6			
ME Started		Q1	Q2	Q3 15	15		15	Q3			Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
et Housing dable Rent					0	0	0	720,300 144,046	720,300 144,046	720,300 144,046	720,300 144,046	0	0	0	0	0	0	0	0 0	0	0	0	0	0	
l Rent ed Ownership					0	0	0	0 22	0 22	0 22	0 22	0	0	0	0	0	0	0	0	0	0	0	0	0	
Homes and Subsidy					0	0	0	72,023 0	72,023 0	72,023 0	72,023 0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME		0	0	0	0	0	0	936,390	936,390	936,390	936,390	0	0	0	0	0	0	0	0	0	0	0	0	0	
Duty		0																							
nents etc. s Acquisition		0 -11,475																							
ng Fee sional		24,480 149,030		149,030																					
ost - BCIS Base			0	239,529		718,588	718,588	479,059	239,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CIL/Tariff gency mals			0 0 0	12,500 11,976 11,976	25,000 23,953 23,953	37,500 35,929 35,929	37,500 35,929 35,929	25,000 23,953 23,953	12,500 11,976 11,976	0 0 0	0	0	0 0 0	0	0	0	0 0 0	0	0	0	0 0 0	0	0	0	
e Fees		0	0	11,970	23,933	33,929	33,929	23,933	11,970		U	0	U	U	0	0	U	0	U	U	U		U	U	
nd Valuation		0																							
		0	0	0 0	0	0	0	28,092 4,682	28,092 4,682	28,092 4,682	28,092 4,682	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0 0	
BEFORE LAND IN	T AND PROFIT	162,035	0	0 <b>425,013</b>	551,965	827,947	827,947	584,738	308,756	32,774	32,774	0	0	0	0	0	0	0	0	0	0	0	0	0	
idual Valuation	Land	-765,015																							
opers Return Market Housing	Interest		0	0	0	5,610	18,113	30,804	25,992	16,967	3,667	0	0	0	0	0	0	0	0	0	0	0	0	0	5
fordable for Rent First Homes																									51 10 5
	Cash Flow	602,980	0	-425,013	-551,965	-833,557	-846,061	320,847	601,642	886,649	899,949	0	0	0	0	0	0	0	0	0	0	0	0	0	-65



Site 30 PRS Flats Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 71.5 Net 65.00 2,800 70.00% 7,644,000 3,003 23,100 1,380 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 30.00% 0.00% 0.00% 0.00% 2,240 2,240 1,960 0 2,620,800 1,287 1.50% -7,003 -7,003 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 704,288 9.00% 679,808 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,555 6.672.606 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 10,264,800 7,553,427 150,000 63,560 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 150,000 Inf Tariff Residual Land Value 1,163,636 232,727 0.00% 1,200,000 240,000 RUN CIL MACRO ctrl+l Closing balance = 0 3.0% 0.5% 307,944 51,324 £/unit 359.268 8,143,135 1,337,700 458,640 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcidus Year 3 Q1 Q2 Q3 Q4 Q2 Q3 Q4 Q2 Q4 Q2 Q4 Q4 1,911,000 655,200 1,911,000 655,200 1,911,000 655,200 1,911,000 655,200 Grant and Subsidy 2.566.200 2,566,200 2.566.200 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -7,003 24,480 339,904 Planning Fee 339.904 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 556,051 1,112,101 1.668,152 1.668,152 1.112,101 556,051 0 0 0 0 0 0 0 0 0 0 0 
 37,500
 37,500
 25,000
 12,500

 83,408
 83,408
 55,605
 27,803

 99,298
 99,298
 66,198
 33,099
 0 12,500 25,000 0 27,803 55,605 0 33,099 66,198 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 357.382 1.258.904 1.888.357 1.888.357 1.348.721 719,269 89.817 89.817 969,356 For Residual Valuation 0 0 12,898 31,975 60,780 90,017 73,106 46,498 10,050 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 1,337,700 458,640

First Homes

109,464

-969,356 -1,271,803

-1,920,332 -1,949,137

-859.892 -2.131.695 -4.052.027 -6.001.164 -4.873.703 -3.099.878

1,127,461 1,773,825

2,429,885 2,466,333

0 -1,796,340

# v1 Base - SE & Ashton Green Appendix Cover



Leicester (May 2022) - SE & Ashton Green

own 500									Rounde	t	Modelling			Area ha			Characteri	stics					
1	UNITS		500		Aff - rented	75%	% of Aff	112.5	113	3	Density	35	units/ha	Total	22.857		Sub Area	South East	& Ashton				
	Affordal	ble	30%	150	Shared Ow		L	0.00	(	)	Net:Gross	62.5%		Gross	22.857		Green Bro						
					First Home	25%	% of Aff	37.5	38					Net	14.286	ha	Use	PDL					
								150	15:	1				ı									
						Market						Affordabl				Shared O	wnership			First H			
-	Beds	m2	Circulation	350		Rounded	m2		m2	Circulation	113		Rounded		20%	0.00	Rounded		38 20%		Rounded	m2	
Terrace	2	75	0.0%	15% 20%	52.50	53 70	3,975		70	0.0%	10% 25%	11.30	11			0.00	0	0		7.60	8	560	
Terrace	3 4	95	0.0%	20%	70.00	70	6,650		84 97	0.0% 0.0%	10%	28.25 11.30	28 11		20% 5%	0.00	0	0	5%	7.60 1.90	2	672 194	
Terrace Semi	2	110 85	0.0% 0.0%	15%	52.50	53	4,505		79	0.0%	10%	0.00	0	, , , , ,	3%	0.00	0	0		0.00	0	194	
Semi	3	107	0.0%	25%	87.50	88	9,416		93	0.0%	25%	28.25	28		15%	0.00	0	0	15%	5.70	6	558	
Semi	4	120	0.0%	2370	0.00	00	5,410		106	0.0%	5%	5.65	6		1370	0.00	0			0.00	0	0	
Det	3	112	0.0%		0.00	0	0		93	0.0%	370	0.00	0			0.00	0	0		0.00	0	0	
Det	4	135	0.0%	10%	35.00	35	4,725		100	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Det	5	150	0.0%	5%	17.50	18	2,700		110	0.0%		0.00	0			0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	35.00	33	1,634		40	10.0%	10%	11.30	10	440	25%	0.00	0	0	25%	9.50	9	396	
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	15%	16.95	17	1,141	15%	0.00	0	0	15%	5.70	6	403	
Flat to5	3	75	10.0%		0.00	0	0		70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	45	10.0%		0.00	0	0		40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00	0	0		75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
				100%	350.00	350	33,605				100%	113.00	111	9,010	100%	0.00	0	0	100%	38.00	39	2,783	
													•										
			BCIS								Occupants			Population			ha per 1,00						
				Median		m2						Beds	Count	per unit			2.880	Urban park	_	ns			
Terrace	2		1,197		1,197	5,305	6,350,085				Terrace	2	72		144			Playground					
Terrace	3		1,197		1,197	9,674	11,579,778				Terrace	3	106	_	318			Outdoor sp					
Terrace	4		1,197		1,197	1,261	1,509,417				Terrace	4	13		52			Allotments					
Semi	2		1,224		1,224	4,505	5,514,120				Semi	2	53		106			Amenity Op	oen Space (I	nformal Rec	reation)		
Semi	3		1,224 1,224		1,224 1,224	12,578 636	15,395,472 778,464				Semi	3	122		366 24				i	0 0	Danistand	3.802	
Semi	3		1,224		1,224	036	778,464				Semi	3	0	<b>-</b>	0					Open Space	Required	8.571	
Det	4		1,449		1,449	4,725	6,846,525				Det Det	4	35		140		2.880	ha		Gross - Net Shortfall / S	urplus	4.770	
Det Det	5		1,449		1,449	2,700	3,912,300				Det	5	18		72		2.880	па	l	SHOTLIAII / S	urpius	4.770	
Flat to5	1		1,397		1,397	2,470	3,449,892				Flat to5	1	52		52								
Flat to5	2		1,397		1,397	1,543	2,155,990				Flat to5	2	23		46		Summary		1	Constr	uction	Salea	ahle
Flat to5	3		1,397		1,397	1,545	2,133,330				Flat to5	3	0		0		Juiui y		Units	m2	Average	m2	Average
Flat 6+	1		1,626		1,626	ŭ	0				Flat 6+	1	0		0		Market Ho	using	350	33,605	96.01	33,456	95.59
Flat 6+	2		1,626		1,626		0				Flat 6+	2	0		0		Aff - rente		111	9,010	81.17	8,866	79.87
Flat 6+	3		1,626		1,626	0	0				Flat 6+	3	0	3	0		Shared Ow		0	0	71.35	0	69.49
						45,397	57,492,043							Residents	1,320		First Home		39	2,783	71.35	2,710	69.49

1,266 £/m2

500 45,397

00									Rounded		Modelling			Area ha			Characteristic	cs					
2	UNITS		200		Aff - rente	75% 9	6 of Aff	45	45		Density	35	units/ha	Total	9.143		Sub Area So	outh East	& Ashton				
	Afforda	ble	30%	60	Shared Ow	0%		0.00	0		Net:Gross	62.5%		Gross	9.143 h	a	Green Brov B	rown					
					First Home	25% 9	6 of Aff	15	15					Net	5.714 h	a	Use Pi	DL					
								60	60														
						Market							e for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	140		Rounded	m2		m2	Circulation	45		Rounded	m2	0		Rounded	m2	15		Rounded	m2	
Terrace	2	75	0.0%	15%	21.00	21	1,575		70	0.0%	10%	4.50	5	350	20%	0.00	0	0		3.00	3	210	
Terrace	3	95	0.0%	20%	28.00		2,660		84	0.0%	25%	11.25			20%	0.00	0	0	20%	3.00	3	252	
Terrace	4	110	0.0%		0.00	0	0		97	0.0%	10%	4.50	5	485	5%	0.00	0	0	5%	0.75	1	97	
Semi	2	85	0.0%	15%	21.00	21	1,785		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	107	0.0%	25%	35.00	35	3,745		93	0.0%	25%	11.25	11		15%	0.00	0	0	15%	2.25	2	186	
Semi	4	120	0.0%		0.00	0	0		106	0.0%	5%	2.25	2	212		0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00	0	0		93	0.0%		0.00	0	, v		0.00	0	0		0.00	0	0	
Det	4	135	0.0%	10%	14.00	14	1,890		100	0.0%		0.00	0	·		0.00	0	0		0.00	0	0	
Det	5	150	0.0%	5%	7.00	7	1,050		110	0.0%		0.00	0	ŭ		0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	14.00	14	693		40	10.0%	10%	4.50	4	176	25%	0.00	0	0	25%	3.75	4	176	
Flat to5	2	65	10.0%		0.00		0		61	10.0%	15%	6.75		., 0	15%	0.00	0	0	15%	2.25	2	134	
Flat to5	3	75	10.0%		0.00	0	0		70	10.0%		0.00	0	·		0.00	0	0		0.00	0	0	
Flat 6+	1	45	10.0%		0.00		0		40	10.0%		0.00	0	·		0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	·		0.00	U	0		0.00	0	0	
Flat 6+	3	75	10.0%	4000/	0.00	0	12.222		75	10.0%	4000/	0.00	0	-	4000/	0.00	0	0		0.00	0	0	
			l	100%	140.00	140	13,398				100%	45.00	45	3,640	100%	0.00	U	0	100%	15.00	15	1,055	
			BCIS								Occupants			Population		ĺ	ha per 1,000						
				Median	Used	m2					Occupants	Beds	Count	per unit					s and garder	10			
Terrace	2		1.197	Wiculan	1,197	2,135	2,555,595				Terrace	2	29		58			layground		13			
Terrace	3		1.197		1,197	3,836	4,591,692				Terrace	3	42		126			_,	ort facilities				
Terrace	4		1.197		1,197	582	696.654				Terrace	4	6	4	24			llotments					
Semi	2		1,224		1,224	1,785	2,184,840				Semi	2	21	2	42				pen Space (Ir	formal Rec	reation)		
Semi	3		1,224		1,224	4,954	6,063,696				Semi	3	48		144		0.000	, -,					
Semi	4		1,224		1,224	212	259,488				Semi	4	2		8		0.000		Г	Open Space	Required	1.515	
Det	3		1,449		1,449	0	0				Det	3	0	3	0		0.000		F	Gross - Net		3.429	
Det	4		1,449		1,449	1,890	2,738,610				Det	4	14	4	56		2.880 h	а		Shortfall / S	urplus	1.914	
Det	5		1,449		1,449	1,050	1,521,450				Det	5	7	4	28								
Flat to5	1		1,397		1,397	1,045	1,459,865				Flat to5	1	22	1	22								
Flat to5	2		1,397		1,397	604	843,648				Flat to5	2	9	2	18		Summary			Constru	uction	Saleab	ole
Flat to5	3		1,397		1,397	0	0				Flat to5	3	0	3	0				Units	m2	Average	m2	Α١
Flat 6+	1		1,626		1,626	0	0				Flat 6+	1	0	1	0		Market Hous	ing	140	13,398	95.70	13,335	
Flat 6+	2		1,626		1,626	0	0				Flat 6+	2	0	2	0		Aff - rented		45	3,640	80.88	3,581	
Flat 6+	3		1,626		1,626	0	0				Flat 6+	3	0	3	0		Shared Owne	ership	0	0	70.35	0	
						18,093	22,915,538							Residents	526		First Homes		15	1,055	70.35	1,027	
			<u> </u>				1,267	£/m2											200	18,093		17,943	

3	UNITS Afforda	ble	<b>75</b> 30%		Aff - rented Shared Ow First Home	0%	% of Aff % of Aff	0.00 5.625	17 0 6	Modelling Density Net:Gross	35 62.5%	units/ha	Area ha Total Gross Net	3.429 3.429 2.143	ha	Characteri Sub Area Green Bro Use	South East	& Ashton			
						Market		22.5	23		Affordabl	e for Rent			Shared O	wnership			Eirct L	lomes	
	Beds	m2	Circulation	52.5		Rounded	m2	m2	Circulatio	n 17		Rounded	d m2	0		Rounded	l m2	6		Rounded	m2
Terrace	2	75	0.0%	15%	7.88		600	70	0.0%	10%	1.70	nounace	2 140	20%	0.00	0	0 0		1.20	1	70
Terrace	3	95	0.0%	20%	10.50		1,045	84	0.0%	25%	4.25	-	_	20%	0.00	0	0		1.20	1	84
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	1.70		2 194	5%	0.00	0	0	5%	0.30	0	0
Semi	2	85	0.0%	15%	7.88	8	680	79	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	13.13		1,391	93	0.0%	25%	4.25	4	1 372	15%	0.00	0	0	15%	0.90	1	93
Semi	4	120	0.0%		0.00	0	0	106	0.0%	5%	0.85		1 106		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93	0.0%		0.00	(			0.00	0	0		0.00	0	0
Det	4	135	0.0%	10%	5.25	5	675	100	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%	5%	2.63	3	450	110	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	5.25	4	198	40	10.0%	10%	1.70		44	25%	0.00	0	0	25%	1.50	2	88
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	2.55	3	3 201	15%	0.00	0	0	15%	0.90	1	67
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	(	0 0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	(	0		0.00	0	0		0.00	0	0
				100%	52.50	52	5,039			100%	17.00	17	1,393	100%	0.00	0	0	100%	6.00	6	402
																		•			
			BCIS							Occupants			Population			ha per 1,0					
				Median		m2					Beds	Count	per unit				Urban park	-	ns		
Terrace	2		1,197		1,197	810	969,570			Terrace	2	11		22			Playground				
Terrace	3		1,197		1,197	1,465	1,753,605			Terrace	3	16	_	48			Outdoor sp	-	5		
Terrace	4		1,197		1,197	194	232,218			Terrace	4	- 2		8			Allotments	-			
Semi	2		1,224		1,224	680	832,320			Semi	2	8	_	16			Amenity O	pen Space (I	nformal Re	creation)	
Semi	3		1,224		1,224	1,856	2,271,744			Semi	3	18		54		0.000	)				
Semi	4		1,224		1,224	106	129,744			Semi	4		1 4	4		0.000			Open Space		0.573
Det	3		1,449		1,449	0	0			Det	3	(	, ,	0		0.000			Gross - Net		1.286
Det	4		1,449		1,449	675	978,075			Det	4		'	20		2.880	ha	j	Shortfall / S	Surplus	0.713
Det	5		1,449		1,449	450	652,050			Det	5	3	· ·	12							
Flat to5	1		1,397		1,397	330	461,010			Flat to5	1			7		_				. 1	
Flat to5	2		1,397		1,397	268	374,955			Flat to5	2	4	1 2	8	i	Summary	1			ruction	Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	(		0			L	Units	m2		m2 Av
Flat 6+	1		1,626		1,626		0			Flat 6+	1	(		0		Market Ho		52	5,039	96.90	5,021
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	(		0		Aff - rente		17	1,393	81.96	1,371
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	, ,	0		Shared Ow		0	0	67.02	0
						6,834	8,655,291						Residents	199		First Home	es	6	402	67.02	388

1,266 £/m2

75

6,834

4	UNITS Affordat	ole	<b>40</b> 30%		Aff - rented Shared Ow	0%	% of Aff	9 0.00	ed 9 0	Modelling Density Net:Gross	35 82.5%	units/ha	Area ha Total Gross	1.385 1.385	ha	Green Bro	South East Brown	& Ashton				
				_	First Home	25%	% of Aff	3 12	12				Net	1.143	ha	Use	PDL					_
						Market					Affordabl	e for Rent			Shared O	wnership			First H	lomes		]
	Beds	m2	Circulation	28		Rounded	m2	m2	Circulation	n 9		Rounded	d m2	0		Rounded	m2	3		Rounded	m2	<u>.</u> ]
Terrace	2	75	0.0%	15%	4.20	4	300	70	0.0%	10%	0.90	2	140	20%	0.00	0	0	20%	0.60	1	70	j
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	25%	2.25	2	168	20%	0.00	0	0	20%	0.60	1	84	Į.
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.90	1	L 97	5%	0.00	0	0	5%	0.15	0	0	j
Semi	2	85	0.0%	15%			340	79	0.0%		0.00	C			0.00	0	0		0.00	0	0	j
Semi	3	107	0.0%	25%	7.00	7	749	93	0.0%	25%	2.25	2	186	15%	0.00	0	0	15%	0.45	0	0	j
Semi	4	120	0.0%		0.00	0	0	106	0.0%	5%	0.45	(	0		0.00	0	0		0.00	0	0	j
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	j
Det	4	135	0.0%	10%	2.80	3	405	100	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	j
Det	5	150	0.0%	5%	1.40	1	150	110	0.0%		0.00	C	0		0.00	0	0		0.00	0	0	j
Flat to5	1	45	10.0%	10%	2.80	3	149	40	10.0%	10%	0.90	1	L 44	25%	0.00	0	0	25%	0.75	1	44	į.
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	1.35	1	67	15%	0.00	0	0	15%	0.45	0	0	j
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	C	0		0.00	0	0		0.00	0	0	)
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	(	0		0.00	0	0		0.00	0	0	j
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	C			0.00	0	0		0.00	0	0	j
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	C	0		0.00	0	0		0.00	0	0	j
				100%	28.00	28	2,663			100%	9.00	9	702	100%	0.00	0	0	100%	3.00	3	198	<u> </u>
											,							ı				
			BCIS							Occupants	1		Population			ha per 1,00						
				Median		m2					Beds	Count	per unit				Urban park		ns			
Terrace	2		1,197		1,197	510	610,470			Terrace	2	7	7 2	14			Playground					
Terrace	3		1,197		1,197	822	983,934			Terrace	3	g	, ,	27			Outdoor sp		5			
Terrace	4		1,197		1,197	97	116,109			Terrace	4	1	4	4			Allotments					
Semi	2		1,224		1,224	340	416,160			Semi	2	4		8			Amenity Op	oen Space (I	nformal Red	creation)		
Semi	3		1,224		1,224	935	1,144,440			Semi	3	g		27		0.000						7
Semi	4		1,224		1,224	0	0			Semi	4	C	, -	0		0.000			Open Space		0.297	-
Det	3		1,449		1,449	0	0			Det	3	(	, ,	0		0.000			Gross - Net		0.242	-
Det	4		1,449		1,449	405	586,845			Det	4	3	_	12		2.880	ha		Shortfall / S	Surplus	-0.054	<u> </u>
Det	5		1,449		1,449	150	217,350			Det	5	1	4	4								
Flat to5	1		1,397		1,397	237	330,391			Flat to5	1	5	1	5								
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1	1 2	2		Summary	1			ruction		eable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	C	-	0				Units	m2	Ū	m2	_
Flat 6+	1		1,626		1,626					Flat 6+	1	C	_	0		Market Ho		28		95.09	2,649	
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	C		0		Aff - rente		9	702	78.01	692	
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	C	, ,	0		Shared Ow		0	0	66.00	0	64
						3,563	4,499,437						Residents	103		First Home	es	3	198	66.00	194	1 64

1,263 £/m2

40

3,563

0							İ	Rour	ded	Modelling			Area ha			Characteri	eting				
5	UNITS		20		Aff - rentec	75%	% of Aff	4.5	5	Density		units/ha	Total	0.693			South East	& Ashton			
_	Affordal	ble	30%		Shared Ow	0%		0.00	0	Net:Gross			Gross	0.693	ha	Green Bro					
					First Home		% of Aff	1.5	2				Net	0.571		Use	PDL				
						2370		6	7					0.571		030	. 52				
					Ma	arket					Affordab	le for Rent			Shared O	wnership			First I	lomes	
	Beds	m2	Circulation	14	1	Rounded	m2	m2	2 Circulatio	n 5		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	75	0.0%	15%	2.10	2	150	70	0.0%	10%	0.50	1	70	20%	0.00	0	0	20%	0.40	1	70
Terrace	3	95	0.0%	20%	2.80	3	285	84	0.0%	25%		1	84	20%	0.00	0	0	20%	0.40	0	0
Terrace	4	110	0.0%		0.00	0	0	97		10%			97	5%	0.00	0	0	5%	0.10	0	0
Semi	2	85	0.0%	15%	2.10	2	170	79	0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	3.50	4	428	93	0.0%	25%		1	93	15%	0.00	0	0	15%	0.30	0	0
Semi	4	120	0.0%		0.00	0	0	10	5 0.0%	5%	0.25	0	0		0.00	0			0.00	0	0
Det	3	112	0.0%		0.00	0	0	93			0.00		0		0.00	0	·		0.00	0	0
Det	4	135	0.0%	10%	1.40	1	135	10	0.0%		0.00		0		0.00	0			0.00	0	0
Det	5	150	0.0%	5%	0.70	1	150	11	0.0%		0.00	0	0		0.00	0			0.00	0	0
Flat to5	1	45	10.0%	10%	1.40	1	50	40	10.0%	10%			0	25%	0.00	0		2570	0.50	0	0
Flat to5	2	65	10.0%		0.00	0	0	61		15%			67	15%	0.00	0		1570	0.30	0	0
Flat to5	3	75	10.0%		0.00	0	0	70			0.00		0		0.00	0			0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40			0.00		0		0.00	0			0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61			0.00		0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	14.00	14	1,368			100%	5.00	5	411	100%	0.00	0	0	100%	2.00	1	70
			BCIS							Occupants	:		Population			ha per 1,0	00	1			
			Lower Q	Median	Used m	2					Beds	Count	per unit			2.880	Urban parl	s and garde	ns		
Terrace	2		1,197		1,197	290	347,130			Terrace	2	4	2	8			Playground	_			
Terrace	3		1,197		1,197	369	441,693			Terrace	3	4	3	12		0.000	Outdoor sp	ort facilities	5		
Terrace	4		1,197		1,197	97	116,109			Terrace	4	1	4	4		0.000	Allotments	<del>-</del>			
Semi	2		1,224		1,224	170	208,080			Semi	2	2	2	4		0.000	Amenity O	pen Space (I	nformal Re	creation)	
Semi	3		1,224		1,224	521	637,704			Semi	3	5	3	15		0.000					
Semi	4		1,224		1,224	0	0			Semi	4	0	4	0		0.000			Open Space	e Required	0.156
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000			Gross - Net	:	0.121
Det	4		1,449		1,449	135	195,615			Det	4	1	4	4		2.880	ha		Shortfall / :	Surplus	-0.034
Det	5		1,449		1,449	150	217,350			Det	5	1	4	4							
Flat to5	1		1,397		1,397	50	69,152			Flat to5	1	1	1	1							
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1	2	2		Summary			Const	ruction	Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0				Units	m2		m2 A
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Ho	using	14	1,368	97.68	1,363
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rente	d	5	411	82.22	405
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Ow	nership	0	0	70.00	0
						1,849	2,326,571						Residents	54		First Home	es	1	70		70
							1.259	f/m2									1	20	1.849		1.838

6	UNITS		15		Aff - rented	75%	% of Aff	3.375	Rounded	1	Modelling Density	35	units/ha	Area ha Total	0.519		Characteristics Sub Area South Eas	st & Ashton				
	Afforda	ble	30%	4.5	Shared Ow	0%		0.00	(	)	Net:Gross	82.5%		Gross	0.519	ha	Green Brov Brown					
					First Home	25%	% of Aff	1.125	1	L				Net	0.429	ha	Use PDL					
								4.5		ı												
						Market						Affordabl	e for Rent			Shared O	wnership		First I	lomes		
	Beds	m2	Circulation	10.5		Rounded	m2		m2	Circulation	3		Rounded	m2	0		Rounded m	2 1		Rounded	m2	
Terrace	2	75	0.0%	15%	1.58	2	150		70	0.0%	10%	0.30	0	0	20%	0.00	0	0 20%	0.20	1	70	
Terrace	3	95	0.0%	20%	2.10	2	190		84	0.0%	25%	0.75	2	168	20%	0.00	0	0 20%	0.20	0	0	,
Terrace	4	110	0.0%		0.00	0	0		97	0.0%	10%	0.30	0	0	5%	0.00	0	0 5%	0.05	0	0	i
Semi	2	85	0.0%	15%	1.58	2	170		79	0.0%		0.00	0	0		0.00	0	0	0.00	0	0	'n
Semi	3	107	0.0%	25%	2.63	3	321		93	0.0%	25%	0.75	1	93	15%	0.00	0	0 15%	0.15	0	0	'n
Semi	4	120	0.0%		0.00	0	0		106	0.0%	5%	0.15	0	0		0.00	0	0	0.00	0	0	'n
Det	3	112	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0	0.00	0	0	'n
Det	4	135	0.0%	10%	1.05	1	135		100	0.0%		0.00	0	0		0.00	0	0	0.00	0	0	'n
Det	5	150	0.0%	5%	0.53	1	150		110	0.0%		0.00	0	0		0.00	0	0	0.00	0	0	i
Flat to5	1	45	10.0%	10%	1.05	0	0		40	10.0%	10%	0.30	0	0	25%	0.00	0	0 25%	0.25	0	0	'n
Flat to5	2	65	10.0%		0.00	0	0		61	10.0%	15%	0.45	0	0	15%	0.00	0	0 15%	0.15	0	0	i
Flat to5	3	75	10.0%		0.00	0	0		70	10.0%		0.00	0	0		0.00	0	0	0.00	0	0	i
Flat 6+	1	45	10.0%		0.00	0	0		40	10.0%		0.00	0	0		0.00	0	0	0.00	0	0	i
Flat 6+	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	0		0.00	0	0	0.00	0	0	i
Flat 6+	3	75	10.0%		0.00	0	0		75	10.0%		0.00	0	0		0.00	0	0	0.00	0	0	'n
				100%	10.50	11	1,116				100%	3.00	3	261	100%	0.00	0	0 100%	1.00	1	70	
								-										_				
			BCIS								Occupants			Population			ha per 1,000					
			Lower Q	Median	Used	m2						Beds	Count	per unit			2.880 Urban pa	<u>rk</u> s and garde	ns			
Terrace	2		1,197		1,197	220	263,340				Terrace	2	3	2	6		0.000 Playgrour	<u>nd</u> s				
Terrace	3		1,197		1,197	358	428,526				Terrace	3	4	3	12		0.000 Outdoor	sport facilities	5			
Terrace	4		1,197		1,197	0	0				Terrace	4	0	4	0		0.000 Allotmen	<u>ts</u>				
Semi	2		1,224		1,224	170	208,080				Semi	2	2	2	4		0.000 Amenity	<u>Op</u> en Space (I	nformal Re	creation)		
Semi	3		1,224		1,224	414	506,736				Semi	3	4	3	12		0.000					i
Semi	4		1,224		1,224	0	0				Semi	4	0	4	0		0.000		Open Space	e Required	0.121	i
Det	3		1,449		1,449	0	0				Det	3	0	3	0		0.000		Gross - Net	:	0.091	i
Det	4		1,449		1,449	135	195,615				Det	4	1	4	4		2.880 ha		Shortfall / :	Surplus	-0.030	
Det	5		1,449		1,449	150	217,350				Det	5	1	4	4							
Flat to5	1		1,397		1,397	0	0	1			Flat to5	1	0	1	0							
Flat to5	2		1,397		1,397	0	0	]			Flat to5	2	0	2	0		Summary		Const	ruction	Sale	able
Flat to5	3		1,397		1,397	0	0	]			Flat to5	3	0	3	0			Units	m2	Average	m2	
Flat 6+	1		1,626		1,626	0	0	]			Flat 6+	1	0	1	0		Market Housing	11	1,116	101.45	1,116	
Flat 6+	2		1,626		1,626	0	0	]			Flat 6+	2	0	2	0		Aff - rented	3	261	87.00	261	8
Flat 6+	3		1,626		1,626	0	0	]			Flat 6+	3	0	3	0		Shared Ownership	0	0	70.00	0	70
						1,447	1,819,647	]						Residents	42		First Homes	1	70	70.00	70	70
							1,258	£/m2										15	1,447		1,447	

							Ī	Rounde	ed	Modelling			Area ha			Characteris	stics					
	UNITS		9		Aff - rented	75%	% of Aff	0	0	Density	35	units/ha	Total	0.257		Sub Area	South East 8	& Ashton				
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.257 I	ha	Green Brow	Brown					
					First Home	25%	% of Aff	0	0				Net	0.257 I	ha	Use	PDL					
								0	0													_
						Market					Affordabl	e for Rent			Shared O	wnership			First F	lomes		
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	d m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	75	0.0%	15%	1.35		75	70	0.0%	10%	0.00	(		20%	0.00	0	0	20%	0.00	0	0	
Terrace	3	95	0.0%	20%	1.80		190	84	0.0%	25%	0.00	(		20%	0.00	0	0	20%	0.00	0	0	
Terrace	4	110	0.0%		0.00		0	97	0.0%	10%	0.00	(		5%	0.00	0	0	5%	0.00	0	0	4
Semi	2	85	0.0%	15%	1.35		170	79	0.0%		0.00	(			0.00	0	0		0.00	0	0	4
Semi	3	107	0.0%	25%	2.25			93	0.0%	25%	0.00	(		15%	0.00	0	U	15%	0.00	0	0	4
Semi	4	120	0.0%		0.00			106	0.0%	5%	0.00	(			0.00	0			0.00	0	0	4
Det	3	112	0.0%		0.00		•	93	0.0%		0.00	(			0.00	0	٠		0.00	0	0	4
Det	4	135	0.0%	10%	0.90		135	100	0.0%		0.00	(			0.00	0	0		0.00	0	0	4
Det	5	150	0.0%	5%	0.45			110	0.0%		0.00	(			0.00	0	٠		0.00	0	0	4
Flat to5	1	45	10.0%	10%	0.90		50	40	10.0%	10%	0.00	(			0.00	0	U	25%	0.00	0	0	4
Flat to5	2	65	10.0%		0.00			61	10.0%	15%	0.00	(		15%	0.00	0	0	15%	0.00	0	0	4
Flat to5	3	75	10.0%		0.00			70	10.0%		0.00	(			0.00	0	,		0.00	0	0	4
Flat 6+	1	45	10.0%		0.00		ŭ	40	10.0%		0.00	(	-		0.00	0	0		0.00	0	0	4
Flat 6+	2	65	10.0%		0.00			61	10.0%		0.00	(			0.00	0	·		0.00	0	0	4
Flat 6+	3	75	10.0%		0.00		- v	75	10.0%		0.00	(			0.00	0	U		0.00	0	0	4
				100%	9.00	9	834			100%	0.00	(	0	100%	0.00	0	0	100%	0.00	0	0	]
	1	l	BCIS							Occupants			Population			ha per 1,00	00					
-	+	1		Median	Used	m2				Occupants	Beds	Count	per unit				Urban parks	c and garde				
Terrace	2		1,197	ivieulali	1,197		89,775			Terrace	2	Count	1 2	2			Playgrounds		115			
Terrace	3		1,197		1,197					Terrace	3	-		6			Outdoor sp					
Terrace	4		1,197		1,197		,			Terrace	4	(		0			Allotments	or cracincies				
Semi	2		1,224		1,224	170				Semi	2	-	2 2	4			Amenity Op	nen Snace (II	nformal Rec	reation)		
Semi	3		1,224		1,224		,			Semi	3	2	2 3	6		0.000	Amenity Op	och opace (ii	inormar nec	reacion		
Semi	4		1,224		1,224					Semi	4	(		0		0.000		ſ	Open Space	e Required	0.066	.l
Det	3		1,449		1,449		0			Det	3		·	0		0.000			Gross - Net		0.000	
Det	4		1,449		1,449		195,615			Det	4	1	1 4	4		2.880	ha		Shortfall / S		-0.066	
Det	5		1,449		1,449		,			Det	5	(	) 4	0				<u>l</u>		. ,	2.230	4
Flat to5	1		1.397		1,397					Flat to5	1	1	1 1	1								
Flat to5	2		1,397		1,397					Flat to5	2	(	) 2	0		Summary		ſ	Constr	uction	Sale	eable
Flat to5	3		1,397		1,397		0			Flat to5	3	(	3	0	j			Units	m2		m2	
Flat 6+	1		1,626		1,626		0			Flat 6+	1	(	) 1	0		Market Ho	using	9	834	92.61	829	
Flat 6+	2		1,626		1,626		0			Flat 6+	2	(	) 2	0		Aff - rented	Ü	0	0	92.61	0	+
Flat 6+	3		1,626		1,626		0			Flat 6+	3	(	3	0		Shared Ow	nership	0	0	92.61	0	
	1					834	1,051,988						Residents	23		First Home	, .	0	0	92.61	0	92
						034	1,031,300						residents	23		111361101116		U	U	92.01	U	- 22

							Г	Rounde	d	Modelling			Area ha			Characteri	stics					
	UNITS		5		Aff - rented	75%	% of Aff	0	0	Density	35	units/ha	Total	0.143		Sub Area	South East	& Ashton				
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.143	ha	Green Bro	Brown					
					First Home	25%	% of Aff	0	0				Net	0.143	ha	Use	PDL					
								0	0													_
						Market					Affordabl	e for Rent			Shared O	wnership			First I	lomes		i
	Beds	m2	Circulation	5		Rounded	m2	m2	Circulation	0		Rounded	d m2	0		Rounded	m2	0		Rounded	m2	1
Terrace	2	75	0.0%	15%			75	70	0.0%	10%	0.00	(	-	20%	0.00	0	0	20%	0.00	0	0	i
Terrace	3	95	0.0%	20%	1.00		95	84	0.0%	25%	0.00	(		20%	0.00	0	0		0.00	0	0	ł
Terrace	4	110	0.0%		0.00		0	97	0.0%	10%	0.00	(		5%	0.00	0	0	5%	0.00	0	0	ł
Semi	2	85	0.0%	15%			85	79	0.0%		0.00	(			0.00	0	·		0.00	0	0	ł
Semi	3	107	0.0%	25%			107	93	0.0%	25%	0.00	(		15%	0.00	0	0	15%	0.00	0	0	ł
Semi	4	120	0.0%		0.00		0	106	0.0%	5%	0.00	(			0.00	0	0		0.00	0	0	ł
Det	3	112	0.0%		0.00		0	93	0.0%		0.00	(			0.00	0	U		0.00	0	0	ł
Det	4	135	0.0%	10%			135	100	0.0%		0.00	(	_		0.00	0	0		0.00	0	0	i
Det	5	150	0.0%	5%			0	110	0.0%		0.00	(	_		0.00	0	Ū		0.00	0	0	ł
Flat to5	1	45	10.0%	10%			0	40	10.0%	10%	0.00	(		25%	0.00	0	U	25%	0.00	0	0	ł
Flat to5	2	65	10.0%		0.00		0	61	10.0%	15%	0.00	(		15%	0.00	0	·		0.00	0	0	ł
Flat to5	3	75	10.0%		0.00		0	70	10.0%		0.00	(			0.00	0	Ŭ		0.00	0	0	ı
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00	(	-		0.00	0	0		0.00	0	0	ı
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00	(			0.00	0	·		0.00	0	0	l
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00	(			0.00	0	0		0.00	0	0	ł
				100%	5.00	5	497			100%	0.00	(	0	100%	0.00	0	0	100%	0.00	0	0	I
			BCIS							Occupants			Population			ha per 1,00	20					
				Median	Used	m2				Occupants	Beds	Count	per unit				Urban park	c and garde	nc			
Terrace	2		1.197	Wicalan	1.197		89,775			Terrace	2	Count	1 2	2			Playground	_	113			
Terrace	3		1,197		1,197					Terrace	3		1 3	3			Outdoor sp		:			
Terrace	4		1,197		1,197		0			Terrace	4	(	) 4	0			Allotments					
Semi	2		1,224		1,224		104,040			Semi	2		1 2	2			Amenity O		nformal Re	creation)		
Semi	3		1,224		1,224		130,968			Semi	3		1 3	3		0.000	,	,		,		
Semi	4		1,224		1,224		0			Semi	4	(	) 4	0		0.000			Open Space	e Required	0.040	ı
Det	3		1,449		1,449	0	0			Det	3	(	3	0		0.000			Gross - Net		0.000	ı
Det	4		1,449		1,449	135	195,615			Det	4		1 4	4		2.880	ha		Shortfall / S	Surplus	-0.040	ı
Det	5		1,449		1,449		0			Det	5	(	) 4	0				ı	,			
Flat to5	1		1,397		1,397		0			Flat to5	1	(	) 1	0								
Flat to5	2		1,397		1,397	0	0			Flat to5	2	(	2	0		Summary			Consti	ruction	Salea	abl
Flat to5	3		1,397		1,397	0	0			Flat to5	3	(	3	0				Units	m2	Average	m2	,
Flat 6+	1		1,626		1,626		0			Flat 6+	1	(	) 1	0		Market Ho	using	5	497	99.40	497	<del></del>
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	(	2	0		Aff - rente	d	0	0	99.40	0	Ē
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	3	0		Shared Ow	nership	0	0	99.40	0	ī
						497	634,113						Residents	14		First Home	es	0	0	99.40	0	ī

500 HD							Ē	Roun	heh	Modelling			Area ha			Characteris	tics					
9	UNITS		500		Aff - rented	75% %	of Aff		113	Density	55		Total	14.545			South East 8	& Ashton				
	Affordat	ole	30%		Shared Ow			0.00	0	Net:Gross			Gross	14.545 h		Green Brov						
					First Home	25% %	of Aff	37.5	38				Net	9.091 h		Use	PDL					
								150	151													
						Market					Affordab	e for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	350		Rounded	m2	m2	Circulation	113		Rounded	m2	0		Rounded	m2	38		Rounded	m2	
Terrace	2	75	0.0%	15%	52.50	53	3,975	70	0.0%		0.00	0	0	20%	0.00	0	0	20%	7.60	8	560	
Terrace	3	95	0.0%	20%	70.00	70	6,650	84	0.0%	50%	56.50	57	4,788	20%	0.00	0	0	20%	7.60	8	672	
Terrace	4	110	0.0%	5%	17.50	18	1,980	97	0.0%	15%	16.95	16	1,552	20%	0.00	0	0	20%	7.60	8	776	
Semi	2	85	0.0%	15%	52.50	53	4,505	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	3	107	0.0%	25%	87.50	88	9,416	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Semi	4	120	0.0%	10%	35.00	32	3,840	106	0.0%	0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	35.00	35	1,733	40	10.0%	20%	22.60	23	1,012	25%	0.00	0	0	25%	9.50	8	352	
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	16.95	17	1,141	15%	0.00	0	0	15%	5.70	6	403	
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00		_		0.00	0	0		0.00	0	0	
				100%	350.00	349	32,099			100%	113.00	113	8,493	100%	0.00	0	0	100%	38.00	38	2,763	
			I I							_	T	1	1		ĺ		_					
			BCIS							Occupants			Population			ha per 1,00						
_	-			Median		m2					Beds		per unit				Urban parks		ıs			
Terrace	2		1,197		1,197	4,535	5,428,395			Terrace	2	61 135	2	122			Playground					
Terrace	3		1,197		1,197	12,110	14,495,670			Terrace	3		3	405 168			Outdoor sp	ort facilities				
Terrace	2		1,197 1,224		1,197 1,224	4,308	5,156,676			Terrace	2	42	4				Allotments	C (I-	.f			
Semi Semi	3		1,224		1,224	4,505 9.416	5,514,120 11,525,184			Semi Semi	3	53 88	2	106 264		0.000	Amenity Op	en Space (ir	погта кес	reation)		
Semi	4		1,224		1,224	3,840	4,700,160			Semi	4	32	3	128		0.000		Г	Open Space	Poquirod	3.758	1
Det	3		1,224		1,224	3,840	4,700,100			Det	3	0	2	128		0.000		l l	Gross - Net	Required	5.455	
Det	4		1,449		1,449	0	0			Det	4	0	3	0		2.880	ha	l-	Shortfall / S	urplus	1.696	
Det	5		1,449		1,449	0	0			Det	5	0	4	0	Į.	2.000	IIa	Ľ	onortian / o	ui pius	1.050	
Flat to5	1		1,397		1,397	3,097	4,325,811			Flat to5	1	66	1	66								
Flat to5	2		1,397		1,397	1,543	2,155,990			Flat to5	2	23	2	46		Summary		ſ	Constru	uction	Sale	able
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0	ĺ			Units	m2	Average	m2	Averag
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Hou	ısing	349	32,099	91.97	31,941	91.5
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented	ŭ	113	8,493	75.16	8,297	73.4
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Owi		0	0	72.70	0	70.8
			,		,	43,354	53,302,006					†	Residents	1,305		First Homes		38	2,763	72.70	2,694	70.8
1													Residents	1,3031		riist nome:			2,7031	/2./0		

0 HD							Ī	Roui	nded	Modelling			Area ha			Characteristics	s				
)	UNITS		200		Aff - rented	75% 9	% of Aff	45	45	Density	55	units/ha	Total	5.818		Sub Area So	uth East 8	& Ashton			
	Affordat	ble	30%	60	Shared Ow	0%		0.00	0	Net:Gross	62.5%		Gross	5.818 ha	9	Green Brov Bro	own				
					First Home	25% 9	% of Aff	15	15				Net	3.636 ha	9	Use PD	L				
								60	60												
						Market					Affordabl	e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	140		Rounded	m2	m		n 45		Rounded	m2	0		Rounded	m2	15		Rounded	m2
Terrace	2	75	0.0%	15%	21.00	21	1,575	70			0.00	0	0	20%	0.00	0	0	20%	3.00	3	210
Terrace	3	95	0.0%	20%	28.00	28	2,660	84		50%	22.50	23		20%	0.00	0	0	20%	3.00	3	252
Terrace	4	110	0.0%	5%	7.00	7	770	9		15%	6.75		679	20%	0.00	0	0	20%	3.00	3	291
Semi	2	85	0.0%	15%	21.00	21	1,785	79			0.00	0	ŭ		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	35.00	35	3,745	9:			0.00	0	٠		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	14.00		1,680	10		0%	0.00				0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	9:			0.00	0	Ŭ		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	10			0.00	0			0.00	0	0		0.00	0	0
Det Flot to F	5	150	0.0%	10%	0.00 14.00	14	693	11		20%	9.00	21		25%	0.00	0	0	25%	3.75	0	176
Flat to5 Flat to5	1 2	45 65	10.0% 10.0%	10%	0.00	0	693	6:		15%	6.75			15%	0.00	0	0	25% 15%	2.25	4	134
Flat to5	3	75	10.0%		0.00	0	0	7(		15%	0.00	0		15%	0.00	0	0	15%	0.00	0	134
Flat 6+	1	75 45	10.0%		0.00	-	0	40			0.00		·		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	6:			0.00	0			0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	7:			0.00	0	·		0.00	0	0		0.00	0	0
riac o	3	75	10.070	100%	140.00	140	12,908	,.	3 10.070	100%	45.00	Ů		100%	0.00	0	0	100%	15.00	15	1,063
			L				,						.,,,,,,								_,
1			BCIS							Occupants			Population			ha per 1,000					
			+ +	Median	Used	m2					Beds	Count	Population per unit				ban parks	and garden	s		
Terrace	2		+ +	Median	Used 1,197	m2 1,785	2,136,645				Beds 2	Count 24	per unit	48					s		
Terrace Terrace	2 3		Lower Q	Median			2,136,645 5,798,268						per unit 2	48 162		2.880 Ur 0.000 Pla	aygrounds		s		
	_		1,197 1,197 1,197	Median	1,197 1,197 1,197	1,785				Terrace	2	24	per unit 2	162 68		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All	aygrounds utdoor spo otments	ort facilities			
Terrace	3 4 2		1,197 1,197 1,197 1,197 1,224	Median	1,197 1,197 1,197 1,224	1,785 4,844 1,740 1,785	5,798,268 2,082,780 2,184,840			Terrace Terrace	2 3 4 2	24 54 17 21	per unit 2 3 4 2	162 68 42		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All	aygrounds utdoor spo otments			reation)	
Terrace Terrace Semi Semi	3 4 2 3		Lower Q 1,197 1,197 1,197 1,224 1,224	Median	1,197 1,197 1,197 1,224 1,224	1,785 4,844 1,740 1,785 3,745	5,798,268 2,082,780 2,184,840 4,583,880			Terrace Terrace Terrace Semi Semi	2 3 4 2 3	24 54 17 21 35	per unit 2 3 4 4 2 2 3	162 68 42 105		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An	aygrounds utdoor spo otments	ort facilities en Space (In	formal Reci		
Terrace Terrace Semi Semi Semi	3 4 2 3 4		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224	Median	1,197 1,197 1,197 1,224 1,224 1,224	1,785 4,844 1,740 1,785 3,745 1,680	5,798,268 2,082,780 2,184,840			Terrace Terrace Terrace Semi Semi	2 3 4 2 3 4	24 54 17 21 35	per unit 2 3 4 4 2 2 3	162 68 42		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An 0.000	aygrounds utdoor spo otments	ort facilities en Space (In	formal Reco		1.549
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	1,785 4,844 1,740 1,785 3,745 1,680	5,798,268 2,082,780 2,184,840 4,583,880			Terrace Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	24 54 17 21 35 14	per unit 2 3 4 4 2 3 4 4 3	162 68 42 105		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An 0.000 0.000	aygrounds utdoor spo otments nenity Op	ort facilities en Space (In	formal Reco Open Space Gross - Net	Required	2.182
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	1,785 4,844 1,740 1,785 3,745 1,680 0	5,798,268 2,082,780 2,184,840 4,583,880			Terrace Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	24 54 17 21 35 14 0	per unit 2 3 4 4 2 3 4 4 3	162 68 42 105		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An 0.000	aygrounds utdoor spo otments nenity Op	ort facilities en Space (In	formal Reco	Required	
Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	1,785 4,844 1,740 1,785 3,745 1,680 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0			Terrace Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4 5	24 54 17 21 35 14 0	per unit 2 3 4 4 2 2 3 4 4 4 4 4	162 68 42 105 56 0		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An 0.000 0.000	aygrounds utdoor spo otments nenity Op	ort facilities en Space (In	formal Reco Open Space Gross - Net	Required	2.182
Terrace Terrace Semi Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449	Median	1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449	1,785 4,844 1,740 1,785 3,745 1,680 0 0 0 1,793	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	24 54 17 21 35 14 0 0	per unit 2 3 4 4 2 2 3 4 4 4 4 4	162 68 42 105 56 0 0		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An 0.000 0.000 2.880 ha	aygrounds utdoor spo otments nenity Op	ort facilities en Space (In	formal Reco Open Space Gross - Net Shortfall / So	Required	2.182 0.632
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	1,785 4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0			Terrace Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	24 54 17 21 35 14 0 0 0 39	per unit 2 3 4 4 2 2 3 4 4 4 4 4	162 68 42 105 56 0		2.880 Ur 0.000 Pla 0.000 Ou 0.000 All 0.000 An 0.000 0.000	aygrounds utdoor spo otments nenity Op	ort facilities en Space (In	formal Reco Open Space Gross - Net Shortfall / Si Constru	Required	2.182 0.632 Saleabl
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,497 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397	1,785 4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	24 54 17 21 35 14 0 0 0 39 9	per unit 2 3 4 2 3 4 4 2 3 4 1 2 3 4 4 3 4 4 3 4 3 4 3 4 3 4 3 4 3 4 3	162 68 42 105 56 0 0		2.880 Ur 0.000 Pla 0.000 Ou 0.000 An 0.000 An 0.000 0.000 2.880 ha	aygrounds utdoor spo lotments nenity Op	ort facilities en Space (In	formal Reco Open Space Gross - Net Shortfall / So Constru m2	Required urplus uction Average	2.182 0.632 Saleabl m2
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,397	1,785 4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	24 54 17 21 35 14 0 0 0 39 9	per unit 2 3 4 2 3 4 4 2 3 4 1 2 3 4 4 3 4 4 3 4 3 4 3 4 3 4 3 4 3 4 3	162 68 42 105 56 0 0		2.880 Ur 0.000 Pla 0.000 All 0.000 All 0.000 Occ 0.000 Occ 0.000 Occ 2.880 ha	aygrounds utdoor spo lotments nenity Op	en Space (In	formal Reco	Required urplus urction Average 92.20	2.182 0.632 Saleabl m2 12,845
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,626	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397 1,626	1,785 4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604 0 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 5 1 2 3 1 2	24 54 17 21 35 14 0 0 0 0 39 9 9 0 0	per unit 2 3 4 2 3 4 4 2 3 4 1 2 3 4 4 3 4 4 3 4 3 4 3 4 3 4 3 4 3 4 3	162 68 42 105 56 0 0		2.880 Ur 0.000 Pla 0.000 Ou 0.000 An 0.000 An 0.000 0.000 2.880 ha	aygrounds atdoor spo lotments nenity Op	Units	formal Reco Open Space Gross - Net Shortfall / So Constru m2	Required arplus action Average 92.20 69.05	2.182 0.632 Saleabl m2 12,845 3,878
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,397	1,785 4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	24 54 17 21 35 14 0 0 0 39 9	per unit 2 3 4 2 3 4 4 2 3 4 1 2 3 4 4 3 4 4 3 4 3 4 3 4 3 4 3 4 3 4 3	162 68 42 105 56 0 0		2.880 Ur 0.000 Pla 0.000 All 0.000 All 0.000 Occ 0.000 Occ 0.000 Occ 2.880 ha	aygrounds atdoor spo lotments nenity Op	en Space (In	formal Reco	Required urplus urction Average 92.20	2.182 0.632 Saleabl m2 12,845

HD									Rounded	i	Modelling			Area ha			Characteristi	cs				
1	UNITS		75		Aff - rented	75% %	of Aff	16.875	17	7	Density	55	units/ha	Total	1.653		Sub Area S	outh East	& Ashton			
	Affordal	ole	30%	22.5	Shared Ow	0%		0.00	(	)	Net:Gross	82.5%		Gross	1.653 h	a	Green Brov B	rown				
					First Home	25% %	of Aff	5.625	$\epsilon$	5				Net	1.364 h	а	Use P	DL				
			-					22.5	23	3												
						Market						Affordabl	e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	52.5		Rounded	m2		m2	Circulation	17		Rounded	m2	0		Rounded	m2	6		Rounded	m2
Terrace	2	75	0.0%	15%	7.88		525		70	0.0%		0.00	0	0	20%	0.00	0	0	20%	1.20	1	70
Terrace	3	95	0.0%	20%	10.50	11	1,045		84	0.0%	50%	8.50	8	672	20%	0.00	0	0	20%	1.20	1	84
Terrace	4	110	0.0%	5%	2.63		330		97	0.0%	15%	2.55		291	20%	0.00	0	0	20%	1.20	1	97
Semi	2	85	0.0%	15%	7.88	8	680		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	13.13	13	1,391		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	5.25	5	600		106	0.0%	0%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0		93	0.0%		0.00	0	· ·		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0		100	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0		110	0.0%		0.00	0	Ü		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	5.25		248		40	10.0%	20%	3.40	3		25%	0.00	0	0	25%	1.50	2	88
Flat to5	2	65	10.0%		0.00		0		61	10.0%	15%	2.55			15%	0.00	0	0	15%	0.90	1	67
Flat to5	3	75	10.0%		0.00	0	0		70	10.0%		0.00	0	Ŭ		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00		0		40	10.0%		0.00		Ŭ		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0	·		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0		75	10.0%		0.00	0	-		0.00	0	0		0.00	0	0
			L	100%	52.50	52	4,819				100%	17.00	17	1,296	100%	0.00	0	0	100%	6.00	6	406
			BCIS			1						1				ſ	1 1000					
											Occupants			Population			ha per 1,000					
	_		Lower Q		Used											ľ	2 200					
Terrace	2		4 407	Median		m2	742.245				-	Beds	Count	per unit	16				s and garden	S		
Terrace	2		1,197	iviedian	1,197	595	712,215				Terrace	2	8	2	16		0.000 P	layground	s	S		
T	3		1,197	iviedian	1,197 1,197	595 1,801	2,155,797				Terrace	2	8 20	2	60		0.000 P 0.000 C	layground Outdoor sp		S		
Terrace	4		1,197 1,197	Wedian	1,197 1,197 1,197	595 1,801 718	2,155,797 859,446				Terrace Terrace	2 3 4	8 20 7	2	60 28		0.000 P 0.000 C 0.000 A	layground Outdoor sp Illotments	s ort facilities			
Semi	4 2		1,197 1,197 1,224	iviedian	1,197 1,197 1,197 1,224	595 1,801 718 680	2,155,797 859,446 832,320				Terrace Terrace Semi	2 3 4 2	8 20 7 8	2 3 4 2	60 28 16		0.000 P 0.000 C 0.000 A 0.000 A	layground Outdoor sp Illotments	s		reation)	
Semi Semi	4 2 3		1,197 1,197 1,224 1,224	Wedian	1,197 1,197 1,197 1,224 1,224	595 1,801 718 680 1,391	2,155,797 859,446 832,320 1,702,584				Terrace Terrace Semi Semi	2 3 4 2 3	8 20 7 8 13	2 3 4 2 3	60 28 16 39		0.000 P 0.000 C 0.000 A 0.000 A 0.000	layground Outdoor sp Illotments	s ort facilities oen Space (In	formal Rec		0.567
Semi Semi Semi	4 2 3 4		1,197 1,197 1,224 1,224 1,224	Wedian	1,197 1,197 1,197 1,224 1,224 1,224	595 1,801 718 680 1,391 600	2,155,797 859,446 832,320				Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	8 20 7 8 13	2 3 4 2 3 4	60 28 16		0.000 P 0.000 C 0.000 A 0.000 A 0.000	layground Outdoor sp Illotments	s ort facilities oen Space (In	formal Rec Open Space		0.567
Semi Semi Semi Det	4 2 3 4 3		1,197 1,197 1,224 1,224 1,224 1,449	Wedian	1,197 1,197 1,197 1,224 1,224 1,224 1,449	595 1,801 718 680 1,391 600	2,155,797 859,446 832,320 1,702,584				Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	8 20 7 8 13 5	2 3 4 2 3 4	60 28 16 39		0.000 P 0.000 C 0.000 A 0.000 A 0.000 0.000	layground Outdoor sp Illotments Imenity Op	s ort facilities oen Space (In	formal Rec Open Space Gross - Net	Required	0.289
Semi Semi Semi Det	4 2 3 4 3 4		1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	595 1,801 718 680 1,391 600 0	2,155,797 859,446 832,320 1,702,584				Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	8 20 7 8 13 5 0	2 3 4 2 3 4	60 28 16 39		0.000 P 0.000 C 0.000 A 0.000 A 0.000	layground Outdoor sp Illotments Imenity Op	s ort facilities oen Space (In	formal Rec Open Space	Required	
Semi Semi Semi Det Det	4 2 3 4 3 4 5		1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	595 1,801 718 680 1,391 600 0	2,155,797 859,446 832,320 1,702,584 734,400 0 0				Terrace Terrace Semi Semi Semi Det Det Det	2 3 4 2 3 4 3 4 5	8 20 7 8 13 5 0	2 3 4 2 3 4 3 4 4	60 28 16 39 20 0		0.000 P 0.000 C 0.000 A 0.000 A 0.000 0.000	layground Outdoor sp Illotments Imenity Op	s ort facilities oen Space (In	formal Rec Open Space Gross - Net	Required	0.289
Semi Semi Semi Det Det Det Flat to5	4 2 3 4 3 4 5		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449	595 1,801 718 680 1,391 600 0 0 0	2,155,797 859,446 832,320 1,702,584 734,400 0 0 0 653,098				Terrace Terrace Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	8 20 7 8 13 5 0 0	2 3 4 2 3 4 3 4 4	60 28 16 39		0.000 P 0.000 C 0.000 A 0.000 A 0.000 O 0.000 0.000 2.880 h	layground Outdoor sp Illotments Imenity Op	s ort facilities oen Space (In	formal Rec Open Space Gross - Net Shortfall / S	Required	0.289
Semi Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397	595 1,801 718 680 1,391 600 0 0 0 468 268	2,155,797 859,446 832,320 1,702,584 734,400 0 0				Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	8 20 7 8 13 5 0 0 0	2 3 4 2 3 4 3 4 4 1 1	60 28 16 39 20 0		0.000 P 0.000 C 0.000 A 0.000 A 0.000 0.000	layground Outdoor sp Illotments Imenity Op	s ort facilities oen Space (Ir	formal Rec Open Space Gross - Net Shortfall / S Constri	Required	0.289 -0.278 Saleable
Semi Semi Det Det Det Flat to5 Flat to5	4 2 3 4 3 4 5 1 2		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397	595 1,801 718 680 1,391 600 0 0 0 468 268	2,155,797 859,446 832,320 1,702,584 734,400 0 0 0 653,098				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	8 20 7 8 13 5 0 0 0 10 4	2 3 4 2 3 4 3 4 4 1 1	60 28 16 39 20 0		0.000 P 0.000 A 0.000 A 0.000 A 0.000 O 0.000 O 0.000 O 2.880 h	layground Outdoor sp Illotments Imenity Op	s ort facilities ven Space (Ir ()	formal Rec Open Space Gross - Net Shortfall / S Constru m2	Required urplus uction Average	0.289 -0.278 Saleable m2
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397	wedian	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	595 1,801 718 680 1,391 600 0 0 468 268 0	2,155,797 859,446 832,320 1,702,584 734,400 0 0 0 653,098				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	8 20 7 8 13 5 0 0 0	2 3 4 2 3 4 3 4 4 1 2 3 3	60 28 16 39 20 0		0.000 P 0.000 A 0.000 A 0.000 A 0.000 0.000 0.000 2.880 h  Summary	layground Outdoor sp Illotments Imenity Op	s ort facilities pen Space (Ir () () Units 52	formal Rec Open Space Gross - Net Shortfall / S Constru m2 4,819	Required urplus urction Average 92.66	0.289 -0.278 Saleable m2 4,796
Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397 1,626	Wedian	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397 1,626	595 1,801 718 680 1,391 600 0 0 0 468 268	2,155,797 859,446 832,320 1,702,584 734,400 0 0 0 653,098				Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 5 1 2 3 1	8 20 7 7 8 8 13 5 0 0 0 10 4 4 0 0 0 0	2 3 4 2 3 4 3 4 4 1 2 3 3	60 28 16 39 20 0		0.000 P 0.000 A 0.000 A 0.000 A 0.000 0.000 2.880 h  Summary  Market Hous Aff - rented	layground Outdoor sp Illotments Imenity Op a	s ort facilities ven Space (Ir ()	formal Rec Open Space Gross - Net Shortfall / S Constru m2	Required urplus urplus uction Average 92.66 76.25	0.289 -0.278 Saleable m2
Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	4 2 3 4 3 4 5 1 2		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397	Wedian	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	595 1,801 718 680 1,391 600 0 0 0 468 268 0 0	2,155,797 859,446 832,320 1,702,584 734,400 0 0 0 653,098				Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	8 20 7 7 8 8 13 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2 3 4 2 3 4 3 4 4 1 2 3 3	60 28 16 39 20 0		0.000 P 0.000 A 0.000 A 0.000 A 0.000 0.000 0.000 2.880 h  Summary	layground Outdoor sp Illotments Imenity Op a	s ort facilities pen Space (Ir () () Units 52	formal Rec Open Space Gross - Net Shortfall / S Constru m2 4,819	Required urplus urction Average 92.66	0.289 -0.278 Saleable m2 4,796

) HD								Rour	ided	Modelling			Area ha			Characteristics	s				
.2	UNITS 40		Aff - rentec		75% % of Aff		9	9	Density	55	55 units/ha		0.882		Sub Area Sou	uth East	& Ashton				
	Afforda	ble	30%	12	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	0.882 h	ıa	Green Brov Bro	own				
					First Home	25% 9	% of Aff	3	3				Net	0.727 h	ıa	Use PD	L				
				-				12	12												
						Market			<u></u>	Affordable for Rent			Shared (		Ownership		First Homes				
	Beds	m2	Circulation	28		Rounded	m2	m	2 Circulation	n 9	1	Rounded	m2	0		Rounded	m2	3		Rounded	m2
Terrace	2	75	0.0%	15%			300	70	0.0%		0.00		0	20%	0.00	0	0	20%	0.60	0	0
Terrace	3	95	0.0%	20%			570	84		50%			120	20%	0.00	0	0	20%	0.60	1	84
Terrace	4	110	0.0%	5%			110	97		15%			97	20%	0.00	0	0	20%	0.60	1	97
Semi	2	85	0.0%	15%			340	79			0.00		ŭ		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%			749	93			0.00		U		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%			360	10		0%					0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93			0.00		, v		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0	10			0.00				0.00	0	0		0.00	0	- 0
Det	5	150	0.0%	100/	0.00		0	11		200/	0.00		ŭ	2501	0.00	0	0	250/	0.00	0	- 0
Flat to5	1	45	10.0%	10%			149	40		20%			- 00	25%	0.00	0	0	25% 15%	0.75	1	44
Flat to5 Flat to5	2	65 75	10.0% 10.0%		0.00		0	6: 70		15%	0.00		0,	15%	0.00	0	0	15%	0.45	0	- 0
Flat 6+	1	75 45	10.0%		0.00		0	40			0.00		·		0.00	0	0		0.00	0	
Flat 6+	2	65	10.0%		0.00		0	6:			0.00				0.00	0	0		0.00	0	
Flat 6+	3	75	10.0%		0.00		0	75			0.00		·		0.00	0	0		0.00	0	0
riat 0+	3	/3	10.0%	100%			2,578	/.	10.0%	100%			·	100%	0.00	0	0	100%	3.00	3	225
				100/0	20.00	20	2,370			10070	3.00		0,2	10070	0.00			10070	3.00		
			BCIS							Occupants	:		Population			ha per 1,000					
			Lower Q	Median	Used	m2					Beds	Count	per unit			2.880 Url	ban park	s and garder	ıs		
Terrace	2		1,197		1,197	300	359,100			Terrace	2	4	. 2	8		0.000 Pla					
Terrace	3		1,197		1,197	1,074	1,285,578			Terrace	3	12	3	36		0.000 Ou	itdoor sp	ort facilities			
Terrace	4		1,197		1,197	304	363,888			Terrace	4	3	4	12		0.000 All	otments				
Semi	2		1,224		1,224	340	416,160			Semi	2	4	2	8		0.000 Am	nenity Op	oen Space (In	formal Rec	reation)	
Semi	3		1,224		1,224		916,776			Semi	3	7	3	21		0.000		_			
Semi	4		1,224		1,224	360	440,640			Semi	4	3	4	12		0.000			Open Space	Required	0.302
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		(	Gross - Net		0.154
Det	4		1,449		1,449		0			Det	4	0	4	0		2.880 ha		9	Shortfall / S	urplus	-0.148
Det	5		1,449		1,449	0	0			Det	5	0	4	0							
Flat to5	1		1,397		1,397	281	391,859			Flat to5	1	6	1	6				_			
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1	2	2		Summary	-		Constru		Saleable
Flat to5	3		1,397		1,397		0			Flat to5	3	0		0				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626		0			Flat 6+	1	0	1	0		Market Housin	ng	28	2,578	92.05	2,564
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented		9	672	74.68	658
Flat 6+	3		1,626		1,626		0			Flat 6+	3	0	3	0		Shared Owners	ship	0	0	75.00	0
						3,475	4,267,739			<u></u>			Residents	105		First Homes		3	225	75.00	221
							1,228	£/m2										40	3,475		3,443

.0 HD							[	Round	ed	Modelling			Area ha			Characteristic	:s					
13	UNITS 20		Aff - rentec		75%	% of Aff	4.5	5	Density	55	units/ha	Total	0.364		Sub Area So	outh East &	& Ashton					
	Affordal	ble	30%	6	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.364 h	a	Green Brov Br	rown					
					First Home	25%	% of Aff	1.5	2				Net	0.364 h	a	Use PE	DL					
								6	7													
						Market				Affordable for Rent				Shared C		Ownership		First Homes				
	Beds	m2	Circulation	14		Rounded	m2	m2	Circulation	5		Rounded	m2	0		Rounded	m2	2		Rounded	m2	
Terrace	2	75	0.0%	15%	2.10	2	150	70	0.0%		0.00	0	0	20%	0.00	0	0	20%	0.40	0	0	
Terrace	3	95	0.0%	20%	2.80	3	285	84	0.0%	50%	2.50	2	168	20%	0.00	0	0	20%	0.40	0	0	
Terrace	4	110	0.0%	5%	0.70		110	97	0.0%	15%			. 97	20%	0.00	0	0	20%	0.40	0	0	
Semi	2	85	0.0%	15%	2.10		170	79	0.0%		0.00		ŭ		0.00	0	0		0.00	0	0	
Semi	3	107	0.0%	25%	3.50	4	428	93	0.0%		0.00		0		0.00	0	0		0.00	0	0	
Semi	4	120	0.0%	10%	1.40	1	120	106	0.0%	0%	0.00	0	0		0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00		0	93	0.0%		0.00		·   •		0.00	0	0		0.00	0	0	
Det	4	135	0.0%		0.00		0	100	0.0%		0.00				0.00	0	0		0.00	0	0	
Det	5	150	0.0%		0.00		0	110	0.0%		0.00				0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	1.40		50	40	10.0%	20%			. 44	25%	0.00	0	0	25%	0.50	1	44	
Flat to5	2	65	10.0%		0.00		0	61	10.0%	15%			. 0,	15%	0.00	0	0	15%	0.30	0	0	
Flat to5	3	75	10.0%		0.00		0	70	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00				0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00				0.00	0	0		0.00	0	0	
				100%	14.00	14	1,313			100%	5.00	5	376	100%	0.00	0	0	100%	2.00	1	44	
	1		BCIS		ı	1				0	1		Population		ı	ha per 1,000						
-	-		_	Median	Used	m2				Occupants	Beds	Count	per unit				rhan nark	s and garder				
Terrace	2		1,197	ivieuiaii	1,197		179,550			Terrace	2	Count 2		4			ayground:		15			
Terrace	3		1,197		1,197		542,241			Terrace	3	5		15				ort facilities				
Terrace	4		1,197		1,197		247,779			Terrace	4	2	4	8			lotments	or crucincies				
Semi	2		1,224		1,224		208,080			Semi	2	2	2	4				oen Space (Ir	formal Rec	reation)		
Semi	3		1,224		1,224		523,872			Semi	3	4	. 3	12		0.000	memey op	Jen Space (iii		cution,		
Semi	4		1,224		1,224	120	146,880			Semi	4	1	. 4	4		0.000		l l	Open Space	Required	0.150	
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		_	Gross - Net		0.000	
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880 ha	9	H	Shortfall / S	urplus	-0.150	
Det	5		1,449		1,449	0	0			Det	5	0	4	0					,			
Flat to5	1		1,397		1,397	138	192,088			Flat to5	1	3	1	3								
Flat to5	2		1,397		1,397		93,739			Flat to5	2	1	. 2	2		Summary		Г	Constru	uction	Saleabl	οle
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0				Units	m2	Average	m2	Ave
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Housi	ing	14	1,313	93.75	1,308	93
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented		5	376	75.22	366	7.
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Owner	rship	0	0	44.00	0	40
						1,733	2,134,228						Residents	52		First Homes		1	44	44.00	40	40
													residents									

15 HD								Roun	ded	Modelling			Area ha			Characteristic	s				
14	UNITS		15		Aff - rente	c 75%	% of Aff	3.375	3	Density	55	units/ha	Total	0.273		Sub Area So	uth East 8	& Ashton			
	Afforda	ble	30%	4.5	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.273 h	a	Green Brov Br	own				
					First Home	25%	% of Aff	1.125	1				Net	0.273 h	a	Use PE	DL				
								4.5	4	_											
						Market			<u></u>		Affordab	le for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	10.5		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	75	0.0%	15%			75	70	0.0%		0.00		0	20%	0.00	0	0	20%	0.20	1	70
Terrace	3	95	0.0%	20%			190	84	0.0%	50%	1.50	2	168	20%	0.00	0	0	20%	0.20	0	0
Terrace	4	110	0.0%	5%			110	97	0.0%	15%			0	20%	0.00	0	0	20%	0.20	0	0
Semi	2	85	0.0%	15%			170	79			0.00		ŭ		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%			321	93			0.00		Ü		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%			120	106		0%			, -,		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93			0.00		, v		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0	100			0.00				0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0	110			0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%			50	40		20%			77	25%	0.00	0	0	25%	0.25	0	0
Flat to5	2	65	10.0%		0.00		0	61	10.0%	15%				15%	0.00	0	0	15%	0.15	0	0
Flat to5	3	75	10.0%		0.00		0	70			0.00				0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00		0	40			0.00				0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		Ŭ		0.00	U	٥		0.00	U	0
Flat 6+	3	75	10.0%	100%	0.00 <b>10.50</b>		1 026	75	10.0%	100%	0.00 <b>3.00</b>			100%	0.00	0	0 <b>0</b>	100%	0.00 <b>1.00</b>	0	70
				100%	10.50	11	1,036			100%	3.00		212	100%	0.00	U	U	100%	1.00	1	70
			BCIS							Occupants	1		Population			ha per 1,000					
			_	Median	Used	m2				Occupants	Beds	Count	per unit				rhan narks	s and garden	s		
Terrace	2		1,197	meaidii	1,197		173,565			Terrace	2	2	· ·	4		0.000 Pla					
Terrace	3		1,197		1,197		428,526			Terrace	3	4	3	12				ort facilities			
Terrace	4		1,197		1,197	110	131,670			Terrace	4	1	4	4			lotments				
Semi	2		1,224		1,224	170	208,080			Semi	2	2	2	4		0.000 Ar	menity Op	en Space (In	formal Rec	reation)	
Semi	3		1,224		1,224	321	392,904			Semi	3	3	3	9		0.000					
Semi	4		1,224		1,224	120	146,880			Semi	4	1	4	4		0.000		(	Open Space	Required	0.112
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		(	Gross - Net		0.000
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880 ha	1	9	shortfall / S	urplus	-0.112
Det	5		1,449		1,449	0	0			Det	5	0	4	0				_			
Flat to5	1		1,397		1,397	94	130,620			Flat to5	1	2	1	2				_			
Flat to5	2		1,397		1,397		0			Flat to5	2	0	2	0		Summary			Constru	uction	Saleable
Flat to5	3		1,397		1,397		0			Flat to5	3	0		0				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626		0			Flat 6+	1	0	1	0		Market Housi	ng	11	1,036	94.14	1,031
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented		3	212	70.67	208
Flat 6+	3		1,626		1,626		0			Flat 6+	3	0	3	0		Shared Owner	rship	0	0	70.00	0
						1,318	1,612,245						Residents	39		First Homes		1	70	70.00	70
							1,224	£/m2										15	1,318		1,309

Þ								Rounde	ed	Modelling			Area ha			Characteristics						
	UNITS		9		Aff - rente	75% %	of Aff	0	0	Density	55	units/ha	Total	0.164		Sub Area Sou	uth East 8	& Ashton				
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.164 ha	a	Green Brov Bro	own					
					First Home	25% %	of Aff	0	0				Net	0.164 ha	a	Use PDI	L					
								0	0													
						Market					Affordab	le for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	d m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	75	0.0%	15%	1.35		75	70	0.0%		0.00		, ,	20%	0.00	0	0	20%	0.00	0	0	
Terrace	3	95	0.0%	20%	1.80		285	84	0.0%	50%			, ,	20%	0.00	0	0	20%	0.00	0	0	
Terrace	4	110	0.0%	5%	0.45		0	97	0.0%	15%			,	20%	0.00	0	0	20%	0.00	0	0	
Semi	2	85	0.0%	15%	1.35		85	79	0.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Semi	3	107	0.0%	25%	2.25		214	93	0.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Semi	4	120	0.0%	10%	0.90		120	106	0.0%	0%			, ,		0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00		0	93	0.0%		0.00				0.00	0	0		0.00	0	0	
Det	4	135	0.0%		0.00		0	100	0.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Det	5	150	0.0%		0.00		0	110	0.0%		0.00		1		0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	0.90		50	40	10.0%	20%				25%	0.00	0	0	25%	0.00	0	0	
Flat to5	2	65	10.0%		0.00		0	61	10.0%	15%			′	15%	0.00	0	0	15%	0.00	0	0	
Flat to5	3	75	10.0%		0.00		0	70	10.0%		0.00		1		0.00	0	0		0.00	0	0	
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
				100%	9.00	9	829			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0	
			I								1		I= I		ı							
			BCIS			-				Occupants			Population			ha per 1,000						
_	_			Median	Used	m2					Beds	Count	per unit					and garden	S			
Terrace	2		1,197		1,197	75 285	89,775			Terrace	2	1	2	2		0.000 Pla						
Terrace	3		1,197 1.197		1,197 1,197		341,145			Terrace	3	3		9		0.000 Ou		ort facilities				
Terrace	4		, -				101.010			Terrace	4	- 0	) 4	0								
Semi	2		1,224		1,224	85	104,040			Semi	2	2	2				enity Op	en Space (In	rormai kec	reation)		
Semi	3		1,224 1,224		1,224 1,224		261,936 146,880			Semi	3		2 3	6		0.000		T-	\ C	Danishad	0.000	
Semi	3		1,224		1,224		146,880			Semi Det	3	1	1 4	- 4		0.000		_	pen Space Fross - Net		0.069	
Det Det	4		1,449		1,449	0	0			Det	4	0	, ,	0		2.880 ha			hortfall / S		-0.069	
Det	5		1,449		1,449		0			Det	5	0	, -	0		2.000 na		<u>  3</u>	nortidii / S	ui pius	-0.069	
Flat to5	1		1,449		1,449	50	69.152			Flat to5	1	1	4	1								
Flat to5	2		1,397		1,397	0	09,152			Flat to5	2	1	1 2	1		Summary		Г	Constri	uction	Saleab	blo
Flat to5	3		1,397		1,397	0	0			Flat to5	3	- 0	, -	0	ĺ	Juillialy		Units	m2	Average		Ave
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	, ,	0		Market Housin	ıa	9	829	92.06	824	AVE
Flat 6+	2		1,626		1,626		0			Flat 6+	2	0		0		Aff - rented	18	0	029	92.06	024	9
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	-	) 2	0		Shared Owners	shin	0	0	92.06	0	9
i iat u+	3		1,020		1,020	829	1,012,928			i iat u+	3	٠ ـ	, 3	U			sinh		U			
													Residents	24		First Homes		0	O.	92.06	0	9

Þ							Г	Rounde	ed	Modelling			Area ha			Characteristics						
;	UNITS		5		Aff - rente	75% % 0	of Aff	0	0	Density	55	units/ha	Total	0.091		Sub Area Sou	uth East 8	& Ashton				
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.091 ha	a	Green Brov Bro	own					
					First Home	25% % 0	of Aff	0	0				Net	0.091 ha	a	Use PDI	L					
								0	0													
						Market					Affordab	le for Rent			Shared O	wnership			First H	omes		
	Beds	m2	Circulation	5		Rounded	m2	m2	Circulation	0		Rounded	d m2	0		Rounded	m2	0		Rounded	m2	
Terrace	2	75	0.0%	15%	0.75		0	70	0.0%		0.00		, ,	20%	0.00	0	0	20%	0.00	0	0	
Terrace	3	95	0.0%	20%	1.00		95	84	0.0%	50%			, ,	20%	0.00	0	0	20%	0.00	0	0	
Terrace	4	110	0.0%	5%	0.25		0	97	0.0%	15%			,	20%	0.00	0	0	20%	0.00	0	0	
Semi	2	85	0.0%	15%	0.75		85	79	0.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Semi	3	107	0.0%	25%	1.25		107	93	0.0%		0.00		,		0.00	0	0		0.00	0	0	
Semi	4	120	0.0%	10%	0.50		120	106	0.0%	0%			, ,		0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00		0	93	0.0%		0.00				0.00	0	0		0.00	0	0	
Det	4	135	0.0%		0.00		0	100	0.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Det	5	150	0.0%		0.00		0	110	0.0%		0.00		1		0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	0.50		50	40	10.0%	20%				25%	0.00	0	0	25%	0.00	0	0	
Flat to5	2	65	10.0%		0.00		0	61	10.0%	15%			′	15%	0.00	0	0	15%	0.00	0	0	
Flat to5	3	75	10.0%		0.00		0	70	10.0%		0.00		1		0.00	0	0		0.00	0	0	
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0	
				100%	5.00	5	457			100%	0.00	C	0	100%	0.00	0	0	100%	0.00	0	0	
	1		1								1	1	I= I		ı							
	-		BCIS			_				Occupants			Population			ha per 1,000						
				Median	Used	m2	_			_	Beds	Count	per unit					and garden	5			
Terrace	2		1,197		1,197	0	0			Terrace	2		) 2	0		0.000 Pla						
Terrace	3		1,197 1,197		1,197 1,197		113,715			Terrace	3		3	3		0.000 Ou		ort facilities				
Terrace			1,197		1,197	85	104.040			Terrace	2	-	4	0				C (I				
Semi	3		1,224		1,224		104,040 130,968			Semi	3		1 3	2		0.000 Am	ienity Op	en Space (In	rormai kec	reation)		
Semi Semi	4		1,224		1,224		146,880			Semi Semi	4	1	3	3		0.000		-	pen Space	Doguirod	0.037	
Det	3		1,224		1,224		140,880			Det	3		1 4	- 4		0.000		<u> </u>	ross - Net	Required	0.000	
Det	4		1,449		1,449	0	0			Det	4		, ,	0		2.880 ha		<u> </u>	hortfall / S	urnluc	-0.037	
Det	5	-	1,449		1,449		0			Det	5		, -	0	l	2.00U IIa		3	iioi tidii / 3	ui pius	-0.037	
Flat to5	1		1,449		1,449	50	69.152			Flat to5	1	1	4	1								
Flat to5	2		1,397		1,397	0	09,132			Flat to5	2		) 2	0		Summary		Г	Constru	ıction	Saleabl	مام
Flat to5	3		1,397		1,397	0	0			Flat to5	3		, -	0	ĺ	Juillialy		Units	m2	Average		Ave
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1		, ,	0		Market Housin	ıa	5	457	91.30	452	AVE
Flat 6+	2		1,626		1,626		0			Flat 6+	2			0		Aff - rented	5	0	43/	91.30	432	9
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3		) 2	0		Shared Owners	shin	0	0	91.30		
	J		1,020		1,020		U			i iat Ui	J	, ,	, 3	J			Jiiih		U			
						457	564,755						Residents	13		First Homes		0	Λ	91.30	0	9

							[	Roui	nded	Modelling			Area ha			Characteristics					
,	UNITS		300		Aff - rented	75% %	6 of Aff	67.5	68	Density	100	units/ha	Total	4.800		Sub Area Sou	th East 8	& Ashton			
	Affordal	ble	30%	90	Shared Ow	0%		0.00	0	Net:Gross	62.5%		Gross	4.800 I	na	Green Brov Brov	wn				
					First Home	25% %	6 of Aff	22.5	23				Net	3.000 I	na	Use PDL					
								90	91												
						Market					Affordab	le for Rent			Shared C	wnership			First H	omes	
	Beds	m2	Circulation	210		Rounded	m2	m	2 Circulation	n 68	3	Rounded	m2	0		Rounded	m2	23		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	4 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	7 0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	9 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	10	0.0%		0.00		-		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	11	.0 0.0%		0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	21.00	21	1,040	40	0 10.0%	20%				25%	0.00	0	0	25%	5.75	6	264
Flat to5	2	65	10.0%	30%	63.00	63	4,505	6:		30%				40%	0.00	0	0	40%	9.20	9	604
Flat to5	3	75	10.0%	60%	126.00	126	10,395	70	0 10.0%	50%			2,618	35%	0.00	0	0	35%	8.05	7	539
Flat 6+	1	45	10.0%		0.00	0	0	40			0.00		·		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	6:			0.00		·		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	7:	5 10.0%		0.00	0	v		0.00	0	0		0.00	0	0
				100%	210.00	210	15,939			100%	68.00	68	4,576	100%	0.00	0	0	100%	23.00	22	1,407
			1										1								
			BCIS							Occupants			Population			ha per 1,000					
				Median		m2					Beds	Count	per unit					and garder	/S		
Terrace	2		1,197		1,197	0	0			Terrace	2	0	2	0		0.000 Play					
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0		0.000 Out		ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0		0.000 Allo					
Semi	2		1,224		1,224	0	0			Semi	2	0		0			enity Op	en Space (Ir	nformal Reci	reation)	
Semi	3		1,224 1,224		1,224 1,224	0	0			Semi Semi	3	0	3	0		0.000		Г	Onon Cnc	Doguirod	2.001
Semi Det	3		1,224		1,224	0	0			Det	3	0	4	0		0.000		-	Open Space Gross - Net		2.091 1.800
Det	4		1,449		1,449	0	0			Det	4	0	3	0		2.880 ha			Shortfall / Si		-0.291
Det	5		1,449		1,449	0	0			Det	5	0	4	0		2.000 Ha		Ŀ	mortiall / 3	ui pius	-0.291
Flat to5	1		1,449		1,449	1,920	2,681,542			Flat to5	1	41		41							
Flat to5	2		1,397		1,397	6,450	9,011,209			Flat to5	2	92		184		Summary		Г	Constru	uction	Saleab
Flat to5	3		1,397		1,397	13,552	18,932,144			Flat to5	3	167		501		Janimar y	1	Units	m2	Average	m2
Flat 6+	1		1,626		1,626	13,332	10,932,144			Flat 6+	1	107		0		Market Housing	,	210	15,939	75.90	14,490
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0		0		Aff - rented	5	68	4,576	67.29	4,160
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Owners	hin	n	- <del>-</del> ,370	63.95	,100
	,		1,020		1,020	Ŭ	U			. luc o .			, ,	U			٠٢				
						21,922	30,624,894						Residents	726		First Homes		22	1,407	63.95	1,279

0								Round	led	Modelling			Area ha			Characteristic	S				
18	UNITS		100		Aff - rente	75% 9	6 of Aff		23	Density	100	units/ha	Total	1.212		Sub Area So	outh East 8	& Ashton			
	Afforda	ble	30%	30	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	1.212 ł	na	Green Brov Br	rown				
					First Home	25% 9	6 of Aff	7.5	8				Net	1.000 h	na	Use PE	DL				
								30	31												
						Market						e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	23		Rounded	m2	0		Rounded	m2	8		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00		0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00				0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00		·		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00		0	79	0.0%		0.00		ŭ		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00		U		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00		0	106	0.0%		0.00				0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00		, v		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00				0.00	0	0		0.00	0	0
Det	5	150	0.0%	4651	0.00	0	0	110	0.0%	2	0.00			2551	0.00	0	0	2551	0.00	0	0
Flat to5	1	45	10.0%	10%	7.00		347	40	10.0%	20%				25%	0.00	0	0	25%	2.00	2	88
Flat to5	2	65 75	10.0%	30% 60%	21.00 42.00	21 42	1,502 3,465	61 70	10.0%	30% 50%				40% 35%	0.00	0	0	40% 35%	3.20 2.80	3	201 231
Flat to5	3		10.0%	60%	0.00		3,465	40	10.0%	50%	0.00			35%	0.00	0	0	35%	0.00	0	231
Flat 6+ Flat 6+	1 2	45 65	10.0% 10.0%		0.00	0	0	61	10.0% 10.0%		0.00				0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00		·		0.00	0	0		0.00	0	0
riat 0+	3	/3	10.0%	100%	70.00	70	5,313	/3	10.0%	100%			·	100%	0.00	0	0	100%	8.00	8	520
				100/8	70.00	70	3,313			100/0	23.00		1,400	100/6	0.00		- 0	100/8	8.00		320
			BCIS							Occupants			Population			ha per 1,000					
				Median	Used	m2					Beds	Count	per unit				rban parks	s and garder	ns		
Terrace	2		1,197		1,197	0	0			Terrace	2	0	+	0			ayground				
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0		0.000 O	utdoor sp	ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0		0.000 AI	lotments				
Semi	2		1,224		1,224	0	0			Semi	2	0	2	0		1A 000.0	menity Op	oen Space (In	nformal Rec	reation)	
Semi	3		1,224		1,224	0	0			Semi	3	0	3	0		0.000		_			
Semi	4		1,224		1,224	0	0			Semi	4	0	4	0		0.000			Open Space	Required	0.694
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000			Gross - Net		0.212
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880 ha	a	9	Shortfall / S	urplus	-0.482
Det	5		1,449		1,449	0	0			Det	5	0	4	0							
Flat to5	1		1,397		1,397	655	914,337			Flat to5	1	14		14				-		1	
Flat to5	2		1,397		1,397	2,173	3,034,983			Flat to5	2	31		62		Summary			Constru		Saleable
Flat to5	3		1,397		1,397	4,466	6,239,002			Flat to5	3	55		165				Units	m2	Average	m2 Ave
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Housi	ing	70	5,313	75.90	4,830 6
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented		22	1,460	66.35	1,327 6
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Owne	rship	0	0	65.04	0 5
		l			<u> </u>	7,293	10,188,321	64.0			<u> </u>	<u> </u>	Residents	241		First Homes	-	8	520	65.04	473 5
							1,397	±/m2										100	7,293		6,630

4								Roun	ded	Modelling			Area ha			Characteristi	ics				
9	UNITS		30		Aff - rented	75% %	of Aff	6.75	7	Density	100	units/ha	Total	0.364		Sub Area S	outh East	& Ashton			
	Affordal	ble	30%	9	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	0.364 h	a	Green Brov E	Brown				
					First Home	25% %	of Aff	2.25	2				Net	0.300 h	a	Use F	PDL				
								9	9	_								,			
						Market					Affordabl	e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	1 7		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93			0.00	0	, ·		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100			0.00	0	, i		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0	110			0.00	0	, i		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	2.10	2	99	40	10.0%	20%		1	44	25%	0.00	0	0	25%	0.50	0	0
Flat to5	2	65	10.0%	30%	6.30		429	61		30%		2		40%	0.00	0	0	40%	0.80	1	67
Flat to5	3	75	10.0%	60%	12.60	13	1,073	70	10.0%	50%		4	308	35%	0.00	0	0	35%	0.70	1	77
Flat 6+	1	45	10.0%		0.00	0	0	40			0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61			0.00	0	, i		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	-		0.00	0	0		0.00	0	0
				4000/	21.00	21	1 (01				7.00	7						1000/	2 00	2	
			<u>l</u>	100%	21.00	21	1,601			100%	7.00	/	486	100%	0.00	0	0	100%	2.00	2	144
_		1	- L	100%	21.00	21	1,601					/		100%		0		100%	2.00	2	144
			BCIS				1,601			Occupants			Population	100%		ha per 1,000	)			2	144
			Lower Q		Used	m2	1,601			Occupants	Beds	Count	Population per unit	100%		2.880 L	Jrban park	s and garder			144
Terrace	2		Lower Q 1,197		Used 1,197	m2 0	0			Occupants Terrace	Beds 2	Count 0	Population	0		2.880 U	Jrban park Playground	s and garder		2	144]
Terrace	3		Lower Q 1,197 1,197		Used 1,197 1,197	m2 0 0	0 0			Occupants Terrace Terrace	Beds 2 3	Count 0	Population per unit	0 0		2.880 U 0.000 F 0.000 C	Jrban park Playground Outdoor sp	s and garder s ort facilities		Z	144
Terrace Terrace	3		Lower Q 1,197 1,197 1,197		Used 1,197 1,197 1,197	m2 0 0 0 0	0 0			Occupants Terrace Terrace Terrace	Beds 2 3 4	Count 0 0	Population per unit	0 0		2.880 L 0.000 F 0.000 C 0.000 A	Jrban park Playground Dutdoor sp Allotments	s and garder s ort facilities	ns	7	144
Terrace Terrace Semi	3 4 2		Lower Q 1,197 1,197 1,197 1,224		Used 1,197 1,197 1,197 1,224	m2 0 0 0	0 0 0			Occupants Terrace Terrace Terrace Semi	Beds 2 3 4 2	Count 0 0 0 0 0	Population per unit	0 0 0		2.880 L 0.000 F 0.000 C 0.000 A	Jrban park Playground Dutdoor sp Allotments	s and garder s ort facilities	ns	7	144
Terrace Terrace Semi Semi	3 4 2 3		Lower Q 1,197 1,197 1,197 1,224 1,224		Used 1,197 1,197 1,197 1,224 1,224	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi	Beds 2 3 4 2 2 3	Count 0 0 0 0 0 0 0	Population per unit	0 0 0		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A	Jrban park Playground Dutdoor sp Allotments	s and garder s ort facilities oen Space (Ir	ns nformal Rec	reation)	
Terrace Terrace Semi Semi Semi	3 4 2 3 4		Lower Q 1,197 1,197 1,197 1,224 1,224		Used 1,197 1,197 1,197 1,224 1,224 1,224	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi	Beds 2 3 4 2 3 4 4	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A 0.000	Jrban park Playground Dutdoor sp Allotments	s and garder s ort facilities oen Space (Ir	ns nformal Rec Open Space	reation)	0.216
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi Det	Beds 2 3 4 2 3 4 3 3	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2.880 U 0.000 F 0.000 F 0.000 F 0.000 O 0.000	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder s ort facilities pen Space (Ir	ns nformal Rec Open Space Gross - Net	reation)	0.216 0.064
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi Det Det	Beds 2 3 4 2 3 4 4 3 4 4 4 4 4 4 4 4 4 4 4 4	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A 0.000	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder s ort facilities oen Space (Ir	ns nformal Rec Open Space	reation)	0.216
Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0			Occupants Terrace Terrace Semi Semi Det Det Det	Beds 2 3 4 2 3 4 3 4 5 5	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2.880 U 0.000 F 0.000 F 0.000 F 0.000 O 0.000	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder s ort facilities oen Space (Ir	ns nformal Rec Open Space Gross - Net	reation)	0.216 0.064
Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,244 1,449 1,449 1,449 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 199,771			Occupants Terrace Terrace Semi Semi Det Det Det Flat to5	Beds 2 3 4 2 2 3 3 4 4 3 4 5 5 1	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4	0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 A 0.000 A 0.0	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder s ort facilities oen Space (Ir	ns nformal Rec Open Space Gross - Net Shortfall / S	reation) Required urplus	0.216 0.064 -0.152
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		Lower Q 1,197 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 143 630	0 0 0 0 0 0 0 0 0 0 199,771 880,529			Occupants Terrace Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	Beds 2 3 4 2 3 3 4 3 4 5 5 1 2	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4 4 1 2 2 3 4 2 2 3 4 2 2 3 4 4 2 2 2 3 4 4 4 4	0 0 0 0 0 0 0 0 0		2.880 U 0.000 F 0.000 F 0.000 F 0.000 O 0.000	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder is port facilities pen Space (Ir	nsoformal Rec Open Space Gross - Net Shortfall / S Constru	reation)  Required urplus	0.216 0.064 -0.152 Saleable
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,449 1,449 1,449 1,397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 199,771			Occupants Terrace Terrace Semi Semi Det Det Flat to5 Flat to5	Beds 2 3 4 4 2 2 3 4 4 3 4 5 5 1 2 2 3 3	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4 4 1 2 2 3 4 2 2 3 4 2 2 3 4 4 2 2 2 3 4 4 4 4	0 0 0 0 0 0 0		2.880 U 0.000 F 0.000 Z 0.000 C 0.000	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder s oort facilities oen Space (Ir	oformal Rec Open Space Gross - Net Shortfall / S Constru	reation)  Required urplus  urplus  uction Average	0.216 0.064 -0.152 Saleabl
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 199,771 880,529			Occupants Terrace Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	Beds 2 3 4 2 2 3 4 4 5 5 1 2 2 3 1 1	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4 4 4 4 1 1 2 3 1 1	0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 A 0.000 A 0.000 O 0.000 O 0.000 O 2.880 F	Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder is port facilities sen Space (Ir Units	oformal Rec Open Space Gross - Net Shortfall / S  Constru m2 1,601	reation)  Required urplus  urction Average 76.21	0.216 0.064 -0.152 Saleable m2 / 1,455
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,626		Used 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 199,771 880,529			Occupants  Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	Beds 2 3 4 2 2 3 4 4 5 5 1 2 2 3 3 1 2 2	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4 4 4 4 1 1 2 3 1 1	0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 A 0.000 A 0.0	Jrban park Playground Dutdoor sp Allotments Amenity Op	s and garder is ort facilities pen Space (Ir Units 21 7	oformal Rec Open Space Gross - Net Shortfall / S Constru	reation)  Required urplus  urction Average 76.21 69.46	0.216 0.064 -0.152 Saleable
Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 199,771 880,529			Occupants Terrace Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	Beds 2 3 4 2 2 3 4 4 5 5 1 2 2 3 1 1	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2 3 4 2 3 4 4 4 4 1 1 2 3 1 1	0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 A 0.000 A 0.000 O 0.000 O 0.000 O 2.880 F	Jrban park Playground Dutdoor sp Allotments Amenity Op	s and garder is sort facilities soen Space (Ir Units	oformal Rec Open Space Gross - Net Shortfall / S  Constru m2 1,601	reation)  Required urplus  urction Average 76.21	0.216 0.064 -0.152 Saleable m2 / 1,455

								Round	ed	Modelling			Area ha			Characteristic	cs				
)	UNITS		12		Aff - rented	75% %	of Aff	2.7	3	Density	100	units/ha	Total	0.206		Sub Area So	outh East	& Ashton			
	Affordal	ble	30%	3.6	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.120	ha	Green Brov Br	rown				
					First Home	25% %	of Aff	0.9	1				Net	0.120	ha	Use PI	DL				
								3.6	4												
						Market					Affordab	le for Rent			Shared C	Ownership			First H	lomes	
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	3		Rounded	d m	2 0		Rounded	m2	1		Rounded	m2
Terrace	2	75	0.0%		0.00		0	70	0.0%		0.00		) (	0	0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00		<u> </u>	0	0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	) (	0	0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	C	) (	0	0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00		) (	0	0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	C	) (	0	0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93	0.0%		0.00			0	0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0	100	0.0%		0.00		<u> </u>	0	0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0	110	0.0%		0.00			•	0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.84		50	40	10.0%	20%		1	-	-	0.00	0	0	25%	0.25	0	0
Flat to5	2	65	10.0%	30%	2.52		215	61	10.0%	30%					0.00	0	0	40%	0.40	1	67
Flat to5	3	75	10.0%	60%	5.04		413	70	10.0%	50%			7	7 35%	0.00	0	0	35%	0.35	0	0
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00		, ,	0	0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		<u> </u>	0	0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00		'	0	0.00	0	0		0.00	0	0
				100%	8.40	9	677			100%	3.00	3	18	100%	0.00	0	0	100%	1.00	1	67
			1		ı						1	1	1	1			1				
			BCIS			_				Occupants			Populatio	n		ha per 1,000					
				Median	Used	m2	_			_	Beds	Count	per unit					s and garder	ıs		
Terrace	2		1,197		1,197	0	0			Terrace	2	0	) :	3 0			ayground				
Terrace	3		1,197 1.197		1,197 1,197		0			Terrace	3	0	<u> </u>	4 0			utaoor sp llotments	ort facilities			
Terrace	2		1,197		1,197		0			Terrace	2	0		2 0					.f		
Semi							0			Semi		0	<u> </u>	2 0			menity Op	en Space (Ir	погта кес	reation)	
Semi Semi	3		1,224 1,224		1,224 1,224	0	0			Semi Semi	3	0	<u> </u>	4 0		0.000		Г	Open Space	Poquired I	0.086
Det	3		1,449		1,224		0			Det	3		1	2 0		0.000		-	Gross - Net		0.000
Det	4		1,449		1,449		0			Det	4		<u> </u>	4 0		2.880 ha	•	F	Shortfall / S		-0.086
Det	5		1,449		1,449		0			Det	5		<u> </u>	4 0		2.000 116	а	L	Jiioi tiaii / 3	ui pius	-0.000
Flat to5	1		1,449		1,449		130,620			Flat to5	1	2	<u> </u>	1 2							
Flat to5	2		1,397		1,397	349	487,134			Flat to5	2	5		2 10		Summary		ſ	Constr	uction	Saleable
Flat to5	3		1,397		1,397		683,832			Flat to5	3	6	<u> </u>	3 18				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626	0	003,032			Flat 6+	1	0		1 0		Market Housi	ing	9	677	75.17	615
Flat 6+	2		1,626		1,626		0			Flat 6+	2		,	2 0		Aff - rented	6	3	188	62.70	171
	_		1,626		1,626		0			Flat 6+	3	0	<u> </u>	3 0		Shared Owne	rship	0	130	67.10	0
IFIat 6+	- 3													- 1		J. a. ca S.Wiic	P	U	U	07.120	
Flat 6+	3				,	932	1,301,585						Resident	s 30		First Homes		1	67	67.10	61

4								Rounde	d	Modelling			Area ha			Characterist	ics				
l	UNITS		9		Aff - rented	75% %	of Aff	0	0	Density	100	units/ha	Total	0.090		Sub Area S	South East	& Ashton			
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.090 h	a	Green Brov E	Brown				
					First Home	25% %	of Aff	0	0				Net	0.090 h	a	Use F	PDL				
								0	0												
						Market					Affordabl	e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00		0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00		0	84	0.0%		0.00	0	, i		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00		0	97	0.0%		0.00	0	-		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00		0	79	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00		0	93	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00		0	106	0.0%		0.00	0	·		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93	0.0%		0.00	0	, v		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0	100	0.0%		0.00	0	, i		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0	110	0.0%		0.00	0	, i		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.90		50	40	10.0%	20%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Flat to5	2	65	10.0%	30%	2.70		215	61	10.0%	30%	0.00	0	ŭ	40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	10.0%	60%	5.40		413	70	10.0%	50%	0.00	0		35%	0.00	0	0	35%	0.00	0	0
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	, i		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00	0			0.00	0	0		0.00	0	0
				100%	9.00	9	677			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
		ı	1	100%	9.00	9	677				0.00	0		100%		0		100%	0.00	0	0
			BCIS				677			100% Occupants			Population	100%		ha per 1,000	)	]		0	0
			Lower Q		Used	m2	677			Occupants	Beds	Count	Population per unit	100%		2.880 l	) Jrban park	s and garder		0	0
Terrace	2		Lower Q 1,197		Used 1,197	m2 0	0			Occupants Terrace	Beds 2	Count 0	Population per unit	0		2.880 U	) Jrban park Playground	s and garder		0	0
Terrace	3		Lower Q 1,197 1,197		Used 1,197 1,197	m2 0	0 0			Occupants Terrace Terrace	Beds 2 3	Count 0	Population per unit	0 0		2.880 U 0.000 F 0.000 C	) Urban park Playground Outdoor sp	s and garder s soort facilities		0	0
Terrace Terrace	3		1,197 1,197 1,197		Used 1,197 1,197 1,197	m2 0 0 0 0	0 0			Occupants Terrace Terrace Terrace	Beds 2 3 4	Count 0	Population per unit	0 0		2.880 U 0.000 F 0.000 O	O Urban park Playground Outdoor sp Allotments	s and garder s oort facilities	ns		0
Terrace Terrace Semi	3 4 2		1,197 1,197 1,197 1,197 1,224		Used 1,197 1,197 1,197 1,224	m2 0 0 0	0 0 0			Occupants Terrace Terrace Terrace Semi	Beds 2 3 4 2	Count 0 0 0 0 0	Population per unit 2 3 4 2	0 0 0		2.880 U 0.000 F 0.000 O 0.000 A	O Urban park Playground Outdoor sp Allotments	s and garder s soort facilities	ns		0
Terrace Terrace Semi Semi	3 4 2 3		Lower Q 1,197 1,197 1,197 1,224 1,224		Used 1,197 1,197 1,197 1,224 1,224	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi	Beds 2 3 4 2 3 3	Count 0 0 0 0 0 0 0	Population per unit 2 3 4 2 3	0 0 0 0 0		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A	O Urban park Playground Outdoor sp Allotments	s and garder is ort facilities pen Space (Ir	ns nformal Rec	reation)	0
Terrace Terrace Semi Semi	3 4 2 3 4		1,197 1,197 1,197 1,224 1,224 1,224		Used 1,197 1,197 1,197 1,224 1,224 1,224	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi	Beds 2 3 4 2 3 4 4	Count 0 0 0 0 0 0 0 0 0	Population per unit 2 3 4 2 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 O 0.000 A 0.000 O 0.000	O Urban park Playground Outdoor sp Allotments	s and garder ls port facilities pen Space (Ir	ns nformal Rec Open Space	reation)	0.063
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi Det	Beds 2 3 4 2 3 4 4 3	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit 2 3 4 2 3 4	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A 0.000 O 0.000 O	) Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder is ort facilities pen Space (Ir	ns nformal Rec Open Space Gross - Net	reation)	0.000
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Semi Det Det	Beds 2 3 4 2 3 4 3 4 4 3 4	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2  3  4  2  3  4  2  3  4  4	00%		2.880 L 0.000 F 0.000 O 0.000 A 0.000 O 0.000	) Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder is ort facilities pen Space (Ir	ns nformal Rec Open Space	reation)	
Terrace Terrace Semi Semi Semi Det Det Det	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Det Det Det	Beds 2 3 4 2 3 4 3 4 5 5	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit  2  3  4  2  3  4  2  3  4  4	00%		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A 0.000 O 0.000 O	) Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder is ort facilities pen Space (Ir	ns nformal Rec Open Space Gross - Net	reation)	0.000
Terrace Terrace Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449		Used 1,197 1,197 1,197 1,224 1,224 1,244 1,449 1,449 1,449	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Terrace Semi Semi Det Det Det Flat to5	Beds 2 3 4 2 2 3 3 4 4 3 3 4 5 5 1	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1	Population per unit  2  3  4  2  3  4  2  3  4  4	0 0 0 0 0 0 0 0 0 0		2.880 U 0.000 F 0.000 A 0.000	) Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder is ort facilities pen Space (Ir	nformal Rec Open Space Gross - Net Shortfall / S	reation)  Required  urplus	0.000 -0.063
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397		Used 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants  Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5	Beds 2 3 4 2 3 4 3 4 5 5 1 2	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit 2 3 4 4 2 3 3 4 4 4 4 4 1 1 2 2	0 0 0 0 0 0 0 0 0		2.880 L 0.000 F 0.000 C 0.000 A 0.000 A 0.000 O 0.000 O	) Jrban park Playground Outdoor sp Allotments Amenity Op	s and garder s port facilities pen Space (Ir	nformal Rec Open Space Gross - Net Shortfall / S Constru	reation)  Required  urplus	0.000 -0.063
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,449 1,449 1,449 1,397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5	Beds 2 3 4 2 2 3 4 4 3 4 5 5 1 1 2 2 3 3	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 3 3 5 5	Population per unit 2 3 4 4 2 2 3 4 4 4 4 4 1 2 2 3 3 3 4 4 4 4 5 3 6 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	0 0 0 0 0 0 0 0 0 0 1 6 15		2.880 t 0.000 f 0.000 d 0.000 d 0.0	) Jrban park Playground Dutdoor sp Allotments Amenity Op	s and garder is ort facilities pen Space (Ir	open Space Gross - Net Shortfall / S Constrr m2	reation)  Required urplus  urction Average	0.000 -0.063 Saleable m2 A
Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,449 1,449 1,449 1,449 1,1397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	Beds 2 3 4 2 2 3 4 4 5 5 1 2 2 3 1 1	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit 2 3 3 4 4 2 2 3 3 4 4 4 4 1 1 2 2 3 3 1 1	0 0 0 0 0 0 0 0 0		2.880 t 0.000 f 0.000 f 0.000 f 0.000 f 0.000 f 0.000 c 0.000 c 0.000 c 2.880 f Summary	) Jrban park Playground Dutdoor sp Allotments Amenity Op	s and garder is soort facilities pen Space (Ir Units	nformal Rec Open Space Gross - Net Shortfall / S Constru	reation)  Required urplus  uction Average 75.17	0.000 -0.063 Saleable m2 A
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,626		Used 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,397 1,626	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	Beds 2 3 4 2 2 3 4 4 5 5 1 1 2 2 3 3 1 2 2	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit 2 3 3 4 4 2 2 3 3 4 4 4 4 1 1 2 2 3 3 1 1	0 0 0 0 0 0 0 0 0		2.880 t 0.000 f 0.000 f 0.000 d 0.000	DJrban park Playground Dutdoor sp Allotments Amenity Op	s and garder is port facilities pen Space (Ir Units 9	open Space Gross - Net Shortfall / S Constrr m2	reation)  Required urplus  urction Average 75.17 75.17	0.000 -0.063 Saleable m2 A
Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397		Used 1,197 1,197 1,197 1,224 1,224 1,449 1,449 1,449 1,449 1,1397 1,397	m2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			Occupants Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	Beds 2 3 4 2 2 3 4 4 5 5 1 2 2 3 1 1	Count 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Population per unit 2 3 3 4 4 2 2 3 3 4 4 4 4 1 1 2 2 3 3 1 1	0 0 0 0 0 0 0 0 0		2.880 t 0.000 f 0.000 f 0.000 f 0.000 f 0.000 f 0.000 c 0.000 c 0.000 c 2.880 f Summary	DJrban park Playground Dutdoor sp Allotments Amenity Op	s and garder is soort facilities pen Space (Ir Units	open Space Gross - Net Shortfall / S Constrr m2	reation)  Required urplus  uction Average 75.17	0.000 -0.063 Saleable m2 A

;								Rou	nded	Modelling		Ar	ea ha			Characteristic	cs				
26	UNITS		75		Aff - rented	75% 9	6 of Aff	16.875	17	Density	35	units/ha To	tal	3.429		Sub Area S	outh East 8	& Ashton			
	Affordal	ole	30%	22.5	Shared Ow	0%		0.00	0	Net:Gross	62.5%	Gr	oss	3.429	ha	Green Brov G	reen				
					First Home	25% 9	6 of Aff	5.625	6			Ne	et	2.143	ha	Use A	gricultural				
			_					22.5	23												
						Market					Affordabl	e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	52.5		Rounded	m2	n	2 Circulatio	n 17		Rounded	m2	0		Rounded	m2	6		Rounded	m2
Terrace	2	75	0.0%	15%	7.88	8	600	7	0.0%	10%	1.70	2	140	20%	0.00	0	0	20%	1.20	1	70
Terrace	3	95	0.0%	20%	10.50	11	1,045	8	4 0.0%	25%	4.25		252	20%	0.00	0	0	20%	1.20	1	84
Terrace	4	110	0.0%		0.00	0	0	9	7 0.0%	10%	1.70	2	194	5%	0.00	0	0	5%	0.30	0	0
Semi	2	85	0.0%	15%	7.88	8	680	7	9 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	13.13	13	1,391		3 0.0%	25%	4.25	4	372	15%	0.00	0	0	15%	0.90	1	93
Semi	4	120	0.0%		0.00	0	0	10	0.0%	5%	0.85	1	106		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	9	3 0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%	10%	5.25	5	675	1			0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%	5%		3	450	1			0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	5.25	4	198	4	0 10.0%	10%	1.70	2	88	25%	0.00	0	0	25%	1.50	2	88
Flat to5	2	65	10.0%		0.00	0	0		1 10.0%	15%	2.55	3	201	15%	0.00	0	0	15%	0.90	1	67
Flat to5	3	75	10.0%		0.00	0	0		0 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0		0 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	6			0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	7	5 10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	52.50	52	5,039			100%	17.00	17	1,353	100%	0.00	0	0	100%	6.00	6	402
	1		BCIS		l 1					Occupants	I	Do	pulation	1	Ī	ha per 1,000	1				
					Used	m2				Occupants		FU				11a per 1,000		and garden			
Terrace											Dode	Count	runit			2 000 11					
remate	2			Median			060 570			Torraco	Beds		r unit	22		2.880 U			15		
	2		1,197	Median	1,197	810	969,570			Terrace	2	11	r unit 2	22		0.000 P	laygrounds		15		
Terrace	3		1,197 1,197	Median	1,197 1,197	810 1,381	1,653,057			Terrace	2		2 3	45		0.000 P 0.000 O	laygrounds utdoor spo		.5		
Terrace Terrace	3 4		1,197 1,197 1,197	Median	1,197 1,197 1,197	810 1,381 194	1,653,057 232,218			Terrace Terrace	2 3 4	11	2 3 4	45 8		0.000 P 0.000 O 0.000 A	laygrounds utdoor spo llotments	ort facilities		reation)	
Terrace Terrace Semi	3 4 2		1,197 1,197 1,197 1,224	Median	1,197 1,197 1,197 1,224	810 1,381 194 680	1,653,057 232,218 832,320			Terrace Terrace Semi	2 3 4 2	11 15 2 8	2 3 4 2 3	45 8 16		0.000 P 0.000 O 0.000 A 0.000 A	laygrounds utdoor spo llotments	ort facilities	nformal Rec	reation)	
Terrace Terrace Semi Semi	3 4 2 3		1,197 1,197 1,197 1,224 1,224	Median	1,197 1,197 1,197 1,224 1,224	810 1,381 194 680 1,856	1,653,057 232,218 832,320 2,271,744			Terrace Terrace Semi Semi	2 3 4 2 3	11 15 2	2 3 4 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	45 8		0.000 P 0.000 O 0.000 A 0.000 A 0.000	laygrounds utdoor spo llotments	ort facilities en Space (Ir	nformal Rec	<u> </u>	0.567
Terrace Terrace Semi Semi Semi	3 4 2 3 4		1,197 1,197 1,197 1,224 1,224 1,224	Median	1,197 1,197 1,197 1,224 1,224 1,224	810 1,381 194 680 1,856	1,653,057 232,218 832,320			Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	11 15 2 8	2 3 4 2 3 4 3	45 8 16		0.000 P 0.000 O 0.000 A 0.000 A 0.000	laygrounds utdoor spo llotments	ort facilities en Space (Ir	nformal Rec Open Space	<u> </u>	0.567 1.286
Terrace Terrace Semi Semi Semi Det	3 4 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	810 1,381 194 680 1,856 106	1,653,057 232,218 832,320 2,271,744 129,744 0			Terrace Terrace Semi Semi Semi Det	2 3 4 2 3	11 15 2 8	2 3 4 2 3 4 3 4 4 3 4	45 8 16 54 4		0.000 P 0.000 O 0.000 A 0.000 A 0.000 0.000	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	nformal Rec Open Space Gross - Net	Required	1.286
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	810 1,381 194 680 1,856 106 0	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075			Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	11 15 2 8	2 3 4 2 3 4 4 4 4 4	45 8 16 54 4 0		0.000 P 0.000 O 0.000 A 0.000 A 0.000	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	nformal Rec Open Space	Required	
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,294 1,224 1,224 1,249 1,449 1,449	810 1,381 194 680 1,856 106 0 675 450	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075 652,050			Terrace Terrace Semi Semi Semi Det Det Det	2 3 4 2 3 4 3	11 15 2 8	2 3 4 2 3 4 4 4 1 1	45 8 16 54 4		0.000 P 0.000 O 0.000 A 0.000 A 0.000 0.000	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	nformal Rec Open Space Gross - Net	Required	1.286
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	810 1,381 194 680 1,856 106 0	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075			Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4 5	11 15 2 8 18 11 0 5	2 3 4 2 3 4 2 3 4 4 4 4 1 2	45 8 16 54 4 0 20		0.000 P 0.000 O 0.000 A 0.000 A 0.000 O 0.000 0.000 2.880 h	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	nformal Rec Open Space Gross - Net	Required	1.286
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397	810 1,381 194 680 1,856 106 0 675 450	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075 652,050 522,478			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5	11 15 2 8 18 11 0 5	2 3 4 4 3 4 4 4 1 2 2 3 3	45 8 16 54 4 0 20		0.000 P 0.000 O 0.000 A 0.000 A 0.000 0.000	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	nformal Rec Open Space Gross - Net Shortfall / S Constri	Required urplus	1.286 0.718
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	810 1,381 194 680 1,856 106 0 675 450 374 268	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075 652,050 522,478			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	11 15 2 8 18 1 1 0 5 3 8	2 3 4 2 3 4 4 4 4 1 1 2 3 3 1 1	45 8 16 54 4 0 20		0.000 P 0.000 O 0.000 A 0.000 A 0.000 O 0.000 O 0.000 O 2.880 h	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	open Space Gross - Net Shortfall / S  Constru	urplus  uction Average	1.286 0.718 Saleable m2 A
Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,397	810 1,381 194 680 1,856 106 0 675 450 374 268	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075 652,050 522,478			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2	11 15 2 8 18 1 0 0 5 3 8 4	2 3 4 2 3 4 4 4 4 1 2 2 3 3 1 1 2 2 1 2 1 2 1 1 2 1 1 1 1	45 8 16 54 4 0 20		0.000 P 0.000 O 0.000 A 0.000 A 0.000 O 0.000 0.000 2.880 h	laygrounds utdoor spo llotments menity Op	ort facilities en Space (Ir	Open Space Gross - Net Shortfall / S Constri m2 5,039	urplus  uction Average 96.90	1.286 0.718 Saleable m2 A 5,021
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	810 1,381 194 680 1,856 106 0 675 450 374 268 0	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075 652,050 522,478			Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	11 15 2 8 8 18 1 0 5 3 8 4 0	ar unit  2  3  4  2  3  4  4  1  2  3  1  2  3  3  4  4  3  4  4  1  2  3  3  3  4  4  4  1  2  3  3  3  4  4  4  4  1  2  3  3  3  4  4  4  4  1  2  3  3  3  4  4  4  4  1  2  3  3  3  4  4  4  4  1  2  3  3  3  4  4  4  4  1  2  3  3  3  4  4  4  4  4  1  2  3  3  3  4  4  4  4  4  1  2  3  3  3  4  4  4  4  4  1  2  3  3  3  4  4  4  4  4  4  4  4  4  4	45 8 16 54 4 0 20		0.000 P 0.000 O 0.000 A 0.000 O 0.000	laygrounds utdoor spo llotments menity Op a	en Space (Ir	open Space Gross - Net Shortfall / S  Constru	urplus  uction Average	1.286 0.718 Saleable m2 A
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,197 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397 1,626	Median	1,197 1,197 1,197 1,224 1,224 1,449 1,449 1,449 1,397 1,397 1,397 1,626	810 1,381 194 680 1,856 106 0 675 450 374 268 0 0	1,653,057 232,218 832,320 2,271,744 129,744 0 978,075 652,050 522,478			Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	11 15 2 8 18 1 0 5 3 8 4 0 0 0 0	ar unit  2  3  4  2  3  4  4  1  2  3  1  2  3 esidents	45 8 16 54 4 0 20 12 8 8 0 0		0.000 P 0.000 A 0.000 A 0.000 A 0.000 O 0.000 0.000 2.880 h  Summary  Market Hous Aff - rented	laygrounds utdoor spo llotments menity Op a	en Space (Ir	Open Space Gross - Net Shortfall / S Constri m2 5,039	urplus  uction Average 96.90 79.61	1.286 0.718 Saleable m2

							Ī	Round	led	Modelling			Area ha			Characterist	ics				
7	UNITS		40		Aff - rente	75% %	6 of Aff	9	9	Density		units/ha	Total	1.385		Sub Area		& Ashton			
	Afforda	ble	30%	12	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	1.385 h	9	Green Brov	Green				
					First Home	25% %	6 of Aff	3	3				Net	1.143 h	9	Use .	Agricultural				
			_					12	12								_				
						Market					Affordab	le for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	28		Rounded	m2	m2	Circulation			Rounded		0		Rounded	m2	3		Rounded	m2
Terrace	2	75	0.0%	15%	4.20	4	300	70	0.0%	10%	0.90	1	. 70	20%	0.00	0	0	20%	0.60	1	70
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	25%			252	20%	0.00	0	0	20%	0.60	1	84
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%			. 97	5%	0.00	0	0	5%	0.15	0	0
Semi	2	85	0.0%	15%	4.20	4	340	79	0.0%		0.00		,		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	7.00	7	749	93	0.0%	25%				15%	0.00	0	0	15%	0.45	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	5%			, ,		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93	0.0%		0.00				0.00	0	0		0.00	0	0
Det	4	135	0.0%	10%	2.80		405	100	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	5	150	0.0%	5%	1.40	1	150	110	0.0%		0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	2.80		149	40	10.0%	10%			. 44	25%	0.00	0	0	25%	0.75	1	44
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%			. 67	15%	0.00	0	0	15%	0.45	0	0
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
				100%	28.00	28	2,663			100%	9.00	9	716	100%	0.00	0	0	100%	3.00	3	198
		1	BCIS				1			Occupants	ı		Population			ha per 1,000	,				
				Median	Used	m2				Occupants	Beds	Count	per unit					and garden			
Terrace	2		1,197	ivieuiaii	1,197	440	526,680			Terrace	2	Count	per unit	12			Playground:	_	3		
Terrace	3		1,197		1,197	906	1,084,482			Terrace	3	10	3	30				ort facilities			
Terrace	4		1,197		1,197	97	116,109			Terrace	4	1	4	4			Allotments	or crucinities			
Semi	2		1,224		1,224	340	416,160			Semi	2		1 2	8				en Space (In	formal Reci	eation)	
Semi	3		1,224		1,224	935	1,144,440			Semi	3		) 3	27		0.000	city Op	.c opace (iii	. oai reco	200011	
Semi	4	<b>†</b>	1,224		1,224	0	0			Semi	4			0		0.000		c	pen Space	Required	0.300
Det	3		1,449		1,449	0	0			Det	3		) 3	0		0.000		_	ross - Net	- 1	0.242
Det	4		1,449		1,449	405	586,845			Det	4	3	4	12		2.880	ha	_	hortfall / S	urplus	-0.057
Det	5		1,449		1,449	150	217,350			Det	5	1	4	4				<u> </u>	,		
Flat to5	1		1,397		1,397	237	330,391			Flat to5	1	5	1	5							
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1	. 2	2		Summary		Γ	Constru	ıction	Saleabl
Flat to5	3		1,397		1,397	0	0			Flat to5	3	C	3	0		, i		Units	m2	Average	m2
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	C	) 1	0		Market Hou	sing	28	2,663	95.09	2,649
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	C	) 2	0		Aff - rented		9	716	79.57	706
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	3	0		Shared Own	ership	0	0	66.00	0
						3,577	4,516,195						Residents	104		First Homes		3	198	66.00	194
							1,263	£/m2										40	3,577		3,549

## Affordable   Solid   Solid	2								Ro	unded		Modelling		Ar	ea ha			Characteristics					
First Home	28	UNITS		12		Aff - rented	75%	% of Aff	2.7	3		Density	35	units/ha To	tal	0.343		Sub Area Sou	uth East 8	& Ashton			
Note		Afforda	ble	30%	3.6	Shared Ow	0%		0.00	0		Net:Gross	100%	Gr	oss	0.343	ha	Green Brov Gre	een				
Part						First Home	25%	% of Aff	0.9	1				Ne	t	0.343	ha	Use Pac	ddock				
Peefs   Mark   Circulation   Residence									3.6	4													
Terrace 2 7.5 0.0%							Market						Affordabl	e for Rent			Shared O	wnership			First H	omes	
Terrace 3 9 5 00% 000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Beds	m2	Circulation	8.4		Rounded	m2		m2 Ci	irculation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	Terrace	2	75	0.0%		0.00	0	0		70	0.0%	50%	1.50	2	140	50%	0.00	0	0	50%	0.50	1	70
Semi	Terrace	3	95	0.0%		0.00	0	0		84	0.0%	50%	1.50	1	84	50%	0.00	0	0	50%	0.50	0	0
Semi   3   107   0.0%   40%   3.36   3   3.21   93   0.0%   0.00   0   0   0.00   0   0   0.00   0	Terrace	4	110	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi   4   120   0.0%   0.00   0   0   0   0   0   0   0   0	Semi	2	85	0.0%	40%	3.36	3	255		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det 4 135 0.0%	Semi	3	107	0.0%	40%	3.36	3	321		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det 4 135 0.0%	Semi	4	120	0.0%		0.00	0	0	3	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	Det	3	112	0.0%			0	0		93	0.0%			0	0		0.00	0	0			0	0
Flat to   1	Det	4	135	0.0%	20%		2	270	1	100	0.0%			0	0			0	0			0	0
Flat to 5	Det	5	150	0.0%			ŭ	0			0.0%			0	0			0	0			0	0
Flat 6	Flat to5	1	45	10.0%		0.00	0	0		40	10.0%			0	0			0	0			0	0
Flat 6+	Flat to5	2	65			0.00	0	0					0.00	0	0			0	0			0	0
Flat 6+ 2 65 10.0%	Flat to5	3	75	10.0%			0	0		70	10.0%			0	0			0	0			0	0
Flat 6+ 3 75 10.0%	Flat 6+	1	45	10.0%			0	0			10.0%		0.00	0	0			0	0			0	0
BCIS	Flat 6+	2	65			0.00	0	0					0.00	0	0			0	0			0	0
BCIS	Flat 6+	3	75	10.0%		0.00	0	0		75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Clower Q   Median   Used   m2   Clower Q   Median   Clower Q   Media					100%	8.40	8	846				100%	3.00	3	224	100%	0.00	0	0	100%	1.00	1	70
Clower Q   Median   Used   m2   Clower Q   Median   Clower Q   Media								1															
Terrace   2												Occupants											
Terrace         3         1,197         1,197         84         100,548           Terrace         4         1,197         1,197         0					Median									Count pe	r unit						ns		
Terrace   4														3	2	6							
Semi   2						,		100,548						1	3	3				ort facilities			
Semi   3						,		0						0	4	0							
Semi   4														3	2	6			enity Op	en Space (li	nformal Rec	reation)	
Det         3         1,449         1,449         0         0           Det         4         1,449         1,449         270         391,230           Det         4         1,449         1,449         270         391,230           Det         5         1,449         1,449         0         0         Det         4         2         4         8           Det         5         1,449         1,449         0         0         0         Elat tos         1         0         1         0           Flat tos         1         1,397         1,397         0         0         0         Flat tos         2         0         2         0         Summary         Construction         Saleable           Flat tos         1         1,626         1,626         0         0         0         Flat tos         3         0         3         0         Summary         Construction         Saleable           Flat 6+         1         1,626         1,626         0         0         0         Flat 6+         1         0         1         0         Market Housing         8         846         105.75         846         1			<u> </u>					392,904						3	3	9				г	0 0	<u>1</u>	0.000
Det         4         1,449         1,449         270         391,230           Det         5         1,449         1,449         0         0           Flat to5         1         1,397         1,397         0         0           Flat to5         2         1,397         1,397         0         0           Flat to5         3         1,397         1,397         0         0           Flat 6+         1         1,626         1,626         0         0           Flat 6+         2         1,626         1,626         0         0           Flat 6+         3         1,626         1,626         0 <th< td=""><td></td><td></td><td><del>                                     </del></td><td>,</td><td></td><td></td><td>·</td><td>0</td><td></td><td></td><td></td><td></td><td></td><td>U</td><td>4</td><td>0</td><td></td><td></td><td></td><td>-</td><td></td><td>кеquired</td><td></td></th<>			<del>                                     </del>	,			·	0						U	4	0				-		кеquired	
Det         5         1,449         1,449         0         0           Flat to5         1         1,397         1,397         0         0           Flat to5         2         1,397         1,397         0         0           Flat to5         3         1,397         1,397         0         0           Flat 6+         1         1,626         1,626         0         0           Flat 6+         2         1,626         1,626         0         0           Flat 6+         2         1,626         1,626         0         0           Flat 6+         2         1,626         1,626         0         0           Flat 6+         3         1,626         1,626         0         0           Flat 6+         3         1,626         1,626         0         0           Flat 6+         3         0         3         0         3         0           Flat 6+         3         1,626         1,626         0         0         6           Flat 6+         3         0         3         0         3         0           Shared Ownership         0         0 <th< td=""><td></td><td></td><td><del>                                     </del></td><td>,</td><td></td><td>_</td><td>Ŭ</td><td>0</td><td></td><td></td><td></td><td></td><td></td><td>U</td><td>3</td><td>0</td><td></td><td></td><td></td><td></td><td></td><td>,</td><td></td></th<>			<del>                                     </del>	,		_	Ŭ	0						U	3	0						,	
Flat to   1			<del>                                     </del>	,				391,230						2	4	8		2.880 ha		L	Snortfall / S	urplus	-0.092
Flat to 5   2   1,397   1,397   0   0   0   0   0   0   0   0   0		_	<del>                                     </del>	,				0						· ·	4	0							
Flat to5         3         1,397         1,397         0         0         Flat to5         3         0         3         0         3         0         Market Housing         8         846         105.75         846           Flat 6+         2         1,626         1,626         0         0         Flat 6+         2         0         2         0         Aff - rented         3         224         74.67         224           Flat 6+         3         1,626         1,626         0         0         Flat 6+         2         0         2         0         Aff - rented         3         224         74.67         224           Flat 6+         3         0         3         0         Shared Ownership         0         0         70.00         70           Flat 6+         3         0         3         0         Shared Ownership         0         0         70.00         70			1					0						U	1	0		C		ſ	C :		C-1- !!
Flat 6+         1         1,626         1,626         0         0         Flat 6+         1         0         1         0         Market Housing         8         846         105.75         846           Flat 6+         2         1,626         1,626         0			1	,			·	0						· ·	2	0	ı	Summary	1	11-21			
Flat 6+         2         1,626         1,626         0         0         Flat 6+         2         0         2         0         Aff - rented         3         224         74.67         224           Flat 6+         3         1,626         1,626         0         0         0         0         Shared Ownership         0         0         70.00         0           8         1,140         1,448,172         Residents         32         First Homes         1         70         70.00         70			1	,			U	0						U	3	0		NA-distillar i	_				
Flat 6+ 3 1,626 1,626 0 0 Flat 6+ 3 0 3 0 Shared Ownership 0 0 70.00 0 Flat 6+ 3 0 Residents 32 First Homes 1 70 70.00 70			1	,				0						U	1	0			g	·			
1,140 1,448,172   Residents 32   First Homes 1 70 70.00 70			1				0	0						U	2	0			-1-1	3	224		
	riat 6+	3	<del>                                     </del>	1,626		1,626	1 1 1 1 0	1 449 173				ridt p+	- 3	U	3 - talont -	Ü			siiib	0	70		
			<u> </u>		l	l .	1,140		6/2				l	Re	esidents	32		FIRST Homes		1 12	70 <b>1.140</b>	/0.00	70 <b>1.140</b>

29 UNITS <b>9</b> Aff - rentec 75% % of Aff 0 0 Density 35 units/ha Total 0.257 Sub Area South East Affordable 0% 0 Shared Ow 0% 0.00 0 Net:Gross 100% Gross 0.257 ha Green Broy Green	st & Ashton	
Affordable 0% 0. Shared 0w 0% 0.00 0 Net Gross 100% Gross 0.257 ha Green Broy Green		
Andreadile 070 Control of Nethology 10070 Group 10070		
First Home 25% % of Aff 0 0 Net 0.257 ha Use Paddock		
0 0		
Market Affordable for Rent Shared Ownership	First Homes	
Beds m2 Circulation 9 Rounded m2 m2 Circulation 0 Rounded m2 0 Rounded m2		m2
	0 20% 0.00 0	0
Terrace 3 95 0.0% 0.00 0 0 84 0.0% 25% 0.00 0 0 20% 0.00 0 0	0.00	0
Terrace 4 110 0.0% 0.00 0 0 97 0.0% 10% 0.00 0 0 5% 0.00 0 0	0 5/6 0.00 0	0
Semi 2 85 0.0% 40% 3.60 4 340 79 0.0% 0.00 0 0 0.00 0 0	0.00	0
50.00 5 00 0 0 0 0 0 0 0 0 0 0	0 15% 0.00 0	0
Semi 4 120 0.0% 0.00 0 0 106 0.0% 5% 0.00 0 0 0.00 0 0	0.00	0
Det 3 112 0.0% 0.00 0 0 93 0.0% 0.00 0 0 0.00 0 0	0.00	0
	0.00 0	0
Det 5 150 0.0% 0.00 0 0 110 0.0% 0.00 0 0 0.00 0 0	0.00	0
Flat to 5 1 45 10.0% 0.00 0 0 40 10.0% 10% 0.00 0 0 25% 0.00 0 0		0
Flat to 5 2 65 10.0% 0.00 0 0 61 10.0% 15% 0.00 0 0 15% 0.00 0 0	0 1570 0.00	0
	0 0.00 0	0
Flat 6+ 1 45 10.0% 0.00 0 0 40 10.0% 0.00 0 0 0.00 0 0	0.00	0
	0.00 0	0
Flat 6+ 3 75 10.0% 0.00 0 0 75 10.0% 0.00 0 0 0.00 0 0	0.00	0
100%   9.00   9   903   100%   0.00   0   100%   0.00   0   0	0 100% 0.00 0	0
	¬	
BCIS   Occupants   Population   ha per 1,000	<del>-</del>	
	_ ~	
Terrace         2         1,197         1,197         0         0         Terrace         2         0         2         0         0.000 Playgroun           Terrace         3         1,197         1,197         0         0         Terrace         3         0         3         0         0.000 Outdoors		
Terrace 4 1,197 1,197 0 0 Terrace 4 0 4 0 0.000 Allotment	<del></del>	
	Open Space (Informal Recreation)	
Semi 3 1,224 1,224 340 410,100 Semi 3 4 3 12 0.000 Semi 3 1,224 0.000		
Semi 4 1,224 1,224 0 0 0 Semi 4 0 4 0 0.000	Open Space Required	0.069
Det 3 1,449 0 0 0 Det 3 0 3 0 0.000	Gross - Net	0.000
Det 4 1,449 1,449 135 195,615 Det 4 1 4 4 2.880 ha	Shortfall / Surplus	-0.069
Det 5 1,449 1,449 0 0 0 Det 5 0 4 0	onorcian / carpius	3.003
Flat to 5 1 1,397 1,397 0 0 Flat to 5 1 0 1 0		
Flat to 5 2 1,397 1,397 0 0 Flat to 5 2 0 2 0 Summary	Construction	Saleable
Flat to5 3 1,397 1,397 0 0 Flat to5 3 0 3 0	Units m2 Average	m2 Average
Flat 6+ 1 1,626 1,626 0 0 Flat 6+ 1 0 1 0 Market Housing	9 903 100.33	903 100.33
Flat 6+ 2 1,626 1,626 0 0 Flat 6+ 2 0 2 0 Aff - rented	0 0 100.33	0 100.33
	0 0 100.33	0 100.33
	0 0 100.55	
Flat 6+ 3   1,626   1,626   0   0     Flat 6+ 3   0   3   0     Shared Ownership	0 0 100.33	0 100.33

SITE			Site 1 Brown 500	Site 2 Brown 200	Site 3 Brown 75	Site 4 Brown 40	Site 5 Brown 20	Site 6 Brown 15	Site 7 Brown 9	Site 8 Brown 5	Site 9 Brown 500 HD	Site 10 Brown 200 HD	Site 11 Brown 75 HD	Site 12 Brown 40 HD	Site 13 Brown 20 HD	Site 14 Brown 15 HD	Site 15 Brown 9 HD	Site 16 Brown 5 HD	Site 17 Flats 300	Site 18 Flats 100	Site 19 Flats 30	Site 20 Flats 12	Site 21 Flats 9	Site 26 Green 75	Site 27 Green 40	Site 28 Green 12	Site 29 Green 9
	Sub Area Green Brown Use		South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Brown PDL	South East & Ashton Green Agricultural	South East & Ashton Green Agricultural	South East & Ashton Green Paddock	South East & Ashton Green Paddock					
AREA	Total Gross Net	ha ha ha	22.857 22.857 14.286	9.143 9.143 5.714	3.429 3.429 2.143	1.385 1.385 1.143	0.693 0.693 0.571	0.519 0.519 0.429	0.257 0.257 0.257	0.143 0.143 0.143	14.545 14.545 9.091	5.818 5.818 3.636	1.653 1.653 1.364	0.882 0.882 0.727	0.364 0.364 0.364	0.273 0.273 0.273	0.164 0.164 0.164	0.091 0.091 0.091	4.800 4.800 3.000	1.212 1.212 1.000	0.364 0.364 0.300	0.206 0.120 0.120	0.090 0.090 0.090	3.429 3.429 2.143	1.385 1.385 1.143	0.343 0.343 0.343	0.257 0.257 0.257
UNITS UNIT SI	Units ZE		500	200	75	40	20	15	9	5	500	200	75	40	20	15	9	5	300	100	30	12	9	75	40	12	9
DACE C	Market Housing Aff to rent Shared Ownership First Homes ONSTRUCTION	m2 m2 m2 m2	96.01 81.17 71.35 71.35	95.70 80.88 70.35 70.35	96.90 81.96 67.02 67.02	95.09 78.01 66.00 66.00	97.68 82.22 70.00 70.00	101.45 87.00 70.00 70.00	92.61 92.61 92.61 92.61	99.40 99.40 99.40 99.40	91.97 75.16 72.70 72.70	92.20 69.05 70.88 70.88	92.66 76.25 67.68 67.68	92.05 74.68 75.00 75.00	93.75 75.22 44.00 44.00	94.14 70.67 70.00 70.00	92.06 92.06 92.06 92.06	91.30 91.30 91.30 91.30	75.90 67.29 63.95 63.95	75.90 66.35 65.04 65.04	76.21 69.46 72.05 72.05	75.17 62.70 67.10 67.10	75.17 75.17 75.17 75.17	96.90 79.61 67.02 67.02	95.09 79.57 66.00 66.00	105.75 74.67 70.00 70.00	100.33 100.33 100.33 100.33
BASEC	BCIS Site Costs	£/m2 %	1,266 15%	1,267 15%	1,266 15%	1,263 10%	1,259 10%	1,258 10%	1,262 10%	1,276 10%	1,229 15%	1,234 15%	1,231 15%	1,228 10%	1,232 10%	1,224 10%	1,223 10%	1,237 10%	1,397 5%	1,397 5%	1,397 5%	1,397 5%	1,397 5%	1,268 15%	1,263 10%	1,270 10%	1,258 10%
	Abnormals  Contingency Small Sites	% £ %	5.0% 859,000 5.0%	5.0% 342,200 5.0%	5.0% 129,200 5.0%	5.0% 67,040 5.0%	5.0% 33,520 5.0%	5.0% 21,640 5.0%	5.0% 12,284 5.0% 6%	5.0% 8,380 5.0% 13%	5.0% 488,000 5.0%	5.0% 195,200 5.0%	5.0% 73,200 5.0%	5.0% 39,040 5.0%	5.0% 19,520 5.0%	5.0% 14,640 5.0%	5.0% 8,784 5.0% 6%	5.0% 4,880 5.0% 13%	5.0% 30,000 5.0%	5.0% 10,000 5.0%	5.0% 5,000 5.0%	5.0% 0 5.0%	5.0% 0 5.0% 6%	0.0% 28,000 2.5%	0.0% 53,040 2.5%	0.0% 18,712 2.5%	0.0% 12,284 2.5% 6%
FEES	Professional	~	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%	9%
SALES	Planning <50 Planning >50	£/unit £/unit	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138
SALLS	Agents Legal Misc.	% % £/unit %	3.0% 0.5%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%	3.0% 0.5% 0 0.0%
ACQUI	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
DEVELO	Legal DPER'S RETURN Market Housing Affordable Housing	% Value	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%	0.5% 17.5% 17.5%
FINANC	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Fees Interest Legal and Valuation	0.0% n	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	0 6.0% 0.0%	0 6.0% 0.0%	0 6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%
LAND	EUV Premium Premium	% EUV £/ha	600,000 20%	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	600,000 20% 0	25,000 300,000	25,000 300,000	50,000 300,000	50,000 300,000
VALUE		f	2.050	2.050	2.050	2.050	2.050	2.000	2.000	2.000	2.050	2.050	2.050	2.050	2.050	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.000	2.500	2.500	2.500	2.500
	Market Housing Aff Rent Social Rent Shared Ownership First Homes	£/m2 £/m2 £/m2 £/m2 £/m2	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,800 1,715 1,120 1,960 1,960	2,800 1,715 1,120 1,960 0	2,800 1,715 1,120 1,960 0	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,850 1,715 1,120 1,995 1,995	2,800 1,715 1,120 1,960 1,960	2,800 1,715 1,120 1,960 0	2,800 1,715 1,120 1,960 0	2,800 1,715 1,120 1,960 1,960	2,800 1,715 1,120 1,960 1,960	2,800 1,715 1,120 1,960 1,960	2,800 1,715 1,120 1,960 1,960	2,800 1,715 1,120 1,960 0	3,500 1,715 1,120 2,450 2,450	3,500 1,715 1,120 2,450 2,450	3,500 1,715 1,120 2,450 2,450	3,500 1,715 1,120 2,450 0
GRANT	Intermediate to Bu Affordable Rent Social Rent	uy £/unit £/unit £/unit		0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
POLICY	REQUIREMENTS Biodiversity NG CO2 Plus	% £/ha %	0.70%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.70% 0 3.00%	0.10% 0 3.00%	0.10% 0 3.00%	0.10% 0 3.00%	0.10% 0 3.00%
		£/m2	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60	20.60
	Acc & Adpt Water	% £/m2 £/m2	12.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00	0.00% 12.00 0.00
	Over Extra 1	% £/m2		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Over Extra 2	% £/m2		0.00%	0.00%	0.00% 0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00% 0	0.00%	0.00% 0	0.00%	0.00%	0.00%	0.00%	0.00% 0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00% 0
	CIL Pre CIL s106 Post CIL s106	£/m2 £/unit £/unit	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500	0.00 2,500 2,500
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing Over	rall	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%			30.0%	30.0%	30.0%	30.0%	30.0%	30.0%			30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	
	Social Re		20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%			20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%			20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	20.0% 0.0%		20.0% 0.0%	20.0% 0.0%	20.0% 0.0%	
	Shared Ownersh First Hom		0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%			0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%			0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	0.0% 10.0%		0.0% 10.0%	0.0% 10.0%	0.0% 10.0%	

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 26	Site 27	Site 28	Site 29	Site 30
			Brown 500	Brown 200	Brown 75	Brown 40	Brown 20	Brown 15	Brown 9	Brown 5	Brown 500	Brown 200	Brown 75 HD	Brown 40 HD	Brown 20 HD	Brown 15 HD	Brown 9 HD	Brown 5 HD	Flats 300	Flats 100	Flats 30	Flats 12	Flats 9	Green 75	Green 40	Green 12	Green 9	PRS Flats
											HD	HD																
		South	East & Ashton			ast & Ashton Ea		st & Ashton							East & Ashton								ast & Ashton		East & Ashton	East & Ashton		
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Brown
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	. Agricultural	Agricultural	Paddock	Paddock	PDL
Site Area	Gross	ha	22.857	9.143	3.429	1.385	0.693	0.519	0.257	0.143	14.545	5.818	1.653	0.882	0.364	0.273	0.164	0.091	4.800	1.212	0.364	0.120	0.090		1.385	0.343	0.257	0.970
	Net	ha	14.286	5.714	2.143	1.143	0.571	0.429	0.257	0.143	9.091	3.636	1.364	0.727	0.364	0.273	0.164	0.091	3.000	1.000	0.300	0.120	0.090	2.143	1.143	0.343	0.257	0.800
Units			500	200	75	40	20	15	9	5	500	200	75	40	20	15	9	5	300	100	30	12	9	75	40	12	9	60
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	100.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	100.0%	70.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	0.0%	30.0% 30.0%
	Affordable Rent		20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	0.0%	0.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	0.0%	0.0%	20.0%	20.0%	20.0%	20.0%	0.0%	20.0%	20.0%	20.0%	0.0%	30.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	0.0%	0.0%
																												i '
Existing L	Jse Value	£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	25,000	25,000	50,000	50,000	600,000
		£ site	13,714,286	5,485,714	2,057,143	831,169	415,584	311,688	154,286	85,714	8,727,273	3,490,909	991,736	528,926	218,182	163,636	98,182	54,545	2,880,000	727,273	218,182	123,840	54,000	85,714	34,632	17,143	12,857	581,818
																												i
Uplift		£/ha	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	300,000	300,000	300,000	300,000	120,000
		£ site	2,742,857	1,097,143	411,429	166,234	83,117	62,338	30,857	17,143	1,745,455	698,182	198,347	105,785	43,636	32,727	19,636	10,909	576,000	145,455	43,636	24,768	10,800	1,028,571	415,584	102,857	77,143	116,364
																												· ·
Benchma	ark Land Value	£/ha	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	325,000	325,000	350,000	350,000	720,000
		£ site	16,457,143	6,582,857	2,468,571	997,403	498,701	374,026	185,143	102,857	10,472,727	4,189,091	1,190,083	634,711	261,818	196,364	117,818	65,455	3,456,000	872,727	261,818	148,608	64,800	1,114,286	450,216	120,000	90,000	698,182
																												i
Residual	Gross	£/ha	154,363	68,717	58,110	266,745	301,849	277,076	552,089	174,187	373,204	247,766	307,682	580,566	738,757	690,601	1,147,595	450,609	-695,585	-952,398	-1,082,549	-688,515	-664,336	995,212	1,452,971	2,033,702	2,750,393	-481,435
	Net	£/ha	246,981	109,946	92,976	323,327	365,877	335,850	552,089	174,187	597,127	396,426	372,948	703,716	738,757	690,601	1,147,595	450,609	-1,112,937	-1,154,422	-1,312,181	-1,184,247	-664,336	1,592,339	1,761,177	2,033,702	2,750,393	-583,557
		£ site	3,528,299	628,265	199,234	369,517	209,073	143,936	141,966	24,884	5,428,425	1,441,548	508,566	511,794	268,639	188,346	187,788	40,964	-3,338,810	-1,154,422	-393,654	-142,110	-59,790	3,412,156	2,012,773	697,269	707,244	-466,846



												Sit	e 1												慣
Site 1	Brown	1 500																							
INCOME  Market Housing	Av Size m2  Gross 96.0	Net 95.59	% 70.00%	Number 500 350	Price £/m2 2,850	£	m2		DEVELOPMENT	COSTS		/unit or m2	Total	3,528,299			Planning fee calc Planning app fee No dwgs No dwgs under 50	dwgs 500 50	rate 462			Build Cost CO2 Plus	% £/m2	3.00%	/n 1,266.4 37.9 20.6
Affordable Overall Affordable Rent Social Rent Shared Ownership	81.2 81.2 71.3	79.87 79.87 69.49	30% 20.00% 0.00% 0.00%	150 100 0 0	1,120 1,995	0 2,079	0		Fees	Stamp Duty Easements etc. Legals /Acquisition	ı	1.50%	165,915 0 52,924	218,839			No dwgs over 50  Stamp duty calc - Re Land payment	450 sidual	Total	85,200 3,528,299		Acc & Adpt Water Over Extra 1	% £/m2 £/m2 % £/m2	0.00%	12.0 0.0 0.0 0.0
First Homes Grant and Subsidy	71.3  Affordable Rent Social Rent Shared Ownership	69.49	10.00%	50	1,995 0 0 0	6,930,653 0 0	3,567		CONSTRUCTION	Build Cost		9.00%	85,200 7,125,639 70,058,880	7,210,839			Stamp duty calc - Re Land payment	sidual	Total	16,457,143		Over Extra 2 Small Site Site Costs	% £/m2 % Base	0.00% 0.00 0.00% 15.00%	1,337.0 200.5
SITE AREA - Net SITE AREA - Gross Sales per Quarter	14.286 ha 22.857 ha		35 22	/ha /ha		115,979,332	45,289			s106 / CIL / IT Contingency Abnormals	% £	5.00% 5.00%	1,250,000 3,502,944 3,502,944 859,000	79,173,767			Pre CIL s106		£/ Unit (all) Total	1,250,000			BNG	0.70%	5 9.3 1,546.9
Unit Build Time  Residual Land Value		/hole Site 3,528,299	Per ha NET 246,981	Per ha GROSS 154,363		RUN Residual MACR	Closing balance =	0	FINANCE	Fees Interest Legal and Valuatio	n	0% 6.00%	0	0			Post CIL s106 CIL Inf Tariff	2,500 0 % GDV		0					
Existing Use Value Uplift Plus /ha Ben	20% a 0	13,714,286 2,742,857 0 16,457,143	/m2	600,000 120,000 0 <b>720,000</b>		Check on phasing dw	Closing balance =	34,184,306	SALES	Agents Legals Misc.	% % £/unit	3.0% 0.5% 0 0.0%	3,479,380 579,897 500	4,059,777	94,191,522		spell	0.00%		0	l				
Additional Profit		-47,856,978							Developers Prof	it Market Housing Affordable Housin		17.50% 17.50% 17.50%	0	4,039,777	16,686,180 2,397,339 1,212,864										
RESIDUAL CASH FLOW F		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME UNITS Started Market Housing Affordable Rent Social Rent Shared Ownership First Homes Grant and Subsidy INCOME		50	50 9,534,960 1,369,700 0 208 693,065 0 11,597,933	100 9,534,960 1,369,700 0 208 693,065 0 11,597,933	100 19,069,920 2,739,400 0 416 1,386,131 0 23,195,866	100 19,069,920 2,739,400 0 416 1,386,131 0 23,195,866	100 19,069,920 2,739,400 0 416 1,386,131 0 23,195,866	19,069,920 2,739,400 0 416 1,386,131 0 23,195,866	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	11	165,915 0 52,924	12,537,533	11,557,555	23,233,000	23,133,000	23,133,000	23,133,000	J			· ·		Ţ.	v	J	J		J	J	·		· ·		
Planning Fee Professional Build Cost - BCIS Base		85,200 ,125,639	7,005,888	7,005,888	14,011,776	14,011,776	14,011,776	14,011,776	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency Abnormals			125,000 350,294 436,194	125,000 350,294 436,194	250,000 700,589 872,389	250,000 700,589 872,389	250,000 700,589 872,389	250,000 700,589 872,389	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation Agents		0 0	347,938	347,938	695,876	695,876	695,876	695,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT	NT AND PROFIT 7.4	, <b>429,679</b>	57,990 <b>8,323,304</b>	57,990 0 <b>8,323,304</b>	115,979 16,646,609	115,979 <b>16,646,609</b>	115,979 16,646,609	115,979 <b>16,646,609</b>	0	0	0 <b>0</b>	0	0	0	0	0	0 <b>0</b>	0	0	0	0	0	0	0	0
						l	10,040,003	10,040,003		1												l l			
							10,040,003	10,040,009																	
For Residual Valuation  Developers Return  Market Housing  Affordable for Rent	Land 3,5 Interest	,528,299		500,450	333,999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 16,686,180 2,397,339



												:	Site 2												
e 2		Brown 200							]																
OME	Av Size Gross	Net		6 Number 200		£	GIA m2		DEVELOPMENT CO			/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 200				Build Cost CO2 Plus	%	3.00%	1,
et Housing dable Overall dable Rent	95.7 80.9	95.25 79.58	30%	60	)		13,398 3,235			Land Stamp Duty Easements etc. Legals /Acquisition	1	1.50%	20,913 0 9,424	)			No dwgs under 50 No dwgs over 50	50 150	462 138 Total	20,700		Acc & Adpt	£/m2 % £/m2 £/m2	0.00%	
lent Ownership omes	80.9 70.3 70.3	79.58 68.47	3 0.00% 7 0.00%	6 0 6 0	1,120 1,995	0 820	0 0 1,407		Fees	Planning Professional		9.00%	43,800	1			Stamp duty calc - R Land payment	esidual	Total	628,265 20,913		Over Extra 1	% £/m2 % £/m2	0.00% 0.00% 0.00	
d Subsidy	Affordable Rent Social Rent Shared Ownership				0	0 0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,547		,			Stamp duty calc - R Land payment	esidual	Total	6,582,857 318,643		Small Site Site Costs	% Base	0.00% 15.00% 0.70%	
A - Net A - Gross	5.714 9.143	ha ha	35 22			46,195,606	18,040			Contingency	% £	5.00% 5.00%	1,395,477	•			Pre CIL s106		£/ Unit (all) Total	500,000			DING	0.70%	
er Quarter ild Time	0	Quarters	J			RUN Residual MACR			FINANCE	Fees Interest		0% 6.00%					Post CIL s106 CIL	2,500 0		0					
<b>I Land Value</b> Use Value	20%	Whole Site 628,265 5,485,714 1,097,143		Per ha GROSS 6 68,717 600,000 120,000		RUN CIL MACRO ctrl	closing balance = 1  +I  Closing balance = 1		SALES	Legal and Valuatio	in		0				Inf Tariff	% GDV 0.00%		0					
Plus /ha Bei	0 nchmark Land Value	6,582,857	)	720,000	<u> </u>	Check on phasing dw	gs nos			Agents Legals	% % £/unit %	3.0% 0.5% 0	230,978	; !	36,700,792	,									
nal Profit		-20,114,129	L/ IIIL						Developers Profit	Market Housing	% Value	17.50%		1,010,040	6,650,831	1									
UAL CASH FLOW F	OR INTEREST	Mars 4								Affordable Housin First Homes	g % Value % Value	17.50% 17.50%		I v	955,379 478,021			Year 5				Year 6			
<b>ME</b> Started		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Q1	Q2 13	Q3	Q4	Q1	Q2	Q3	
t Housing				12	0	0	0	2,280,285	2,470,309	2,280,285	2,470,309	2,280,285	2,470,309	2,280,285	2,470,309	2,280,285	2,470,309	2,280,285	2,470,309	2,280,285	2,470,309	2,280,285	2,470,309	0	
able Rent Rent					0	0	0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	0	
d Ownership Iomes					0	0	0	49 163,893	53 177,551	49 163,893	53 177,551	49 163,893	53 177,551	49 163,893	53 177,551	49 163,893	53 177,551	49 163,893	53 177,551	49 163,893	53 177,551	49 163,893	53 177,551	0	
and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME  DUTURE Duty nents etc. Acquisition		20,913 0 9,424	0	0	0	0	0	2,771,736	3,002,714	2,771,736	3,002,714	2,771,736	3,002,714	2,771,736	3,002,714	2,771,736	3,002,714	2,771,736	3,002,714	2,771,736	3,002,714	2,771,736	3,002,714	0	
Fee onal		43,800 1,419,422		1,419,422																					
st - BCIS Base			0	558,191	1,162,898	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605		1,767,605	1,721,089	1,767,605			1,162,898	604,707	0	0	0	
L/Tariff ency nals			0 0 0	10,000 27,910 34,754	20,833 58,145 72,403	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	20,833 58,145 72,403	10,833 30,235 37,650	0 0	0 0 0	0 0 0	
Fees d Valuation		0																							
		0	0	0	0 0	0	0 0	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	83,152 13,859	90,081 15,014	0 0	
BEFORE LAND IN	T AND PROFIT	1,493,559	0	0 <b>2,050,276</b>	1,314,279	1,945,133	1,997,704	2,042,144	2,102,799	2,042,144	2,102,799	2,042,144	2,102,799	2,042,144	2,102,799	2,042,144	2,102,799	2,042,144	2,102,799	1,411,290	788,520	97,011	105,095	0	
dual Valuation	Land Interest	628,265	31,827	32,305	63,543	84,211	114,651	146,336	137,587	126,153	117,101	105,359	95,995	83,936	74,252	61,867	51,851	39,130	28,773	15,706	0	0	0	0	
oers Return Market Housing ordable for Rent First Homes																									6
riiscrioffles	Cash Flow		-31,827	-2,082,580	-1,377,823	-2,029,344	-2,112,355	583,256	762,328	603,440	782,814	624,234	803,920	645,656	825,663	667,726	848,064	690,463	871,142	1,344,741	2,214,194	2,674,726	2,897,619	0	-8
	Opening Balance	0	1	1	1	1			1	1	1		1	1		1	ı	1		1	i .	1	1	1	1



Site 3	R	Brown 75							7																
COME				% Number			au.		DEVELOPMENT C	2720							Diameia - f - · · · ·					Build Cost			
DME	Av Size n			% Number 75			GIA m2		1	OSTS							Planning fee calc Planning app fee	dwgs	rate						1.2
rket Housing	Gross 96.9	Net 96.56	70.00	% 53	3 2,850	0 14,447,445	5,087		LAND	Land		/unit or m2	Total	199,234			No dwgs No dwgs under 50	75 50	462			CO2 Plus	% £/m2	3.00%	
dable Overall			30		5					Stamp Duty Easements etc.			985 0				No dwgs over 50	25	138 Total			Acc & Adpt	% £/m2	0.00%	
rdable Rent al Rent	82.0 82.0	80.65 80.65	20.00 0.00				1,229 0			Legals /Acquisition	n	1.50%	2,989	3,973			Stamp duty calc - R	esidual				Water Over Extra 1	£/m2 %	0.00%	
ed Ownership Homes	67.0 67.0	64.67 64.67	0.00 10.00		) 1,999 7 1,999		0 503		Fees	Planning			26,550				Land payment		Total	199,234 985		Over Extra 2	£/m2 %	0.00%	
nt and Subsidy	Affordable Rent				_,	0 0				Professional		9.00%	1,072,877	1,099,427			Stamp duty calc - R	ocidual				Small Site	£/m2	0.00 0.00%	
t ariu subsiuy	Social Rent					0 0			CONSTRUCTION								Land payment	esiduai	Total	2,468,571					1,
	Shared Ownership					0 0				Build Cost s106 / CIL / IT		1,547	10,549,231 187,500						Total	112,929		Site Costs	Base BNG	15.00% 0.70%	
AREA - Net AREA - Gross	2.143 h 3.429 h			5 /ha 2 /ha		17,489,651	6,819			Contingency Abnormals	%	5.00% 5.00%	527,462 527,462				Pre CIL s106	2,500	£/ Unit (all)						1,
s per Quarter	0						<u>-</u>				£		129,200	11,920,854					Total	187,500					
Build Time		Quarters							FINANCE	Fees		0%	0				Post CIL s106	2,500		187,500					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACR				Interest		6.00%	0	0			CIE		Total	187,500					
dual Land Value		Whole Site 199,234	Per ha NET 92,97	58,110	)		Closing balance = 0	J		Legal and Valuatio	n		0	0			Inf Tariff	% GDV							
ing Use Value t	20%	2,057,143 411,429		600,000 120,000	) )	RUN CIL MACRO ctrl-	H Closing balance = 5	5.004.000	SALES									0.00%		0					
Plus /ha		2,468,571		720,000	)	Check on phasing dw		, , , , , , , , , , , , , , , , , , , ,		Agents Legals	%	3.0% 0.5%	524,690 87,448												
De	encimark Land Valde			720,000	4	corre				_	£/unit	0	0												
tional Profit		-7,175,644	E/m2 -1,41	10						Misc.	%	0.0%	0	612,138	13,835,626										
				_					Developers Profit	t Market Housing	% Value	17.50%			2,528,303										
										Affordable Housin		17.50% 17.50%			363,077 169,309										
IDUAL CASH FLOW I	FOR INTEREST	V4				T v2								V4				V				V6			
OME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
FS Started ket Housing				12	13 0	12	13 0	12 2,311,591	2,504,224	2,311,591	2,504,224	2,311,591	2,504,224	0	0	0	0	0	0	0	0	0	0	0	0
ordable Rent ial Rent					0	0	0	331,910 0	359,569 0	331,910 0	359,569 0	331,910 0	359,569 0	0	0	0	0	0	0	0	0	0	0	0	0
red Ownership t Homes					0	0	0	46 154,797	50 167,696	46 154,797	50 167,696	46 154,797	50 167,696	0	0	0	0	0	0	0	0	0	0	0	0
nt and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Ö	0	0	0	0
INCOME	E	0	0	0	0	T °	0	2,798,344	3,031,540	2,798,344	3,031,540	2,798,344	3,031,540	00	0	00	0	<u> </u>	0	0	0		0	0	0
PENDITURE mp Duty		985																							
ements etc. als Acquisition		0 2,989																							
nning Fee		26,550																							
essional		536,438		536,438																					
Cost - BCIS Base			0		1,172,137	1,734,762				1,172,137	609,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5/CIL/Tariff tingency	<u> </u>		0	10,000 28,131	20,833 58,607	30,833 86,738	31,667 89,082	30,833 86,738	31,667 89,082	20,833 58,607	10,833 30,476	0	0	0	0	0	0 0	0	0	0 0	0	0	0	0	0
ormals			0	35,022	72,962	107,984	110,903	107,984	110,903	72,962	37,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ance Fees al and Valuation		0				1																			
		0	-								*****	****						_							
nts als		0	0 0	0	0 0	0	0	83,950 13,992	90,946 15,158	83,950 13,992	90,946 15,158	83,950 13,992	90,946 15,158	0 0	0	0	0	0	0	0	0	0	0	0	0 0
c. STS BEFORE LAND IN	NT AND PROFIT	566,962	0	0 <b>1,172,217</b>	1,324,539	1,960,318	2,013,300	2,058,260	2,119,404	1,422,481	794,864	97,942	106,104	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land Interest	199,234	11 /03	11,665	29.424	49,733	79,884	111,282	101,850	89,695	70,403	37,909	0	0	0	0	0	0	0	0	0	0	0	0	0
elopers Return Market Housing			11,495	11,005	29,424	49,/33	79,004	111,202	101,600	89,093	70,403	37,309	U	U	U	U	U	U	U	U	U	U	U	U	0
	g					1				1								I				1			2,528,303 363,077



4	R	rown 40								1																
				% Nur	nber	Price	GDV	GIA		DEVELOPMENT O	COSTS							Planning fee calc					Build Cost			
	Gross	Net			40	£/m2	£	m2		LAND			/unit or m2	Total				Planning app fee No dwgs	dwgs 40				CO2 Plus	%	3.00%	
	95.1	94.61			28	2,850	7,549,650	2,663			Land Stamp Duty			7,976	369,517			No dwgs under 50 No dwgs over 50	40 0	138	0		Acc & Adpt	£/m2 %	0.00%	
Gross   Net		0%	12 8 0	1,715 1,120	1,054,810 0	624			Easements etc. Legals /Acquisition	n	1.50%	0 5,543	13,519			Stamp duty calc - F	Pocidual	Total	18,480		Water Over Extra 1	£/m2 £/m2 %	0.00%			
Ownership	66.0	64.67	0.0	0%	0	1,995 1,995	155 515,988	0 264		Fees	Planning			18,480				Land payment	Residual	Total	369,517 7 976		Over Extra 2	f/m2 %	0.00%	
		04.07	10.0	076	4	0	0	204			Professional		9.00%	533,905	552,385			Stamp duty calc - F	Residual	Total	7,570		Small Site	£/m2 %	0.00 0.00%	
,	Social Rent					0	0			CONSTRUCTION	Build Cost		1,476	5,241,127				Land payment		Total	997,403 39,370		Site Costs	Base	10.00%	
				35	/ha		9,120,603	3,551			s106 / CIL / IT Contingency		5.00%	100,000 262,056										BNG	0.70%	
		a	-	29	/ha						Abnormals	% £	5.00%	262,056 67,040	5,932,280			Pre CIL s106		£/ Unit (all) Total	100,000					
Quarter Time		uarters	]							FINANCE								Post CIL s106	2,500		100,000					
		Mile alla Cita	Deed to MET	Per ha GRO	-	RUN R	Residual MACRO ct				Fees Interest		0% 6.00%	0	0			CIL	0	£/m2 Total	0 <b>100,000</b>					
		369,517	323,3	266	,745			sing balance = 0	)		Legal and Valuation	on		0	0			Inf Tariff	% GDV							
		166,234		600 120	,000,	RUNC	CIL MACRO ctrl+l Clo	sing balance = 2	,228,202	SALES	Annata	%	3.0%	273,618					0.00%		0					
		0		720	,000	Check	on phasing dwgs n				Agents Legals	% £/unit	0.5%	45,603 0												
Destit				26			correct				Misc.	±/unit %	0.0%	0	319,221	7,186,922										
Profit		-2,759,306	-1,0	136						Developers Profi																
											Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			1,321,189 184,619 90,298										
CASH FLOW F	OR INTEREST	Year 1					Year 2				Year 3			Т	Year 4	,-50			Year 5				Year 6			
rted		Q1	Q2	Q3 10	Q-		Q1 10	Q2 10	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	_
ousing Rent					0	0	0	0	1,887,413 263,703	1,887,413 263,703	1,887,413 263,703	1,887,413 263,703	0	0	0	0	0	0	0	0	0	0	0	0	0	
: mership					0	0	0	0	0 39	0 39	0 39	0 39	0	0	0	0	0	0	0	0	0	0	0	0	0	
s Subsidy					0	0	0	0 0	128,997 0	128,997 0	128,997 0	128,997 0	0	0	0	0	0	0	0	0 0	0 0	0 0	0	0	0	
INCOME		0	0	0	0		0	0	2,280,151	2,280,151	2,280,151	2,280,151	0	0	0	0	0	0	0	0	0	0	0	0	0	_
URE ty s etc.		7,976																								
etc. uisition		0 5,543																								
e I		18,480 266,953		266,953																						
BCIS Base			0		873,	521 1	.310,282	1,310,282	873,521	436,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ariff			0	8,333 21,838	16,6 43,6	667	25,000 65,514	25,000 65,514	16,667 43,676	8,333 21,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
.у			0	27,425	54,8		82,274	82,274	54,849	27,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
es /aluation		0																								
		0	0	0	0	0	0	0	68,405	68,405	68,405	68,405	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0		0	0	11,401	11,401	11,401	11,401	0	0	0	0	0	0	0	0	0	0	0	0	0	
ORE LAND IN	T AND PROFIT	298,951	0	761,309	988,	,713 1	,483,070	1,483,070	1,068,519	574,162	79,805	79,805	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ual Valuation	Land	369,517	40.02-	40.577	2	750	26.007	50.700	03.040	CF 04-5	44.245	0.030	•		•		•	•		•	•			•	•	_
rs Return larket Housing	Interest		10,027	10,177	21,7	/50	36,907	59,706	82,848	65,916	41,315	8,930	U	0	0	0	0	0	0	0	U	0	0	0	0	-
						- 1					1			I					1				1			1,3



% 3.00 £/m2 % 0.00 £/m2				Build Cost														_								Brown 20		
£/m2 % 0.00 £/m2									e calc	Planning fee ca							STS	DEVELOPMENT CO		GIA	GDV	Price	Number	%		Av Size m2		
£/m2 % 0.00 £/m2	%	%	%				rate	dwgs 20		Planning app for				Total	/unit or m2		5.5	LAND		m2	£	£/m2	20	~	Vet			
£/m2						9,240 0	462 138	20		No dwgs under			209,073	1,181	,		Land Stamp Duty			1,368	3,884,550	2,850	14	70.00%		97.7 97.		
E/IIIE	£/m2	£/m2			ı		Total						4,318	0 3,136	1.50%		Easements etc. Legals /Acquisition			329	555,604	1,715	6 4	30% 20.00%	.00	82.2 81.	II	
% 0.00 £/m2					ı	209,073		idual		Stamp duty cal Land payment								Fees		0	0 84	1,120 1,995	0	0.00% 0.00%		82.2 81. 70.0 70.	р	
% 0.00 £/m2 0.						1,181	Total						284,206	9,240 274,966	9.00%		Planning Professional			140	279,272	1,995	2	10.00%	.00			
% 0.00						498,701		sidual		Stamp duty cal Land payment								CONSTRUCTION			0	0				ocial Rent	-	
Base 10.00 BNG 0.70	3ase BNG	Base BNG	Base BNG	Site Costs	ı	14,435	Total							2,701,508 50,000	1,471		Build Cost s106 / CIL / IT				0	0					Sha	
							/ Unit (all)		5	Pre CIL s106				135,075 135,075	5.00% 5.00%	%				1,836	4,719,510		/ha /ha	35 29		0.571 ha 0.693 ha	;	
						50,000	otal						3,055,179	33,520		Ē									$\neg$	0		
						50,000 0	£/ Unit (all) £/m2	2,500 0	06	Post CIL s106 CIL				0	0%		Fees	FINANCE								3 Quarters		
						50,000	Total						0	0	6.00%		Interest Legal and Valuation		0	rl+r sing balance =   0	IN Residual MACRO ctrl- Closi	RUN	r ha GROSS			Whole Site	Av Size  Gross Housing  Gross Housing  Gross Housing  Gross Housing  Gross Hole Overall Hole Rent  Social Rent  Social Rent  Shared Ownership  A - Net  Gross  Guarter  Gross  A - Net  Gross  Guarter  Gross  Gross  Guarter  Gross  Gr	
						0		6 GDV 0.00%	% G	Inf Tariff											IN CIL MACRO ctrl+l	RUN	<b>301,849</b> 600,000	365,877	i84	<b>209,0</b> 415,5	E Av Size  Gross Housing 97.7 ble Overall ble Rent 82.2 ent 70.0 mes 70.0 mes 70.0 mes 70.0 nd Subsidy Affordable Rent Shared Ownership EA - Net 0.571 EA - Gross 0.693 er Quarter 0 mid Time 3 mid Land Value Use Value Pus Value Pus Pha 0 Benchmark Land Value  AL CASH FLOW FOR INTEREST E Etarted Housing ble Rent ent Ownership mes med Subsidy	
														141,585	3.0%	%		SALES	1,131,725	sing balance = 1		-	120,000		0	0		
														23,598 0	0.5% 0	% £/unit	•			os	eck on phasing dwgs no: correct	Che	720,000			nd Value 498,7	Benchm	
												3,717,958	165,183	0	0.0%	%	Misc.							-1,000	£/m2	-1,367,5		
												679,796			17.50%		Market Housing	Developers Profit										
												97,245 48,873			17.50% 17.50%	% Value % Value	Affordable Housing First Homes											
				Year 6				Year 5					Year 4				Year 3				Year 2					Year 1	LOW FOR I	
Q2 Q3	Q2	Q2	Q2	Q1	Q4	Q3	Q2	Q1		Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q4	Q3	<b>Q2</b> 5	<b>Q1</b> 5	<b>Q4</b> 5	<b>Q3</b>	Q2	Q	Q1		
0 0	0	0	0	0	0	0 0	0 0	0 0		0	0	0	0 0	0	0 0	971,138 138,901	971,138 138,901	971,138 138,901	971,138 138,901	0 0	0 0	0						
0 0	0	0	0	0	0	0 0	0 0	0 0		0	0	0	0 0	0	0 0	0 21	0 21	0 21	0 21	0 0	0 0	0					р	
0 0	0	0	0	0	0	0 0	0 0	0 0		0	0	0	0 0	0	0 0	69,818 0	69,818 0	69,818 0	69,818 0	0 0	0 0	0						
0 0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	1,179,878	1,179,878	1,179,878	1,179,878	0	0	0	0	0		0	ICOME	
					ŀ																					1,181		
					ŀ																					0 3,136	1	
					ı																					9,240		
	•	•	•	•		•	•	•		•	•	•	•	•	•	•	•	005.400	450.054	075 077	075 077	150.054	137,483			137,483		
0 0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	225,126 4,167	8,333	675,377 12,500	12,500	8,333		0	(		Base	
0 0	0	0	0	0 0	0 0	0	0	0		0 0	0 0	0	0 0	0	0	0	0	11,256 14,050	22,513 28,099	33,769 42,149		22,513 28,099						
					ı																					0		
0 0	0	0	C	0	0	0	0	0		0	0	0	0	0	0	25 206	25 206	25 206	25 206	0	0	0	0	0			UII	
0 0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	5,899	5,899	5,899	5,899	0	0	0	0		(	0		
0 0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	41,296	41,296	295,894	550,492	763,795	763,795	509,197		0		FIT 151,041	AND INT ANI	
																										Land 209.073	ation	
	0	0	0	0	0	0	0	0		0	0	0	0	0	0	4,621	21,379	34,127	42,924	31,002	19,256	11,446	5,483	402		Interest		
0 0									- 1								I					ı				ı	ousing	
				0 0	0 0	0 0 0	0 0 0	0 0 0		0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	41,296	41,296	295,894	550,492	763,795	763,795	509,197	0 <b>392,081</b>	0 0	(	FIT 151,041  Land 209,073	nation	



9.6	D	trown 15							7																
				% Numbe	er De	ice GDV	СIV		DEVELOPMENT O	nsts							Planning fee calc					Build Cost			
-					5 £/	m2 £	m2					/unit or m2	Total				Planning app fee	dwgs	rate			CO2 Plus	%	3.00%	
ousing	101.5			1% 1	1 2,8	2,982,764	1,065		DAND	Land Stamp Duty		/ unit of mz		143,936			No dwgs under 50	15	462			Acc & Adpt	f/m2 %	0.00%	
	87.0	87.00				15 447.570	261			Easements etc.	1	1.50%	0	2.159			no angs over so					Water	£/m2 £/m2	0.0070	
	87.0	87.00	0.00	1%	0 1,1	.20 0	0		Fees	87	-		-,	-,				Residual		143,936		Over Extra 1	% £/m2	0.00%	
	70.0						105			Planning Professional		9.00%		220.536					Total			Over Extra 2	% £/m2	0.00%	
Subsidy	Affordable Rent Social Rent					0 0			CONSTRUCTION								Stamp duty calc - I Land payment	Residual		374,026		Small Site	%	0.00%	
Affordable Overall   10.1.5   10.1.45   70.00%   11   2,800   2,982,764   1,665   1,				Total	8,201		Site Costs	Base BNG	10.00% 0.70%																
				35 /h 29 /h		3,636,175	1,431						105,194				Pre CIL s106								
Quarter			1				_				£		21,640	2,373,401											
Lind																									
Market Housing 101.5 101.45 70.00% 11 2,800 2,982,764 1,065  Affordable Overall  Affordable Rent 87.0 87.00 20.00% 3 1,715 447,570 261  Social Rent 87.0 87.00 10.00% 0 1,120 0 0 0  Shared Ownership 70.0 70.00 10.00% 1 1,960 62 0 0  First Homes 70.0 70.00 10.00% 1 1,960 205,779 105  Grant and Subsidy Affordable Rent Social Rent Social Rent Social Rent 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			n	6.00%	0	0					Total	37,500													
## Modes over 1			0																						
Market Housing   10.1.5   10.1.45   70.00%   11   2,800   2,982,764   1,065   Land   Land   Stamp Duty																									
Ben	nchmark Land Value			720,00	0						£/unit	0	0												
l Profit				70							%	0.0%	0	127,266	2,867,298										
									Developers Profit	Market Housing					521,984										
	OD INTEREST									Affordable Housing First Homes	g % Value % Value	17.50% 17.50%			78,336 36,011										
	-OK INTEREST			02	04		02	02	04		02	02	04		00	02	04		Q2	Q3	Q4	Year 6 Q1	Q2	Q3	
		Q1	QZ	3	3	3	3	3					0	0	0	Q3	0		0	0	0	0	0	0	
e Rent					0	0	0	89,514	89,514	89,514	89,514	89,514	0	0	0	0	0	0	0	0	0	0	0	0	
vnership es					0	0	0	12 41,156	12 41,156	12 41,156	12 41,156	12 41,156	0	0	0	0	0	0	0	0	0	0	0	0	
Subsidy INCOME		0			0	0	0	0 727,235	0 727,235	727,235	0 727,235	0 727,235	0	0	0	0	0	0	0	0	0	0	0	0	
TURE		U	U	U	U		U	141,433	121,233	121,233	121,233	121,233	, i	U	U	U	U		J	U	J		U	U	
ty s etc.		0																							
uisition		2,159																							
e al		6,930 106,803		106,803																					
- BCIS Base			0		280,516	420,775			280,516	140,258	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ariff Cy			0	2,500 7,013	5,000 14,026	7,500 21,039		7,500 21,039	5,000 14,026	2,500 7,013	0	0	0	0	0	0 0	0	0	0 0	0 0	0	0	0	0	
5			0	8,456	16,911	25,367	25,367	25,367	16,911	8,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
es Valuation		0 0																							
		0	0	0	0	0	0	21,817	21,817	21,817	21,817	21,817	0	0	0	0	0	0	0	0	0	0	0	0	
EODE LAND IN	T AND PROFIT	0	0	0	0	0	0	3,636	3,636	3,636	3,636	3,636	0	0	0	0	0	0	0	0	0	0	0	0	
ORE LAND IN	ANDPROHI	115,892	0	265,030	316,453	474,680	474,680	500,133	341,907	183,680	25,453	25,453	U	U	U	0	U	0	U	U	U	0	U	U	_
ual Valuation	Land Interest	143,936	3,897	3,956	7,991	12,857	20,170	27,593	24,601	19 190	11,324	967	0	0	0	0	0	0	n	0	0	0	0	0	_
ers Return Market Housing			3,037	3,530	7,331	12,037	20,170	21,535	24,001	15,150	11,324	307				0		0	J		J	0	0	- 0	521
fordable for Rent																						1			78,



																								Η̈́
Site 7		Brown 9																						
COME	Av Size n	m2	%	Number 9	Price £/m2	GDV £	GIA m2	DEVELOPMEN	T COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,262
arket Housing	Gross 92.6	Net 92.11	100.00%	9	2,800	2,321,200	834	LAND	Land		/unit or m2	Total	141,966			No dwgs No dwgs under 50	9	462	4,158		CO2 Plus	% £/m2	3.00%	37 20 0
rdable Overall			0%	0					Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total	0 4.158		Acc & Adpt	% £/m2	0.00%	1
dable Rent Rent	92.6 92.6		0.00%	0	1,715 1,120	0	0		Legals /Acquisition		1.50%	2,129	2,129			Stamp duty calc - R	ocidual		,,,,,,,,,,		Water Over Extra 1	£/m2	0.00%	1
ed Ownership	92.6	92.11	0.00%	0	1,960	0	0	Fees	Discolar			4.450				Land payment	esiduai	<b>-</b>	141,966			f/m2 %		
Homes	92.6	92.11	0.00%	U		0	٥		Planning Professional		9.00%	4,158 131,775	135,933			<u> </u>		Total	U		Over Extra 2	£/m2	0.00%	
t and Subsidy	Affordable Rent Social Rent				0	0 0		CONSTRUCTIO								Stamp duty calc - R Land payment	esidual		185,143		Small Site	%	6.00%	1,4
	Shared Ownership				0	0			Build Cost s106 / CIL / IT		1,559	1,299,439 22,500						Total	703		Site Costs	Base BNG	10.00% 0.70%	1
AREA - Net AREA - Gross	0.257 h 0.257 h		35 35	/ha /ha		2,321,200	834		Contingency Abnormals	%	5.00% 5.00%	64,972 64,972				Pre CIL s106	2,500 f	/ Unit (all)						1,5
per Quarter	0						<u> </u>			£		12,284	1,464,167				1	otal	22,500					
Build Time		Quarters						FINANCE	Fees		0%	0				Post CIL s106	2,500 0	£/ Unit (all) £/m2	22,500					
		Whole Site	Per ha NET	Per ha GROSS	I	RUN Residual MACRO ct	trl+r osing balance = 0		Interest Legal and Valuation		6.00%	0	0			CIE		Total	22,500					
dual Land Value		141,966		552,089			osing bulance – 0		Legal allu Valuation			U	Ü			Inf Tariff	% GDV							
ing Use Value t	20%	154,286 30,857		600,000 120,000	1	RUN CIL MACRO ctrl+l Cla	osing balance = 583,120	SALES									0.00%		0					
Plus /	/ha 0  Benchmark Land Value	185,143		720,000	Ī	Check on phasing dwgs n	105			% %	3.0% 0.5%	69,636 11,606												
			£/m2		L	correct				£/unit %	0.0%	0	81,242	1,825,437										
tional Profit		-591,228										-	,	-,,										
								Developers Pr	Market Housing Affordable Housing	% Value	17.50% 17.50%			406,210 0										
SIDUAL CASH FLOW	W FOR INTEREST	Year 1				Year 2			First Homes  Year 3	% Value	17.50%		Year 4	0			Year 5				Year 6			
ITS Started		Q1	Q2	Q3	Q4	Q1	Q2 (	Q3 Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
ket Housing ordable Rent				3	0	0	0 773	3,733 773,733	773,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
al Rent					0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ared Ownership st Homes					0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nt and Subsidy INCON	ME	0	0	0	0	0	0 773	0 0 3,733 773,733	773,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE																								
mp Duty ements etc.		0																						
als Acquisition		2,129																						
ning Fee essional		4,158 65,888		65,888																				
																_	_							
d Cost - BCIS Base 5/CIL/Tariff	e		0	144,382 2,500	5,000	7,500	288,764 144 5,000 2,	500 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tingency ormals			0	7,219 8,584	14,438 17,168	21,657 25,752		219 0 584 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nce Fees		0																						
l and Valuation		0																						
			^	0	0	0		,212 23,212		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nts		0	0		0	0	0 2	000 2.000													0	0	0	
als c.	NINT AND DESCRIT	0	0	0	0	0		869 3,869	3,869	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als c.	D INT AND PROFIT			0	0 325,370	0 488,056		869 3,869 9,766 27,081	3,869 27,081	0	0	0	0 0	0	0	0	0 0	0 <b>0</b>	0	0 <b>0</b>	0	0	0	0 <b>0</b>
als c. STS BEFORE LAND	on Land	0	0	0 0 228,573	325,370	488,056	325,370 189	3,766 27,081	27,081	0	0	0	0	0	0	0	0 0	0 0	0 0	0 <b>0</b>	0	0	0	0
gents gals isc.  DSTS BEFORE LAND  or Residual Valuation evelopers Return Market Housi	on Land Interest	72,175		0		-	325,370 189		27,081	0	0	0	0	0	0	0	0	0	0	0 0	0	0 0	0	0 0 0 406,210



											310													Ϊ́̈́
Site 8	В	Brown 5																						_
ICOME	Av Size n	m2	%	Number 5	Price £/m2	GDV £	GIA m2	DEVELOPME	NT COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/ı 1,275.
arket Housing	Gross 99.4	Net 99.40		5	2,800		497	LAND	Land		/unit or m2	Total	24,884			No dwgs No dwgs under 50	5 5	462			CO2 Plus	% £/m2	3.00%	38
	99.4	99.40			2,800	1,391,000	497		Stamp Duty			0	24,004			No dwgs under 50 No dwgs over 50	0	138	0		Acc & Adpt	%	0.00%	2
dable Overall dable Rent	99.4	99.40		0	1,715	0	0		Easements etc. Legals /Acquisition	on	1.50%	0 373	373					Total	2,310		Water	£/m2 £/m2		1
Rent d Ownership	99.4 99.4	99.40 99.40		0	1,120 1,960		0	Fees								Stamp duty calc - F Land payment	esidual		24.884		Over Extra 1	% £/m2	0.00%	
Homes	99.4	99.40		0	0		0		Planning Professional		9.00%	2,310 84,268	86,578					Total	0		Over Extra 2	% £/m2	0.00%	
and Subsidy	Affordable Rent				0	-					3.00%	04,200	30,370			Stamp duty calc - F	esidual		402.057		Small Site	%	13.00%	16
	Social Rent Shared Ownership				0	0		CONSTRUCTI	Build Cost		1,674	832,213				Land payment		Total	<b>102,857</b> 0		Site Costs	Base	10.00%	<b>1,5</b> 1
AREA - Net	0.143 h		35 35	/ha		1,391,600	497		s106 / CIL / IT Contingency		5.00%	12,500 41,611										BNG	0.70%	1,6
AREA - Gross	0.143 h	na	35	/ha					Abnormals	% £	5.00%	41,611 8,380	936,314			Pre CIL s106		£/ Unit (all) Total	12,500					
per Quarter Build Time	0	Quarters	1					FINANCE		-		0,500	330,314			Doob CII +10C								
sulia Time	3 0	Luarters	1					FINANCE	Fees		0%	0				Post CIL s106 CIL	2,500 0	£/m2	0					
		Whole Site		Per ha GROSS		RUN Residual MACRO o	:trl+r losing balance = 0		Interest Legal and Valuati	ion	6.00%	0	0					Total	12,500					
ual Land Value ng Use Value		<b>24,884</b> 85,714	,	<b>174,187</b> 600,000		RUN CIL MACRO ctrl+l										Inf Tariff	% GDV 0.00%		0					
Plus /ha	20%	17,143		120,000		CI	losing balance = 337,329	SALES		~	2.00/	44.740					0.0070							
	nchmark Land Value	102,857		720,000		Check on phasing dwgs			Agents Legals	%	3.0% 0.5%	41,748 6,958												
			£/m2			correct			Misc.	£/unit %	0 0.0%	0	48,706	1,096,856										
tional Profit		-396,496	-798					Developers P	E1															
								Developers	Market Housing Affordable Housi	ing % Value	17.50% 17.50%			243,530 0										
IDUAL CASH FLOW F	FOR INTEREST	Year 1				Year 2			First Homes Year 3	% Value	17.50%		Year 4	0]			Year 5				Year 6			
TS Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3 Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
ket Housing rdable Rent					0	0	0 27	8,320 556,64	0 556,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
al Rent					0	0	0	0 0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0
ed Ownership Homes					0 0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0
nt and Subsidy INCOME	<u> </u>	0	0	0	0	0	0 27	0 0 8,320 556,640	0 556,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENDITURE				-	-			-,	553,533	-	-			-						-				
np Duty		0																						
ements etc. als Acquisition		0 373																						
ning Fee		2,310																						
essional		42,134		42,134																				
Cost - BCIS Base			0	55,481		277,404	221,923 11	0,962 0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5/CIL/Tariff tingency	<u> </u>		0	833 2,774	2,500 8,322	4,167 13,870	11,096 5	.667 0 .548 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rmals			0	3,333	9,998	16,664	13,331 6	665 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nce Fees l and Valuation		0																						
nts		0	0	0	0	0	0 8	350 16,699	16,699	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als c.		0	0	0	0	0		392 2,783		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IS BEFORE LAND IN	IT AND PROFIT	44,817	0	104,555	187,263	312,105	249,684 13	4,583 19,482	19,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land Interest	24,884	1,046	1,061	2,645	5,494	10,258 14	i,157 12,213	4,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elopers Return			1,040	1,001	2,043	5,454	20,230	12,213	4,333	0	3	Ü	- 0	U	U	U		3		U		0		
Market Housing Affordable for Rent																	1				1			243,530 0



												Si	te 9												
e 9		Brown 500 HD																							
COME	Av Size		%	Number 500	Price £/m2	GDV £		A 2	DEVELOPMENT	COSTS		4-22	T.1.1				Planning fee calc Planning app fee	dwgs				Build Cost	%	2.00%	. :
rket Housing	Gross 92.0	91.52	70.00%	350		91,292,686	32,190		LAND	Land Stamp Duty		/unit or m2	Total 260,921	5,428,425			No dwgs No dwgs under 50 No dwgs over 50	500 50 450	462 138	62,100		CO2 Plus Acc & Adpt	£/m2 %	3.00% 0.00%	
rdable Overall rdable Rent al Rent ed Ownership	75.2 75.2 72.7	73.42	0.00%	150 100 0 0	1,715 1,120	0	) (	5	Fees	Easements etc. Legals /Acquisitio	n	1.50%	0 81,426	342,348			Stamp duty calc - Re	esidual	Total	5,428,425		Water Over Extra 1	£/m2 £/m2 % £/m2	0.00%	i
omes and Subsidy	72.7 Affordable Rent	70.89		50	1,995	7,071,043	3,635	5		Planning Professional		9.00%	85,200 6,604,952				Stamp duty calc - Ro	esidual	Total	260,921		Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	)
EA - Net	Social Rent Shared Ownership 9.091		55	/ha	0	0 0 <b>110,956,941</b>		1	CONSTRUCTION	Build Cost s106 / CIL / IT Contingency		1,503 5.00%	65,136,692 1,250,000 3,256,835				Land payment		Total	10,472,727 513,136		Site Costs	Base BNG	15.00% 0.70%	
REA - Gross er Quarter	14.545	ha	34	/ha				_		Abnormals	% £	5.00%	3,256,835 488,000				Pre CIL s106		£/ Unit (all) Total	1,250,000					
uild Time	3	Quarters  Whole Site	Per ha NET	Per ha GROSS		RUN Residual MAC	CRO ctrl+r Closing balance =	: 0	FINANCE	Fees Interest Legal and Valuation	on	0% 6.00%	0	0			Post CIL s106 CIL	2,500 0		0					
al Land Value g Use Value Plus /h	20%	5,428,425 8,727,273 1,745,455		<b>373,204</b> 600,000 120,000		RUN CIL MACRO ct	trl+l Closing balance =	25,897,175	SALES		%	3.0%	3,328,708				Inf Tariff	% GDV 0.00%		0					
	enchmark Land Value		£/m2	720,000		Check on phasing d	dwgs nos rrect			Agents Legals Misc.	% £/unit «	0.5% 0.0% 0.0%	3,328,708 554,785 0		89,732,778										
onal Profit		-30,530,488	,						Developers Pro		% Value	17.50%	0	3,003,433	15,976,220										
UAL CASH FLOW	FOR INTEREST									Affordable Housin First Homes		17.50% 17.50% 17.50%			2,203,812 1,237,432										
ME		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Ye
Started		50	50	100	100	100	100																		
et Housing dable Rent			9,129,269 1,259,109	9,129,269 1,259,109	18,258,537 2,518,218	18,258,537 2,518,218	18,258,537 2,518,218	18,258,537 2,518,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rent			0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	ō	0	0	0	0	0	
Ownership mes			212	212	424	424	424	424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nd Subsidy			707,104 0	707,104 0	1,414,209 0	1,414,209 0	1,414,209 0	1,414,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOM	IE	0	11,095,694	11,095,694	22,191,388	22,191,388	22,191,388	22,191,388	0	0	ō	0	0	0	0	Ŏ	0	0	0	0	Ŏ	0	ō	0	
DITURE																									
Duty		260,921																							
nts etc.		0																							
cquisition		81,426																							
; Fee onal		85,200 6,604,952																							
st - BCIS Base			6,513,669	6,513,669	13,027,338	13,027,338	13,027,338	13,027,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
/Tariff ency			125,000 325,683	125,000 325,683	250,000 651,367	250,000 651,367	250,000 651,367	250,000 651,367	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	
ls			374,483	374,483	748,967	748,967	748,967	748,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ees Valuation		0																							
		0	332,871 55,478	332,871 55,478	665,742 110,957	665,742 110,957	665,742 110,957	665,742 110,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		-		0										-			ű	ŭ							
EFORE LAND II	NT AND PROFIT	7,032,500	7,727,185	7,727,185	15,454,371	15,454,371	15,454,371	15,454,371	0		0	0	0	0	0	0	0	0	0	0	0		0	0	
										+															
lual Valuation	Land	5 428 425				l																			
	Land Interest	5,428,425	747,655	590,404	423,718	44,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ers Return Market Housin Irdable for Ren	Interesting nt	5,428,425	747,655	590,404	423,718	44,920	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
sidual Valuation opers Return Market Housin ffordable for Ren First Home	Interesting nt		747,655 2,620,853	590,404	423,718 6,313,299	44,920 6,692,097	6,737,017	6,737,017	•	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15, 2,; 1,;



												S	ite 10												惿
Site 10	Br	rown 200 HD							3																114
NCOME	Av Size m.	2 Net	%	Number 200	Price £/m2		GIA m2		DEVELOPMENT CO	OSTS		/unit or m2	Total			]	Planning fee calc Planning app fee No dwgs	dwgs 200		e	]	Build Cost CO2 Plus	%	3.00%	/m: 1,234.50 37.0:
Market Housing	92.2	91.75			2,850	36,608,250	12,908		LAND	Land Stamp Duty		/ unit of the	61,577				No dwgs under 50 No dwgs over 50	50 150	462 138	8 20,700	D	Acc & Adpt	£/m2 %	0.00%	20.60
Affordable Overall Affordable Rent Social Rent	69.0 69.0	66.86 66.86	30% 20.00% 0.00%	40	1,120	0	2,762 0			Easements etc. Legals /Acquisition	n	1.50%	21,623				Stamp duty calc - R	esidual	Total		<u> </u>	Water Over Extra 1	£/m2 £/m2 %	0.00%	12.0 0.0 0.0
Shared Ownership First Homes	70.9 70.9	69.00 69.00	0.00% 10.00%		1,995 1,995		0 1,417		Fees	Planning Professional		9.00%	43,800 2,615,081				Land payment		Total	1,441,548 il 61,577	8 7	Over Extra 2	£/m2 % £/m2	0.00% 0.00	
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership				0				CONSTRUCTION	Build Cost		1,509	25,782,960	)			Stamp duty calc - R Land payment	esidual	Total	4,189,091	1 5	Small Site Site Costs	% Base	0.00%	0.0 <b>1,304.1</b> 195.6
SITE AREA - Net SITE AREA - Gross	3.636 ha 5.818 ha		55 34			43,948,180	17,087			s106 / CIL / IT Contingency Abnormals	%	5.00% 5.00%	500,000 1,289,148	) 3			Pre CIL s106	2,500	£/ Unit (all)		- 1		BNG	0.70%	9.1 1,508.8
Sales per Quarter Unit Build Time	0	uarters						•	FINANCE		£		195,200	29,056,456			Post CIL s106	2,500	Total £/ Unit (all)	500,000	_				
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACE	O ctrl+r Closing balance =	0		Fees Interest Legal and Valuation	nn.	0% 6.00%					CIL	0		(	0				
Residual Land Value Existing Use Value Unlift	200/	1,441,548 3,490,909	396,426	247,766 600,000 120,000		RUN CIL MACRO ctr	+l										Inf Tariff	% GDV 0.00%		(	0				
Plus /h	20% ha 0 Benchmark Land Value	698,182 0 <b>4,189,091</b>		720,000 720,000		Check on phasing dw		10,592,633	SALES	Agents Legals	%	3.0% 0.5%	219,741	l											
Additional Profit		-13,113,044	£/m2 -1,016	1		corr	ect	J		Misc.	£/unit %	0.0%			34,778,272										
				_					Developers Profit	Market Housing Affordable Housin	ng % Value	17.50% 17.50%			6,406,444 802,743										
RESIDUAL CASH FLOW	V FOR INTEREST	Year 1				Year 2				First Homes Year 3	% Value	17.50%		Year 4	481,744	1		Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3	Q4 13	Q1 12	Q2	Q3 12	Q4 13	Q1 12	Q2 13	Q3 12	Q4	Q1 12	Q2 13	Q3 12	Q4 13	Q1 12	Q2 13	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing				12	0	0	0	2,196,495	2,379,536	2,196,495	2,379,536	2,196,495	2,379,536	2,196,495	2,379,536	2,196,495	2,379,536	2,196,495	2,379,536	2,196,495	2,379,536	2,196,495	2,379,536	0	0
Affordable Rent Social Rent					0	0	0	275,177	298,108	275,177	298,108	275,177	298,108	275,177	298,108	275,177	298,108	275,177	298,108	275,177	298,108	275,177	298,108	0	0
Shared Ownership					0	0	0	50	0 54	50	0 54	0 50	0 54	0 50	0 54	0 50	0 54	50	0 54	0 50	0 54	50	0 54	0	0
First Homes					0	0	0	165,169	178,934	165,169	178,934	165,169	178,934	165,169	178,934	165,169	178,934	165,169	178,934	165,169	178,934	165,169	178,934	0	0
Grant and Subsidy INCOM	ME	0	0	0	0	0	0	2,636,891	2,856,632	2,636,891	2,856,632	2,636,891	2,856,632	2,636,891	2,856,632	2,636,891	0 2,856,632	2,636,891	2,856,632	2,636,891	2,856,632	2,636,891	2,856,632	0	0
EXPENDITURE Stamp Duty Easements etc.		61,577 0																							
Legals Acquisition Planning Fee		21,623 43,800																							
Professional		1,307,541		1,307,541																					
Build Cost - BCIS Base s106/CIL/Tariff			0	515,659 10,000	1,074,290 20,833	1,589,949 30,833	1,632,921 31,667	1,589,949 30,833	1,632,921 31,667	1,589,949 30,833	1,632,921 31,667	1,589,949 30,833	1,632,921 31.667	1,589,949 30,833	1,632,921 31,667	1,589,949 30,833	1,632,921 31.667	1,589,949 30,833	1,632,921 31.667	1,074,290 20,833	558,631 10,833	0	0	0	0
Contingency			Ö	25,783	53,715	79,497	81,646	79,497	81,646	79,497	81,646	79,497	81,646	79,497	81,646	79,497	81,646	79,497	81,646	53,715	27,932	0	0	0	Ö
Abnormals Finance Fees		0	0	29,687	61,848	91,535	94,009	91,535	94,009	91,535	94,009	91,535	94,009	91,535	94,009	91,535	94,009	91,535	94,009	61,848	32,161	0	0	0	0
Legal and Valuation		0	•	•	•		•	70.407	05.500	70.407	07.500	70.407	05.000	70.407	05.000	70.407	07.000	70.407	05.000	70.407	05.000	70.407	05.600		0
Agents Legals Misc.		0	0	0 0	0	0	0	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	79,107 13,184	85,699 14,283	0	0
COSTS BEFORE LAND I		1,434,541	0	1,888,670	1,210,686	1,791,815	1,840,242	1,884,106	1,940,224	1,884,106	1,940,224	1,884,106	1,940,224	1,884,106	1,940,224	1,884,106	1,940,224	1,884,106	1,940,224	1,302,977	729,539	92,291	99,982	0	0
For Residual Valuation  Developers Return	Interest	1,441,548	43,141	43,788	72,775	92,027	120,285	149,693	140,646	129,010	119,653	107,702	98,026	85,750	75,745	63,135	52,790	39,836	29,141	15,832	0	0	0	0	0
Market Housin	ing																								6,406,444 802 743



											311	16 11												慣
Site 11		Brown 75 HD																						-
INCOME	Av Size	m2	%	Number 75			GIA m2	DEVELOPM	MENT COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			/n 1,230.6
Market Housing	Gross 92.7	Net 92.23					4,865	LAND	Land		/unit or m2	Total	508,566			No dwgs No dwgs under 50	75				CO2 Plus	% £/m2	3.00%	6 36.9 20.6
Affordable Overall			30%						Stamp Duty Easements etc.			14,928 0				No dwgs over 50	25	138 Total			Acc & Adpt	% £/m2	0.00%	6 0.0 12.0
Affordable Rent Social Rent	76.3 76.3	74.47 74.47	0.00%		1,120	0	1,144 0		Legals /Acquisit	ion	1.50%	7,628	22,557			Stamp duty calc - F	Residual				Water Over Extra 1	£/m2 %	0.00%	0.0 6 0.0
Shared Ownership First Homes	67.7 67.7	65.33 65.33					508	Fees	Planning Professional		9.00%	26,550 993,880				Land payment		Total	508,566 14,928		Over Extra 2	£/m2 % £/m2	0.00%	
Grant and Subsidy	Affordable Rent Social Rent				0			CONSTRUC			5.00%	333,000	1,020,430			Stamp duty calc - F Land payment	Residual		1,190,083		Small Site	%	0.00%	6 0.0 1,300.1
	Shared Ownership				Ċ				Build Cost s106 / CIL / IT		1,504	9,802,195 187,500						Total			Site Costs	Base BNG	15.00% 0.70%	6 195.0
SITE AREA - Net SITE AREA - Gross	1.364 I 1.653 I		55 45	i /ha		16,693,339	6,516		Contingency Abnormals	%	5.00% 5.00%	490,110 490,110				Pre CIL s106		£/ Unit (all)			<u>-</u>			1,504.2
Sales per Quarter	0		1							£		73,200	11,043,115					Total	187,500					
Unit Build Time	3 (	Quarters	J			RUN Residual MACRO		FINANCE	Fees Interest		0% 6.00%	0				Post CIL s106 CIL	2,500 0	£/ Unit (all) £/m2 <b>Total</b>	0					
Residual Land Value		Whole Site	Per ha NET 372.948	Per ha GROSS	1		Closing balance = 0		Legal and Valua	tion	6.00%	0	0			Inf Tariff	% GDV	TOTAL	187,500					
Existing Use Value Uplift	20%	991,736 198,347		600,000 120,000	<b>-</b> ) )	RUN CIL MACRO ctrl+l	Closing balance = 3,360,9	91 SALES									0.00%		0					
Plus /ha Ber		1,190,083	1	720,000	)	Check on phasing dwgs			Agents Legals	% %	3.0% 0.5%													
			£/m2	_	_	correc	t		Misc.	£/unit %	0 0.0%	0	584,267	13,178,934										
Additional Profit		-3,856,357	-793	I				Developer							1									
									Market Housing Affordable Hou First Homes		17.50% 17.50% 17.50%			2,415,005 335,275 171,054	l									
RESIDUAL CASH FLOW F	FOR INTEREST	Year 1				Year 2			Year 3	% value	17.30%		Year 4	171,034	ı		Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3 12	Q4 13	Q1 12		Q3 Q4	4 Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0 2,2	08,005 2,392 6,490 332,		2,392,005 332,031	2,208,005 306,490	2,392,005 332,031	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0 0	0 0 47 51	0	0 51	0 47	0 51	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	6,392 169, 0 0	0	169,425 0	156,392 0	169,425 0	0 0	0	0 0	0 0	0	0 0	0	0 0	0	0	0	0
INCOME	E	0	0	0	0	0	0 2,6	70,934 2,893	,512 2,670,934	2,893,512	2,670,934	2,893,512	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		14,928																						
Legals Acquisition		0 7,628																						
Planning Fee Professional		26,550 496,940		496,940																				
Build Cost - BCIS Base			0	522,784				11,917 1,655		566,349	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	10,000 26,139	20,833 54,457	30,833 80,596	82,774 8	0,833 31,6 0,596 82,7	74 54,457	10,833 28,317	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	30,043	62,590	92,633	95,137 9.	2,633 95,1	37 62,590	32,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 0																						
Agents Legals		0	0	0	0	0		0,128 86,8 3,355 14,4		86,805 14,468	80,128 13,355	86,805 14,468	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND IN	NT AND PROFIT	546,047	0	0 1,085,906	1,227,013	1,815,979		09,462 1,966		739,320	93,483	101,273	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation  Developers Return	Land Interest	508,566	15,819	16,056	32,586	51,480	79,492 10	18,660 98,8	86,443	67,483	36,183	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Rent																					1			2,415,005 335,275



Site 12	E	rown 40 HD																							ı
ОМЕ	Av Size n	n2	,	6 Numbe		e GDV	GIA		DEVELOPMENT	COSTS							Planning fee calc	4				Build Cost			1,
ket Housing	Gross 92.1	Net 91.57		6 28			m2 2,578		LAND	Land		/unit or m2	Total	511,794			Planning app fee No dwgs No dwgs under 50	dwgs 40 40	462	18,480		CO2 Plus	% £/m2	3.00%	
rdable Overall rdable Rent al Rent	74.7 74.7	73.11 73.11		6 8	8 1,71		597			Stamp Duty Easements etc. Legals /Acquisitio	on	1.50%	15,090 0 7,677	22,767			No dwgs over 50  Stamp duty calc - Re	O	138 Total			Acc & Adpt Water Over Extra 1	% £/m2 £/m2 %	0.00%	
ed Ownership Homes	74.7 75.0 75.0	73.67 73.67	0.009	6 (	1,99	5 176	0 300		Fees	Planning Professional		9.00%	18,480 506,719	525,199			Land payment	esidual	Total	<b>511,794</b> 15,090		Over Extra 1	% £/m2 % £/m2	0.00%	
t and Subsidy	Affordable Rent Social Rent Shared Ownership					0 0 0 0 0 0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,437	4,991,974 100,000				Stamp duty calc - Re Land payment	esidual	Total	634,711 21,236		Small Site Site Costs	% Base BNG	0.00% 10.00% 0.70%	1,
AREA - Net AREA - Gross	0.727 h 0.882 h		55 45			8,898,362	3,475			Contingency Abnormals	% £	5.00% 5.00%	249,599 249,599 39,040	5,630,212			Pre CIL s106		£/ Unit (all) Total	100,000			BNG	0.70%	1,
s per Quarter Build Time	0 3 C	Quarters							FINANCE	Fees		0%	0	3,333,222			Post CIL s106 CIL	2,500	£/ Unit (all) £/m2	100,000					
idual Land Value		Whole Site <b>511,794</b>			5		Closing balance =	0		Interest Legal and Valuati	tion	6.00%	0	0			Inf Tariff	% GDV	Total	100,000					
sting Use Value ift Plus /h		528,926 105,785 0		600,000 120,000	) )		Closing balance =	1,765,520	SALES	Agents	%	3.0%	266,951					0.00%		0					
	enchmark Land Value		£/m2	720,000	<u>u</u>	Check on phasing dw corr				Legals Misc.	% £/unit %	0.5% 0 0.0%	44,492 0 0	311,443	7,001,414										
litional Profit		-1,767,661	-680	5					Developers Prof	Market Housing		17.50%			1,278,795										
SIDUAL CASH FLOW	FOR INTEREST									Affordable Housi First Homes	ing % Value % Value	17.50% 17.50%			175,553 102,865										
COME NITS Started		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
arket Housing fordable Rent				10	0	0 0	0	1,826,850 250,746	1,826,850 250,746	1,826,850 250,746	1,826,850 250,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0
cial Rent ared Ownership					0	0	0	0 44	0 44	0 44	0 44	0	0	0	0	0	0	0	0	0	0	0	0	0	0
st Homes ant and Subsidy					0	0	0	146,950 0	146,950 0	146,950 0	146,950 0	0	0	0	0	0	0 0	0	0 0	0	0	0	0 0	0	0
INCOM	E	0	0	0	0	0	0	2,224,590	2,224,590	2,224,590	2,224,590	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE amp Duty sements etc. gals Acquisition		15,090 0 7,677																							
anning Fee ofessional		18,480 253,360		253,360																					
ild Cost - BCIS Base			0	415,998			1,247,994	831,996	415,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06/CIL/Tariff ntingency normals	<u> </u>		0 0 0	8,333 20,800 24,053	16,667 41,600 48,106	25,000 62,400 72,160	25,000 62,400 72,160	16,667 41,600 48,106	8,333 20,800 24,053	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
ance Fees gal and Valuation		0																							
ents als		0	0	0 0	0 0	0	0	66,738 11,123	66,738 11,123	66,738 11,123	66,738 11,123	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0
STS BEFORE LAND IN	NT AND PROFIT	294,606	0	722,544	938,369	1,407,553	1,407,553	1,016,229	547,045	77,861	77,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land Interest	511,794	12,096	12,277	23,300	37,725	59,404	81,408	64,504	40,308	8,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Ren																									1,278,795 175,553



												310	c 13												Įį
Site 13	E	Brown 20 HD																							
INCOME	Av Size	m2	9/	6 Number 20			GIA m2	•	DEVELOPMENT C	OSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/r 1,231.
Market Housing	Gross 93.8	Net 93.43					1,313	L	LAND	Land		/unit or m2	Total	268,639			No dwgs No dwgs under 50	20 20				CO2 Plus	% £/m2	3.00%	
Affordable Overall			30%							Stamp Duty Easements etc.			2,932				No dwgs over 50	0		0		Acc & Adpt	% £/m2	0.00%	6 0. 12.
Affordable Rent locial Rent	75.2 75.2	73.20 73.20	20.00%	6 4			301 0			Legals /Acquisition	1	1.50%	4,030	6,962			Stamp duty calc - F	esidual				Water Over Extra 1	£/m2 %	0.00%	0
Shared Ownership First Homes	44.0 44.0	40.00 40.00	0.00%	6 0	1,995	5 48	0 88	F	Fees	Planning			9,240				Land payment		Total	268,639 2,932		Over Extra 2	£/m2 %	0.00%	o 6 0
irant and Subsidy	Affordable Rent					0 0				Professional		9.00%	248,906	258,146			Stamp duty calc - F	esidual				Small Site	£/m2 %	0.00 0.00%	0 6
	Social Rent Shared Ownership				(	0 0		C	CONSTRUCTION	Build Cost		1,441	2,451,001				Land payment		Total	261,818 2,591		Site Costs	Base	10.00%	
TE AREA - Net	0.364 h		55 55	5 /ha		4,389,534	1,701			s106 / CIL / IT Contingency		5.00%	50,000 122,550										BNG	0.70%	6 9 1,440
TE AREA - Gross	0.364 h	na	55	5 /ha							% £	5.00%	122,550 19,520	2,765,621			Pre CIL s106		f / Unit (all) Total	50,000					
ales per Quarter Init Build Time	0 3 (	Quarters						F	FINANCE								Post CIL s106	2,500		50,000					
		Whole Site				RUN Residual MACRO				Fees Interest		0% 6.00%	0				CIL	0	£/m2 Total	50,000					
Residual Land Value		268,639		,			Closing balance = 0			Legal and Valuatio	in		0	0			Inf Tariff	% GDV							
xisting Use Value plift	20%	218,182 43,636	<u>!</u>	600,000 120,000		RUN CIL MACRO ctrl+	I Closing balance = 814,61	14 S	SALES									0.00%		0					
Plus /ha Bei	a 0 enchmark Land Value	261,818	) <mark>3</mark>	<b>720,000</b>	1	Check on phasing dwg				Agents Legals	%	3.0% 0.5%	131,686 21,948												
			£/m2	_		corre	ct	L		Misc.	£/unit %	0 0.0%	0	153,634	3,453,001										
Additional Profit		-744,589	-567	7				D	Developers Profit																
										Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			652,365 87,876 27,927										
RESIDUAL CASH FLOW F	FOR INTEREST	Year 1				Year 2				Year 3	76 Value	17.30%		Year 4	21,521			Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0 9	931,950 125,525	931,950 125,525	931,950 125,525	931,950 125,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0 3	39,896	39,896	39,896	39,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	E	0	0	0	0	0	0 1,	,097,383	1,097,383	1,097,383	1,097,383	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		2,932																							
Easements etc. Legals Acquisition		0 4,030																							
Planning Fee		9,240																							
Professional		124,453		124,453																					
Build Cost - BCIS Base s106/CIL/Tariff			0	204,250 4,167	8,333	612,750 12,500	12,500	108,500 8,333	204,250 4,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	10,213 11,839	20,425 23,678	30,638 35,518	30,638	20,425 23,678	10,213 11,839	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
Finance Fees		0																							
Legal and Valuation		0																							
Agents Legals		0	0 0	0 0	0	0		32,922 5,487	32,922 5,487	32,922 5,487	32,922 5,487	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND IN	NT AND PROFIT	140,654	0	0 <b>354,921</b>	460,937	691,405	691,405 4	199,345	268,877	38,408	38,408	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	268,639																							
Developers Return	Interest	200,039	6,139	6,231	11,649	18,738	29,390	40,202	31,834	19,884	4,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing	g t																								652,365 87,876



												3100	- 14												闡
Site 14	Brow	n 15 HD							]																ميا .
INCOME  Market Housing	Av Size m2  Gross 94.1	Net 93.73	% 70.00%	Number 15		£	GIA m2 988		DEVELOPMENT C	OSTS Land		/unit or m2	Total	188,346			Planning fee calc Planning app fee No dwgs No dwgs under 50	dwgs 15 15	rate			Build Cost CO2 Plus	% £/m2	3.00%	
Affordable Overall Affordable Rent Social Rent Shared Ownership	70.7 70.7 70.0	69.33 69.33 70.00	30% 20.00% 0.00% 0.00%	4.5 3 0	1,715 1,120	356,684 0 0	212		Fees	Stamp Duty Easements etc. Legals /Acquisition	1	1.50%	767 0 2,825	3,592			No dwgs over 50  Stamp duty calc - F Land payment	0	138 Total	3 0		Acc & Adpt Water Over Extra 1	% £/m2 £/m2 % £/m2	0.00%	12.00 0.00
First Homes Grant and Subsidy	70.0 70.0 Affordable Rent Social Rent	70.00	10.00%	1	1,960 1,960 0		105		CONSTRUCTION	Planning Professional		9.00%	6,930 189,681	196,611			Stamp duty calc - F Land payment	Residual	Total			Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	0.00 0.00 0.00 0.00 <b>1,293.03</b>
SITE AREA - Net SITE AREA - Gross	Shared Ownership  0.273 ha 0.273 ha		55 55	/ha /ha		3,318,107	1,305				%	1,431 5.00% 5.00%	1,868,569 37,500 93,428 93,428				Pre CIL s106		Total	927		Site Costs	Base BNG	10.00% 0.70%	129.30
Sales per Quarter Unit Build Time	0 3 Quart					RUN Residual MACRO	) ctrl+r		FINANCE	Fees Interest	£	0% 6.00%	14,640	2,107,566			Post CIL s106 CIL	2,500		0					
Residual Land Value Existing Use Value Uplift Plus /ha	20% a 0	Mhole Site 188,346 163,636 32,727 0	Per ha NET 690,601	Per ha GROSS 690,601 600,000 120,000 0		RUN CIL MACRO ctrl+	Closing balance = 705,5	512	SALES		%	3.0%	99,543	0			Inf Tariff	% GDV 0.00%		0					
Ber Additional Profit	enchmark Land Value	196,364 £ -658,027	:/m2 -666	720,000		Check on phasing dwg. correc			Developers Profit	Legals Misc.	% £/unit %	0.5% 0 0.0%	16,591 0 0	116,134	2,612,248										
RESIDUAL CASH FLOW F									Developers From	Market Housing Affordable Housin		17.50% 17.50% 17.50%			482,227 62,431 36,011										
INCOME	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing Affordable Rent Social Rent Shared Ownership				3	0 0 0 0	3 0 0 0	0 0 0	551,116 71,337 0 12	551,116 71,337 0 12	551,116 71,337 0 12	551,116 71,337 0 12	551,116 71,337 0 12	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0
First Homes Grant and Subsidy INCOME	:	0	0	0	0	0	0	41,156 0 663,621	41,156 0 663,621	41,156 0 663,621	41,156 0 663,621	41,156 0 663,621	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		767 0 2,825	· ·	· ·	v		·	003,021	003,021	003,021	003,021	003,021		v	· ·		V		· ·	· ·	U		v		
Planning Fee Professional		6,930 94,840		94,840																					
Build Cost - BCIS Base s106/CIL/Tariff Contingency Abnormals			0 0 0 0	124,571 2,500 6,229 7,205	249,143 5,000 12,457 14,409	373,714 7,500 18,686 21,614	7,500 18,686	373,714 7,500 18,686 21,614	249,143 5,000 12,457 14,409	124,571 2,500 6,229 7,205	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Finance Fees Legal and Valuation		0																							
Agents Legals		0	0 0	0	0 0	0		19,909 3,318	19,909 3,318	19,909 3,318	19,909 3,318	19,909 3,318	0 0	0	0	0	0 0	0 0	0 0	0 0	0	0	0	0	0
Misc. COSTS BEFORE LAND IN	IT AND PROFIT	105,363	0	0 <b>235,345</b>	281,009	421,513	421,513	444,740	304,236	163,731	23,227	23,227	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	188,346	4,406	4,472	8,069	12,405	18,914	25,520	22,620	17,568	10,334	883	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Developers Return</b> Market Housing Affordable for Rent	3		.,	72				,			_5,55 .				-	, and the second									482,227 62,431



											310	613												慣
Site 15	Br	rown 9 HD																						-
NCOME	Av Size mi	2	%	Number	Price £/m2		GIA m2	DEVELOPME	NT COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m 1,222.6
Market Housing	Gross 92.1	Net 91.56		9	2,800		829	LAND	Land		/unit or m2	Total	187,788			No dwgs No dwgs under 50	9	462			CO2 Plus	% £/m2	3.00%	
	32.1	91.30		_	2,000	2,307,200	625		Stamp Duty			756				No dwgs over 50	0	138	0		Acc & Adpt	%	0.00%	0.0
ffordable Overall ffordable Rent	92.1	91.56		0	1,715	0	0		Easements etc. Legals /Acquisitio	n	1.50%	2,817	3,573					Total	4,158		Water	£/m2 £/m2		12.0 0.0
ocial Rent hared Ownership	92.1 92.1	91.56 91.56		0	1,120 1,960		0	Fees								Stamp duty calc - F Land payment	esidual		187,788		Over Extra 1	% £/m2	0.00%	0.0 0.0 0.0
First Homes	92.1	91.56	0.00%	0	0	0	0		Planning Professional		9.00%	4,158 126,776						Total	756		Over Extra 2	% £/m2	0.00%	0.0
Grant and Subsidy	Affordable Rent Social Rent				0	0		CONSTRUCTI								Stamp duty calc - F Land payment	esidual		117,818		Small Site	%	6.00%	73.3 <b>1,365.2</b>
	Shared Ownership				0	0			Build Cost s106 / CIL / IT		1,511	1,252,128 22,500				cana payment		Total			Site Costs	Base BNG	10.00%	
TE AREA - Net	0.164 ha		55 55	/ha		2,307,200	829		Contingency	0/	5.00%	62,606				D CII 405	3.500	C(11-2-1-III)			L	BNG	0.70%	1,511.
TE AREA - Gross	0.164 ha		55	/ha					Abnormals	% £	5.00%	62,606 8,784				Pre CIL s106		£/ Unit (all) Total	22,500					
ales per Quarter Jnit Build Time	0 3 Qu	uarters						FINANCE								Post CIL s106	2,500	£/ Unit (all)	22,500					
						RUN Residual MACRO c	trl+r		Fees Interest		0% 6.00%	0				CIL		£/m2 Total	0					
Residual Land Value		Whole Site		Per ha GROSS 1,147,595			osing balance = 0		Legal and Valuation	on	0.50%	0	0			Inf Tariff	% GDV	Total	22,500					
Existing Use Value		98,182	-, ,	600,000		RUN CIL MACRO ctrl+l										IIII Tafiii	0.00%		0					
Jplift Plus /h:		19,636 0		120,000 0			osing balance = 498,855	SALES	Agents	%	3.0%	69,216												
Ве	enchmark Land Value	117,818		720,000		Check on phasing dwgs correct			Legals	% £/unit	0.5% 0	11,536 0												
dditional Profit		-390,248	£/m2		1		<u> </u>		Misc.	%	0.0%	0	80,752	1,811,672										
Additional Profit		-390,248	-4/1					Developers P							1									
									Market Housing Affordable Housin	ng % Value	17.50% 17.50%			403,760 0										
RESIDUAL CASH FLOW	FOR INTEREST								First Homes	% Value	17.50%			0	l									
INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2 Q	3 Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing				3	3	3	0 769.	,067 769,06	7 769,067	0	0	0	0	0	0	0	0	0	0	0	1 0	0	0	0
Affordable Rent Social Rent					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0 0	0	0	0	0	0 0	0	0	0	0	0	0 0	0	0	0	0	0	0
INCOM	<u>E</u>	0	0	0	0	0	0 769	,067 769,067	769,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		756																						
Easements etc. Legals Acquisition		0 2,817																						
Planning Fee Professional		4,158 63,388		63,388																				
Build Cost - BCIS Base			0	139,125	278,251	417,376	278,251 139.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency	<u>-</u>		0	2,500 6,956	5,000 13,913	7,500 20,869	5,000 2,5 13,913 6,9	00 0 156 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	7,932	15,865	23,797	15,865 7,9		Ö	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																						
_																								
Agents Legals		0 0	0	0	0	0 0	0 23,i 0 3,8			0	0	0 0	0	0	0	0 0	0	0	0	0	0	0	0	0 0
Misc. COSTS BEFORE LAND IN	NT AND PROFIT	71,119	0	0 <b>219,902</b>	313,028	469,542	313,028 183	431 26,917		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	187,788	3,884	3,942	7,300	12,104	19,329 24,	314 15,895	5,001	0	0	0	0	0	0	0	0	n	0	0	0	0	0	0
Developers Return			3,004	3,342	7,500	12,104	20,020 24,	13,093	3,001	0	0	U	0	U	U	0	3	J	J	U	0		0	
Market Housing Affordable for Ren																					1			403,760 0



Site 16	В	Frown 5 HD							٦																
OME	Av Size n		%	Number	Price £/m2	GDV £	GIA		DEVELOPMENT (	COSTS					1		Planning fee calc Planning app fee	dwg	s rate			Build Cost			1,
rket Housing	Gross 91.3	Net 90.40		5	2,800		457		LAND	Land		/unit or m2	Total	40,964			No dwgs No dwgs under 50	:	462	2,310		CO2 Plus	% £/m2	3.00%	1,
rdable Overall rdable Rent al Rent ed Ownership	91.3 91.3 91.3	90.40 90.40 90.40	0.00%	0	1,120	0	0 0		Fees	Stamp Duty Easements etc. Legals /Acquisition	1	1.50%	0 0 614	614			No dwgs over 50  Stamp duty calc - R Land payment	esidual	) 138 Total			Acc & Adpt Water Over Extra 1	% £/m2 £/m2 % £/m2	0.00%	
Homes It and Subsidy	91.3  Affordable Rent Social Rent Shared Ownership	90.40				0	0		CONSTRUCTION	Planning Professional Build Cost		9.00%	2,310 74,991 741,687	77,301			Stamp duty calc - R Land payment	esidual	Total	65,455		Over Extra 2 Small Site Site Costs	% £/m2 % Base	0.00% 0.00 13.00%	1,
AREA - Net AREA - Gross	0.091 h		55 55	/ha /ha		1,265,600	457			s106 / CIL / IT Contingency	%	5.00% 5.00%	12,500 37,084 37,084				Pre CIL s106	2,50	£/ Unit (all)			Site Costs	BNG	0.70%	1
s per Quarter Build Time	0 3 C	Quarters							FINANCE	Fees	£	0%	4,880	833,235			Post CIL s106 CIL	2,50	Total  () £/ Unit (all) () £/m2	12,500 12,500 0					
idual Land Value ting Use Value		Whole Site 40,964 54,545	Per ha NET 450,609	Per ha GROSS 450,609 600,000		RUN Residual MACRO	Closing balance = 0			Interest Legal and Valuatio	n	6.00%	0	0			Inf Tariff	% GDV 0.009	Total	12,500					
ift Plus/ha	20% 0 nchmark Land Value	10,909 0 <b>65,455</b>		120,000 0 <b>720,000</b>		Check on phasing dwg	Closing balance = 274	4,019	SALES	Agents Legals	% %	3.0% 0.5%	37,968 6,328					0.007	5	U					
litional Profit		-280,451	£/m2 -614			corre	ct			Misc.	£/unit %	0 0.0%	0	44,296	996,412										
									Developers Prof	it Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			221,480 0 0										
SIDUAL CASH FLOW F	OR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
TS Started rket Housing ordable Rent				1	0	0	0	253,120	506,240 0	506,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ial Rent ired Ownership t Homes					0	0 0	0 0	0 0	0 0 0	0 0	0 0	0	0	0	0	0 0 0	0	0 0 0	0 0 0	0 0 0	0	0 0	0 0 0	0 0	0 0 0
nt and Subsidy INCOME		0	0	0	0	0	0	0 253,120	0 506,240	0 506,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE amp Duty sements etc. gals Acquisition		0 0 614																							
nning Fee fessional		2,310 37,496		37,496																					
d Cost - BCIS Base 6/CIL/Tariff			0 0	833	148,337 2,500	4,167	3,333	98,892 1,667	0 0	0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0	0	0	0
ntingency normals			0	2,472 2,798	7,417 8,393	12,361 13,988	9,889 11,190	4,945 5,595	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0 0	0 0	0
ance Fees gal and Valuation		0 0																							
ents als		0 0	0 0	0 0	0 0	0	0 0	7,594 1,266	15,187 2,531	15,187 2,531	0	0 0	0 0	0 0	0	0	0	0 0	0	0	0	0	0	0 0	0
STS BEFORE LAND IN	T AND PROFIT	40,420	0	93,045	166,647	277,745	222,196	119,957	17,718	17,718	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land Interest	40,964	1,221	1,239	2,653	5,193	9,437	12,911	11,108	3,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
welopers Return  Market Housing  Affordable for Rent																									221,480 0



												5	site 17												慣
Site 17	Flats 30	00							]																
NCOME	Av Size m2 Gross	Net	%	Number 300	Price £/m2			1	DEVELOPMENT CO	OSTS		/unit or m2	2 Total				Planning fee calc Planning app fee No dwgs	dwgs 300	rate			Build Cost CO2 Plus	%	3.00%	/n 1,397. 41.
Market Housing Affordable Overall Affordable Rent	75.9 67.3	69.00 61.18	70.00% 30%	90 60	2,800					Land Stamp Duty Easements etc.	_	1.500	( 50.08				No dwgs under 50 No dwgs over 50	50 250	462 138 <b>Total</b>	34,500		Acc & Adpt	£/m2 % £/m2	0.00%	20.
ocial Rent hared Ownership irst Homes	67.3 64.0 64.0	61.18 58.14 58.14	20.00% 0.00% 0.00% 10.00%	60 0 0 30	1,715 1,120 1,960 1,960	0 1,026	0		Fees	Legals /Acquisition	1	1.50%	57,60				Stamp duty calc - F Land payment	esidual	Total	<b>-3,338,810</b> 0		Over Extra 1 Over Extra 2	£/m2 % £/m2 %	0.00%	0. 0. 0.
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership				0	0			CONSTRUCTION	Professional  Build Cost		9.00%					Stamp duty calc - F Land payment	esidual	Total	3,456,000 162,300		Small Site Site Costs	£/m2 % Base	0.00 0.00% 5.00%	1,471.
SITE AREA - Net SITE AREA - Gross	3.000 ha 4.800 ha		100 63	/ha /ha		50,285,531		<u> </u>		s106 / CIL / IT Contingency Abnormals	%	5.00%	750,000 6 1,702,769 6 1,702,769				Pre CIL s106		/ Unit (all)			Site costs	BNG	0.70%	
Sales per Quarter Unit Build Time	0 3 Quarte	ers							FINANCE	Fees	£	0%	30,000				Post CIL s106	2,500 0	£/ Unit (all) £/m2	<b>750,000</b> 750,000					
Residual Land Value	Wi	hole Site -3,338,810	Per ha NET -1,112,937	Per ha GROSS -695,585		RUN Residual MACI	Closing balance =	0		Interest Legal and Valuatio	on	6.00%		0			Inf Tariff	% GDV	Total	750,000					
Existing Use Value Uplift Plus /ha Ben	20% 0 nchmark Land Value	2,880,000 576,000 0 <b>3,456,000</b>		600,000 120,000 0 720,000		RUN CIL MACRO ctr  Check on phasing dv	Closing balance =	8,887,740	SALES	Agents Legals	% %	3.0% 0.5%						0.00%		0					
Additional Profit			′m2 -980	.,,			rrect	]		Misc.	£/unit %	0.0%	) (		40,111,297										
									Developers Profit	Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%	6		7,100,100 1,101,705 598.163										
RESIDUAL CASH FLOW F		Year 1				Year 2				Year 3				Year 4		•		Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3 20	<b>Q4</b> 40	Q1 40	Q2 40	Q3 40	Q4 40	Q1 40	Q2 40	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	2,704,800 419,629	5,409,600 839,257	5,409,600 839,257	5,409,600 839,257	5,409,600 839,257	5,409,600 839,257	5,409,600 839,257	5,409,600 839,257	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	0 68	0 137	0 137	0 137	0 137	0 137	0 137	0 137	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	227,872	455,744	455,744	455,744	455,744	455,744	455,744	455,744	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME		0	0	0	0	0	0	3,352,369	6,704,737	6,704,737	6,704,737	0 6,704,737	6,704,737	6,704,737	6,704,737	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 50,082																							
Planning Fee Professional		57,600 720,841		1,720,841																					
Build Cost - BCIS Base s106/CIL/Tariff			0	756,786 16,667	2,270,358	3,783,931	4,540,717 100,000	4,540,717	4,540,717	4,540,717	4,540,717	3,027,144	1,513,572	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	37,839 38,506	113,518 115,518	189,197 192,530	227,036 231,036	227,036 231,036	227,036 231,036	227,036 231,036	227,036 231,036	151,357 154,024	75,679 77,012	0	0	0	0	0	0	0 0	0	0	0 0	0 0	0
Finance Fees Legal and Valuation		0																							
		0							201,142	201,142	201,142	201,142	201,142	201,142 33,524	201,142 33,524	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0 0	0	100,571 16,762	33,524	33,524	33,524	33,524	33,524	33,324	33,324	U	-		Ü	0	0	0	0	0	0
Agents Legals Misc.		0	0 0	-		-	-			33,524 5,333,454	5,333,454	3,633,858	1,934,262	234,666	234,666	0	0	0	0	0	0	0	0 <b>0</b>	0 <b>0</b>	0 0
	IT AND PROFIT 1,	0	0 0	0 0 2,570,639	0 2,549,394	4,248,990	0 5,098,788	16,762 5,216,121	33,524 5,333,454	5,333,454	5,333,454	3,633,858	1,934,262	234,666	234,666	0	0	0	0	0	0	0	0 <b>0</b>	0 0	0
Agents Legals Misc. COSTS BEFORE LAND INT	Land .3,	0 0 728,359	0 0	0	0	0	0	16,762	33,524							0	0	0	0	0	0	0	0	0	0 0 7,100,100 1,101,705 598,163

7,100,100 1,101,705 598,163 -8,799,968



Site 18 Flats 100 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 75.9 Net 69.00 2,800 70.00% 13,524,000 5,313 Market Housing Land Stamp Duty 23,100 6,900 £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 1,715 1,120 1,960 1,960 2,068,707 1,327 1.50% -17,316 -17,316 Water Over Extra 1 Stamp duty calc - Residua Land payment 348 1,158,734 0.00% 0.00 0.00% Over Extra 2 % £/m2 Planning Professional 1,175,995 9.00% 1,145,995 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,555 11.339.344 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 16,751,789 12,733,278 250,000 10,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 250,000 Inf Tariff Residual Land Value 0.00% 727,273 145,455 600,000 120,000 RUN CIL MACRO ctrl+l Closing balance = 2,551,253 502,554 83,759 Agents Legals 3.0% 0.5% £/unit 586.313 13,323,847 2,366,700 362,085 202,778 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Srant and Substate. Year 1 Q1 Year 3 Q1 Year 4 Q1 Q2 Q2 Q3 Q2 Q4 Q4 Q4 2,704,800 413,741 2,704,800 413,741 2,704,800 413,741 2,704,800 413,741 2.704.800 413,741 0 70 231,747 70 231,747 70 231,747 70 231,747 231,747 Grant and Subsidy 3.350.358 3.350.358 3.350.358 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -17,316 30,000 572,998 Planning Fee 572.998 rofessional uild Cost - BCIS Base 106/CIL/Tariff 0 755,956 1,511,912 2,267,869 2,267,869 2,267,869 1,511,912 755,956 0 0 0 0 0 0 0 0 0 0 0 16,667 33,333 0 37,798 75,596 0 38,464 76,929 
 50,000
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 37,798
 0
 0
 0

 38,464
 0
 0
 0
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals 117,263 COSTS BEFORE LAND INT AND PROFIT 585.681 1.697.770 2,546,656 2.546.656 2.663.918 1.815.033 117.263 1,421,883 966,148 For Residual Valuatio 0 0 12,797 38,456 77,232 116,591 108,043 86,634 52,170 4,456 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 2,366,700

3.228.639

First Homes

-1,421,883 -1,710,568

-2,585,111 -2,623,888

-853.142 -2.563.709 -5.148.820 -7.772.708

569,849 1,427,282

-7.202.859 -5.775.578 -3.478.001

2,297,576 3,180,925

362,085 202,778

-2,931,563



The content of the													3100	. 13												ľ
The column   The	Site 19	Flats 3	80																							
Martin   M	ICOME	Av Size m2		%				GIA m2	DEV	VELOPMENT CO	OSTS								dwgs	rate	:		Build Cost			1,39
Martin	arket Housing	Gross 76.2		70.00%	21	2,800	4,074,000	1,601	LAN	ND	Land		/unit or m2	[	-393,654			No dwgs under 50	30 30	462				£/m2		2
Column   C		60.5	62.14		9	1 715	C40.675	417			Easements etc.		1.500/	0	F 00F			No dwgs over 50	C					£/m2	0.00%	:
Part	l Rent	69.5	63.14	0.00%	0	1,120	0	0	Enor		Legals / Acquisition		1.50%	-5,905	-5,905				esidual		202 654	]		%	0.00%	6
Part		72.1	65.50			1,960	385,101	216	rees				9.00%		364 965			Lanu payment		Total			Over Extra 2	%		
Subjective 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	t and Subsidy								CON	NSTRUCTION	Troressional		3.0070	331,103	304,303				esidual		261,818		Small Site			1,4
Marchan   1						0	0						1,555							Total	2,591		Site Costs			6
March   Marc	AREA - Net AREA - Gross	0.300 ha 0.364 ha		100 83	/ha /ha		5,108,892	2,233				%	5.00% 5.00%	173,690				Pre CIL s106	2,500	£/ Unit (all)		]				1,5
Ministry	per Quarter											£		5,000	3,901,170											
Composition	Build Time	3 Quarte	ers						FINA	ANCE			0%	0				Post CIL s106 CIL		£/m2	0					
TRESTORY 12512 1000 1000 1000 1000 1000 1000 100		w										n	6.00%	0	0					Total	75,000					
Part	ting Use Value		218,182	-1,312,181	600,000													Inf Tariff		1	0					
Second	Plus /ha	a 0	0		0				O SALE	LES																
Control   1,000   1,	Be	enchmark Land Value			720,000							£/unit	0	0												
SUMA CLIGHT FOUNT STATE   STAT	litional Profit								<u> </u>			%	0.0%	0	178,811	4,045,387										
Control   Cont									Dev	velopers Profit	Market Housing					712,950										
Visual   V	ECIDITAL CACILEI OM	FOR INTEREST									Affordable Housing First Homes	g % Value % Value	17.50% 17.50%			113,713 67,393										
15   15   15   15   15   15   15   15			Year 1 Q1	Q2	O3	Q4	Year 2 Q1	Q2	03	04	Year 3 Q1	Q2	Q3	04	Year 4 Q1	Q2	O3	04	Year 5 Q1	Q2	Q3	04	Year 6 Q1	Q2	Q3	Q4
TRICHICAL STATES AND A STATES A	ITS Started				15		0	0 2.	037.000	2.037.000	I 0	0		0	0	0	0	0	0	0	0	0	0	0	0	0
TRICHICAGE  O O O SSS SS D O O O O O O O O O O O O O	ordable Rent ial Rent						0		24,838	324,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MICHATE    O	red Ownership t Homes					0	0	0 0 1		58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
mo Duty ments etc. 0 0 13,860 175,553	nt and Subsidy INCOMI	E	0	0	0	0	0	0 2,	0 554,446		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
mements etc.   0	PENDITURE																									
Ining Fee I 13.860	ements etc.		0																							
Personal   175,553   175																										
SCILITARIFF   0   12.500   25.000   25.000   25.000   12.500   0   0   0   0   0   0   0   0   0					175,553																					
tingency of the property of th				0	578,965	1,157,930	1,157,930				0	0	0	0	0	0	0		0		0	0	0	0		0
and Fees al and Valuation 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ntingency				28,948	57,897	57,897	28,948	0	0	_	0	0	0	0	0	0	0	0	·	0		0	0	0	0
All and Valuation 0			2	0	29,782	59,563	59,563	29,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
als 0 0 0 0 0 0 0 12,772 12,772 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0																							
C. TS BEFORE LAND INT AND PROFIT 183,508 0 825,748 1,300,390 1,300,390 650,195 89,406 89,406 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ents			0						76,633		0	0	0	0	0	0	0	0	0	0		0	0	0	0
Residual Valuation Land 1-393,654 Interest 0 0 9,234 28,878 48,817 59,303 23,217 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	c.			0	0		-				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest 0 0 9,234 28,878 48,817 59,303 23,217 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	JEI ONE MIND III		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>	023,740	1,300,330	1,300,330	030,133	35,400	03,400		<u> </u>			<b>v</b>	<u> </u>	<u> </u>	U		<u> </u>	J	<u>_</u>		<u> </u>	<u> </u>	
	Residual Valuation			0	0	9,234	28,878	48,817	59,303	23,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing 712,	velopers Return																									712,950



																								, I
e 20	F	lats 12																						
ME	Av Size n			% Number 12	Price £/m2	g GDV	GIA m2		MENT COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,3
et Housing	Gross 75.2	Net 68.33		% 8	2,800	1,607,200	631	LAND	Land		/unit or m		-142,110			No dwgs No dwgs under 50		462			CO2 Plus	% £/m2	3.00%	:
dable Overall dable Rent	62.7	57.00	309 20.009			234,589	150		Easen	p Duty ments etc. Is /Acquisition	1.50		0 0 32 -2,132			No dwgs over 50	0	138 Total			Acc & Adpt	% £/m2 £/m2	0.00%	
Rent Ownership	62.7 67.1	57.00 57.00 61.00	0.009	6 0	1,120	0	0	Fees	Legals	is /Acquisition	1.30	0 -2,1	32 -2,132			Stamp duty calc - I Land payment	Residual		-1/2 110		Over Extra 1	% £/m2	0.00%	
Homes	67.1	61.00			1,960		81	rees	Plann Profe	ning essional	9.00	5,5 6 135,4				cana payment		Total	0		Over Extra 2	% £/m2	0.00%	
t and Subsidy	Affordable Rent Social Rent				(			CONSTRU					,			Stamp duty calc - I Land payment	Residual		148,608		Small Site	%	0.00%	1,4
	Shared Ownership				(	,				/ CIL / IT	1,55	30,0	00					Total	0		Site Costs	Base BNG	5.00% 0.70%	
AREA - Net AREA - Gross	0.120 h 0.206 h		10 5	0 /ha 8 /ha		1,985,289	862			ingency ormals %	5.00 5.00	6 67,0	68			Pre CIL s106		£/ Unit (all)						1,5
per Quarter	0		1							£			0 1,505,503					Total	30,000					
Build Time	3 (	Quarters	J			DUN Deside Lancage	and a	FINANCE	Fees		0		0			Post CIL s106 CIL	2,500 0	£/m2	0					
dual Land Value		Whole Site -142,110	Per ha NET -1.184.24		1	RUN Residual MACRO	Closing balance = 0		Intere Legal	l and Valuation	6.00		0 0			Inf Tariff	% GDV	Total	30,000					
ing Use Value	20%	123,840 24,768		600,000 120,000		RUN CIL MACRO ctrl+	Closing balance = 345,749	9 SALES								IIII Tallii	0.00%		0					
Plus /ha	0 chmark Land Value	148,608		720,000	1	Check on phasing dwg.		SALES	Agent Legals		3.0 0.5													
			£/m2	.,,	ı	correc			Misc.	£/unit		0	0 0 69,485	1,571,786										
tional Profit		-632,140	-1,00	1				Develope	ers Profit				-											
									Marke Afford	ket Housing % Valu rdable Housing % Valu	e 17.50	6		281,260 41,061										
IDUAL CASH FLOW FO	OR INTEREST								First I	Homes % Valu	e 17.50	6		25,105										
OME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3 C	24	Year 3 Q1	Q2 Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
rs Started ket Housing rdable Rent				6	0	0	0 80	03,600 803	,600	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
ial Rent ired Ownership					0	0	0	0	7,294 0 22	0	0 0	0	0	0	0	0 0 0	0	0	0	0	0	0	0	0
it Homes int and Subsidy					0	0			729	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0 99	92,645 992	,645	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE imp Duty		0																						
sements etc. gals Acquisition		0 -2,132																						
nning Fee		5,544																						
essional		67,748		67,748																				
Cost - BCIS Base /CIL/Tariff			0	223,561 5,000	10,000	447,122 10,000	223,561 5,000	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
ingency ormals			0	11,178 11,178	22,356 22,356	22,356 22,356	11,178 11,178	0		0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0
ance Fees al and Valuation		0																						
nts		0	0	0	0	0	0 2	29,779 29,	779	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
als c.		0	0	0	0	0	0	4,963 4,9	963	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
TS BEFORE LAND INT	AND PROFIT	71,160	0	318,665	501,834	501,834	250,917 3	34,743 34,	743	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land	-142,110		-	• 5																	-		
elopers Return	Interest		0	0	3,716	11,299	18,996 2	23,045 9,0	022	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Rent																								281,260 41,061



												3100	. 21												Ιţ
Site 21	Fla	ats 9																							
NCOME	Av Size m2	2	%	Number 9	Price £/m2	GDV £	GIA m2	DEVEL	OPMENT CO	STS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/r 1,397.
Market Housing	Gross 75.2	Net 68.33	100.00%	9	2,800	1,722,000	677	LAND		Land		/unit or m2	Total	-59.790			No dwgs No dwgs under 50	9				CO2 Plus	% £/m2	3.00%	
Affordable Overall	75.2	00.33	0%	0	2,000	1,722,000	377			Stamp Duty Easements etc.			0	-33,730			No dwgs over 50	0		0		Acc & Adpt	% £/m2	0.00%	0. 12.
Affordable Rent Social Rent	75.2	68.33	0.00% 0.00%	0	1,715	0	0			Legals /Acquisition		1.50%	-897	-897			Stamp duty calc - R	and the state of	Total	4,136		Water	£/m2	0.000/	C
nared Ownership	75.2 75.2	68.33 68.33	0.00%	0	1,120 1,960	0	0	Fees									Land payment	esiduai		-59,790		Over Extra 1	£/m2	0.00%	(
st Homes	75.2	68.33	0.00%	0	0	0	0			Planning Professional		9.00%	4,158 112,128	116,286					Total	0		Over Extra 2	% £/m2	0.00%	(
ant and Subsidy	Affordable Rent Social Rent				0	0 0		CONST	RUCTION								Stamp duty calc - R Land payment	esidual		64,800		Small Site	%	6.00%	1,55
	Shared Ownership				0	0				Build Cost s106 / CIL / IT		1,644	1,112,155 22,500						Total	0		Site Costs	Base BNG	5.00% 0.70%	1
E AREA - Net E AREA - Gross	0.090 ha 0.090 ha		100 100	/ha /ha		1,722,000	677			Contingency Abnormals	6	5.00% 5.00%	55,608 55,608				Pre CIL s106	2,500	£/ Unit (all)						1,64
es per Quarter	0									f			0	1,245,871					Total	22,500					
it Build Time	3 Qu	uarters						FINAN		Fees		0%	0				Post CIL s106	2,500	£/ Unit (all) £/m2	22,500					
		Whole Site	Per ha NET	Per ha GROSS	1	RUN Residual MACRO ci				Interest		6.00%	0	0			CIL	-	Total	22,500					
sidual Land Value		-59,790	-664,336	-664,336			osing balance = 0			Legal and Valuation			U	Ü			Inf Tariff	% GDV							
isting Use Value ilift	20%	54,000 10,800		600,000 120,000	ļ	RUN CIL MACRO ctrl+l Clo	osing balance = 244,429	SALES										0.00%		0					
Plus /ha Be	a 0 enchmark Land Value	64,800		720,000	Г	Check on phasing dwgs r	105			Agents 9	6	3.0% 0.5%	51,660 8,610												
		-	E/m2		L	correct					E/unit 6	0.0%	0	60,270	1,361,740										
ditional Profit		-362,518							pers Profit				-		-,,- :-,										
								Develo		Market Housing 9 Affordable Housing 9 First Homes 9		17.50% 17.50% 17.50%			301,350 0										
ESIDUAL CASH FLOW	FOR INTEREST	Year 1			1	Year 2				Year 3			I	Year 4	<u> </u>			Year 5				Year 6			
NCOME INITS Started		Q1	Q2	Q3 4	<b>Q4</b> 5	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing ffordable Rent					0	0	0 76 0	5,333 9 0	56,667 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
cial Rent ared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rst Homes rant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOMI	E .	0	0	0	0	0	0 76	5,333 9	56,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
(PENDITURE																									
tamp Duty asements etc.		0																							
gals Acquisition		-897																							
anning Fee ofessional		4,158 56,064		56,064																					
ild Cost - BCIS Base			0	164,764	370,718	370,718	205,955	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06/CIL/Tariff ontingency			0	3,333 8,238	7,500 18,536	7,500 18,536	4,167 10,298	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
inormals			0	8,238	18,536	18,536	10,298	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees gal and Valuation		0 0																							
gents		0	0	0	0	0	0 2:	2,960	28,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gals lisc.		0	0	0	0	0			4,783	0	-	0	-	-	-	0	0	0	U	-	0	0	0	U	0
OSTS BEFORE LAND IN	NI AND PROFIT	59,325	0	240,638	415,290	415,290	230,717 20	5,787	33,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	Land	-59,790																							
evelopers Return	Interest		0	0	3,603	9,886	16,264 19	9,968	9,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Ren																									301,350 0



												Si	ite 26												
te 26		Green 75																							
OME	Av Size		et	% Numbe	r Price 5 £/m.		GIA m2		DEVELOPMENT (	COSTS		/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 75				Build Cost CO2 Plus	%	3.00%	1,
rket Housing ordable Overall	96.9	96.5	56 70.0	0% 5. 0% 22.		17,742,476	5,087			Land Stamp Duty Easements etc.		, and or me	160,108	3,412,156			No dwgs under 50 No dwgs over 50		462	3,450		Acc & Adpt	£/m2 % £/m2	0.00%	
ordable Rent ial Rent red Ownership	79.6 79.6 67.0	78.0 64.6	06 20.0 06 0.0 57 0.0	0% 1 0% 0%	5 1,71 0 1,12 0 2,45	0 356	1,194 0 0		Fees	Legals /Acquisition		1.50%					Stamp duty calc - R Land payment	esidual		3,412,156		Water Over Extra 1	f/m2 % f/m2	0.00%	
Homes nt and Subsidy	67.0 Affordable Rent		57 10.0	0%	7 2,45	0	503			Planning Professional		9.00%	26,550 983,769				Stamp duty calc - R	esidual	Total			Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	0
AREA - Net	Social Rent Shared Ownership 2.143			25 //-			6,784		CONSTRUCTION	Build Cost s106 / CIL / IT Contingency		1,541 2.50%	187,500				Land payment		Total	<b>1,114,286</b> 45,214		Site Costs	Base BNG	15.00% 0.10%	
AREA - Net AREA - Gross	3.429	ha		35 /h 22 /h	a a	20,938,826	6,784	]		Abnormals	% £	0.00%					Pre CIL s106		£/ Unit (all) Total	187,500					
Build Time		Quarters				RUN Residual MAC	RO ctrl+r		FINANCE	Fees Interest		0% 6.00%					Post CIL s106 CIL	2,500 0		0					
dual Land Value ting Use Value		Whole Site 3,412,15 85,71	,,			RUN CIL MACRO cti	Closing balance =	0		Legal and Valuation	n		0	0			Inf Tariff	% GDV 0.00%		0					
t Plus /ha	0% 300,000 nchmark Land Value	1,028,57	0 71	300,00 <b>325,00</b>	0	Check on phasing de	Closing balance =	81,274	SALES		% %	3.0% 0.5%					-								
itional Profit		2,522,88	£/m2	196	_	cor	rect	J		Misc.	£/unit %	0.0%		732,859	16,297,391										
				<del>_</del>					Developers Prof	Market Housing Affordable Housing	g % Value	17.50% 17.50%			3,104,933 351,438										
IDUAL CASH FLOW I	OR INTEREST	Year 1				Year 2				Year 3	% Value	17.50%		Year 4	207,923	•		Year 5				Year 6			
TS Started		Q1	Q2	Q3 12	Q4 13	Q1 12	Q2 13	Q3 12	Q4 13	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
rket Housing ordable Rent					0	0	0	2,838,796 321,258	3,075,363 348,029	2,838,796 321,258	3,075,363 348,029	3 2,838,796 321,258	3,075,363 348,029	0	0	0	0	0	0	0	0	0	0	0	
l Rent					0	0	ő	0	0	0	0	0	0	0	0	0	0	0	Ö	0	0	ő	0	0	
ed Ownership Homes					0	0	0	57 190,101	62 205,943	57 190,101	62 205,943	57 190,101	62 205,943	0	0	0	0	0	0	0	0	0	0	0	
t and Subsidy					ő	0	ő	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	ő	Ö	0	
INCOME		0	0	0	0	<u> </u>	0	3,350,212	3,629,397	3,350,212	3,629,397	3,350,212	3,629,397	l °	0	0	0	<u> </u>	0	0	0		0	0	
NDITURE up Duty ments etc. Is Acquisition		160,108 0 51,182																							
ing Fee ssional		26,550 491,885		491,885																					
Cost - BCIS Base			0		1,161,547		1,765,551	1,719,089			604,004	0	0	0	0	0	0	0	0	0	0	0	0	0	
IL/Tariff gency nals			0 0 0	10,000 13,939 1,493	20,833 29,039 3,111	30,833 42,977 4,604	31,667 44,139 4,729	30,833 42,977 4,604	31,667 44,139 4,729	20,833 29,039 3,111	10,833 15,100 1,618	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	
e Fees and Valuation		0 0																							
;		0 0	0 0	0 0	0	0	0 0	100,506 16,751	108,882 18,147	100,506 16,751	108,882 18,147	100,506 16,751	108,882 18,147	0 0	0	0	0	0	0 0	0	0	0	0	0	
BEFORE LAND IN	T AND PROFIT	729,725	0	1,074,859	1,214,530	1,797,504	1,846,085	1,914,761	1,973,114	1,331,787	758,584	117,257	127,029	0	0	0	0	0	0	0	0	0	0	0	
sidual Valuation	Land Interest	3,412,156	62,128	63,060	80,129	99,549	128,005	157,616	138,448	115,681	87,140	45,385	0	0	0	0	0	0	0	0	0	0	0	0	_
opers Return Market Housing			02,123	30,000	-0,223	,5-15	,		130,110	23,001	3,,2.10	13,303				, i					- v				3,
First Homes	Cash Flow	-4,141,880	-62,128	-1,137,919	-1,294,659	-1,897,053	-1,974,090	1,277,835	1,517,834	1,902,744	2,783,672	3,187,570	3,502,368	0	0	0	0	0	0	0	0	0	0	0	-3,6



Site 27	Gre	een 40							⊐																- 1
ICOME	Av Size m2	2	,	6 Number				1	DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,26
arket Housing	Gross 95.1	Net 94.61	70.009						LAND	Land		/unit or m2	Total	2,012,773			No dwgs No dwgs under 50	40 40	462	18,480		CO2 Plus	% £/m2	3.00%	3
ordable Overall	70.6	70.44	309 20.009			4 070 450	636			Stamp Duty Easements etc.		4.500/	90,139	120,330			No dwgs over 50	0	138 Total	0 18,480		Acc & Adpt	% £/m2	0.00%	1
dable Rent Rent d Ownership	79.6 79.6 66.0	78.44 78.44 64.67	0.009	6 (	1,12	0 0	0		Fees	Legals /Acquisition	1	1.50%	30,192	120,330			Stamp duty calc - R Land payment	esidual		2,012,773		Water Over Extra 1	£/m2 % £/m2	0.00%	
Homes	66.0	64.67				0 633,670	264			Planning Professional		9.00%	18,480 496,236	514,716					Total	90,139		Over Extra 2	% £/m2	0.00% 0.00	
t and Subsidy	Affordable Rent Social Rent Shared Ownership					0 0 0 0			CONSTRUCTION	Build Cost		1,468	5,229,945				Stamp duty calc - R Land payment	esidual	Total	450,216 12,011		Small Site Site Costs	% Base	0.00%	1,3
AREA - Net	1.143 ha		35	5 /ha	· 1	10,981,510				s106 / CIL / IT Contingency		2.50%	100,000 130,749						Total	12,011		Site Costs	BNG	0.10%	1,4
AREA - Gross	1.385 ha		29	9 /ha	1			1		Abnormals	% £	0.00%	0 53,040	5,513,733			Pre CIL s106		E/ Unit (all) Total	100,000					ŕ
per Quarter Build Time	0 3 Qu	uarters							FINANCE	F		0%	0				Post CIL s106	2,500		100,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MAC	RO ctrl+r Closing balance =	0		Fees Interest Legal and Valuation	n	6.00%	0	0			CIL	0	£/m2 Total	100,000					
ual Land Value ng Use Value		<b>2,012,773</b> 34,632	1,761,177	7 <b>1,452,97</b> 1 25,000		RUN CIL MACRO ct	rl+l										Inf Tariff	% GDV 0.00%		0					
Plus /ha	,	0 415,584		300,000	)		Closing balance =	43,341	SALES	Agents	%	3.0%	329,445												
Ben	chmark Land Value	450,216	£/m2	325,000	<u> </u>	Check on phasing d	wgs nos rect	]		Legals Misc.	% £/unit %	0.5% 0 0.0%	54,908 0	384,353	8,545,906										
ional Profit		1,700,500		9					Developers Profi		76	0.0%	0	304,333	8,343,900										
									Jevelopers i von	Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			1,622,513 188,360 110,892										
SIDUAL CASH FLOW FO	OR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
OME TS Started		Q1	Q2	Q3 10	Q4 10	Q1 10	Q2 10	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
rket Housing ordable Rent tial Rent					0	0	0	2,317,875 269,038	2,317,875 269,038	2,317,875 269,038	2,317,875 269,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0
red Ownership t Homes					0	0	0	0 48 158,417	0 48 158,417	48 158,417	0 48 158,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nt and Subsidy INCOME		0	0	0	0	0	0	2,745,378	2,745,378	2,745,378	2,745,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ENDITURE																									
mp Duty ements etc.		90,139																							
als Acquisition		30,192 18,480																							
essional		248,118		248,118																					
d Cost - BCIS Base 5/CIL/Tariff			0	435,829 8,333	871,657 16,667	1,307,486 25,000	1,307,486 25,000	871,657 16,667	435,829 8,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tingency ormals			0	10,896 4,420	21,791 8,840	32,687 13,260	32,687 13,260	21,791 8,840	10,896 4,420	0	0	0 0	0	0 0	0 0	0 0	0	0	0 0	0	0	0	0	0 0	0
nce Fees al and Valuation		0																							
nts als		0	0	0	0	0	0	82,361 13,727	82,361 13,727	82,361 13,727	82,361 13,727	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. TS BEFORE LAND INT	T AND PROFIT	386,928	0	0 <b>707,596</b>	918,956	1,378,433	1,378,433	1,015,044	555,566	96,088	96,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land	2,012,773																							
nesiuudi valuation	Interest	2,012,773	35,996	36,535	47,697	62,197	83,807	105,740	81,371	49,745	10,752	0	0	0	0	0	0	0	0	0	0	0	0	0	0
evelopers Return										1															



	_								_																
e 28 COME	Av Size m2	een 12	%		Price		GIA		DEVELOPMENT (	COSTS							Planning fee calc					Build Cost			1,
et Housing	Gross 105.8	Net 105.75		12			m2 888		LAND	Land Stamp Duty		/unit or m2	Total 24,363	697,269			Planning app fee No dwgs No dwgs under 50 No dwgs over 50	dwgs 12 12 0		2 5,544		CO2 Plus	% £/m2 %	3.00%	
ble Overall ble Rent ent	74.7 74.7	74.67 74.67	0.00%	0	1,715 1,120	0	179 0			Easements etc. Legals /Acquisition	n	1.50%	0 10,459	34,823			Stamp duty calc - F		Total	J 5,544		Water Over Extra 1	£/m2 £/m2 %	0.00%	
Ownership mes nd Subsidy	70.0 70.0 Affordable Rent	70.00 70.00			-,	205,779	0 84		Fees	Planning Professional		9.00%	5,544 161,224	166,768			Land payment  Stamp duty calc - F	Residual	Total	697,269 I 24,363		Over Extra 2 Small Site	£/m2 % £/m2 %	0.00% 0.00 0.00%	
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,476	1,700,166 30,000				Land payment		Total	120,000 I 0		Site Costs	Base BNG	10.00% 0.10%	
A - Net A - Gross	0.343 ha 0.343 ha		35 35	/ha /ha		3,622,188	1,151			Contingency Abnormals	% £	2.50% 0.00%	42,504 0 18,712				Pre CIL s106		£/ Unit (all) Total	30,000					
ild Time	3 Qu		]			RUN Residual MACR			FINANCE	Fees Interest		0% 6.00%	0				Post CIL s106 CIL	2,500 0		0					
I Land Value Use Value	0%	Whole Site 697,269 17,143		Per ha GROSS 2,033,702 50,000		RUN CIL MACRO ctrl	Closing balance = 0  +I  Closing balance = 13		SALES	Legal and Valuation	on		0	0			Inf Tariff	% GDV 0.00%		0					
Plus /ha Ber		102,857 120,000		300,000 <b>350,000</b>		Check on phasing dw	gs nos	13,074	SALES	Agents Legals	% % £/unit	3.0% 0.5% 0	108,666 18,111 0												
nal Profit	_	626,212	£/m2 705	1					Developers Prof	Misc.	%	0.0%	0		2,817,019										
										Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			544,084 53,788 36,011										
JAL CASH FLOW F	OR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	
Started Housing able Rent				3	0 0	0 0	0 0	777,263 76,824	777,263 76,824	777,263 76,824	777,263 76,824	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rent Ownership omes					0 0 0	0 0 0	0 0 0	0 15 51,445	0 15 51,445	0 15 51,445	0 15 51,445	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
and Subsidy INCOME		0	0	0	0	0	0	905,547	0 905,547	905,547	905,547	0	0	0	0	0	0	0	0	0	0	0	0	0	
DITURE Duty ents etc. Acquisition		24,363 0 10,459																							
ig Fee iional		5,544 80,612		80,612																					
ost - BCIS Base IL/Tariff			0	141,680 2,500	283,361 5,000	425,041 7,500	425,041 7,500	283,361 5,000	141,680 2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gency mals			0	3,542 1,559	7,084 3,119	10.626 4.678	10,626 4,678	7,084 3,119	3,542 1,559	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0	0	0 0	0 0	
e Fees nd Valuation		0																							
i		0	0	0 0 0	0	0	0	27,166 4,528	27,166 4,528	27,166 4,528	27,166 4,528	0	0	0	0	0	0	0	0	0	0	0	0	0	
BEFORE LAND IN	T AND PROFIT	120,979	0	229,894	298,564	447,846	447,846	330,258	180,976	31,694	31,694	0	0	0	0	0	0	0	0	0	0	0	0	0	
sidual Valuation	Land Interest	697,269	12,274	12,458	16,093	20,813	27,843	34,978	26,873	16,408	3,546	0	0	0	0	0	0	0	0	0	0	0	0	0	
opers Return Market Housing Affordable for Rent																									54 53



Site 29	G	reen 9																							- 1
СОМЕ	Av Size m	12		% Num		Price /m2	GDV £	GIA m2	DEVELOPMENT	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,2
rket Housing	Gross 100.3	Net 100.33	100.0	0%		,500 3,160	),500	903	LAND	Land		/unit or m2	Total	707,244			No dwgs No dwgs under 50	9	462	4,158		CO2 Plus	% £/m2	3.00%	3
rdable Overall	400.2	100.33		0%	0	745	•			Stamp Duty Easements etc.		4.50%	24,862 0	25.474			No dwgs over 50	0	138 Total			Acc & Adpt	% £/m2	0.00%	
able Rent Rent I Ownership	100.3 100.3 100.3	100.33 100.33 100.33	0.0	0%	0 1,	,715 ,120 ,450	0	0	Fees	Legals /Acquisition		1.50%	10,609	35,471			Stamp duty calc - R Land payment	esidual		707.244		Water Over Extra 1	£/m2 % £/m2	0.00%	
Homes	100.3	100.33			0 2,	0	0	ō	rees	Planning Professional		9.00%	4,158 131,846	136,004			Lanu payment		Total			Over Extra 2	% £/m2	0.00%	
t and Subsidy	Affordable Rent Social Rent					0	0		CONSTRUCTION	N .							Stamp duty calc - R Land payment	esidual		90,000		Small Site	%	6.00%	1,4
AREA - Net	Shared Ownership 0.257 ha	_		25	/h.a	0	0	903		Build Cost s106 / CIL / IT		1,545	1,395,290 22,500						Total	0		Site Costs	Base BNG	10.00% 0.10%	1,5
REA - Gross	0.257 ha	a a		35 35	/ha /ha	3,160	J,500	903			% £	2.50% 0.00%	34,882 0 12,284	1,464,956			Pre CIL s106		f / Unit (all)	22,500					1,5
per Quarter Build Time	0 3 Q	uarters	]						FINANCE		-		12,204	1,404,550			Post CIL s106	2,500	10101						
			_			RUN Residual				Fees Interest		0% 6.00%	0				CIL	0	£/m2 Total	0					
ual Land Value		Whole Site <b>707,244</b>		93 2,750,3	393		Closing balanc	ce = 0		Legal and Valuation	n		0	0			Inf Tariff	% GDV							
ng Use Value t Plus /ha	0% a 300,000	12,857 0 77,143	)	50,0 300,0	0	RUN CIL MACE	RO ctrl+l Closing baland	ce = 0	SALES	Agents	%	3.0%	94,815					0.00%		0]					
	nchmark Land Value	90,000		350,0		Check on phas	ing dwgs nos correct				% £/unit	0.5%	15,803												
ional Profit		681,118	£/m2	54			correct			Misc.	%	0.0%	0	110,618	2,454,292										
									Developers Pro	fit Market Housing	% Value	17.50%			553,088										
										Affordable Housing First Homes	g % Value % Value	17.50% 17.50%			0 0										
SIDUAL CASH FLOW F	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
TS Started rket Housing		Q1	- 42	3	3 0	3	0	1,053,500			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ordable Rent ial Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
red Ownership t Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nt and Subsidy INCOME	<u> </u>	0	0	0	0	0	0	1,053,500	1,053,500	1,053,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE		-		-				-,,,	-,,,,,,,,	2,23,333		-		-		-	-	-	-	-	-		-	-	
mp Duty ements etc.		24,862 0																							
als Acquisition		10,609																							
ning Fee essional		4,158 65,923		65,923																					
Cost - BCIS Base			0	155,032	310,064	465,097			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6/CIL/Tariff tingency	<mark></mark>		0	2,500 3,876	5,000 7,752	7,500 11,627	5,000 7,752	2,500 3,876	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ormals			0	1,365	2,730	4,095	2,730	1,365	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nce Fees al and Valuation		0 0																							
nts		0	0	0	0	0	0	31,605 5,268	31,605 5,268	31,605 5,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. TS BEFORE LAND INT	IT AND PROFIT	105,552	0_	0 228,696	325,546		325,546	199,645	36,873	36,873	0	0	0	0	0	0_	0	0	0	0	0_	0	0_	0	0
					,5																				
Residual Valuation	Land Interest	707,244	12,192	12,375	15,991	21,114	28,755	34,070	21,773	6,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
velopers Return  Market Housing	.					- 1																			553,088

# v1 Base - Elsewhere APP Cover



Leicester (May 2022) - Elsewhere

First Home   25% % of Aff   37.5   38   150   151	m2 560 672 194 0 558
First Homes   First Homes	560 672 194
Beds         m2         Circulation         350         Rounded         m2         Circulation         113         Rounded         m2         0         Rounded         m2         38         Rounded           Terrace         2         75         0.0%         15%         52.50         53         3,975         70         0.0%         10%         11.30         11         770         20%         0.00         0         0         20%         7.60         8           Terrace         3         95         0.0%         20%         70.00         70         6,650         84         0.0%         25%         28.25         28         2,352         20%         0.00         0         0         20%         7.60         8           Terrace         4         110         0.0%         0         0         0         97         0.0%         10%         11.30         11         1,707         20%         0.00         0         0         20%         7.60         8           Terrace         4         110         0.0%         0         0         0         0         0         0         0         0         0         0         0         0	560 672 194
Terrace         2         75         0.0%         15%         52.50         53         3,975         70         0.0%         10%         11.30         11         770         20%         0.00         0         20%         7.60         8           Terrace         3         95         0.0%         20%         70.00         70         6,650         84         0.0%         25%         28.25         28         2,352         20%         0.00         0         0         20%         7.60         8           Terrace         4         110         0.0%         0.00         0	560 672 194
Terrace         3         95         0.0%         20%         70.00         70         6,650         84         0.0%         25%         28.25         28         2,352         20%         0.00         0         20%         7.60         8           Terrace         4         110         0.0%         0.00         0	672 194 0
Terrace         4         110         0.0%         0.00         0         0         97         0.0%         10%         11.30         11         1,067         5%         0.00         0         0         5%         1.90         2           Semi         2         85         0.0%         15%         52.50         53         4,505         79         0.0%         0.00         0 <th>194 0</th>	194 0
Semi         2         85         0.0%         15%         52.50         53         4,505         79         0.0%         0.00         0         0.00         0         0         0.00         0	0
Semi 3 107 0.0% 25% 87.50 88 9,416 93 0.0% 25% 28.25 28 2,604 15% 0.00 0 0 15% 5.70 6	558 0
	0
Semi 4 120 0.0% 0.00 0 0 106 0.0% 5% 5.65 6 636 0.00 0 0 0.00 0	
Det 3 112 0.0% 0.00 0 0 93 0.0% 0.00 0 0 0 0.00 0 0 0 0.00 0	
Det 4 135 0.0% 10% 35.00 35 4,725 100 0.0% 0.00 0 0 0.00 0 0 0.00 0	0
Det 5 150 0.0% 5% 17.50 18 2,700 110 0.0% 0.00 0 0 0.00 0 0 0.00 0	0
Flat to 5 1 45 10.0% 10% 35.00 33 1,634 40 10.0% 10% 11.30 10 440 25% 0.00 0 0 25% 9.50 9	396
Flat to 5 2 65 10.0% 0.00 0 0 61 10.0% 15% 16.95 17 1,141 15% 0.00 0 0 15% 5.70 6	403
Flat to 5 3 75 10.0% 0.00 0 0 70 10.0% 0.00 0 0 0.00 0 0 0.00 0 0 0.00 0	0
Flat 6+ 1 45 10.0% 0.00 0 0 40 10.0% 0.00 0 0 0.00 0 0 0.00 0 0.00 0	0
Flat 6+ 2 65 10.0% 0.00 0 0 61 10.0% 0.00 0 0 0 0.00 0 0 0.00 0	0
Flat 6+ 3 75 10.0% 0.00 0 0 75 10.0% 0.00 0 0 0 0.00 0 0 0.00 0 0 0.00 0	0
100% 350.00 350 33,605 100% 113.00 111 9,010 100% 0.00 0 0 100% 38.00 <b>39</b>	2,783
BCIS Occupants Population ha per 1,000	
Lower Q Median Used m2 Beds Count per unit 2.880 Urban parks and gardens	
Terrace 2 1,197 1,197 5,305 6,350,085 Terrace 2 72 2 144 Playgrounds	
Terrace 3 1,197 1,197 9,674 11,579,778 Terrace 3 106 3 318 Outdoor sport facilities	
Terrace         4         1,197         1,197         1,261         1,509,417         Terrace         4         13         4         52         Allotments           Semi         2         1,224         4,505         5,514,120         Semi         2         53         2         106         Amenity Open Space (Informal Recreation)	
Semi         3         1,224         1,224         12,578         15,395,472         Semi         3         122         3         366         Open Space Required           Semi         4         1,224         1,224         636         778,464         Semi         4         6         4         24         Open Space Required	3.802
Det 3 1.449 1.449 0 0 Det 3 0 3 0 Gross - Net	8.571
Det 4 1,449 1,449 4,725 6,846,525 Det 4 35 4 140 2.880 ha Shortfall / Surplus	4.770
Det 5 1,449 1,449 2,700 3,912,300 Det 5 18 4 72	
Flat to 5 1 1,397 1,397 2,470 3,449,892 Flat to 5 1 52 1 52	
Flat to 5 2 1,397 1,397 1,543 2,155,990 Flat to 5 2 23 2 46 Summary Construction	Saleable
Flat to 5 3 1,397 1,397 0 0 Flat to 5 3 0 3 0 Units m2 Average	m2 Average
Flat 6+ 1 1,626 1,626 0 0 Flat 6+ 1 0 1 0 Market Housing 350 33,605 96.01	33,456 95.59
Flat 6+ 2 1,626 1,626 0 0 Flat 6+ 2 0 2 0 Aff - rented 111 9,010 81.17	8,866 79.87
Flat 6+ 3 1,626 1,626 0 0 Flat 6+ 3 0 3 0 Shared Ownership 0 0 71.35	0 69.49

Residents

1,320

First Homes

39

500

2,783

45,397

71.35

2,710

45,032

69.49

45,397

57,492,043

1,266 £/m2

0								Round	ed	Modelling			Area ha			Characteris	stics				
2	UNITS		200		Aff - rented	75%	% of Aff	45	45	Density	35	units/ha	Total	9.143		Sub Area	Elsewhere				
	Affordal	ble	30%	60	Shared Ow	0%		0.00	0	Net:Gross	62.5%		Gross	9.143 h	na	Green Brow	Brown				
					First Home	25%	% of Aff	15	15				Net	5.714 h	na	Use	PDL				
								60	60												
						Market						e for Rent			Shared C	wnership			First H		
	Beds	m2	Circulation	140		Rounded	m2	m2	Circulation			Rounded	m2	0		Rounded	m2	15		Rounded	m2
Terrace	2	75	0.0%	15%	21.00	21	1,575	70	0.0%	10%	4.50	5	350	20%	0.00		0	20%	3.00	3	210
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	25%	11.25	11	924	20%	0.00		0	20%	3.00	3	252
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	4.50	5	485	5%	0.00		0	5%	0.75	1	97
Semi	2	85	0.0%	15%	21.00		1,785	79	0.0%		0.00	0	0		0.00		·		0.00	0	0
Semi	3	107	0.0%	25%	35.00	35	3,745	93	0.0%	25%	11.25	11	1,023	15%	0.00			15%	2.25	2	186
Semi	4	120	0.0%		0.00	0	0	106	0.0%	5%		2	212		0.00		0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00		, ·		0.00	0	0
Det	4	135	0.0%	10%	14.00	14	1,890	100	0.0%		0.00	0	0		0.00		0		0.00	0	0
Det	5	150	0.0%	5%	7.00	7	1,050	110	0.0%		0.00	0	0	254	0.00		Ŭ		0.00	0	0
Flat to5	1	45	10.0%	10%	14.00	14	693	40	10.0%	10%	4.50	4	176	25%	0.00		Ŭ	25%	3.75	4	176
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%		7	470	15%	0.00		0	15%	2.25	2	134
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00		Ŭ		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00		Ŭ		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00	-	0		0.00	_	Ŭ		0.00	0	0
Flat 6+	3	75	10.0%	4000/	0.00	0	42.200	75	10.0%	4000/	0.00	0 45		4000/			0	4000/	0.00	15	1.055
				100%	140.00	140	13,398			100%	45.00	45	3,640	100%	0.00	0	U	100%	15.00	15	1,055
	1		BCIS							Occupants			Population			ha per 1,00	20				
-			Lower Q	Median	Used	m2				Occupants	Beds		per unit				Urban parks	and garder	nc		
Terrace	2		1,197	IVICUIUII	1,197	2,135	2,555,595			Terrace	2	29	2	58			Playgrounds		.5		
Terrace	3		1,197		1,197	3,836	4,591,692			Terrace	3	42	3	126			Outdoor spo				
Terrace	4		1,197		1,197	582	696,654			Terrace	4	6	4	24			Allotments				
Semi	2		1,224		1,224	1,785	2,184,840			Semi	2	21	2	42			Amenity Op	en Space (Ir	nformal Rec	reation)	
Semi	3		1,224		1,224	4,954	6,063,696			Semi	3	48	3	144		0.000	.,,,,			,	
Semi	4		1,224		1,224	212	259,488			Semi	4	2	4	8		0.000		Г	Open Space	Required	1.515
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		-	Gross - Net		3.429
Det	4		1,449		1,449	1,890	2,738,610			Det	4	14	4	56		2.880	ha	Ţ	Shortfall / S	urplus	1.914
Det	5		1,449		1,449	1,050	1,521,450			Det	5	7	4	28				_			
Flat to5	1		1,397		1,397	1,045	1,459,865			Flat to5	1	22	1	22							
Flat to5	2		1,397		1,397	604	843,648			Flat to5	2	9	2	18		Summary			Constr	uction	Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Ho	using	140	13,398	95.70	13,335
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented	d	45	3,640	80.88	3,581
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Ow	nership	0	0	70.35	0
						18,093	22,915,538						Residents	526		First Home	es .	15	1,055	70.35	1,027
							1,267	£/m2					<u> </u>					200	18,093		17,943

Rounded Modelling Characteristics Brown 75 Area ha 75% % of Aff 16.875 17 UNITS 75 Aff - rentec 35 units/ha 3.429 Density Total Sub Area Elsewhere 0.00 Affordable 30% 22.5 Shared Ow Net:Gross 62.5% Gross 3.429 ha Green Brov Brown First Home 25% % of Aff 5.625 Net 2.143 ha Use PDL 22.5 23 Shared Ownership Market Affordable for Rent First Homes Beds m2 Circulation 52.5 Rounded m2 m2 Circulation 17 Rounded m2 Rounded m2 Rounded m2 2 75 0.0% 15% 7.88 600 70 0.0% 10% 1.70 140 20% 0.00 20% 1.20 70 Terrace 10.50 1,045 25% 4.25 336 20% 0.00 20% 1.20 84 95 20% 11 84 Terrace 3 0.0% 0.0% 110 0.00 97 10% 1.70 194 5% 0.00 5% 0.30 Terrace 4 0.0% 0.0% 680 Semi 2 85 0.0% 15% 7.88 79 0.0% 0.00 0.00 0.00 Semi 3 107 0.0% 25% 13.13 13 1,391 93 0.0% 25% 4.25 372 15% 0.00 15% 0.90 93 Semi 120 0.0% 0.00 106 0.0% 5% 0.85 106 0.00 0.00 0.0% 0.00 93 0.00 0.00 0.00 0 Det 3 112 0.0% Det 135 0.0% 10% 5.25 675 100 0.0% 0.00 0.00 0.00 0 5% 2.63 0 Det 150 0.0% 450 110 0.0% 0.00 0.00 0.00 Flat to5 1 45 10.0% 10% 5.25 198 40 10.0% 10% 1.70 44 25% 0.00 25% 1.50 2 0.00 61 15% 2.55 201 15% 0.00 15% 0.90 Flat to 5 2 65 10.0% 10.0% 0.00 Λ 70 0.00 0.00 0.00 0 Flat to5 75 10.0% 10.0% 3 0.00 0.00 0.00 0.00 Flat 6+ 1 45 10.0% 40 10.0% 0.00 61 0.00 0.00 Flat 6+ 2 65 10.0% 10.0% 0.00 Flat 6+ 3 75 10.0% 0.00 75 10.0% 0.00 0.00 0.00 100% 52.50 5,039 100% 17.00 17 1,393 100% 0.00 100% 6.00 402 Population ha per 1,000 BCIS Occupants Median 2.880 Urban parks and gardens Lower Q m2 Used Count per unit 969,570 2 1,197 1,197 810 0.000 Playgrounds Terrace Terrace 1,197 1,197 1,465 1,753,605 48 0.000 Outdoor sport facilities Terrace 3 Terrace 3 16 Terrace 4 1,197 1,197 194 232,218 Terrace 4 0.000 Allotments Semi 2 1,224 1,224 680 832,320 Semi 0.000 Amenity Open Space (Informal Recreation) 3 1,224 1,224 1,856 2,271,744 emi 18 54 0.000 Semi Semi 4 1,224 1,224 106 129,744 Semi 4 4 0.000 Open Space Required 0.573 Det 3 1,449 1,449 Det 3 3 0.000 Gross - Net 1.286 4 1.449 1.449 0.713 Det 675 978.075 Det 4 2.880 ha Shortfall / Surplus Det 5 1.449 1.449 450 652,050 Det 5 4 1 1,397 1,397 330 461,010 Flat to5 Flat to5 Flat to5 2 1,397 1,397 268 374,955 Flat to5 Construction Saleable Summary 3 1,397 1,397 Flat to5 Flat to5 Units m2 Average m2 Average 1 1,626 1,626 Flat 6+ Flat 6+ Market Housing 52 5,039 96.90 5,021 96.56 Flat 6+ 1,626 1,626 Flat 6+ Aff - rented 17 1,393 81.96 1,371 80.65 Flat 6+ 3 1,626 1,626 Flat 6+ 3 Shared Ownership 6,834 8,655,291 Residents 199 First Homes 402 67.02 388 64.67

1.266 £/m2

6,834

6.780

Brown 40 Rounded Modelling Characteristics Area ha 75% % of Aff UNITS 40 Aff - rentec 35 units/ha Total 1.385 Density Sub Area Elsewhere 30% 0.00 Affordable 12 Shared Ow Net:Gross 82.5% Gross 1.385 ha Green Brov Brown First Home 25% % of Aff Net 1.143 ha Use PDL 12 Shared Ownership Market Affordable for Rent First Homes Beds m2 Circulation 28 Rounded m2 m2 Circulation Rounded m2 Rounded m2 Rounded m2 300 2 75 0.0% 15% 4.20 70 0.0% 10% 0.90 140 20% 0.00 20% 0.60 70 Terrace 20% 5.60 570 25% 2.25 168 20% 0.00 20% 0.60 84 95 0.0% 84 Terrace 3 0.0% 110 0.00 97 10% 0.90 97 5% 0.00 5% 0.15 Terrace 4 0.0% 0.0% 340 0.00 Semi 2 85 0.0% 15% 4.20 79 0.0% 0.00 0.00 Semi 3 107 0.0% 25% 7.00 749 93 0.0% 25% 2.25 186 15% 0.00 15% 0.45 0 Semi 4 120 0.0% 0.00 106 0.0% 5% 0.45 0.00 0.00 0 0.0% 0.00 93 0.0% 0.00 0.00 0.00 0 Det 3 112 Det 135 0.0% 10% 2.80 405 100 0.0% 0.00 0.00 0.00 0 5% 1.40 0.00 0 Det 150 0.0% 150 110 0.0% 0.00 0.00 Flat to5 1 45 10.0% 10% 2.80 149 40 10.0% 10% 0.90 44 25% 0.00 25% 0.75 1 0.00 61 15% 1.35 67 15% 0.00 15% 0.45 0 Flat to5 2 65 10.0% 10.0% 0.00 Λ 70 0.00 0.00 0.00 0 Flat to5 75 10.0% 10.0% 3 0.00 0.00 0.00 0.00 Flat 6+ 1 45 10.0% 40 10.0% 0.00 61 0.00 0.00 Flat 6+ 2 65 10.0% 10.0% 0.00 Flat 6+ 3 75 10.0% 0.00 75 10.0% 0.00 0.00 0.00 100% 28.00 2,663 100% 9.00 702 100% 0.00 100% 3.00 ha per 1,000 BCIS Occupants Population Median 2.880 Urban parks and gardens Lower Q m2 per unit Used Count 610,470 2 1,197 1,197 510 0.000 Playgrounds Terrace Terrace 1,197 1,197 822 983,934 27 0.000 Outdoor sport facilities Terrace 3 Terrace 3 Terrace 4 1,197 1,197 97 116,109 Terrace 4 0.000 Allotments 340 Semi 2 1,224 1,224 416,160 Semi 0.000 Amenity Open Space (Informal Recreation) Semi 3 1,224 1,224 935 1,144,440 emi 0.000 Semi 4 1,224 1,224 Semi 4 4 0.000 Open Space Required 0.297 Det 3 1,449 1,449 0 Det 3 3 0.000 Gross - Net 0.242 4 1.449 1.449 -0.054 Det 405 586.845 Det 4 2.880 ha Shortfall / Surplus Det 5 1.449 1.449 150 217.350 Det 5 1 1,397 1,397 237 330,391 Flat to5 Flat to5 2 Flat to5 1,397 1,397 67 93,739 Flat to5 2 Construction Saleable Summary 3 1,397 1,397 Flat to5 Flat to5 Units m2 Average m2 Average 1 1,626 1,626 Flat 6+ Flat 6+ Market Housing 28 2,663 95.09 2,649 94.61 Flat 6+ 1,626 1,626 Flat 6+ Aff - rented 702 78.01 692 76.89 Flat 6+ 3 1,626 1,626 Flat 6+ 3 Shared Ownership

Residents

103

First Homes

198

3,563

40

194

3,535

64.67

3,563

4,499,437

1,263 £/m2

Brown 20 Rounded Modelling Characteristics Area ha 75% % of Aff 4.5 UNITS 20 Aff - rentec 35 units/ha 0.693 Density Total Sub Area Elsewhere 30% 0.00 Affordable 6 Shared Ow 0% Net:Gross 82.5% Gross 0.693 ha Green Brov Brown First Home 25% % of Aff 1.5 Net 0.571 ha Use PDL Shared Ownership Market Affordable for Rent First Homes Beds m2 Circulation 14 Rounded m2 m2 Circulation Rounded m2 Rounded m2 Rounded m2 2 75 0.0% 15% 2.10 150 70 0.0% 10% 0.50 70 20% 0.00 20% 0.40 70 Terrace 20% 2.80 285 25% 1.25 84 20% 0.00 20% 0.40 95 0.0% 84 Terrace 3 0.0% 110 0.00 97 10% 0.50 97 5% 0.00 5% 0.10 Terrace 4 0.0% 0.0% 170 Semi 2 85 0.0% 15% 2.10 79 0.0% 0.00 0.00 0.00 Semi 3 107 0.0% 25% 3.50 428 93 0.0% 25% 1.25 93 15% 0.00 15% 0.30 0 Semi 4 120 0.0% 0.00 106 0.0% 5% 0.25 0.00 0.00 0.0% 0.00 93 0.0% 0.00 0.00 0.00 0 Det 3 112 Det 135 0.0% 10% 1.40 135 100 0.0% 0.00 0.00 0.00 0 5% 0.00 0 Det 150 0.0% 0.70 150 110 0.0% 0.00 0.00 Flat to5 1 45 10.0% 10% 1.40 50 40 10.0% 10% 0.50 25% 0.00 25% 0.50 Flat to5 0.00 61 15% 0.75 67 15% 0.00 15% 0.30 0 2 65 10.0% 10.0% 0.00 Ω 70 0.00 0.00 0.00 0 Flat to5 75 10.0% 10.0% 3 0.00 0.00 0.00 0.00 Flat 6+ 1 45 10.0% 40 10.0% 0.00 61 0.00 0.00 Flat 6+ 2 65 10.0% 10.0% 0.00 Flat 6+ 3 75 10.0% 0.00 75 10.0% 0.00 0.00 0.00 100% 14.00 1,368 100% 5.00 411 100% 0.00 100% 2.00 ha per 1,000 BCIS Occupants Population Median 2.880 Urban parks and gardens Lower Q m2 Used Count per unit 347,130 2 1,197 1,197 290 0.000 Playgrounds Terrace Terrace 1,197 1,197 369 441,693 0.000 Outdoor sport facilities Terrace 3 Terrace 3 Terrace 4 1,197 1,197 97 116,109 Terrace 4 0.000 Allotments 208,080 Semi 2 1,224 1,224 170 Semi 0.000 Amenity Open Space (Informal Recreation) Semi 3 1,224 1,224 521 637,704 emi 0.000 Semi 4 1,224 1,224 Semi 4 4 0.000 Open Space Required 0.156 Det 3 1,449 1,449 0 Det 3 3 0.000 Gross - Net 0.121 4 1.449 1.449 -0.034 Det 135 195.615 Det 4 2.880 ha Shortfall / Surplus Det 5 1.449 1.449 150 217.350 Det 5 4 1 1,397 1,397 69,152 Flat to5 50 Flat to5 Flat to5 2 1,397 1,397 67 93,739 Flat to5 Construction Saleable Summary 3 1,397 1,397 Flat to5 Flat to5 Units m2 Average m2 Average 1 1,626 1,626 Flat 6+ Flat 6+ Market Housing 14 1,368 97.68 1,363 97.36 Flat 6+ 1,626 1,626 Flat 6+ Aff - rented 411 82.22 405 81.00 Flat 6+ 3 1,626 1,626 Flat 6+ 3 Shared Ownership 1,849 2,326,571 Residents First Homes 70 70.00 70 70.00

1,259 £/m2

1,849

20

1,838

							ſ	Rounde	ed	Modelling			Area ha			Characteris	tics				
5	UNITS		15		Aff - rented	75% %	of Aff	3.375	3	Density	35	units/ha	Total	0.519		Sub Area					
	Affordat	ole	30%		Shared Ow	0%	-	0.00	0	Net:Gross	82.5%		Gross	0.519	ha	Green Brov	Brown				
					First Home	25% %	of Aff	1.125	1				Net	0.429	ha	Use	PDL				
								4.5	4												
						Market					Affordabl	e for Rent			Shared O	wnership			First Ho	omes	
	Beds	m2	Circulation	10.5		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2			Rounded	m2
Terrace	2	75	0.0%	15%	1.58	2	150	70	0.0%	10%	0.30	0	0	20%	0.00	0	0	20%	0.20	1	70
Terrace	3	95	0.0%	20%	2.10	2	190	84	0.0%	25%	0.75	2	168	20%	0.00	0	0	20%	0.20	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.30	0	0	5%	0.00	0	0	5%	0.05	0	0
Semi	2	85	0.0%	15%	1.58	2	170	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	2.63	3	321	93	0.0%	25%	0.75	1	93	15%	0.00	0	0	15%	0.15	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%	5%	0.15	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00		v		0.00	0	0		0.00	0	0
Det	4	135	0.0%	10%	1.05	1	135	100	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%	5%	0.53	1	150	110	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	1.05	0	0	40	10.0%	10%	0.30	0	0	25%	0.00	0	0	25%	0.25	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	0.45	0	0	15%	0.00	0	0	15%	0.15	0	0
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	10.50	11	1,116			100%	3.00	3	261	100%	0.00	0	0	100%	1.00	1	70
												-	·								
			BCIS							Occupants			Population			ha per 1,00	10				
			Lower Q	Median	Used	m2					Beds	Count	per unit			2.880	Urban park	s and garde	ns		
Terrace	2		1,197		1,197	220	263,340			Terrace	2	3	2	6		0.000	Playground	ls			
Terrace	3		1,197		1,197	358	428,526			Terrace	3	4	3	12		0.000	Outdoor sp	ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0		0.000	Allotments				
Semi	2		1,224		1,224	170	208,080			Semi	2	2	2	4		0.000	Amenity O	pen Space (I	nformal Recr	eation)	
Semi	3		1,224		1,224	414	506,736			Semi	3	4	3	12		0.000					-
Semi	4		1,224		1,224	0	0			Semi	4	0	<del>  '</del>	0		0.000		1	Open Space	Required	0.121
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000			Gross - Net		0.091
Det	4		1,449		1,449	135	195,615			Det	4	1	4	4		2.880	ha		Shortfall / Su	ırplus	-0.030
Det	5		1,449		1,449	150	217,350			Det	5	1	4	4							
Flat to5	1		1,397		1,397	0	0			Flat to5	1	0	1	0							
Flat to5	2		1,397		1,397	0	0			Flat to5	2	0		0		Summary			Constru	ction	Saleat
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0				Units	m2	Average	m2
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Ho	using	11	1,116	101.45	1,116
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented	1	3	261	87.00	261
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Ow	nership	0	0	70.00	0
						1,447	1,819,647				· · · · · · · · · · · · · · · · · · ·		Residents	42		First Home		4	70	70.00	70

1,447

15

1,258 £/m2

Brown 9 Rounded Modelling Characteristics Area ha UNITS Aff - rented 75% % of Aff 35 units/ha 0.257 Density Total Sub Area Elsewhere 0% 0.00 Affordable 0 Shared Ow 0% Net:Gross 100.0% Gross 0.257 ha Green Brov Brown First Home 25% % of Aff Net 0.257 ha Use PDL Shared Ownership Market Affordable for Rent First Homes Beds m2 Circulation Rounded m2 m2 Circulation Rounded m2 Rounded m2 0 Rounded m2 2 75 0.0% 15% 1.35 75 70 0.0% 10% 0.00 20% 0.00 20% 0.00 Terrace 20% 1.80 190 25% 0.00 20% 0.00 20% 0.00 95 0.0% 84 Terrace 3 0.0% 110 0.00 97 10% 0.00 5% 0.00 5% 0.00 Terrace 4 0.0% 0.0% 170 0.00 Semi 2 85 0.0% 15% 1.35 79 0.0% 0.00 0.00 Semi 3 107 0.0% 25% 2.25 214 93 0.0% 25% 0.00 15% 0.00 15% 0.00 0 Semi 4 120 0.0% 0.00 106 0.0% 5% 0.00 0.00 0.00 0.0% 0.00 93 0.0% 0.00 0.00 0.00 0 Det 3 112 Det 135 0.0% 10% 0.90 135 100 0.0% 0.00 0.00 0.00 0 5% 0 0.00 0 Det 150 0.0% 0.45 110 0.0% 0.00 0.00 Flat to5 1 45 10.0% 10% 0.90 50 40 10.0% 10% 0.00 0 25% 0.00 25% 0.00 0 0.00 61 15% 0.00 15% 0.00 15% 0.00 0 Flat to5 2 65 10.0% 10.0% 0.00 Ω 70 0.00 0.00 0.00 0 Flat to5 75 10.0% 10.0% 3 0.00 0.00 0.00 0.00 Flat 6+ 1 45 10.0% 40 10.0% 0.00 61 0.00 0.00 0 Flat 6+ 2 65 10.0% 10.0% 0.00 Flat 6+ 3 75 10.0% 0.00 75 10.0% 0.00 0.00 0.00 100% 9.00 834 100% 0.00 0 100% 0.00 100% 0.00 ha per 1,000 BCIS Occupants Population 2.880 Urban parks and gardens Lower Q Median m2 Used Count per unit 89,775 0.000 Playgrounds 2 1,197 1,197 75 Terrace Terrace 1,197 1,197 190 227,430 0.000 Outdoor sport facilities Terrace 3 Terrace 3 Terrace 4 1,197 1,197 Terrace 4 0.000 Allotments 208,080 Semi 2 1,224 1,224 170 Semi 0.000 Amenity Open Space (Informal Recreation) Semi 3 1,224 1,224 214 261,936 emi 0.000 Semi 4 1,224 1,224 Semi 4 4 0.000 Open Space Required 0.066 Det 3 1,449 1,449 0 Det 3 3 0.000 Gross - Net 0.000 4 1.449 1.449 135 -0.066 Det 195.615 Det 4 2.880 ha Shortfall / Surplus Det 5 1.449 1.449 0 Det 5 4 1 1,397 1,397 69,152 Flat to5 50 Flat to5 2 Flat to5 1,397 1,397 Flat to5 Construction Saleable Summary 3 1,397 1,397 Flat to5 Flat to5 Units m2 Average m2 Average 1 1,626 1,626 834 829 Flat 6+ Flat 6+ Market Housing 92.61 92.11 Flat 6+ 1,626 1,626 Flat 6+ Aff - rented Flat 6+ 3 1,626 1,626 Flat 6+ 3 Shared Ownership

Residents

First Homes

834

1,051,988

1,262 £/m2

92.11

829

l			_					Rour	nded	Modelling			Area ha			Characteristics					
	UNITS		5		Aff - rented		% of Aff	0	0	Density		units/ha	Total	0.143		Sub Area Else					
	Affordal	ble	0%		Shared Ow			0.00	0	Net:Gross	100.0%		Gross	0.143		Green Brov Brov					
					First Home	25%	% of Aff	0	0				Net	0.143 l	na	Use PDL					
						Market					Affordabl	e for Rent			Shared O	wnership			First Ho	mes	
	Beds	m2	Circulation	5		Rounded	m2	m	2 Circulatio	n 0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	15%	0.75	1	75	70	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	95	0.0%	20%	1.00	1	95	84	0.0%	25%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%	0.00	0	0	5%	0.00	0	0	5%	0.00	0	0
Semi	2	85	0.0%	15%	0.75	1	85	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	1.25	1	107	93	0.0%	25%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0	0	10	6 0.0%	5%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%	10%	0.50	1	135	10	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%	5%	0.25	0	0	11	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.50	0	0	40	10.0%	10%	0.00	0	0	25%	0.00	0	0	25%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	6:	10.0%	15%	0.00	0	0	15%	0.00	0	0	15%	0.00	0	0
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	6:	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	5.00	5	497			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
			BCIS					]		Occupants			Population			ha per 1,000					
			Lower Q	Median	Used	m2					Beds	Count	per unit			2.880 Urb	an parks and	d gardens			
Terrace	2		1,197		1,197	75	89,775			Terrace	2	1	2	2		0.000 Play	/grounds				
Terrace	3		1,197		1,197	95	113,715			Terrace	3	1	3	3		0.000 Out	door sport f	acilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0		0.000 Allo	tments				
Semi	2		1,224		1,224	85	104,040			Semi	2	1	2	2		0.000 Ame	enity Open S	Space (Info	ormal Recr	eation)	
Semi	3		1,224		1,224	107	130,968			Semi	3	1	3	3		0.000					
Semi	4		1,224		1,224	0	0			Semi	4	0	4	0		0.000		Op	en Space I	Required	0.040
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		Gre	oss - Net		0.000
Det	4		1,449		1,449	135	195,615			Det	4	1	4	4		2.880 ha		She	ortfall / Su	ırplus	-0.040
Det	5		1,449		1,449	0	0			Det	5	0	4	0	-						
Flat to5	1		1,397		1,397	0	0			Flat to5	1	0	1	0							
Flat to5	2		1,397		1,397	0	0			Flat to5	2	0	2	0		Summary			Constru	ction	Saleab
Flat to5	3		1,397		1,397	0	0			Flat to5	3	0	3	0				Units	m2	Average	m2
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Housing	g	5	497	99.40	497
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented		0	0	99.40	0
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Ownersl	hip	0	0	99.40	0
						497	634,113						Residents	14		First Homes		0	0	99.40	0
							1,276	-										5	497		497

00 HD								Round	ded	Modelling		A	Area ha			Characteris	tics				
9	UNITS		500		Aff - rentec	75% %	of Aff	112.5	113	Density	55	units/ha 1	otal	14.545		Sub Area	Elsewhere				
	Affordab	ole	30%	150	Shared Ow	0%		0.00	0	Net:Gross	62.5%	(	Gross	14.545	ha	Green Brov	Brown				
					First Home	25% %	of Aff	37.5	38			1	Net	9.091	ha	Use	PDL				
								150 1	151												
					N	Market					Affordabl	e for Rent			Shared Ov	wnership			First H	omes	
	Beds	m2	Circulation	350		Rounded	m2	m2	Circulation	113		Rounded	m2	0		Rounded	m2	38		Rounded	m2
Terrace	2	75	0.0%	15%	52.50	53	3,975	70	0.0%		0.00	0	0	20%	0.00	0	0	20%	7.60	8	560
Terrace	3	95	0.0%	20%	70.00	70	6,650	84	0.0%	50%	56.50	57	4,788	20%	0.00	0	0	20%	7.60	8	672
Terrace	4	110	0.0%	5%	17.50	18	1,980	97	0.0%	15%	16.95	16	1,552	20%	0.00	0	0	20%	7.60	8	776
Semi	2	85	0.0%	15%	52.50	53	4,505	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	87.50	88	9,416	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	35.00	32	3,840	106	0.0%	0%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	35.00	35	1,733	40	10.0%	20%	22.60	23	1,012	25%	0.00	0	0	25%	9.50	8	352
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	16.95	17	1,141	15%	0.00	0	0	15%	5.70	6	403
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	350.00	349	32,099			100%	113.00	113	8,493	100%	0.00	0	0	100%	38.00	38	2,763
			BCIS							Occupants			opulation			ha per 1,00					
			Lower Q	Median		m2					Beds	Count p	opulation per unit			2.880	Urban parks	-	ıs		
Terrace	2		Lower Q 1,197	Median	1,197	4,535	5,428,395			Terrace	2	Count p	-	122		2.880 0.000	Urban parks Playgrounds				
Terrace	3		Lower Q 1,197 1,197	Median	1,197 1,197	4,535 12,110	14,495,670			Terrace Terrace	2	Count p 61 135	per unit 2	405	-	2.880 0.000 0.000	Urban parks Playgrounds Outdoor spo				
Terrace Terrace	3 4		1,197 1,197 1,197	Median	1,197 1,197 1,197	4,535 12,110 4,308	14,495,670 5,156,676			Terrace Terrace Terrace	2 3 4	Count p 61 135 42	per unit 2 3 4	405 168	-	2.880 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments	ort facilities			
Terrace Terrace Semi	3 4 2		1,197 1,197 1,197 1,197 1,224	Median	1,197 1,197 1,197 1,224	4,535 12,110 4,308 4,505	14,495,670 5,156,676 5,514,120			Terrace Terrace Terrace Semi	2 3 4 2	Count 61 135 42 53	per unit 2	405 168 106	-	2.880 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo	ort facilities		reation)	
Terrace Terrace Semi Semi	3 4 2 3		Lower Q 1,197 1,197 1,197 1,224 1,224	Median	1,197 1,197 1,197 1,224 1,224	4,535 12,110 4,308 4,505 9,416	14,495,670 5,156,676 5,514,120 11,525,184			Terrace Terrace Terrace Semi Semi	2 3 4 2 3	Count 61 135 42 53 88	2 3 4 2 3	405 168 106 264	-	2.880 0.000 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments	ort facilities en Space (Ir	nformal Reco		
Terrace Terrace Semi Semi Semi	3 4 2 3 4		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224	Median	1,197 1,197 1,197 1,224 1,224 1,224	4,535 12,110 4,308 4,505 9,416 3,840	14,495,670 5,156,676 5,514,120			Terrace Terrace Terrace Semi Semi	2 3 4 2 3 4	Count 61 135 42 53	2 3 4 2 3 4	405 168 106 264 128		2.880 0.000 0.000 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments	ort facilities en Space (Ir	nformal Reco		3.758
Terrace Terrace Semi Semi Semi Det	3 4 2 3 4 3		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449	4,535 12,110 4,308 4,505 9,416 3,840 0	14,495,670 5,156,676 5,514,120 11,525,184			Terrace Terrace Semi Semi Det	2 3 4 2 3 4 3	Count 61 135 42 53 88	2 3 4 2 3 4 2 3 4	405 168 106 264 128		2.880 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments Amenity Op	ort facilities en Space (Ir	nformal Reco Open Space Gross - Net	Required	5.455
Terrace Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4		Lower Q 1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	4,535 12,110 4,308 4,505 9,416 3,840 0	14,495,670 5,156,676 5,514,120 11,525,184			Terrace Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	Count 61 135 42 53 88	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0		2.880 0.000 0.000 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments Amenity Op	ort facilities en Space (Ir	nformal Reco	Required	
Terrace Terrace Semi Semi Det Det	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449	4,535 12,110 4,308 4,505 9,416 3,840 0 0	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0			Terrace Terrace Terrace Semi Semi Semi Det Det Det	2 3 4 2 3 4 3 4 5	Count 61 135 42 53 88 32 0 0 0 0 0	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0		2.880 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments Amenity Op	ort facilities en Space (Ir	nformal Reco Open Space Gross - Net	Required	5.455
Terrace Terrace Semi Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449	4,535 12,110 4,308 4,505 9,416 3,840 0 0 0 3,097	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0 0 4,325,811			Terrace Terrace Semi Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	Count 61 135 42 53 88 32 0 0 0 66 6	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0 0 0	-	2.880 0.000 0.000 0.000 0.000 0.000 0.000 0.000 2.880	Urban parks Playgrounds Outdoor spo Allotments Amenity Op	ort facilities en Space (Ir	oformal Reco Open Space Gross - Net Shortfall / So	Required urplus	5.455 1.696
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	4,535 12,110 4,308 4,505 9,416 3,840 0 0	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0			Terrace Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	Count 61 135 42 53 88 32 0 0 0 0 0	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0 0 0 66 46	-	2.880 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Urban parks Playgrounds Outdoor spo Allotments Amenity Op	ort facilities en Space (Ir	oformal Reco Open Space Gross - Net Shortfall / So Constru	Required urplus	5.455 1.696 Saleable
Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,499 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397	4,535 12,110 4,308 4,505 9,416 3,840 0 0 0 3,097 1,543	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0 0 4,325,811			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	Count 61 135 42 53 88 32 0 0 0 66 6	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0 0 0 66 46		2.880 0.000 0.000 0.000 0.000 0.000 0.000 0.000 2.880	Urban parks Playgrounds Outdoor spo Allotments Amenity Op	en Space (Ir	oformal Reco Open Space Gross - Net Shortfall / So Constru m2	Required urplus uction Average	5.455 1.696 Saleable m2 A
Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	4,535 12,110 4,308 4,505 9,416 3,840 0 0 0 3,097	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0 0 4,325,811			Terrace Terrace Terrace Semi Semi Det Det Det Det Elat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	Count 61 135 42 53 88 32 0 0 0 66 6	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0 0 0 66 46 0		2.880 0.000 0.000 0.000 0.000 0.000 0.000 2.880 Summary	Urban parks Playgrounds Outdoor spc Allotments Amenity Op ha	en Space (Ir	Open Space Gross - Net Shortfall / Si Constru m2 32,099	Required urplus uction Average 91.97	5.455 1.696 Saleable m2 A: 31,941
Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,626	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397 1,626 1,626	4,535 12,110 4,308 4,505 9,416 3,840 0 0 0 3,097 1,543	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0 0 4,325,811			Terrace Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 1 2	Count 61 135 42 53 88 32 0 0 0 66 6	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0 0 0 66 46 0		2.880 0.000 0.000 0.000 0.000 0.000 0.000 0.000 2.880 Summary	Urban parks Playgrounds Outdoor spo Allotments Amenity Op ha	ort facilities en Space (Ir  Units 349 113	oformal Reco Open Space Gross - Net Shortfall / So Constru m2	Required urplus uction Average 91.97 75.16	5.455 1.696 Saleable m2 Av 31,941 8,297
Terrace Terrace Semi Semi Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	Median	1,197 1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	4,535 12,110 4,308 4,505 9,416 3,840 0 0 0 3,097 1,543	14,495,670 5,156,676 5,514,120 11,525,184 4,700,160 0 0 0 4,325,811			Terrace Terrace Terrace Semi Semi Det Det Det Det Elat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3	Count 6 61 135 42 53 88 88 32 0 0 0 0 66 23 0	2 3 4 2 3 4 2 3 4	405 168 106 264 128 0 0 0 66 46 0		2.880 0.000 0.000 0.000 0.000 0.000 0.000 2.880 Summary	Urban parks Playgrounds Outdoor spc Allotments Amenity Op ha	en Space (Ir	Open Space Gross - Net Shortfall / Si Constru m2 32,099	Required urplus uction Average 91.97	5.455 1.696 Saleable m2 Av 31,941

00 HD	LINITC		200		A.E	750/	7/ - f Aff	Round		Modelling			ea ha	F 040		Characteristics					
.0	UNITS		200		Aff - rented		% of Aff		45 0	Density		units/ha To		5.818		Sub Area Else					
	Affordal	oie	30%	60	Shared Ow			0.00		Net:Gross	62.5%		OSS	5.818 h		Green Brov Brov					
					First Home	25%	% of Aff		15			Ne	et	3.636 h	ia	Use PDL					
								60	60		*** 1.11				61 10				<b>-</b> ·		
	0-4-	2	Cian dation	140		Market	2	2	Circulation	45	Affordabl		2	n	Shared O		m2	15	First Ho	Rounded	2
T	Beds	m2	Circulation	15%	21.00	Rounded	m2	m2 70		45	0.00	Rounded	m2	20%	0.00	Rounded	mz O	20%	3.00	Kounded	m2 210
Terrace	2	75	0.0%			21	1,575		0.0%	500/		U	1 022			0	0			3	
Terrace	3	95	0.0%	20%	28.00	28	2,660	84	0.0%	50%	22.50	23	1,932	20%	0.00	0	0	20%	3.00	3	252
Terrace	4	110	0.0%	5% 15%	7.00 21.00	7 21	770 1,785	97	0.0%	15%	6.75 0.00	/	679	20%	0.00	0	0	20%	3.00 0.00	3	291
Semi	2	85	0.0%	25%	35.00		3,745	79	0.0%			0	0		0.00	0	0			0	0
Semi	3	107	0.0%			35		93	0.0%	00/	0.00	0	0			0	0		0.00	0	
Semi	4	120	0.0%	10%	14.00	14	1,680	106	0.0%	0%	0.00	0	0		0.00	0	0		0.00	Ŭ	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0	0		0.00	0	0		0.00	Ü	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	14.00	14	693	40	10.0%	20%	9.00	21	924	25%	0.00	0	0	25%	3.75	4	176
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	6.75		470	15%	0.00	0	0	15%	2.25	2	134
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	140.00	140	12,908			100%	45.00	58	4,005	100%	0.00	0	0	100%	15.00	15	1,063
	1		D.C.I.C.			1						10	1.00		Г	1 1000					
-			BCIS			m2				Occupants			pulation		ŀ	ha per 1,000 2.880 Urba					
			Lower Q	Median	Used						Beds		er unit				an narks	and garden	S		
Terrace			4 407		4 407					-			-	40	ŀ			-			
	2		1,197		1,197	1,785	2,136,645			Terrace	2	24	2	48	-	0.000 Play	grounds	Ü			
Terrace	3		1,197		1,197	4,844	5,798,268			Terrace	2	24 54	3	162	-	0.000 Play	grounds door spo	Ü			
Terrace	3 4		1,197 1,197		1,197 1,197	4,844 1,740	5,798,268 2,082,780			Terrace Terrace	2 3 4	24 54 17	2 3 4	162 68		0.000 Play 0.000 Outo 0.000 Allot	grounds door spo tments	rt facilities			
Terrace Semi	3 4 2		1,197 1,197 1,224		1,197 1,197 1,224	4,844 1,740 1,785	5,798,268 2,082,780 2,184,840			Terrace Terrace Semi	2 3 4 2	24 54 17 21	2 3 4 2	162 68 42		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame	grounds door spo tments	rt facilities		reation)	
Terrace Semi Semi	3 4 2 3		1,197 1,197 1,224 1,224		1,197 1,197 1,224 1,224	4,844 1,740 1,785 3,745	5,798,268 2,082,780 2,184,840 4,583,880			Terrace Terrace Semi Semi	2 3 4 2 3	24 54 17 21 35	2 3 4 2 3	162 68 42 105		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame 0.000	grounds door spo tments	rt facilities en Space (In	formal Recr		1.540
Terrace Semi Semi Semi	3 4 2 3 4		1,197 1,197 1,224 1,224 1,224		1,197 1,197 1,224 1,224 1,224	4,844 1,740 1,785 3,745 1,680	5,798,268 2,082,780 2,184,840			Terrace Terrace Semi Semi Semi	2 3 4 2 3 4	24 54 17 21 35 14	2 3 4 2 3 4	162 68 42 105 56		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame 0.000 0.000	grounds door spo tments	rt facilities en Space (In	formal Recr Open Space		1.549
Terrace Semi Semi Semi Det	3 4 2 3 4 3		1,197 1,197 1,224 1,224 1,224 1,449		1,197 1,197 1,224 1,224 1,224 1,449	4,844 1,740 1,785 3,745 1,680	5,798,268 2,082,780 2,184,840 4,583,880			Terrace Terrace Semi Semi Semi Det	2 3 4 2 3 4 3	24 54 17 21 35 14	2 3 4 2 3 4 3	162 68 42 105 56		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame 0.000 0.000	grounds door spo tments	ort facilities en Space (In	formal Recr Open Space Gross - Net	Required	2.182
Terrace Semi Semi Semi Det	3 4 2 3 4 3 4		1,197 1,197 1,224 1,224 1,224 1,449 1,449		1,197 1,197 1,224 1,224 1,224 1,449 1,449	4,844 1,740 1,785 3,745 1,680 0	5,798,268 2,082,780 2,184,840 4,583,880			Terrace Terrace Semi Semi Semi Det Det	2 3 4 2 3 4 3 4	24 54 17 21 35 14 0	2 3 4 2 3 4 3	162 68 42 105 56 0		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame 0.000 0.000	grounds door spo tments	ort facilities en Space (In	formal Recr Open Space	Required	
Terrace Semi Semi Semi Det Det	3 4 2 3 4 3 4 5		1,197 1,197 1,224 1,224 1,224 1,449 1,449		1,197 1,197 1,224 1,224 1,224 1,449 1,449	4,844 1,740 1,785 3,745 1,680 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0			Terrace Terrace Semi Semi Det Det Det	2 3 4 2 3 4 3 4 5	24 54 17 21 35 14 0	2 3 4 2 3 4 3 4 4	162 68 42 105 56 0		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame 0.000 0.000	grounds door spo tments	ort facilities en Space (In	formal Recr Open Space Gross - Net	Required	2.182
Terrace Semi Semi Semi Det Det Det Flat to5	3 4 2 3 4 3 4 5		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449	4,844 1,740 1,785 3,745 1,680 0 0 0 1,793	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Det Det Det Flat to5	2 3 4 2 3 4 3 4 5	24 54 17 21 35 14 0 0 0 39	2 3 4 2 3 4 3 4 4 4 4	162 68 42 105 56 0 0		0.000 Play, 0.000 Outo 0.000 Alloi 0.000 Ame 0.000 0.000 0.000 2.880 ha	grounds door spo tments	ort facilities en Space (In	formal Recr Open Space Gross - Net Shortfall / Su	Required	2.182 0.632
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1	24 54 17 21 35 14 0	2 3 4 2 3 4 3 4 4 1 1	162 68 42 105 56 0 0 0 39		0.000 Play 0.000 Outo 0.000 Allot 0.000 Ame 0.000 0.000	grounds door spo tments	ort facilities en Space (In C	formal Recr Open Space Gross - Net Shortfall / Su Constru	Required	2.182 0.632 Saleable
Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	3 4 2 3 4 3 4 5 1 2		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,449 1,397 1,397	4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Det Flat to5 Flat to5	2 3 4 2 3 4 3 4 5 1 2 3	24 54 17 21 35 14 0 0 0 0 39 9	2 3 4 2 3 4 4 4 1 1 2	162 68 42 105 56 0 0 0 39 18	[	0.000 Play 0.000 Outc 0.000 Allof 0.000 Outc 0.000 Outc 0.000 0.000 0.000 2.880 ha	grounds door spo tments enity Ope	ort facilities en Space (In	formal Recr Open Space Gross - Net Shortfall / Su Constru m2	Required urplus ction Average	2.182 0.632 Saleable m2
Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,499 1,397 1,397 1,397		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	4,844 1,740 1,785 3,745 1,680 0 0 0,0 1,793 604 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	24 54 17 21 35 14 0 0 0 0 39 9 0	2 3 4 2 3 4 4 4 1 2 3 3	162 68 42 105 56 0 0 0 39 18		0.000 Play 0.000 Oute 0.000 Allo 0.000 Ame 0.000 0.000 0.000 2.880 ha  Summary  Market Housing	grounds door spo tments enity Ope	ort facilities en Space (In	formal Recr Open Space Gross - Net Shortfall / Su Constru m2 12,908	Required urplus ction Average 92.20	2.182 0.632 Saleable m2 / 12,845
Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 2 3 4 3 4 5 1 2 3 1		1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,397 1,626		1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,397 1,397 1,397 1,626	4,844 1,740 1,785 3,745 1,680 0 0 0 1,793 604	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 4 2 3 4 3 4 5 5 1 2 3 1 2	24 54 17 21 35 14 0 0 0 0 39 9	2 3 4 2 3 4 4 4 1 2 3 3 1	162 68 42 105 56 0 0 39 18 0		0.000 Play 0.000 Oute 0.000 Allof 0.000 Ame 0.000 0.000 0.000 2.880 ha  Summary  Market Housing Aff - rented	grounds door spo tments enity Ope	ort facilities en Space (In	formal Recr Open Space Gross - Net Shortfall / Su Constru m2	Required urplus urplus uction Average 92.20 69.05	2.182 0.632 Saleable m2 / 12,845 3,878
Terrace Semi Semi Det Det Det Flat to5 Flat to5 Flat 6+	3 4 2 3 4 3 4 5 1 2 3		1,197 1,197 1,224 1,224 1,249 1,449 1,449 1,499 1,397 1,397 1,397		1,197 1,197 1,224 1,224 1,224 1,449 1,449 1,397 1,397 1,397	4,844 1,740 1,785 3,745 1,680 0 0 0,0 1,793 604 0	5,798,268 2,082,780 2,184,840 4,583,880 2,056,320 0 0 0 2,504,821			Terrace Terrace Semi Semi Semi Det Det Flat to5 Flat to5 Flat 6+	2 3 4 2 3 4 3 4 5 1 2 3 1	24 54 17 21 35 14 0 0 0 39 9 0 0	2 3 4 2 3 4 4 4 1 2 3 1 1 2 3 3 4 4 2 3 3 4 4 7 1 1 1 2 1 2 3 3 3 1 1 1 1 2 2 3 3 3 3 3	162 68 42 105 56 0 0 0 39 18		0.000 Play 0.000 Oute 0.000 Allo 0.000 Ame 0.000 0.000 0.000 2.880 ha  Summary  Market Housing	grounds door spo tments enity Ope	ort facilities en Space (In	formal Recr Open Space Gross - Net Shortfall / Su Constru m2 12,908	Required urplus ction Average 92.20	2.182 0.632 Saleable m2 / 12,845

HD							ſ	Roun	ded	Modelling			Area ha			Characteristics	S				
1	UNITS		75		Aff - rented	75% 9	6 of Aff	16.875	17	Density	55	units/ha	Total	1.653		Sub Area Els	ewhere				
	Afforda	ble	30%	22.5	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	1.653 h	a	Green Brov Bro	own				
					First Home	25% 9	6 of Aff	5.625	6				Net	1.364 h	a	Use PD	ıL				
								22.5	23												
						Market					Affordab	le for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	52.5		Rounded	m2	m2	Circulation	17		Rounded	m2	0		Rounded	m2	6		Rounded	m2
Terrace	2	75	0.0%	15%	7.88	7	525	70	0.0%		0.00	0	0	20%	0.00	0	0	20%	1.20	1	70
Terrace	3	95	0.0%	20%	10.50	11	1,045	84	0.0%	50%	8.50	8	672	20%	0.00	0	0	20%	1.20	1	84
Terrace	4	110	0.0%	5%	2.63		330	97	0.0%	15%			291	20%	0.00	0	0	20%	1.20	1	97
Semi	2	85	0.0%	15%	7.88	8	680	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	13.13	13	1,391	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	5.25	5	600	106	0.0%	0%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00				0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00		-		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	5.25	5	248	40	10.0%	20%				25%	0.00	0	0	25%	1.50	2	88
Flat to5	2	65	10.0%		0.00	0	0	61		15%			201	15%	0.00	0	0	15%	0.90	1	67
Flat to5	3	75	10.0%		0.00	0	0	70			0.00		, i		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00		, i		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00		0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	v		0.00	0	0		0.00	0	0
				100%	52.50	52	4,819			100%	17.00	17	1,296	100%	0.00	0	0	100%	6.00	6	406
			1	1						_	1				ĺ						
			BCIS			L _				Occupants			Population			ha per 1,000					
<u> </u>				Median		m2					Beds	Count	per unit					and gardens	5		
Terrace	2		1,197		1,197	595	712,215			Terrace	2	8	2	16		0.000 Pla	,,,				
Terrace	3		1,197		1,197	1,801	2,155,797			Terrace	3	20	3	60				ort facilities			
Terrace	4		1,197		1,197	718	859,446			Terrace	4	,	4	28		0.000 All					
Semi	2		1,224		1,224	680	832,320			Semi	2	8		16			nenity Op	en Space (Inf	ormal Reci	reation)	
Semi	3	-	1,224		1,224	1,391	1,702,584			Semi	3	13	3	39		0.000		<u> </u>	C	Danisha I	0.567
Semi	3	<del>                                     </del>	1,224 1.449		1,224 1,449	600	734,400			Semi	3	5	4	20		0.000		_	pen Space	kequirea	0.567
Det	1 3	<u> </u>	, -		, -		0			Det Det	4	0	,	0					ross - Net	umbus	
Dot														O I		2.880 ha		15	hortfall / Si	ur prus	-0.278
Det	4		1,449		1,449	0	0							-							
Det	4 5		1,449		1,449	0	0			Det	5	0	4	0	'		<u> </u>				<u>.</u>
Det Flat to5	4 5 1		1,449 1,397		1,449 1,397	0 468	0 0 653,098			Det Flat to5	5 1	0	4	0 10	•	Summanı		_	Constr	ection	Saloahi
Det Flat to5 Flat to5	4 5 1 2		1,449 1,397 1,397		1,449 1,397 1,397	0 468 268	0 0 653,098 374,955			Det Flat to5 Flat to5	5 1 2	0 10 4	4 1 2	0 10 8	ı	Summary			Constru		
Det Flat to5 Flat to5 Flat to5	4 5 1 2 3		1,449 1,397 1,397 1,397		1,449 1,397 1,397 1,397	0 468 268 0				Det Flat to5 Flat to5 Flat to5	5 1 2 3	0 10 4 0	4 1 2 3	0 10 8 0				Units	m2	Average	m2
Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3 1		1,449 1,397 1,397 1,397 1,626		1,449 1,397 1,397 1,397 1,626	0 468 268 0				Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3 1	0 10 4 0	4 1 2 3 1	0 10 8 0		Market Housir	ng	Units 52	m2 4,819	Average 92.66	m2 4,796
Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	4 5 1 2 3 1 2		1,449 1,397 1,397 1,397 1,626 1,626		1,449 1,397 1,397 1,397 1,626 1,626	0 468 268 0 0				Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	5 1 2 3 1 2	0 10 4 0	4 1 2 3 1	0 10 8 0 0		Market Housin		Units	m2	92.66 76.25	m2
Det Flat to5 Flat to5 Flat to5 Flat 6+	4 5 1 2 3 1		1,449 1,397 1,397 1,397 1,626		1,449 1,397 1,397 1,397 1,626	0 468 268 0				Det Flat to5 Flat to5 Flat to5 Flat 6+	5 1 2 3 1	0 10 4 0	4 1 2 3 1	0 10 8 0 0 0		Market Housir		Units 52	m2 4,819	Average 92.66	4,796

HD								Rour	ded	Modelling			Area ha			Characteristics					
	UNITS		40		Aff - rented	75% 9	6 of Aff	9	9	Density	55	units/ha	Total	0.882		Sub Area Else	ewhere				
	Affordal	ble	30%	12	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	0.882 h	a	Green Brov Bro	own				
					First Home	25% 9	6 of Aff	3	3				Net	0.727 h	a	Use PDI	L				
			_					12	12												
						Market						le for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	28		Rounded	m2	m2		9		Rounded	d m2	0		Rounded	m2	3		Rounded	m2
Terrace	2	75	0.0%	15%	4.20	4	300	70	0.0%		0.00	C	0	20%	0.00	0	0	20%	0.60	0	0
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	50%	4.50	5		20%	0.00	0	0	20%	0.60	1	84
Terrace	4	110	0.0%	5%	1.40	1	110	97		15%			L 97	20%	0.00	0	0	20%	0.60	1	97
Semi	2	85	0.0%	15%	4.20	4	340	79			0.00		, ,		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	7.00		749	93	0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	2.80	3	360	10	0.0%	0%	6 0.00	C	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93	0.0%		0.00		,		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	10	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	11	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	2.80		149	40		20%				25%	0.00	0	0	25%	0.75	1	44
Flat to5	2	65	10.0%		0.00	0	0	61		15%			L 67	15%	0.00	0	0	15%	0.45	0	0
Flat to5	3	75	10.0%		0.00	0	0	70			0.00				0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00		0	40			0.00				0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61			0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
				100%	28.00	28	2,578			100%	9.00	g	672	100%	0.00	0	0	100%	3.00	3	225
	_		I								1	1	1								
			BCIS			2				Occupants	_		Population			ha per 1,000					
T	-			Median	Used 1,197	m2 300	359,100			T	Beds	Count	per unit	0				and garden	S		
Terrace Terrace	3		1,197 1.197		1,197	1,074	1,285,578			Terrace Terrace	3	12		36		0.000 Play		ort facilities			
Terrace	4		1,197		1,197	304	363,888			Terrace	4	12		12			otments	ort racilities			
Semi	2		1,197		1,197	340	416,160			Semi	2		<u> </u>	8				en Space (In	formal Dog	rootion)	
Semi	3		1,224		1,224	749	916,776			Semi	3	-		21		0.000	lernity Ope	en space (iii	ioiiiiai kec	reacion	
Semi	4		1,224		1,224	360	440,640			Semi	4	3	, ,	12		0.000		7	pen Space	Required	0.302
Det	3		1,449		1,449	0	440,040			Det	3	0		0		0.000		-	Fross - Net	Required	0.154
Det	4		1,449		1,449	0	0			Det	4			0		2.880 ha		-	hortfall / S	urnlus	-0.148
Det	5		1,449		1,449	0	0			Det	5		, ,	0		2.000 110		Ŀ	illortian / 3	uipius	-0.148
Flat to5	1		1,397		1,397	281	391,859			Flat to5	1	-	<u> </u>	6							
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1		2		Summary		Г	Constr	ıction	Saleable
Flat to5	3		1,397		1,397	0	33,733			Flat to5	3	-	-	0				Units	m2	Average	m2 Avera
			1,626		1,626	0	0			Flat 6+	1		, ,	0		Market Housin	g	28	2,578	92.05	2,564 91
Flat 6+	1		1,020			0	0			Flat 6+	2			n		Aff - rented	ь	9	672	74.68	658 73
Flat 6+	2		1 626		1 626											· · · · · · · · · · · · · · · · · · ·					
Flat 6+	2		1,626 1.626		1,626 1.626	0	0					(	) 3	0		Shared Owners	ship	0	0		0 73
			1,626 1,626		1,626 1,626		0 4,267,739			Flat 6+	3	(	) 3 Residents	0 <b>105</b>		Shared Owners First Homes	ship	0	0 225	<b>75.00</b> 75.00	0 73 221 73

HD							j	Round	ed	Modelling			Area ha			Characteristics					
3	UNITS		20		Aff - rente		% of Aff	4.5	5	Density		units/ha	Total	0.364		Sub Area Else					
	Afforda	ible	30%		Shared Ow			0.00	0	Net:Gross	100.0%		Gross	0.364 h		Green Brov Bro					
					First Home	25% 9	% of Aff	1.5	7				Net	0.364 h	3	Use PDL	-				
			1			Market		ь	/		Affordah	le for Rent			Shared O	wnership			First Ho	nmes	
	Beds	m2	Circulation	14		Rounded	m2	m2	Circulation	5		Rounded	d m2	0	J Cu O	Rounded	m2	2		Rounded	m2
Terrace	2	75	0.0%	15%	2.10		150	70	0.0%		0.00			20%	0.00	0	0	20%	0.40	0	0
Terrace	3	95	0.0%	20%	2.80	3	285	84	0.0%	50%	2.50	2	168	20%	0.00	0	0	20%	0.40	0	0
Terrace	4	110	0.0%	5%	0.70	1	110	97	0.0%	15%	0.75	1	L 97	20%	0.00	0	0	20%	0.40	0	0
Semi	2	85	0.0%	15%	2.10	2	170	79	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	3.50	4	428	93	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	1.40	1	120	106	0.0%	0%	0.00	(	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	1.40	1	50	40	10.0%	20%	1.00	1	L 44	25%	0.00	0	0	25%	0.50	1	44
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%			L 67	15%	0.00	0	0	15%	0.30	0	0
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00		0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00		0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
				100%	14.00	14	1,313			100%	5.00	5	376	100%	0.00	0	0	100%	2.00	1	44
		1	BCIS							Occupants			Population			ha per 1,000					
				Median	Used	m2				Occupants	Beds	Count	per unit				nan narks	and gardens	c		
Terrace	2		1,197	Wicalan	1,197	150	179,550			Terrace	2	Count	) 2	4		0.000 Play		_	,		
Terrace	3		1,197		1,197	453	542,241			Terrace	3		3	15				ort facilities			
Terrace	4		1.197		1,197	207	247,779			Terrace	4	1 2	9 4	8		0.000 Allo		, c raemicies			
Semi	2		1,224		1,224	170	208,080			Semi	2		2	4				en Space (Inf	formal Recr	reation)	
Semi	3	1	1,224		1,224	428	523,872			Semi	3		1 3	12		0.000	, 50	(			
Semi	4		1,224		1,224	120	146,880			Semi	4	1	4	4		0.000		C	pen Space	Required	0.150
Det	3		1,449		1,449	0	0			Det	3	(	3	0		0.000		_	iross - Net		0.000
Det	4		1,449		1,449	0	0			Det	4	(	) 4	0		2.880 ha		s	hortfall / Si	ırplus	-0.150
Det	5		1,449		1,449	0	0			Det	5	(	) 4	0		•				•	
Flat to5	1		1,397		1,397	138	192,088			Flat to5	1	3	1	3							
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1	1 2	2		Summary		Г	Constru	iction	Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	(	3	0				Units	m2	Average	m2 A
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	(	) 1	0		Market Housing	g	14	1,313	93.75	1,308
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	(	) 2	0		Aff - rented		5	376	75.22	366
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	3	0		Shared Owners	ship	0	0	44.00	0
						1,733	2,134,228						Residents	52		First Homes		1	44	44.00	40
							1,232	£/m2										20	1,733		1,714

5 HD								F	Rounded	1	Modelling			Area ha			Characteristic	cs				
4	UNITS		15		Aff - rente	c 75%	% of Aff	3.375	3	3	Density	55	units/ha	Total	0.273		Sub Area El	sewhere				
	Affordal	ble	30%	4.5	Shared Ow	0%		0.00	0	)	Net:Gross	100.0%		Gross	0.273	ha	Green Brov Br	rown				
					First Home	25%	% of Aff	1.125	1					Net	0.273	ha	Use PI	DL				
								4.5	4	ı	-											
						Market				<del></del>		Affordab	le for Rent			Shared C	wnership			First H	omes	
	Beds	m2	Circulation	10.5		Rounded	m2		m2	Circulation	3		Rounded	d m2			Rounded	m2	1		Rounded	m2
Terrace	2	75	0.0%	15%	1.58		75		70	0.0%		0.00		0	20%	0.00	0	0	20%	0.20	1	70
Terrace	3	95	0.0%	20%	2.10		190		84	0.0%	50%			- 100		0.00	0	0	20%	0.20	0	0
Terrace	4	110	0.0%	5%	0.53		110		97	0.0%	15%			, ,	20%	0.00	0	0	20%	0.20	0	0
Semi	2	85	0.0%	15%	1.58		170		79	0.0%		0.00		<u> </u>		0.00	0	0		0.00	0	0
Semi	3	107	0.0%	25%	2.63		321		93	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	4	120	0.0%	10%	1.05		120		106	0.0%	0%			, ,		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0		93	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0		100	0.0%		0.00				0.00	0	0		0.00	0	0
Det	5	150	0.0%	100/	0.00		0		110	0.0%	200/	0.00				0.00	0	0	2504	0.00	0	0
Flat to5	1	45	10.0%	10%	1.05		50		40	10.0%	20%			. 44		0.00	- U	0	25%	0.25	0	0
Flat to5	2	65 75	10.0% 10.0%		0.00		0		61 70	10.0% 10.0%	15%	0.45	`		15%	0.00	0	0	15%	0.15	0	0
Flat to5 Flat 6+	1	75 45	10.0%		0.00		0		40	10.0%		0.00				0.00	0	0		0.00	0	0
Flat 6+	2	45 65	10.0%		0.00		0		61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00		0		75	10.0%		0.00				0.00	0	0		0.00	0	0
i iat oi	3	75	10.070	100%	10.50		1,036		75	10.070	100%	3.00		, ,	100%	0.00	0	0	100%	1.00	1	70
			ļ	10070	10.50		1,050				100/0	3.00			100/0	0.00	Ū		100/0	1.00	-	,,,
			BCIS								Occupants			Population			ha per 1,000					
			Lower Q	Median	Used	m2						Beds	Count	per unit			2.880 U	rban park	s and garden	S		
Terrace	2		1,197		1,197	145	173,565				Terrace	2	2	2 2	4		0.000 PI	ayground	s			
Terrace	3		1,197		1,197	358	428,526				Terrace	3	4	1 3	12		0.000 O	utdoor sp	ort facilities			
Terrace	4		1,197		1,197	110	131,670				Terrace	4	1	4	4		0.000 AI	llotments				
Semi	2		1,224		1,224		208,080				Semi	2	2	2 2	4		0.000 Ai	menity Op	en Space (In	formal Rec	reation)	
Semi	3		1,224		1,224		392,904				Semi	3	3	3	9		0.000		_			
Semi	4		1,224		1,224	120	146,880				Semi	4	1	L 4	4		0.000		_	Open Space	Required	0.112
Det	3		1,449		1,449		0				Det	3	C	<u> </u>	0		0.000		-	Gross - Net		0.000
Det	4		1,449		1,449		0				Det	4	C	, ,	0		2.880 ha	a	9	Shortfall / S	urplus	-0.112
Det	5		1,449		1,449		0				Det	5	C		0							
Flat to5	1		1,397		1,397		130,620				Flat to5	1	2	-	2				-			
Flat to5	2		1,397		1,397	0	0				Flat to5	2	0		0		Summary			Constr		Saleable
Flat to5	3		1,397		1,397	+	0				Flat to5	3	0	<u> </u>	0				Units	m2	Average	m2 Aver
Flat 6+	1		1,626		1,626	0	0				Flat 6+	1	0	, ,	0		Market Housi	ing	11	1,036	94.14	1,031 93
Flat 6+	2		1,626		1,626		0				Flat 6+	2	0	<u> </u>	0		Aff - rented		3	212	70.67	208 69
Flat 6+	3		1,626		1,626		1.612.245				Flat 6+	3	ļ (	, ,	20		Shared Owne	rsnip	0	70	70.00	0 70
						1,318	1,612,245	c/2				l	l	Residents	39		First Homes		1	70	70.00	70 70
							1,224	t/MZ											15	1,318		1,309

HD								Rounde	ed	Modelling			Area ha			Characteris	stics				
.5	UNITS		9		Aff - rented	75%	% of Aff	0	0	Density	55	units/ha	Total	0.164		Sub Area	Elsewhere				
	Afforda	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.164 h	a	Green Brow	Brown				
					First Home	25%	% of Aff	0	0				Net	0.164 h	a	Use	PDL				
								0	0												
						Market					Affordabl	e for Rent			Shared C	Ownership			First Ho	omes	
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	n 0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%	15%		1	75	70	0.0%		0.00	0		20%	0.00		0	20%	0.00	0	0
Terrace	3	95	0.0%	20%	1.80	3	285	84	0.0%	50%		0		20%	0.00		0	20%	0.00	0	0
Terrace	4	110	0.0%	5%	0.45	0	0	97	0.0%	15%		0		20%	0.00		0	20%	0.00	0	0
Semi	2	85	0.0%	15%	1.35	1	85	79	0.0%		0.00	0			0.00		0		0.00	0	0
Semi	3	107	0.0%	25%		2	214	93	0.0%		0.00	0			0.00		·		0.00	0	0
Semi	4	120	0.0%	10%	0.90	1	120	106	0.0%	0%		0			0.00		0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0			0.00				0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0			0.00		0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0			0.00		0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.90	1	50	40	10.0%	20%	0.00	0		25%	0.00			25%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%	0.00	0	-	15%	0.00		0	15%	0.00	0	0
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0			0.00				0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0			0.00				0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0			0.00		0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0			0.00				0.00	0	0
				100%	9.00	9	829			100%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0
-		1	T	ı						-	1										
			BCIS							Occupants		_	Population			ha per 1,00					
			Lower Q	Median		m2				_	Beds	Count	per unit				Urban parks		ıs		
Terrace	2		1,197		1,197	75	89,775			Terrace	2	1	2	2			Playgrounds				
Terrace	3		1,197		1,197	285	341,145			Terrace	3	3		9			Outdoor spo	ort facilities			
Terrace	4		1,197		1,197	0	101.010			Terrace	4	0		0			Allotments	. "			
Semi	2		1,224		1,224	85	104,040			Semi	2	1					Amenity Op	en Space (Ir	ntormai Recr	eation)	
Semi	3		1,224 1,224		1,224 1,224	214 120	261,936			Semi	3	<u>2</u>		- 6		0.000		Г	0	Danishad	0.000
Semi Det	3		1,449		1,449	0	146,880			Semi Det	3	0		- 4		0.000			Open Space Gross - Net	Required	0.069
Det	4		1,449		1,449	0	0				4	0		0		2.880	ha			rentus	-0.069
	5					0	0			Det				0		2.880	na	L	Shortfall / Su	ırpius	-0.069
Det Flat to5	1		1,449 1,397		1,449 1,397	50	69,152			Det Flat to5	5	1		1							
Flat to5	2		1,397		1,397	0	09,152			Flat to5	2	0		1		Cumman		Г	Constru	ction	Saleable
Flat to5	3		1,397		1,397	0	0				3	0		0		Summary		Units			
Flat to5	1		1,626		1,626	0	0			Flat to5 Flat 6+	1	0		0		Market Ho	ucina	Units 9	m2 829	Average 92.06	m2 Avei 824 9:
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0		0		Aff - rented	ŭ	0	829	92.06	0 9
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0		0		Shared Ow		0	0	92.06	0 9:
ridi 0+	3		1,026		1,026	829	1,012,928			ridt 0+	3	U	Residents	24		First Home		0	0	92.06	0 91
		l	1	l	i l	629	, ,	C/2			l		residents	24		riist nome	3	9	829	92.00	824
							1,223	t/m2										9	829		824

5 HD								Rounde	ed	Modelling			Area ha			Characteris	stics					
16	UNITS		5		Aff - rented	75%	% of Aff	0	0	Density	55	units/ha	Total	0.091		Sub Area	Elsewhere					
	Affordal	ole	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100.0%		Gross	0.091 H	na	Green Brow	Brown					
					First Home	25%	% of Aff	0	0				Net	0.091 H	na	Use	PDL					
								0	0													
						Market						e for Rent			Shared O	wnership			First H	lomes		
	Beds	m2	Circulation	5		Rounded	m2	m2	Circulation	0		Rounded		0		Rounded		0		Rounded	m2	
Terrace	2	75	0.0%	15%	0.75	0	0	70	0.0%		0.00	C	, ,	20%	0.00	0	0	20%	0.00	0	0	
Terrace	3	95	0.0%	20%	1.00		95	84	0.0%	50%	0.00	C		20%	0.00	0	0	20%	0.00	0	0	
Terrace	4	110	0.0%	5%	0.25		0	97	0.0%	15%	0.00	C		20%	0.00	0	0	20%	0.00	0	0	
Semi	2	85	0.0%	15%	0.75		85	79	0.0%		0.00	C			0.00	0	0		0.00	0	0	
Semi	3	107	0.0%	25%	1.25		107	93	0.0%		0.00	C			0.00	0	·		0.00	0	0	
Semi	4	120	0.0%	10%	0.50		120	106	0.0%	0%	0.00	C			0.00	0	0		0.00	0	0	
Det	3	112	0.0%		0.00		0	93	0.0%		0.00	C			0.00	0	V		0.00	0	0	
Det	4	135	0.0%		0.00		0	100	0.0%		0.00	C			0.00	0	Ü		0.00	0	0	
Det	5	150	0.0%		0.00		0	110	0.0%		0.00	C			0.00	0	0		0.00	0	0	
Flat to5	1	45	10.0%	10%	0.50		50	40	10.0%	20%	0.00	C		25%	0.00	0	·	25%	0.00	0	0	
Flat to5	2	65	10.0%		0.00		0	61	10.0%	15%	0.00	C		15%	0.00	0	0	15%	0.00	0	0	
Flat to5	3	75	10.0%		0.00		0	70	10.0%		0.00	C			0.00	0	·		0.00	0	0	
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00	C			0.00	0	U		0.00	0	0	
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00	C			0.00	0	0		0.00	0	0	
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00	C			0.00	0	v		0.00	0	0	
				100%	5.00	5	457			100%	0.00	C	0	100%	0.00	0	0	100%	0.00	0	0	
	1		BCIS			1	1			0	1		Population		ı	ha per 1,00	20					
-				Median	Used	m2				Occupants	Beds	C										
Torrage	2		Lower Q 1,197	iviedian	1,197		0			Terrace	Beas 2	Count	per unit	0			Urban park		ns			
Terrace Terrace	3		1,197		1,197		113,715			Terrace	3	1	) 2	2			Outdoor sp					
Terrace	4		1,197		1,197		113,713			Terrace	4		) 4	0			Allotments	ort raciities	•			
Semi	2		1,137		1,137		104,040			Semi	2	1	2	2			Amenity Op	on Enaco (I	nformal Poc	reation)		
Semi	3		1,224		1,224		130,968			Semi	3	1	1 3	2		0.000	Amenity Op	Jeii Space (i	illollilai Nec	i eation)		
Semi	4		1,224		1,224		146,880			Semi	4	1	1 4	4		0.000			Open Space	Required	0.037	
Det	3		1,449		1,449		140,000			Det	3			0		0.000			Gross - Net	Required	0.000	
Det	4		1,449		1,449		0			Det	4			0		2.880	ha		Shortfall / S	urnlus	-0.037	
Det	5		1,449		1,449		0			Det	5			n	l					5.00	0.007	
Flat to5	1		1,397		1,397		69,152			Flat to5	1	1	1 1	1								
Flat to5	2		1,397		1,397		0			Flat to5	2		) 2	0		Summary			Constr	uction	Salea	able
			1,397		1,397		0			Flat to5	3	C		0				Units	m2	Average	m2	Averag
Flat to5	3		1,397														٠.					
Flat to5 Flat 6+	3		1,626		1,626		0			Flat 6+	1		) 1	0		Market Ho	using	5	457	91.30	452	90.4
						0	0			Flat 6+ Flat 6+	1 2	0		0		Aff - rented		5 0		91.30 91.30	452 0	
Flat 6+	1		1,626		1,626	0	0 0 0						) 2	0			d	,	0			90.4
Flat 6+ Flat 6+	1 2		1,626 1,626		1,626 1,626	0	0 0 0 564,755			Flat 6+	2	C	) 2			Aff - rented	d nership	0	0	91.30		90.4 90.4 90.4 90.4

									Rounded	1	Modelling			Area ha			Characteristics	s				
,	UNITS		300		Aff - rented	75% %	of Aff	67.5	68	-1	Density	100	units/ha	Total	4.800		Sub Area Els					
	Affordal	ble	30%	90	Shared Ow	0%		0.00	0		Net:Gross	62.5%		Gross	4.800 h	ıa	Green Broy Br	own				
					First Home	25% %	of Aff	22.5	23					Net	3.000 h		Use PD	DL				
								90	91													
						Market				_		Affordabl	e for Rent			Shared O	wnership			First H	lomes	
	Beds	m2	Circulation	210		Rounded	m2		m2	Circulation	68		Rounded	m2	0		Rounded	m2	23		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0		93	0.0%		0.00	0	-		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0		100	0.0%		0.00	0			0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0		110	0.0%		0.00	0			0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	21.00		1,040		40	10.0%	20%	13.60	14		25%	0.00	0	0	25%	5.75	6	264
Flat to5	2	65	10.0%	30%	63.00	63	4,505		61	10.0%	30%	20.40	20		40%	0.00	0	0	40%	9.20	9	604
Flat to5	3	75	10.0%	60%	126.00	126	10,395		70	10.0%	50%	34.00		,	35%	0.00	0	0	35%	8.05	7	539
Flat 6+	1	45	10.0%		0.00	0	0		40	10.0%		0.00	0			0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0		61	10.0%		0.00	0			0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0		75	10.0%		0.00	0	ŭ		0.00	0	0		0.00	0	0
				100%	210.00	210	15,939				100%	68.00	68	4,576	100%	0.00	0	0	100%	23.00	22	1,407
			BCIS								0		1	Population			h 1 000					
			_	Median	Used	m2					Occupants	Beds	C	<del>                                     </del>			ha per 1,000	de e e e e e el e				
T	2		1,197	iviedian	1,197	m2 0					T	Beas 2	Count	per unit	0		0.000 Pla		and garder	1S		
Terrace Terrace	3		1,197		1,197	0	0				Terrace Terrace	3	0		0				s ort facilities			
Terrace	4		1,197		1,197	0	0				Terrace	4	0	,	0			lotments	ort raciillies			
Semi	2		1,137		1,137	0	0				Semi	2	0		0				en Space (Ir	oformal Boo	reation)	
Semi	3		1,224		1,224	0	0				Semi	3	0	2	0		0.000	nemity Op	ien space (ii	iioiiiiai nec	reactorij	
Semi	4		1,224		1,224	0	0				Semi	4	0	4	0		0.000		Г	Open Space	Required	2.091
Det	3		1,449		1,449	0	0				Det	3	0	3	0		0.000		_	Gross - Net		1.800
Det	4		1,449		1,449	0	0				Det	4	0	4	0		2.880 ha	,	-	Shortfall / S		-0.291
Det	5		1,449		1,449	0	0				Det	5	0		0		2.000 110		Ŀ		,7.00	0.232
Flat to5	1		1,397		1,397	1,920	2,681,542				Flat to5	1	41	1	41							
Flat to5	2		1,397		1,397	6,450	9,011,209				Flat to5	2	92		184		Summary		Г	Constr	uction	Saleabl
Flat to5	3		1,397		1,397	13,552	18,932,144				Flat to5	3	167		501			I	Units	m2	Average	m2
Flat 6+	1		1,626		1,626	0	0				Flat 6+	1	0		0		Market Housin	ng	210	15,939	75.90	14,490
Flat 6+	2		1,626		1,626	0	0				Flat 6+	2	0	2	0		Aff - rented		68	4,576	67.29	4,160
	3		1,626		1,626	0	0				Flat 6+	3	0	3	0		Shared Owner	rship	0	0	63.95	0
Flat 6+	3																					
Flat 6+	3		,		,	21,922	30,624,894							Residents	726		First Homes		22	1,407	63.95	1,279

100							[	Round	led	Modelling			Area ha			Characteris	stics				
18	UNITS		100		Aff - rented	75%	% of Aff	22.5	23	Density	100	units/ha	Total	1.212		Sub Area	Elsewhere				
	Affordal	ble	30%	30	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	1.212 l	na	Green Brow	Brown				
					First Home	25%	% of Aff	7.5	8				Net	1.000 l	na	Use	PDL				
			i					30	31	į											
						Market					Affordable				Shared C	wnership			First Ho	omes	
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	23		Rounded	m2	0		Rounded		8		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00		0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0			0.00		0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0			0.00		0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0			0.00		Ŭ		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	0			0.00		0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0			0.00				0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00		0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0			0.00				0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0			0.00		Ŭ		0.00	0	0
Flat to5	1	45	10.0%	10%	7.00	7	347	40	10.0%	20%	4.60	5	220	25%	0.00		0	25%	2.00	2	88
Flat to5	2	65	10.0%	30%	21.00	21	1,502	61	10.0%	30%	6.90	7	470	40%	0.00		v	40%	3.20	3	201
Flat to5	3	75	10.0%	60%	42.00	42	3,465	70	10.0%	50%	11.50	10	770	35%	0.00		0	35%	2.80	3	231
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00		0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		0				Ŭ		0.00	v	0
Flat 6+	3	75	10.0%	4000/	0.00	0	0	75	10.0%	4000/	0.00	0	·	4000/	0.00		0	4000/	0.00	0	
				100%	70.00	70	5,313			100%	23.00	22	1,460	100%	0.00	0	U	100%	8.00	8	520
			BCIS				1			Occupants			Population			ha per 1,00	20				
			Lower Q	Median	Used	m2				Occupants	Beds		per unit				Urban parks	and garde	nc		
Terrace	2		1,197	iviculari	1,197	0	0			Terrace	2	0	2	0			Playground	-	113		
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0			Outdoor sp				
Terrace	4		1.197		1,197	0	0			Terrace	4	0	4	0		0.000					
Semi	2		1,224		1,224	0	0			Semi	2	0	2	0		0.000	Amenity Op	en Space (I	nformal Recr	eation)	
Semi	3		1.224		1,224	0	0			Semi	3	0	3	0		0.000				,	
Semi	4		1,224		1,224	0	0			Semi	4	0	4	0		0.000			Open Space	Required	0.694
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000		ľ	Gross - Net		0.212
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880	ha	•	Shortfall / Su	ırplus	-0.482
Det	5		1,449		1,449	0	0			Det	5	0	4	0							
Flat to5	1		1,397		1,397	655	914,337			Flat to5	1	14	1	14							
Flat to5	2		1,397		1,397	2,173	3,034,983			Flat to5	2	31	2	62		Summary			Constru	iction	Saleable
Flat to5	3		1,397		1,397	4,466	6,239,002			Flat to5	3	55	3	165				Units	m2	Average	m2 Avera
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	0	1	0		Market Ho	using	70	5,313	75.90	4,830 69
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	0	2	0		Aff - rented	d	22	1,460	66.35	1,327 60
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	0	3	0		Shared Ow	nership	0	0	65.04	0 59
						7,293	10,188,321						Residents	241		First Home	es .	8	520	65.04	473 59
							1,397	£/m2										100	7,293		6,630

e	UNITS Affordab	ile	<b>30</b> 30%	9	Aff - rented Shared Ow First Home	0%		Rounde 6.75 0.00 2.25	d 7 0 2	Modelling Density Net:Gross	100 82.5%	units/ha 1	Area ha Total Gross Net	0.364 0.364 0.300	ha	Characteris Sub Area Green Brow Use	Elsewhere				
						Market					Affordable	for Rent			Shared O	wnership			First Ho	omes	
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	7		Rounded	m2	0		Rounded	m2	2		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	2.10	2	99	40	10.0%	20%	1.40	1	44	25%	0.00	0	0	25%	0.50	0	0
Flat to5	2	65	10.0%	30%	6.30	6	429	61	10.0%	30%	2.10	2	134	40%	0.00	0	0	40%	0.80	1	67
Flat to5	3	75	10.0%	60%	12.60	13	1,073	70	10.0%	50%	3.50	4	308	35%	0.00	0	0	35%	0.70	1	77
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	21.00	21	1,601			100%	7.00	7	486	100%	0.00	0	0	100%	2.00	2	144
							1				1			1							
			BCIS			_				Occupants			opulation			ha per 1,00					
_	2		Lower Q	Median		m2						Count p	er unit	•			Urban parks	_	ıs		
Terrace	3		1,197 1,197		1,197 1,197	0	0			Terrace	3	0	2	0			Playgrounds				
Terrace			1,197		,	0	0			Terrace		0	3 4	0			Outdoor spo Allotments	ort racilities			
Terrace	4				1,197	0	0			Terrace	2	0	4	0				C (I-	.f1 D		
Semi	3		1,224 1.224		1,224 1,224	0	0			Semi		0	2	0		0.000	Amenity Op	en Space (Ir	itormai keci	eation)	
Semi			1,224		1,224	0	0			Semi	3	0	3 4	0		0.000	-	Г	Open Space	Doguirod	0.216
Comi										Comi	4					0.000	1			Required	0.216
Semi	4		,			0	0			Semi	4	0	2			0.000					
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000	ha	-	Gross - Net	umluc	
Det Det	3 4		1,449 1,449		1,449 1,449	0	0			Det Det	3	0	3 4	0		0.000 <b>2.880</b>	ha	-	Gross - Net Shortfall / Si	urplus	-0.152
Det Det Det	3 4 5		1,449 1,449 1,449		1,449 1,449 1,449	0 0	0 0 0			Det Det Det	3 4 5	0 0	3	0			ha	-		urplus	
Det Det Flat to5	3 4 5 1		1,449 1,449 1,449 1,397		1,449 1,449 1,449 1,397	0 0 0 143	0 0 0 0 199,771			Det Det Det Flat to5	3 4 5	0 0 0 3	3	0 0 0 3		2.880	ha	-	Shortfall / Si		-0.152
Det Det Det Flat to5 Flat to5	3 4 5 1 2		1,449 1,449 1,449 1,397 1,397		1,449 1,449 1,449 1,397 1,397	0 0 0 0 143 630	880,529			Det Det Det Flat to5 Flat to5	3 4 5 1 2	0 0 0 3 9 19	3	0 0 0 0 3 18			ha		Shortfall / Si Constru	iction	-0.152 Saleable
Det Det Det Flat to5 Flat to5 Flat to5	3 4 5 1 2 3		1,449 1,449 1,449 1,397 1,397 1,397		1,449 1,449 1,449 1,397 1,397 1,397	0 0 0 143				Det Det Det Flat to5 Flat to5 Flat to5	3 4 5 1 2 3	0 0 0 0 3 9	3	0 0 0 3 18 54		2.880 Summary		Units	Shortfall / So Constru m2	ection Average	Saleable m2 Avera
Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 5 1 2 3 1		1,449 1,449 1,449 1,397 1,397 1,397		1,449 1,449 1,449 1,397 1,397 1,397	0 0 0 0 143 630	880,529			Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 5 1 2 3 1		3	0 0 0 3 18 54		2.880 Summary Market Ho	using	Units 21	Constru m2 1,601	Average 76.21	-0.152 Saleable m2 Avera 1,455 69
Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 5 1 2 3 1 2		1,449 1,449 1,397 1,397 1,397 1,626		1,449 1,449 1,449 1,397 1,397 1,397 1,626 1,626	0 0 0 0 143 630	880,529			Det Det Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	3 4 5 1 2 3 1		3	0 0 0 3 18 54 0		2.880 Summary Market Ho Aff - rente	using d	Units 21 7	Shortfall / So Constru m2	Average 76.21 69.46	Saleable m2 Avera 1,455 69 442 63
Det Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 5 1 2 3 1		1,449 1,449 1,449 1,397 1,397 1,397		1,449 1,449 1,449 1,397 1,397 1,397	0 0 0 0 143 630	880,529			Det Det Flat to5 Flat to5 Flat to5 Flat 6+	3 4 5 1 2 3 1	18 0 0	3	0 0 0 3 18 54		2.880 Summary Market Ho	using d vnership	Units 21	Constru m2 1,601	Average 76.21	-0.152 Saleable m2 Avera 1,455 69

0	UNITS		12		Aff - rented		% of Aff	2.7	ed 3	Modelling Density		units/ha	Area ha Total	0.206			Elsewhere				
	Affordal	bie	30%	3.6	Shared Ow First Home	0%	0/ of Aff	0.00	1	Net:Gross	100%		Gross	0.120 l 0.120 l		Green Brov	PDL				
					FIRST Home	25%	% of Aff	3.6	4				Net	0.120 1	na	Use	PUL				
						Market		5.0	7		Affordabl	e for Rent			Shared C	Ownership			First Ho	omes	
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulation	3		Rounded	l m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	(	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.84	1	50	40	10.0%	20%	0.60	1	44	25%	0.00		0	25%	0.25	0	0
Flat to5	2	65	10.0%	30%	2.52	3	215	61	10.0%	30%	0.90	1		40%	0.00		0	40%	0.40	1	67
Flat to5	3	75	10.0%	60%	5.04	5	413	70	10.0%	50%	1.50	1	77	35%	0.00		0	35%	0.35	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40	10.0%		0.00	(			0.00		v		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	(			0.00		0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	(	-		0.00				0.00	0	0
				100%	8.40	9	677			100%	3.00	3	188	100%	0.00	0	0	100%	1.00	1	67
		1	1				1			Γ-			T T								
			BCIS							Occupants		_	Population			ha per 1,00					
			Lower Q	Median		m2					Beds	Count	per unit				Urban parks	_	ns		
Terrace	2		1,197		1,197	0	0			Terrace	2	(		0			Playground				
Terrace	3		1,197		1,197	0	0			Terrace	3	(		0			Outdoor sp	ort facilities	i		
Terrace	4		1,197		1,197	0	0			Terrace	4	(		0			Allotments			\	
Semi	2		1,224 1,224		1,224	0	0			Semi	2	(		0			Amenity Op	en Space (II	nformal Recr	eation)	
Semi	3		1,224		1,224 1,224	0	0			Semi	3	(	-	0		0.000		Ī	Onen Cness	Doguirod	0.086
Semi Det	3		1,224		1,224	0	0			Semi Det	3	(		0		0.000			Open Space Gross - Net	Required	0.000
Det	4		1,449		1,449	0	0			Det	4	(		0		2.880	ha		Shortfall / Su	urnluc	-0.086
Det	5		1,449		1,449	0	0			Det	5	(	1	0		2.000	IIa	Ĺ	SHOLLIAN / SC	ii pius	-0.080
Flat to5	1		1,443		1,443	94	130.620			Flat to5	1	2		2							
Flat to5	2		1,397		1,397	349	487,134			Flat to5	2			10		Summary		ſ	Constru	ction	Saleable
Flat to5	3		1,397		1,397	490	683,832			Flat to5	3			18		Janimary		Units	m2	Average	m2 Avei
Flat 6+	1		1,626		1,626	0	003,832			Flat 6+	1	(		U		Market Ho	using	9	677	75.17	615 68
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2			0		Aff - rented		3	188	62.70	171 5
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(		0		Shared Ow		0	0	67.10	0 6:
	T		2,320		1,020	932	1,301,585					`	Residents	30		First Home		1	67	67.10	61 6:
			1	·		332	1,397	_			<u> </u>			50			1	13	932	07.120	847

								Rounde	d	Modelling			Area ha			Characteristic	cs				
	UNITS		9		Aff - rente	75% %	of Aff	0	0	Density	100	units/ha	Total	0.090		Sub Area El	Isewhere				
	Affordal	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.090	ha	Green Brov B	rown				
					First Home	25% %	of Aff	0	0				Net	0.090	ha	Use Pi	DL				
								0	0									'			
						Market					Affordab	le for Rent			Shared C	wnership			First F	lomes	
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	C		Rounded	d m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	75	0.0%		0.00		0	70	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00		0	84	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00		0	97	0.0%		0.00				0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00		0	79	0.0%		0.00		0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00		0	93	0.0%		0.00		-		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00		0	106	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00		0	93	0.0%		0.00		,		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00		0	100	0.0%		0.00		, ,		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00		0	110	0.0%		0.00				0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%	10%	0.90		50	40	10.0%	20%			, ,	25%	0.00	0	0	25%	0.00	0	0
Flat to5	2	65	10.0%	30%	2.70		215	61	10.0%	30%				40%	0.00	0	0	40%	0.00	0	0
Flat to5	3	75	10.0%	60%	5.40		413	70	10.0%	50%				35%	0.00	0	0	35%	0.00	0	0
Flat 6+	1	45	10.0%		0.00		0	40	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	2	65	10.0%		0.00		0	61	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00		0	75	10.0%		0.00		, ,		0.00	0	0		0.00	0	0
				100%	9.00	9	677			100%	0.00	C	0	100%	0.00	0	0	100%	0.00	0	0
		1	noic			1					1	1	In 1.:	1		1 1000					
	-		BCIS Lower Q	Median	Used	m2				Occupants	Beds	C	Population			ha per 1,000	-1				
T	2		1.197	iviedian		m2 0				T	Beas 2	Count	per unit	0			rban park layground	s and garder	15		
Terrace Terrace	3		1,197		1,197 1,197		0			Terrace Terrace	3		) 2	0				is ort facilities			
Terrace	4		1,197		1,197		0			Terrace	4		, ,	0			llotments				
Semi	2		1,224		1,224		0			Semi	2		<u> </u>	0				oen Space (II	nformal Per	reation)	
Semi	3		1,224		1,224		0			Semi	3			0		0.000 A	memey Op	Jen Space (ii	nomial nec	reactions	
Semi	4		1,224		1,224	0	0			Semi	4		, ,	0		0.000		ſ	Open Space	Required	0.063
Det	3		1,449		1,449		0			Det	3	·	) 3	0		0.000			Gross - Net		0.000
Det	4		1,449		1,449		0			Det	4		) 4	0		2.880 h	a		Shortfall / S		-0.063
Det	5		1,449		1,449		0			Det	5		) 4	0			-	ı L			
Flat to5	1		1,397		1,397		69,152			Flat to5	1	1	1	1							
Flat to5	2		1,397		1,397	215	299,657			Flat to5	2	3	3 2	6		Summary		ſ	Constr	uction	Saleable
Flat to5	3		1,397		1,397		576,263			Flat to5	3	5	3	15				Units	m2	Average	m2 Av
Flat 6+	1		1,626		1,626	0	0			Flat 6+	1	C	) 1	0		Market Hous	ing	9	677	75.17	615
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	C	) 2	0		Aff - rented	-	0	0	75.17	0
Flat 6+	3		1,626		1,626		0			Flat 6+	3	C	3	0		Shared Owne	rship	0	0	75.17	0
						677	945,071						Residents	22		First Homes		0	0	75.17	0
											I	1	Residents								

Tall 22	UNITS Affordab	ole	<b>300</b> 30%	90	Aff - rentec Shared Ow First Home	75% % 0% 25% %		0.00 22.5	ed 68 0 23 91	Modelling Density Net:Gross	300 82.5%	units/ha T	area ha Total Gross Jet	1.212 1.212 1.000	ha	Characteris Sub Area Green Brow Use	Elsewhere				
					N	/Jarket		•			Affordabl	e for Rent			Shared O	wnership			First H	omes	
	Beds	m2	Circulation	210		Rounded	m2	m2	Circulation	68		Rounded	m2	0		Rounded	m2	23		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	95	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	85	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	107	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	135	0.0%		0.00	0	0	100	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	150	0.0%		0.00	0	0	110	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	45	10.0%		0.00	0	0	40	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	75	10.0%		0.00	0	0	70	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	45	10.0%	10%	21.00	21	1,040	40	10.0%	20%	13.60	14	616	25%	0.00	0	0	25%	5.75	6	264
Flat 6+	2	65	10.0%	30%	63.00	63	4,505	61	10.0%	30%	20.40	20	1,342	40%	0.00	0	0	40%	9.20	9	604
Flat 6+	3	75	10.0%	60%	126.00	126	10,395	75	10.0%	50%	34.00	34	2,805	35%	0.00	0	0	35%	8.05	7	578
			BCIS	100%	210.00	210	15,939			100% Occupants	68.00		4,763 opulation	100%	0.00	ha per 1,00		100%	23.00	22	1,445
				Median		m2					Beds	Count p	er unit				Urban parks	_	ns		
Terrace	2		1,197		1,197	0	0			Terrace	2	0	2	0			Playgrounds				
Terrace	3		1,197		1,197	0	0			Terrace	3	0	3	0			Outdoor spo	ort facilities			
Terrace	4		1,197		1,197	0	0			Terrace	4	0	4	0			Allotments				
Semi	2		1,224		1,224	0	0			Semi	2	0	2	0			Amenity Op	en Space (I	nformal Rec	reation)	
Semi	3		1,224		1,224	0	0			Semi	3	0	3	0		0.000		Г		1	
Semi	4		1,224		1,224	0	0			Semi	4	0	4	0		0.000			Open Space	Required	2.091
Det	3		1,449		1,449	0	0			Det	3	0	3	0		0.000			Gross - Net		0.212
Det	4		1,449		1,449	0	0			Det	4	0	4	0		2.880	ha		Shortfall / S	urplus	-1.879
	5		1,449		1,449	0	0			Det	5	0	4	0							
Det										Flat to5	1	0	1	0				ſ		1	61
Flat to5	1		1,397		1,397	- 0	0									Summary			Constr	iction	Saleable
Flat to5 Flat to5	2		1,397		1,397	0	0			Flat to5	2	0			j	•	1		_		2
Flat to5 Flat to5 Flat to5	2 3		1,397 1,397		1,397 1,397	0	0			Flat to5	3	0	3	0				Units	m2	Average	
Flat to5 Flat to5 Flat to5 Flat 6+	2 3 1		1,397 1,397 1,626		1,397 1,397 1,626	0	0 0 3,121,107			Flat to5 Flat 6+	3 1	0 0 41	3	0 41		Market Ho	- u	210	15,939	Average 75.90	14,490
Flat to5 Flat to5 Flat to5 Flat 6+ Flat 6+	2 3 1 2		1,397 1,397 1,626 1,626		1,397 1,397 1,626 1,626	0 1,920 6,450	10,488,350			Flat to5 Flat 6+ Flat 6+	3 1 2	92	3 1 2	0 41 184		Aff - rente	d	210 68		75.90 70.04	
Flat to5 Flat to5 Flat to5 Flat 6+	2 3 1		1,397 1,397 1,626		1,397 1,397 1,626	0				Flat to5 Flat 6+	3 1	92 167	2 3 1 2 3 Residents	0 41			d nership	210	15,939	Average 75.90	14,490

n 75							[	Roun	ded	Modelling			Area ha			Characteris	stics				
26	UNITS		75		Aff - rented	75%	% of Aff	16.875	17	Density	35	units/ha	Total	3.429		Sub Area	Elsewhere				
	Afforda	ble	30%	22.5	Shared Ow	0%		0.00	0	Net:Gross	62.5%		Gross	3.429 h	a	Green Brow	Green				
					First Home	25%	% of Aff	5.625	6				Net	2.143 h	a	Use	Agricultural				
								22.5	23												
						Market					Affordabl	e for Rent			Shared C	wnership			First Ho	mes	
	Beds	m2	Circulation	52.5		Rounded	m2	m2	Circulation	17		Rounded	m2	0		Rounded	m2	6		Rounded	m2
Terrace	2	75	0.0%	15%	7.88	8	600	70	0.0%	10%	1.70	2	140	20%	0.00		0	20%	1.20	1	70
Terrace	3	95	0.0%	20%	10.50	11	1,045	84	0.0%	25%	4.25	3	252	20%	0.00	0	0	20%	1.20	1	84
Terrace	4	110	0.0%		0.00	0	0	97	0.0%	10%		2		5%	0.00			5%	0.30	0	0
Semi	2	85	0.0%	15%	7.88	8	680	79	0.0%		0.00	0			0.00		0		0.00	0	0
Semi	3	107	0.0%	25%	13.13	13	1,391	93	0.0%	25%		4	_	15%	0.00		0	15%	0.90	1	93
Semi	4	120	0.0%		0.00	0	0	100		5%		1	_		0.00		0		0.00	0	0
Det	3	112	0.0%		0.00	0	0	93			0.00	0	_		0.00		0		0.00	0	0
Det	4	135	0.0%	10%	5.25	5	675	100	0.0%		0.00	0			0.00		0		0.00	0	0
Det	5	150	0.0%	5%	2.63	3	450	110			0.00	0			0.00		0		0.00	0	0
Flat to5	1	45	10.0%	10%	5.25	4	198	40	10.0%	10%		2		25%	0.00		0	25%	1.50	2	88
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	15%		3		15%	0.00			15%	0.90	1	67
Flat to5	3	75	10.0%		0.00	0	0	70			0.00	0			0.00		0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0	0	40			0.00	0			0.00		Ü		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0			0.00	0	0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0	0	75	10.0%		0.00	0			0.00	0	0		0.00	0	0
				100%	52.50	52	5,039			100%	17.00	17	1,353	100%	0.00	0	0	100%	6.00	6	402
	_		T				1			Γ-	1										
			BCIS							Occupants		_	Population			ha per 1,00					
			Lower Q	Median		m2					Beds	Count	per unit				Urban parks		ıs		
Terrace	2		1,197		1,197	810	969,570			Terrace	2	11		22			Playgrounds				
Terrace	3		1,197		1,197	1,381	1,653,057			Terrace	3	15	3	45			Outdoor spo	ort facilities			
Terrace	4		1,197		1,197	194	232,218			Terrace	4	2	4	8			Allotments				
Semi	2		1,224		1,224	680	832,320			Semi	2	8		16			Amenity Op	en Space (Ir	ntormal Recr	eation)	
Semi	3		1,224		1,224	1,856	2,271,744			Semi	3	18		54		0.000		Г	O C I	Danisha d	0.567
Semi	3		1,224 1,449		1,224 1,449	106 0	129,744			Semi	3	0		- 4		0.000		-	Open Space I	Required	0.567 1.286
Det						675	978,075			Det		5	3	20		2.880	L -	-	Gross - Net	and to	0.718
Det	5		1,449 1,449		1,449 1,449	450				Det	4	,	4	20 12		2.880	na	Ŀ	Shortfall / Su	rpius	0.718
Det			1,449		1,449	374	652,050			Det	5	3		12							
Flat to5	2	-	1,397		1,397	268	522,478			Flat to5	2	8		8		C		Г	Const	etion	Saleable
Flat to5	3	-	1,397		1,397	268	374,955			Flat to5	3	0		8		Summary	1	Hnit-	Constru		
Flat to5 Flat 6+	1	1	1,626		1,626	0	0			Flat to5 Flat 6+	1	0		0		Market Ho	using	Units 52	m2 5,039	Average 96.90	m2 Avera 5,021 96.5
Flat 6+	2	1	1,626		1,626	0	0			Flat 6+	2	0		0		Aff - rente	- u	17	1,353	79.61	1,327 78.0
Flat 6+	3	1	1,626		1,626	0	0			Flat 6+	3	0		0		Shared Ow		0	1,353	67.02	0 64.6
rial 0+	3	1	1,020		1,020	6,794	8,616,211			riat 0+	3	U	Residents	197		First Home		6	402	67.02	388 64.6
	1	1	1			0,794	8,616,211 <b>1,268</b>	£/m2			1	l	residents	19/		First nome	:>	75	6, <b>794</b>	07.02	6,736
							1,268	I/111Z										/5	0,794		0,/30

10							Ī	Round	ed	Modelling			Area ha			Characteris	stics				
27	UNITS		40		Aff - rented	75%	% of Aff	9	9	Density	35	units/ha	Total	1.385		Sub Area	Elsewhere				
	Affordal	ble	30%	12	Shared Ow	0%		0.00	0	Net:Gross	82.5%		Gross	1.385 ha	ı	Green Brow	Green				
					First Home	25%	% of Aff	3	3				Net	1.143 ha	Į.	Use	Agricultural				
								12	12												
						Market					Affordabl	e for Rent			Shared C	wnership			First Ho		
	Beds	m2	Circulation	28		Rounded	m2	m2	Circulatio			Rounded		0		Rounded		3		Rounded	m2
Terrace	2	75	0.0%	15%	4.20	4	300	70	0.0%	10%	0.90	1	1 70	20%	0.00	0	0	20%	0.60	1	70
Terrace	3	95	0.0%	20%	5.60	6	570	84	0.0%	25%	2.25	3	252	20%	0.00		·	20%	0.60	1	84
Terrace	4	110	0.0%		0.00	0		97	0.0%	10%		1		5%	0.00			5%	0.15	0	0
Semi	2	85	0.0%	15%	4.20	4	340	79	0.0%		0.00	(			0.00		0		0.00	0	0
Semi	3	107	0.0%	25%	7.00	7		93	0.0%	25%	2.25	2		15%	0.00			15%	0.45	0	0
Semi	4	120	0.0%		0.00	0		106	0.0%	5%	0.45	(			0.00		0		0.00	0	0
Det	3	112	0.0%		0.00	0		93	0.0%		0.00	(			0.00				0.00	0	0
Det	4	135	0.0%	10%	2.80	3		100	0.0%		0.00	(			0.00				0.00	0	0
Det	5	150	0.0%	5%		1	150	110	0.0%		0.00	(			0.00	0			0.00	0	0
Flat to5	1	45	10.0%	10%	2.80	3		40	10.0%	10%	0.90	1		25%	0.00		0	25%	0.75	1	44
Flat to5	2	65	10.0%		0.00	0	-	61	10.0%	15%	1.35	1	0,	15%	0.00		0	15%	0.45	0	0
Flat to5	3	75	10.0%		0.00	0		70	10.0%		0.00	(			0.00				0.00	0	0
Flat 6+	1	45	10.0%		0.00	0		40	10.0%		0.00	(			0.00		Ŭ		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0		61	10.0%		0.00	(			0.00		0		0.00	0	0
Flat 6+	3	75	10.0%	4000/	0.00	0 <b>28</b>		75	10.0%	100%	0.00 <b>9.00</b>	9		4000/	0.00			100%	0.00 <b>3.00</b>	0	0
				100%	28.00	28	2,663			100%	9.00		/16	100%	0.00	U	U	100%	3.00	3	198
			BCIS							Occupants		1	Population			ha per 1,00	n				
			Lower Q	Median	Used	m2				Occupants	Beds	Count	per unit				Urban parks	and garder	ıs		
Terrace	2		1,197	iviculari	1,197	440	526,680			Terrace	2	6		12			Playgrounds		.5		
Terrace	3		1,197		1,197	906	1,084,482			Terrace	3	10		30			Outdoor spo				
Terrace	4		1,197		1,197	97	116,109			Terrace	4	1	4	4			Allotments				
Semi	2		1,224		1,224	340	416,160			Semi	2	4	1 2	8		0.000	Amenity Op	en Space (Ir	formal Recr	eation)	
Semi	3		1,224		1,224	935	1,144,440			Semi	3	9	3	27		0.000					
Semi	4		1,224		1,224	0	0			Semi	4	(	4	0		0.000			Open Space I	Required	0.300
Det	3		1,449		1,449	0	0			Det	3	(	3	0		0.000			Gross - Net		0.242
Det	4		1,449		1,449	405	586,845			Det	4	3	3 4	12		2.880	ha		Shortfall / Su	rplus	-0.057
Det	5		1,449		1,449	150	217,350			Det	5	1	4	4							
Flat to5	1		1,397		1,397	237	330,391			Flat to5	1	5	5 1	5						<u> </u>	
Flat to5	2		1,397		1,397	67	93,739			Flat to5	2	1		2		Summary			Constru	ction	Saleable
Flat to5	3		1,397		1,397	0	0			Flat to5	3	(	, ,	0				Units	m2	Average	m2 Averag
Flat 6+	1		1,626		1,626	0				Flat 6+	1	(		0		Market Ho		28	2,663	95.09	2,649 94.6
Flat 6+	2		1,626		1,626	0	0			Flat 6+	2	(		0		Aff - rente		9	716	79.57	706 78.4
Flat 6+	3		1,626		1,626	0	0			Flat 6+	3	(	, ,	0		Shared Ow		0	0	66.00	0 64.6
						3,577	4,516,195						Residents	104		First Home	es .	3	198	66.00	194 64.6
							1,263	£/m2								L		40	3,577		3,549

n 12								Round	ded	Modelling			Area ha			Characteris	stics				
28	UNITS		12		Aff - rented	75%	% of Aff	2.7	3	Density	35	units/ha	Total	0.343		Sub Area	Elsewhere				
	Afforda	ble	30%	3.6	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.343	ha	Green Brow	Green				
					First Home	25%	% of Aff	0.9	1				Net	0.343	ha	Use	Paddock				
								3.6	4												
						Market					Affordabl	e for Rent			Shared 0	Ownership			First Ho	omes	
	Beds	m2	Circulation	8.4		Rounded	m2	m2	Circulatio			Rounde	d m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	50%			2 140	50%	0.00		0	50%	0.50	1	70
Terrace	3	95	0.0%		0.00	0	0	84	0.0%	50%			1 84	50%	0.00		0	50%	0.50	0	0
Terrace	4	110	0.0%		0.00	0	0	97	0.0%		0.00		0 0		0.00		0		0.00	0	0
Semi	2	85	0.0%	40%	3.36	3		79	0.0%		0.00		0 0		0.00		0		0.00	0	0
Semi	3	107	0.0%	40%	3.36	3	321	93	0.0%		0.00		0 0		0.00		0		0.00	0	0
Semi	4	120	0.0%		0.00	0	0	106	0.0%		0.00		0 0		0.00	0	0		0.00	0	0
Det	3	112	0.0%		0.00	0	-	93	0.0%		0.00		0 0		0.00		0		0.00	0	0
Det	4	135	0.0%	20%	1.68	2		100	0.0%		0.00		0 0		0.00		0		0.00	0	0
Det	5	150	0.0%		0.00	0		110	0.0%		0.00		0 0		0.00		0		0.00	0	0
Flat to5	1	45	10.0%		0.00	0		40	10.0%		0.00		0 0		0.00		0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00		0 0		0.00		0		0.00	0	0
Flat to5	3	75	10.0%		0.00	0		70	10.0%		0.00		0 0		0.00		0		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0		40	10.0%		0.00		0 0		0.00		0		0.00	0	0
Flat 6+	2	65	10.0%		0.00	0		61	10.0%		0.00		0 0		0.00		0		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0		75	10.0%		0.00		0 0		0.00		·		0.00	0	0
				100%	8.40	8	846			100%	3.00		3 224	100%	0.00	0	0	100%	1.00	1	70
	_				1		· · · · · · · · · · · · · · · · · · ·				,										
			BCIS							Occupants			Population			ha per 1,00					
			Lower Q	Median		m2					Beds	Count	per unit				Urban park	-	ns		
Terrace	2		1,197		1,197	210				Terrace	2		3 2	6			Playground				
Terrace	3		1,197		1,197	84	,			Terrace	3		1 3	3			Outdoor sp	ort facilities			
Terrace	4		1,197		1,197	0				Terrace	4		0 4	0			Allotments				
Semi	2		1,224		1,224	255				Semi	2		3 2	6			Amenity Op	en Space (I	nformal Recr	eation)	
Semi	3		1,224		1,224	321	392,904			Semi	3		3 3	9		0.000		i			
Semi	4		1,224		1,224	0				Semi	4		0 4	0		0.000			Open Space	Required	0.092
Det	3		1,449		1,449	0				Det	3		0 3	0		0.000			Gross - Net		0.000
Det	4		1,449		1,449	270	,			Det	4		2 4	8		2.880	ha		Shortfall / Si	ırplus	-0.092
Det	5		1,449		1,449	0				Det	5		0 4	0							
Flat to5	1		1,397		1,397	0	-			Flat to5	1		0 1	0				ĺ			
Flat to5	2		1,397		1,397	0				Flat to5	2		0 2	0		Summary	1		Constru		Saleable
Flat to5	3		1,397		1,397	0				Flat to5	3		0 3	0			L	Units	m2	Average	m2 Aver
Flat 6+	1		1,626		1,626	0				Flat 6+	1		0 1	0		Market Ho	ŭ	8	846	105.75	846 105
Flat 6+	2		1,626		1,626	0				Flat 6+	2		0 2	0		Aff - rente		3	224	74.67	224 74
Flat 6+	3		1,626		1,626	0				Flat 6+	3		0 3	0		Shared Ow		0	0	70.00	0 70
L						1,140							Residents	32		First Home	!S	1	70	70.00	70 70
							1,270	£/m2									L	12	1,140		1,140

19								Rounde	ed	Modelling			Area ha			Characteris	stics				
29	UNITS		9		Aff - rentec		% of Aff	0	0	Density		units/ha	Total	0.257		Sub Area					
	Afforda	ble	0%	0	Shared Ow	0%		0.00	0	Net:Gross	100%		Gross	0.257 h		Green Brov					
					First Home	25%	% of Aff	0	0				Net	0.257 h	a	Use	Paddock				
								0	0	-											
						Market					Affordabl	e for Rent			Shared C	wnership			First Home		
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded		0		Rounded		0		nded	m2
Terrace	2	75	0.0%		0.00	0	0	70	0.0%	10%	0.00	(		20%	0.00		0	20%	0.00	0	0
Terrace	3	95	0.0%		0.00	0		84	0.0%	25%	0.00	(		20%	0.00		0	20%	0.00	0	0
Terrace	4	110	0.0%		0.00	0		97	0.0%	10%	0.00	(		5%	0.00			5%	0.00	0	0
Semi	2	85	0.0%	40%		4	340	79	0.0%		0.00	(			0.00				0.00	0	0
Semi	3	107	0.0%	40%	3.60	4	428	93	0.0%	25%	0.00	(		15%	0.00		0	15%	0.00	0	0
Semi	4	120	0.0%		0.00	0		106	0.0%	5%		(			0.00		0		0.00	0	0
Det	3	112	0.0%		0.00	0		93	0.0%		0.00	(			0.00		0		0.00	0	0
Det	4	135	0.0%	20%		1	135	100	0.0%		0.00	(			0.00		0		0.00	0	0
Det	5	150	0.0%		0.00	0		110	0.0%		0.00	(			0.00		Ŭ		0.00	0	0
Flat to5	1	45	10.0%		0.00	0		40	10.0%	10%	0.00	(		25%	0.00		0	25%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0		61	10.0%	15%	0.00	(		15%	0.00			15%	0.00	0	0
Flat to5	3	75	10.0%		0.00	0		70	10.0%		0.00	(			0.00		Ŭ		0.00	0	0
Flat 6+	1	45	10.0%		0.00	0		40	10.0%		0.00	(			0.00				0.00	0	0
Flat 6+	2	65	10.0%		0.00	0		61	10.0%		0.00	(			0.00		Ŭ		0.00	0	0
Flat 6+	3	75	10.0%		0.00	0		75	10.0%		0.00	(			0.00		0		0.00	0	0
				100%	9.00	9	903			100%	0.00	(	0	100%	0.00	0	0	100%	0.00	0	0
	1	1	1								1	1	I I								
			BCIS							Occupants		_	Population			ha per 1,00					
_			Lower Q	Median		m2	_				Beds	Count	per unit				Urban parks		ıs		
Terrace	2		1,197		1,197	0				Terrace	2	(		0			Playgrounds				
Terrace	3		1,197		1,197	0				Terrace	3	(		0			Outdoor spo	ort facilities			
Terrace	4		1,197		1,197	0				Terrace	4	(	1	0			Allotments			,	
Semi	2		1,224		1,224	340				Semi	2	4		8			Amenity Op	en Space (Ir	nformal Recreation	on)	
Semi	3		1,224 1,224		1,224 1,224	428 0	523,872			Semi	3	(		12		0.000		Г	O C B	dan al	0.000
Semi Det	3		1,449		1,449	0				Semi Det	3			0		0.000		-	Open Space Req Gross - Net	iireu	0.069
						135				-		1		- 0		2.880	h	-			
Det	5		1,449 1,449		1,449 1,449	135				Det	5	(		4		2.880	IId	Ŀ	Shortfall / Surplu	5	-0.069
Det Flat to5	1		1,449		1,449	0				Det Flat to5	1	(		0							
Flat to5	2		1,397		1,397	0				Flat to5	2	(		0		Cummari		Г	Constructio	,	Saleable
Flat to5	3		1,397		1,397	0				Flat to5	3	(	`	0		Summary	1	Units		erage	m2 Avera
Flat to5	1		1,626		1,626	0				Flat 6+	1	(		0		Market Ho	using	Units 9		00.33	903 100.3
Flat 6+	2		1,626		1,626	0				Flat 6+	2	(		0		Aff - rented	- u	0		00.33	0 100.3
Flat 6+	3		1,626		1,626	0				Flat 6+	3	(		0		Shared Ow		0		00.33	0 100.3
rial 0+	3		1,020		1,020	903				riat 0+	3	· ·	Residents	24		First Home		0		00.33	0 100.3
		1	1		I	903	1,135,647	£/m2			<u> </u>	l	residents	24		riist nome	:>	9	903	00.55	903
							1,258	I/1112										9	903		903

SITE		Site 1 Brown 500	Site 2 Brown 200	Site 3 Brown 75	Site 4 Brown 40	Site 5 Brown 20	Site 6 Brown 15	Site 7 Brown 9	Site 8 Brown 5	Site 9 Brown 500 HD E	Site 10 Brown 200 HD	Site 11 Brown 75 HD	Site 12 Brown 40 HD	Site 13 Brown 20 HD	Site 14 Brown 15 HD	Site 15 Brown 9 HD	Site 16 Brown 5 HD	Site 17 Flats 300	Site 18 Flats 100	Site 19 Flats 30	Site 20 Flats 12	Site 21 Flats 9	Site 26 Green 75	Site 27 Green 40	Site 28 Green 12	Site 29 Green 9
Sub Are	ea	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere
Green E Use	Brown	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Agricultural	Green Agricultural	Green Paddock	Green Paddock
AREA Total	ha	22.857	9.143	3.429	1.385	0.693	0.519	0.257	0.143	14.545	5.818	1.653	0.882	0.364	0.273	0.164	0.091	4.800	1.212	0.364	0.206	0.090	3.429	1.385	0.343	0.257
Gross	ha	22.857	9.143	3.429	1.385	0.693	0.519	0.257	0.143	14.545	5.818	1.653	0.882	0.364	0.273	0.164	0.091	4.800	1.212	0.364	0.120	0.090	3.429	1.385	0.343	0.257
Net UNITS	ha	14.286	5.714	2.143	1.143	0.571	0.429	0.257	0.143	9.091	3.636	1.364	0.727	0.364	0.273	0.164	0.091	3.000	1.000	0.300	0.120	0.090	2.143	1.143	0.343	0.257
Units		500	200	75	40	20	15	9	5	500	200	75	40	20	15	9	5	300	100	30	12	9	75	40	12	9
UNIT SIZE Market	t Housing m2	96.01	95.70	96.90	95.09	97.68	101.45	92.61	99.40	91.97	92.20	92.66	92.05	93.75	94.14	92.06	91.30	75.90	75.90	76.21	75.17	75.17	96.90	95.09	105.75	100.33
Aff to re		81.17	80.88	81.96	78.01	82.22	87.00	92.61	99.40	75.16	69.05	76.25	74.68	75.22	70.67	92.06	91.30	67.29	66.35	69.46	62.70	75.17	79.61	79.57	74.67	100.33
Shared First Ho	Ownership m2 omes m2	71.35 71.35	70.35 70.35	67.02 67.02	66.00 66.00	70.00 70.00	70.00 70.00	92.61 92.61	99.40 99.40	72.70 72.70	70.88 70.88	67.68 67.68	75.00 75.00	44.00 44.00	70.00 70.00	92.06 92.06	91.30 91.30	63.95 63.95	65.04 65.04	72.05 72.05	67.10 67.10	75.17 75.17	67.02 67.02	66.00 66.00	70.00 70.00	100.33 100.33
BASE CONSTRUCT	TION																									
BCIS Site Cos	£/m2 osts %	1,266 15%	1,267 15%	1,266 15%	1,263 10%	1,259 10%	1,258 10%	1,262 10%	1,276 10%	1,229 15%	1,234 15%	1,231 15%	1,228 10%	1,232 10%	1,224 10%	1,223 10%	1,237 10%	1,397 5%	1,397 5%	1,397 5%	1,397 5%	1,397 5%	1,268 15%	1,263 10%	1,270 10%	1,258 10%
Abnorm	mals %	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%
Conting	f gency %	859,000 5.0%	342,200 5.0%	129,200 5.0%	67,040 5.0%	33,520 5.0%	21,640 5.0%	12,284 5.0%	8,380 5.0%	488,000 5.0%	195,200 5.0%	73,200 5.0%	39,040 5.0%	19,520 5.0%	14,640 5.0%	8,784 5.0%	4,880 5.0%	30,000 5.0%	10,000 5.0%	5,000 5.0%	0 5.0%	5.0%	28,000 2.5%	53,040 2.5%	18,712 2.5%	12,284 2.5%
Small Si								6%	13%							6%	13%					6%				6%
FEES																										
Profess		9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462	9% 462
Plannin Plannin	-		138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	462 138
SALES	s %	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Agents Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
Misc.	£/uni %		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0 0.0%	0.0%	0 0.0%	0.0%	0 0.0%	0.0%
ACQUISITION	,,,																									
Agents Legal	s % %	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%	1.0% 0.5%
DEVELOPER'S RET																										
	t Housing % Val able Housing % Val		17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%	17.5% 17.5%
First Ho	_		17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE Fees	0.	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Legal ar	st and Valuation	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%	6.0% 0.0%
Legal ar		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Legal ar LAND EUV Premiu	and Valuation	0.0%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	25,000	25,000	0.0%	0.0%
Legal ar LAND EUV	um % EUv um £/ha	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Legal ar  LAND  EUV  Premiui  Premiui  Easeme	um % EUv um £/ha ents etc £	0.0% 600,000 20%	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 600,000 20% 0	0.0% 25,000 300,000	25,000 300,000	50,000	50,000
Legal ar  LAND  EUV  Premiui  Premiui  Easeme	um % EU/um £/ha ents etc £	0.0%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	0.0% 600,000 20%	25,000	25,000	0.0%	0.0%
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Reni Social R	um % EU' um £/ha ents etc £ t Housing £/m2 nt £/m2 Rent £/m2	0.0% 600,000 20% 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,600 1,715 1,120	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120	0.0% 25,000 300,000 3,500 1,715 1,120	25,000 300,000 3,500 1,715 1,120	0.0% 50,000 300,000 3,500 1,715 1,120	0.0% 50,000 300,000 3,500 1,715 1,120
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Reni Social R	um % EU um £/ha ents etc £ t Housing £/m2 nt £/m2 Rent £/m2 I Ownership £/m2	0.0% 600,000 20% 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,530 1,715	0.0% 600,000 20% 0 2,530 1,715	0.0% 600,000 20% 0 2,530 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,600 1,715	0.0% 600,000 20% 0 2,530 1,715	0.0% 600,000 20% 0 2,530 1,715	0.0% 600,000 20% 0 2,530 1,715	0.0% 600,000 20% 0 2,800 1,715	0.0% 600,000 20% 0 2,800 1,715	0.0% 600,000 20% 0 2,800 1,715	0.0% 600,000 20% 0 2,800 1,715	0.0% 600,000 20% 0 2,800 1,715	25,000 300,000 3,500 1,715	25,000 300,000 3,500 1,715	50,000 300,000 3,500 1,715	0.0% 50,000 300,000 3,500 1,715
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Reni Social R Shared First Ho	um % EU' um £/ha ents etc £  t Housing £/m2 Rent £/m2 I Ownership £/m2 omes £/m2	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	25,000 300,000 3,500 1,715 1,120 2,450	25,000 300,000 3,500 1,715 1,120 2,450 2,450	0.0% 50,000 300,000 3,500 1,715 1,120 2,450 2,450	0.0% 50,000 300,000 3,500 1,715 1,120 2,450 0
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Reni Social R Shared First Ho  GRANT	um % EU um £/ha ents etc £ t Housing £/m2 nt £/m2 Rent £/m2 I Ownership £/m2	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	25,000 300,000 3,500 1,715 1,120 2,450	25,000 300,000 3,500 1,715 1,120 2,450	0.0% 50,000 300,000 3,500 1,715 1,120 2,450	0.0% 50,000 300,000 3,500 1,715 1,120 2,450
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Reni Social R Shared First Ho  GRANT	um % EUV um £/ha ents etc £  t Housing £/m2 Rent £/m2 d Ownership £/m2 omes £/m2 rediate to Buy £/unii able Rent £/unii	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0	25,000 300,000 3,500 1,715 1,120 2,450	0.0% 25,000 300,000 3,500 1,715 1,120 2,450 2,450 0	0.0% 50,000 300,000 3,500 1,715 1,120 2,450 2,450	0.0% 50,000 300,000 3,500 1,715 1,120 2,450 0
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM	and Valuation  warm % EU'  yam £/ha  ents etc £  t Housing £/m2  ht £/m2  I Ownership £/m2  comes £/m2  vediate to Buy £/unii  able Rent £/unii  Rent £/unii  MENTS	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0	0.0%  25,000  300,000  3,500  1,715  1,120  2,450  0  0  0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM	wm % EUV wm £/ha ents etc £  t Housing £/m2 Rent £/m2 I Ownership £/m2 omes £/m2 ediate to Buy £/uni able Rent £/uni	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0	25,000 300,000 3,500 1,715 1,120 2,450	25,000 300,000 3,500 1,715 1,120 2,450 2,450	0.0% 50,000 300,000 3,500 1,715 1,120 2,450 2,450 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0
Legal ar  LAND  EUV Premiui Premiui Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM	and Valuation  wm % EU  wm £/ha  ents etc £  It Housing £/m2  Rent £/m2  I Ownership £/m2  omes £/m2  dediate to Buy £/uni  able Rent £/uni  MENTS  Ersity NG %  £/ha  us %	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren' Social R Shared First Ho  GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive	and Valuation  am % EU  am £/ha  ents etc £  It Housing £/m2  Rent £/m2  Id Ownership £/m2  omes £/m2  rediate to Buy £/unit  able Rent £/unit  MENTS  ersity NG %  £/ha	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820	0.0% 600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0 0.70% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0.70% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren' Social R Shared First Ho  GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive	and Valuation  am % EUV am £/ha ents etc £  It Housing £/m2 Rent £/m2 I Ownership £/m2 omes £/m2 ediate to Buy £/uni able Rent £/uni MENTS ersity NG % £/ha us % £/m2 Adpt %	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu	and Valuation  am % EU  am £/ha  ents etc £  It Housing £/m2  Rent £/m2  Rent £/m2  J Ownership £/m2  able Rent £/uni  MENTS  ersity NG %  £/ha  us %  £/m2  Adpt %  £/m2	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00%	0.0% 600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0  2,530 1,715 1,120 1,771 1,771  0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0 0.70% 0 3.00% 20.60	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren' Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A	and Valuation  am % EU  am £/ha  ents etc £  t Housing £/m2  ht £/m2  I Ownership £/m2  ediate to Buy £/uni  able Rent £/uni  MENTS  ersity NG %  £/m2  Adpt %  £/m2  £/m2  xtra 1 %	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450  0 0 0 0.10%  0.10%  0.00% 12.00 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A Water	and Valuation  am % EUV am £/ha ents etc £  It Housing £/m2 Rent £/m2 Rent £/m2 omes £/m2 rediate to Buy £/uni able Rent £/uni MENTS ersity NG % £/ha us % £/m2 Adpt % £/m2 xtra 1 % £/m2 xtra 2	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771  0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0.00% 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A Water Over Ex	with the second of the second	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.000% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0.00% 0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Rent Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A  Water Over Ex  CIL	## SEUTURN	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60	0.0%  600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0%  600,000 20% 0  2,530 1,715 1,120 1,771 1,771  0 0 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0 0.00% 0 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0.00% 0 0.00% 0 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A Water Over Ex	and Valuation  with the series and the series are t	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00%	0.0%  600,000 20% 0  2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0	0.0% 600,000 20% 0 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0 0.00% 0	0.0%  600,000 20% 0  2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0 0.00% 0 0.00% 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0 0.00% 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT Interme Afforda Social R  POLICY REQUIREN Biodive  CO2 Plu  Acc & A Water Over Ex  CIL Pre CIL Post CIL	## SEU   0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60 12.00 0.00 2,500 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 20.60 0.00% 20.60 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,960 0 0 0,70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren' Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A Water Over Ex  CIL Pre CIL	and Valuation  am % EU'  am £/ha  ents etc £  t Housing £/m2  Rent £/m2  I Ownership £/m2  ediate to Buy £/uni  able Rent £/uni  MENTS  ersity NG %  £/ha  us %  £/m2  Adpt %  £/m2  xtra 1 %  £/m2  xtra 2 %  £/m2  .s106 £/uni  IL s106 £/uni	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60 12.00 0.00 2,500 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.000% 0 0 0.000% 0 0 0.000% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00%
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren' Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A  Water Over Ex  CIL Pre CIL Post CIL Inf Tarif	and Valuation  am % EUV am £/ha ents etc £  It Housing £/m2 Rent £/m2 I Ownership £/m2 omes £/m2  rediate to Buy £/uni able Rent £/uni  MENTS ersity NG % £/m2 xtra 1 % £/m2 xtra 2 % £/m2 .s106 £/uni IL s106 £/uni iff % GD	0.0%  600,000 20%  2,600 1,715 1,120 1,820 1,820  0.70% 3.00% 20.60  12.00  0.00 2,500 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0%  600,000 20% 0  2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,960 0 0 0,70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0 0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren' Social R Shared First Ho GRANT  Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A  Water Over Ex  CIL Pre CIL Post CIL Inf Tarif	## SEUT ## SEU	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 0.70% 3.00% 20.60 12.00 0.00 2,500 2,500 7	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 20.60 0.00% 20.60 0.00% 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,960 0 0 0,70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A  Water Over Ex  CIL Pre CIL Post CII Inf Tarif  Afforda	## SEUV ## ## ## ## ## ## ## ## ## ## ## ## ##	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 1,820  12.00  0.00 2,500 2,500 2,500 7	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0%  600,000 20% 0  2,530 1,715 1,120 1,771 1,771  0 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,820 1,820 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0 0	0.0%  600,000 20% 0  2,800 1,715 1,120 1,960 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 1,715 1,120 1,960 0 0 0,70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 0 3.00% 20.60 0.00% 0 0	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0 0.10% 0 3.00% 20.60 0.00% 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500
Legal ar  LAND  EUV Premiun Premiun Easeme  VALUES  Market Aff Ren Social R Shared First Ho GRANT Interme Afforda Social R  POLICY REQUIREM Biodive  CO2 Plu  Acc & A  Water Over Ex  CIL Pre CIL Post CII Inf Tarif  Afforda	and Valuation  am % EUV am £/ha ents etc £  t Housing £/m2 ht £/m2 l Ownership £/m2 ediate to Buy £/uni able Rent £/uni MENTS ersity NG % £/ha us % £/m2  Adpt % £/m2  xtra 1 % £/m2 xtra 2 % £/m2 ill s106 £/uni iff % GD able Housing Overall Aff Rent 66.7%	0.0% 600,000 20% 2,600 1,715 1,120 1,820 1,820 1,820  1,200 2,500 2,500 2,500 2,500 7	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 20.60 0.00% 20.60 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 1,771 0 0 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,600 1,715 1,120 1,820 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 1,715 1,120 1,771 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0.00% 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,530 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 1,715 1,120 1,771 0 0 0 0.70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0 0.00%	0.0% 600,000 20% 0 2,800 1,715 1,120 1,960 0 0 0.70% 0 3.00% 20.60 0.00% 0 0 0.00% 0 0 0 0	0.0% 600,000 20% 0 1,715 1,120 1,960 0 0 0,70% 0 3.00% 20.60 0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00%	0.0%  25,000  300,000  3,500 1,715 1,120 2,450 2,450 0 0 0 0.10% 0 3.00% 20.60 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0.10% 0 3.00% 20.60  0.00% 0.00 0.00% 0 0 0.00% 0 0 0 0	0.0%  50,000  300,000  3,500 1,715 1,120 2,450 0 0 0 0 0.10% 0 3.00% 20.60  0.00% 12.00 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 0 0.00% 2,500 2,500

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			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 26	Site 27	Site 28	Site 29
			Brown 500	Brown 200	Brown 75	Brown 40	Brown 20	Brown 15	Brown 9	Brown 5	Brown 500 HD	Brown 200 HD	Brown 75 HD	Brown 40 HD	Brown 20 HD	Brown 15 HD	Brown 9 HD	Brown 5 HD	Flats 300	Flats 100	Flats 30	Flats 12	Flats 9	Green 75	Green 40	Green 12	Green 9
			Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere	Elsewhere
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	Paddock	Paddock
Site Are	a Gross	ha	22.857	9.143	3.429	1.385	0.693	0.519	0.257	0.143	14.545	5.818	1.653	0.882	0.364	0.273	0.164	0.091	4.800	1.212	0.364	0.120	0.090	3.429	1.385	0.343	0.257
	Net	ha	14.286	5.714	2.143	1.143	0.571	0.429	0.257	0.143	9.091	3.636	1.364	0.727	0.364	0.273	0.164	0.091	3.000	1.000	0.300	0.120	0.090	2.143	1.143	0.343	0.257
Units			500	200	75	40	20	15	9	5	500	200	75	40	20	15	9	5	300	100	30	12	9	75	40	12	9
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	100.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	100.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	0.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	0.0%
	Affordable Rent		20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	0.0%	0.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	0.0%	0.0%	20.0%	20.0%	20.0%	20.0%	0.0%	20.0%	20.0%	20.0%	0.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	0.0%	10.0%	10.0%	10.0%	0.0%
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Existing	Use Value	£/ha	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	25,000	25,000	50,000	50,000
		£ site	13,714,286	5,485,714	2,057,143	831,169	415,584	311,688	154,286	85,714	8,727,273	3,490,909	991,736	528,926	218,182	163,636	98,182	54,545	2,880,000	727,273	218,182	123,840	54,000	85,714	34,632	17,143	12,857
		0.0	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	400.000	100 000	400.000		202 202		
Uplift		£/ha	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	300,000	300,000	300,000	300,000
-	1	£ site	2,742,857	1,097,143	411,429	166,234	83,117	62,338	30,857	17,143	1,745,455	698,182	198,347	105,785	43,636	32,727	19,636	10,909	576,000	145,455	43,636	24,768	10,800	1,028,571	415,584	102,857	77,143
Danaha	and the division	C /h	720,000	720,000	720,000	720.000	720,000	720,000	720,000	720.000	720.000	720.000	720,000	720,000	720.000	720,000	720.000	720,000	720,000	720,000	720,000	720.000	720,000	225.000	225.000	350,000	350,000
Benchn	nark Land Value	£/ha £ site	720,000 16.457.143	720,000 6.582.857	720,000 2.468.571	720,000 997.403	720,000 498.701	720,000 374.026	720,000 185.143	720,000 102.857	720,000 10.472.727	720,000 4.189.091	720,000 1.190.083	720,000 634.711	720,000 261.818	720,000 196.364	720,000 117.818	720,000 65.455	720,000 3.456.000	720,000 872.727	720,000 261.818	720,000 148.608	720,000 64.800	325,000 1.114.286	325,000 450,216	350,000 120.000	350,000 90,000
-		r site	10,437,143	0,362,857	2,408,5/1	997,403	498,701	3/4,026	185,143	102,857	10,4/2,/2/	4,189,091	1,190,083	034,/11	201,818	190,304	117,818	65,455	3,456,000	0/2,/2/	201,818	148,008	64,800	1,114,285	450,216	120,000	90,000
Residua	ll Gross	£/ha	-100,756	-184.405	-215,830	-84,907	-65.403	-134,642	-60,404	-489.747	-2,926	-128,372	-225,561	47,784	90,632	-34,979	195,461	-492,356	-695,585	-952,398	-1,082,549	-688,515	-664,336	995,212	1,452,971	2,033,702	2,750,393
residue	Not	f/ha	-161,210	-295.048	-345,327	-102,917	-79,276	-154,642	-60,404	-489,747	-4,682	-205,395	-273,407	57,920	90,632	-34,979	195,461	-492,356	-1.112.937	-1,154,422	-1,082,349	-1,184,247	-664,336	1.592.339	1,452,971	2,033,702	2,750,393
	INCL	£ site	-2.302.995	-1.685.987	-739,987	-102,517	-45.301	-69.944	-15.533	-69.964	-42.564	-746.893	-372.828	42.124	32,957	-9.540	31.985	-44.760	-3.338.810	-1,154,422	-393.654	-142,110	-59.790	3.412.156	2,012,773	697.269	707,244
		T SILE	-2,302,993	-1,000,967	-139,961	-117,020	-45,301	-09,944	-13,333	-09,904	-42,304	-740,693	-3/2,020	42,124	32,937	-9,540	31,963	-44,760	-3,330,010	-1,134,422	-333,034	-142,110	-39,790	3,412,130	2,012,773	097,209	707,244



Site 1         Brown 500           INCOME         Av Size m2           Gross         Gross           Market Housing         96.0	0																						
Gross							]																H
		% Number	Price £/m2	GDV £	GIA m2		DEVELOPMENT (	OSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			1,26
	Net 95.59 70	00% 350			33,605		LAND	Land		/unit or m2	Total	-2,302,995			No dwgs No dwgs under 50	500 50	462	23,100		CO2 Plus	% £/m2	3.00	<b>%</b>
ordable Overall ordable Rent 81.2	79.87 20	30% 150 00% 100	1,715		8,116			Stamp Duty Easements etc. Legals /Acquisition		1.50%	0 -34,545	-34,545			No dwgs over 50	450	138 Total		]	Acc & Adpt Water	% £/m2 £/m2	0.00	
scial Rent     81.2       aared Ownership     71.3       sst Homes     71.3	69.49 0	00% 0 00% 0 00% 50	1,820	1,897	0 1 3,567		Fees	Planning			85,200				Stamp duty calc - R Land payment	esidual	Total	-2,302,995 0		Over Extra 1 Over Extra 2	% £/m2 %	0.00	
nt and Subsidy Affordable Rent Social Rent			0	0			CONSTRUCTION	Professional		9.00%	7,125,639	7,210,839			Stamp duty calc - R Land payment	esidual		16,457,143		Small Site	£/m2 %	0.00	0
Shared Ownership			0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,547	70,058,880 1,250,000				Early payment		Total			Site Costs	Base BNG	15.00 0.70	% 20 %
E AREA - Net 14.286 ha E AREA - Gross 22.857 ha		35 /ha 22 /ha		107,007,198	45,289				% £	5.00% 5.00%	3,502,944 3,502,944 859,000	79,173,767			Pre CIL s106		£/ Unit (all) Total	1,250,000					1,546
eles per Quarter 0 nit Build Time 3 Quarters							FINANCE	Fees		0%	0				Post CIL s106	2,500		1,250,000					
Whole esidual Land Value -2		Per ha GROSS 210 -100,756	Ī	RUN Residual MACR	O ctrl+r Closing balance =	0		Interest Legal and Valuation	n	6.00%	0	0			Inf Tariff	% GDV	Total	1,250,000	] 1				
xisting Use Value 13 plift 20% 2	,714,286 ,742,857	600,000 120,000		RUN CIL MACRO ctrl	+I Closing balance = :	27,044,371	SALES								spell	0.00%		0					
Plus /ha 0  Benchmark Land Value 16	,457,143	720,000	l [	Check on phasing dw				Agents Legals	% % £/unit	3.0% 0.5% 0	3,210,216 535,036 500												
Additional Profit -47	£/m2 ,856,978 -1	424	•					Misc.	%	0.0%	0	3,745,752	87,792,819										
							Developers Prof	t Market Housing Affordable Housing		17.50%			15,222,480										
RESIDUAL CASH FLOW FOR INTEREST	r 1 Year 2									17.50%			2,397,307										
		Y 2	Veer 4	V F	Year C	Y7	V 0	First Homes	% Value	17.50%	Veer 12	Vee-12	2,397,307 1,106,473	V 15	V1C	V17	Ver. 10	Ver. 10	Veer 20	Ver. 21	Vees 22	V 22	Vee: 24
		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			17.50% 17.50% Year 11	Year 12	Year 13	2,397,307	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
NCOME NITS Started 50		100	100	100	100		Year 8	First Homes	% Value	17.50%	Year 12	Year 13	2,397,307 1,106,473	Year 15	<b>Year 16</b>	<b>Year 17</b>	Year 18	Year 19	<b>Year 20</b>	<b>Year 21</b>	<b>Year 22</b>	Year 23	<b>Year 24</b>
NCOME  INITS Started  Sidarket Housing  iffordable Rent	50 8,698,560 1,369,700	100 8,698,560 1,369,700	100 17,397,120 2,739,400	100 17,397,120 2,739,400	100 17,397,120 2,739,400	17,397,120 2,739,400	0	First Homes Year 9	% Value	17.50% Year 11	0		2,397,307 1,106,473	Year 15		Year 17 0 0				Year 21 0 0	Year 22 0 0		
INCOME  UNITS Started  Market Housing  Affordable Rent  Social Rent	50 8,698,560	100 8,698,560	100 17,397,120	100 17,397,120	100 17,397,120	17,397,120	0	First Homes Year 9	% Value	17.50% Year 11	0		2,397,307 1,106,473	Year 15  0 0 0 0 0		Year 17  0 0 0 0 0				Year 21 0 0 0 0 0	Year 22 0 0 0 0		
NCOME  INITS Started  Aarket Housing  Iffordable Rent  ocial Rent  hared Ownership  irst Homes	50 8,698,560 1,369,700	100 8,698,560 1,369,700 0	100 17,397,120 2,739,400 0	100 17,397,120 2,739,400 0	100 17,397,120 2,739,400 0	17,397,120 2,739,400 0	0	First Homes Year 9	% Value	17.50% Year 11	0		2,397,307 1,106,473	Year 15 0 0 0 0 0 0		Year 17  0 0 0 0 0 0				Year 21 0 0 0 0 0 0	Year 22		
INCOME  JUITS Started  Market Housing  Affordable Rent  Social Rent  Shared Ownership	50 8,698,566 1,369,700 0 190 632,270	100 8,698,560 1,369,700 0 190 632,270	100 17,397,120 2,739,400 0 379	100 17,397,120 2,739,400 0 379	100 17,397,120 2,739,400 0 379	17,397,120 2,739,400 0 379	0	First Homes Year 9	% Value	17.50% Year 11	0		2,397,307 1,106,473	Year 15  0 0 0 0 0 0 0 0 0		Year 17  0 0 0 0 0 0 0 0 0 0				Vear 21  0 0 0 0 0 0 0 0 0	Year 22  0 0 0 0 0 0 0 0 0		
INCOME  UNIT'S Started  Market Housing  Affordable Rent  Social Rent  Shared Ownership  First Homes  Grant and Subsidy  INCOME  0	0 50 8,698,566 1,369,700 0 190 632,270	100 8,698,560 1,369,700 0 190 632,270	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17,397,120 2,739,400 0 379 1,264,540	100 17,397,120 2,739,400 0 379 1,264,540	17,397,120 2,739,400 0 379 1,264,540	0 0 0 0 0	Year 9  0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	2,397,307 1,106,473	Year 15  0 0 0 0 0 0 0 0 0	0 0 0 0 0	Vear 17  0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	Vear 21  0 0 0 0 0 0 0 0 0 0 0	Year 22  0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	
NCOME  JUITS Started  Market Housing  Affordable Rent  Social Rent  Shared Ownership  irist Homes  Grant and Subsidy  INCOME  EXPENDITURE  Stamp Duty  0	50 8.698,566 1,369,700 0 190 632,270 0 10,700,72	100 8,698,560 1,369,700 0 190 632,270	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17,397,120 2,739,400 0 379 1,264,540	100 17,397,120 2,739,400 0 379 1,264,540	17,397,120 2,739,400 0 379 1,264,540	0 0 0 0 0	Year 9  0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	2,397,307 1,106,473	Year 15  0 0 0 0 0 0 0 0 0	0 0 0 0 0	Year 17  0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	Year 21  0 0 0 0 0 0 0 0	Year 22  0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	
NCOME  JINTS Started Sil Market Housing Affordable Rent Social Rent Shared Ownership First Homes Frant and Subsidy INCOME G  EXPENDITURE Stamp Duty Stagements etc. G  Silver Sil	8.698.566 1.369,700 0 190 632,270 0 10,700,72	100 8,698,560 1,369,700 0 190 632,270	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17,397,120 2,739,400 0 379 1,264,540	17,397,120 2,739,400 0 379 1,264,540	0 0 0 0 0	Year 9  0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	2,397,307 1,106,473	Year 15  0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	Year 17  0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	Year 21  0 0 0 0 0 0 0 0	Year 22 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	
INCOME UNITS Started  Market Housing Affordable Rent Social Rent Shared Ownership First Homes Grant and Subsidy  INCOME  EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee  85,2	50 8.698,564 1,369,700 0 190 632,270 0 10,700,72	100 8,698,560 1,369,700 0 190 632,270	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17,397,120 2,739,400 0 379 1,264,540	17,397,120 2,739,400 0 379 1,264,540	0 0 0 0 0	Year 9  0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	2,397,307 1,106,473	Year 15  0 0 0 0 0 0 0 0 0	0 0 0 0 0	Year 17  0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	Year 21  0 0 0 0 0 0 0 0 0	Year 22  0 0 0 0 0 0 0 0 0	0 0 0 0 0	
INCOME UNITS Started Sil Market Housing Affordable Rent Social Rent Shared Ownership First Homes Grant and Subsidy INCOME 0  EXPENDITURE Stamp Duty 0 Easements etc. 0 Easements etc. 0 Easements etc. 0 Planning Fee 85,2	0 50 8,698,566 1,369,700 0 190 632,270 0 10,700,72	100 8.698.560 1.369,700 0 190 632,270 0 10,700,720	100 17,397,120 2,739,400 0 379 1,264,540 0	100 17.397.120 2,739.400 0 379 1,264,540 0 21,401,440	100 17,397,120 2,739,400 0 379 1,264,540	17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	0 0 0 0 0	Year 9  0 0 0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	2,397,307 1,106,473 Year 14	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	Year 22  0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0
NCOME  NITS Started  Sider of the North Company  Sider of the North Company  NITS Started  Sider of the North Company  Sider of the North Comp	50 8.698,564 1,369,700 0 190 632,270 0 10,700,72	100 8.698.560 1.369,700 0 190 632,270 0 10,700,720	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	17,397,120 2,739,400 379 1,264,540 0 21,401,440	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	First Homes  Year 9  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,397,307 1,106,473 Year 14	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0
VCOME  NITS Started  Silfordable Rent  ocial Rent hared Ownership rist Homes rant and Subsidy  INCOME  OXPENDITURE  tamp Duty assements etc. egals Acquisition  lanning Fee  7,125  uild Cost - BCIS Base  1006/CIL/Tariff ontingency	50 8.698,566 1,369,700 0 190 632,270 1 10,700,72	100 8,598,560 1,369,700 0 190 632,270 0 10,700,720	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	100 17.397,120 2.739,400 0 379 1.264,540 0 21,401,440	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	First Homes  Year 9  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,397,307 1,106,473 Year 14	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0
NCOME  JINITS Started  Market Housing  Affordable Rent  Social Rent  Shared Ownership  First Homes  Frant and Subsidy  INCOME  EXPENDITURE  Stamp Duty  Casements etc.  Legals Acquisition  Planning Fee  85,2  Planning Fee  87,125	50 8.698,566 1.369,700 0 190 632,270 10.700,72 10.700,72 7.005,888 125,000 350,294 436,194	100 8,598,560 1,369,700 0 190 632,270 0 10,700,720 7,005,888 125,000 350,294	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	100 17.397,120 2,739,400 0 379 1,264,540 0 21,401,440	100 17,397,120 2,739,400 0 379 1,264,540 0 21,401,440	17,397,120 2,739,400 0 379 1,264,540 0 21,401,440 14,011,776 250,000 700,589	0 0 0 0 0 0 0	First Homes  Year 9  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	% Value  Year 10  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17.50%  Year 11  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,397,307 1,106,473 Year 14	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0

0 0 0 0

0 0 0 0

0 0 0 0 0 0 0

7,176,294 8,291,902 8,291,902 16,583,804 16,583,804 16,583,804 16,583,804

 -4,873,299
 2,116,420
 2,243,405
 4,786,827
 4,817,636
 4,817,636
 4,817,636

292,398 165,413 30,808

evelopers Return

Market Housing

Affordable for Rent

First Homes

0 0 0 0

15,222,480 2,397,307 1,106,473 -18,726,260



												:	Site 2												
re 2		Brown 200							]																
ОМЕ	Av Size Gross	Net		% Numbe 200	0 £/m2	2 £	m2		DEVELOPMENT C			/unit or m2	! Total			]	Planning fee calc Planning app fee No dwgs	dwgs 200				Build Cost CO2 Plus	%	3.00%	1,
et Housing dable Overall dable Rent	95.7 80.9	95.25 79.58	30 3 20.00	0% 60 0% 40	0 1,71	5 5,458,490				Land Stamp Duty Easements etc. Legals /Acquisition	1	1.50%	( ( 3 -25,290	)			No dwgs under 50 No dwgs over 50	50 150	462 138 Total	20,700		Acc & Adpt Water	£/m2 % £/m2 £/m2	0.00%	
ll Rent ed Ownership Homes	80.9 70.3 70.3	79.58 68.47 68.47	7 0.00	0%	1,820	748	0		Fees	Planning Professional		9.00%	43,800 5 2,838,843				Stamp duty calc - F Land payment	esidual	Total	<b>-1,685,987</b>		Over Extra 1 Over Extra 2	% £/m2 % £/m2	0.00% 0.00% 0.00	5
and Subsidy	Affordable Rent Social Rent Shared Ownership				(	0 0 0 0 0 0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,547	27,909,546 500,000				Stamp duty calc - F Land payment	esidual	Total	6,582,857 318,643		Small Site Site Costs	% Base BNG	0.00% 15.00% 0.70%	5
EA - Net EA - Gross er Quarter	5.714 9.143	ha		35 /h: 22 /h:		42,622,175	18,040			Contingency Abnormals	% £	5.00% 5.00%		7			Pre CIL s106		£/ Unit (all) Total	500,000					
uild Time		Quarters  Whole Site	Per ha NET	Per ha GROSS		RUN Residual MAC	RO ctrl+r Closing balance =	0	FINANCE	Fees Interest Legal and Valuatio	in.	0% 6.00%					Post CIL s106 CIL	2,500 0		0					
al Land Value g Use Value	20%	-1,685,987 5,485,714 1,097,143	7 -295,04 4			RUN CIL MACRO cti	-		SALES								Inf Tariff	% GDV 0.00%		0					
Plus /ha Ber	0 nchmark Land Value	6,582,857	f/m2	720,000	0	Check on phasing do	wgs nos rect	]		Agents Legals Misc.	% % £/unit %	3.0% 0.5% 0 0.0%	213,111	1 D	34,205,84	3									
onal Profit		-20,114,129	9 -1,50	01					Developers Profit	t Market Housing Affordable Housin		17.50% 17.50%			6,067,429 955,36										
UAL CASH FLOW F	OR INTEREST	Year 1				Year 2				First Homes Year 3	% Value	17.50%		Year 4	436,08			Year 5				Year 6			
ME S Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2 13	Q3	Q4	Q1	Q2	Q3	
et Housing dable Rent				12	0	0	0	2,080,260	2,253,615	2,080,260	2,253,615	2,080,260	2,253,615	2,080,260	2,253,615	2,080,260	2,253,615	2,080,260	2,253,615	2,080,260	2,253,615	2,080,260	2,253,615	0	
Rent					0	0	0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	327,509 0	354,802 0	0	
d Ownership omes					0	0	0	45 149,516	49 161,976	45 149,516	49 161,976	45 149,516	49 161,976	45 149,516	49 161,976	45 149,516	49 161,976	45 149,516	49 161,976	45 149,516	49 161,976	45 149,516	49 161,976	0	
and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
NDITURE p Duty nents etc.		0 0	0	00	0		0	2,557,330	2,770,441	2,557,330	2,770,441	2,557,330	2,770,441	2,557,330	2,770,441	2,557,330	2,770,441	2,557,330	2,770,441	2,557,330	2,770,441	2,557,330	2,770,441	0	
Acquisition g Fee ional		-25,290 43,800 1,419,422		1,419,422																					
ost - BCIS Base			0	558,191	1,162,898	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605	1,721,089	1,767,605	1,162,898	604,707	0	0	0	
L/Tariff gency nals			0 0 0	10,000 27,910 34,754	20,833 58,145 72,403	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	30,833 86,054 107,157	31,667 88,380 110,053	20,833 58,145 72,403	10,833 30,235 37,650	0 0 0	0 0 0	0 0 0	
Fees nd Valuation		0																							
		0	0 0	0	0	0	0 0	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	76,720 12,787	83,113 13,852	0	
BEFORE LAND IN	T AND PROFIT	1,437,932	0	0 <b>2,050,276</b>	1,314,279	1,945,133	1,997,704	2,034,640	2,094,670	2,034,640	2,094,670	2,034,640	2,094,670	2,034,640	2,094,670	2,034,640	2,094,670	2,034,640	2,094,670	1,403,786	780,391	89,507	96,965	0	
idual Valuation	Land Interest	-1,685,987	0	0	27,033	47,153	77,037	108,158	101,940	93,333	86,893	78,059	71,390	62,324	55,419	46,113	38,965	29,413	22,013	12,207	0	0	0	0	
pers Return  Market Housing  fordable for Rent  First Homes																									6
FIISE FIUITIES	Cash Flow	248,056	0	-2,050,276	-1,341,312	-1,992,286	-2,074,742	414,532	573,831	429,358	588,879	444,631	604,382	460,367	620,353	476,577	636,807	493,278	653,758	1,141,338	1,990,051	2,467,824	2,673,476	0	-7
	Opening Balance	0	1	1	1	1	I	I	1	1	1	1	I	1 1		1	1	1		1	l	1	1 '	1	1

-	N	
Ŀ	<i>)</i>	

												S	ite 3												
e 3	В	rown 75																							
СОМЕ	Av Size n	n2 Net	%	Number 75	Price £/m2		GIA m2		DEVELOPMENT CO	OSTS		/unit or m2	Total				Planning fee calc Planning app fee No dwgs	dwgs 75				Build Cost CO2 Plus	%	3.00%	1
ket Housing	96.9	96.56	70.00%			13,180,125	5,087			Land Stamp Duty Easements etc.		-	0	-739,987			No dwgs under 50 No dwgs over 50	50 25	462			Acc & Adpt	£/m2 % £/m2	0.00%	
dable Rent Rent d Ownership	82.0 82.0 67.0	80.65 80.65 64.67	20.00%	15 0	1,715 1,120	0	1,229 0 0	F	Fees	Legals /Acquisition		1.50%	-11,100	-11,100			Stamp duty calc - R	esidual		-739.987		Water Over Extra 1	£/m2 % £/m2	0.00%	
Homes t and Subsidy	67.0 Affordable Rent	64.67			1,820		503			Planning Professional		9.00%	26,550 1,072,877				Stamp duty calc - R	esidual	Total		ľ	Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	)
•	Social Rent Shared Ownership				0	0		c	CONSTRUCTION	Build Cost s106 / CIL / IT		1,547	10,549,231 187,500				Land payment	Esidual	Total	<mark>2,468,571</mark> 112,929		Site Costs	Base BNG	15.00% 0.70%	5
REA - Net REA - Gross	2.143 h 3.429 h		35 22	/ha ! /ha		16,137,440	6,819			Contingency	%	5.00% 5.00%	527,462 527,462				Pre CIL s106		£/ Unit (all)	407.500			БИС	0.70%	
er Quarter uild Time	0 3 C	uarters						F	FINANCE	_	t		129,200				Post CIL s106	2,500		187,500 187,500					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACRO	O ctrl+r Closing balance = 0			Fees Interest Legal and Valuation	n	0% 6.00%	0				CIL	0	£/m2 Total	187,500					
Use Value	20%	-739,987 2,057,143 411,429	0.0,02.	-215,830 600,000 120,000		RUN CIL MACRO ctri-	+I Closing balance = 3,919	9,281 <b>S</b>	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /ha Benci	0 Chmark Land Value	2,468,571		720,000		Check on phasing dwg	gs nos			Legals	% % £/unit	3.0% 0.5% 0	80,687												
al Profit		-7,175,644	f/m2 -1,410	1			-	L		Misc.	%	0.0%		564,810	12,834,004	]									
									Developers Profit	Market Housing Affordable Housing	g % Value	17.50% 17.50%			2,306,522 363,073	l									
UAL CASH FLOW FO	OR INTEREST	Year 1				Year 2				Year 3	% Value	17.50%		Year 4	154,457	-		Year 5				Year 6			—
<b>ME</b> Started		Q1	Q2	Q3 12	Q4 13	Q1 12	Q2 13	Q3 12	Q4 13	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
t Housing able Rent					0	0		2,108,820 331,910	2,284,555 359,569	2,108,820 331,910	2,284,555 359,569	2,108,820 331,910	2,284,555 359,569	0	0	0	0	0	0	0	0	0	0	0	
ent Ownership					0	0	0	0	0 46	0 42	0 46	0 42	0 46	0	0	0	0	0	0	0	0	0	0	0	
nes					0	0	0	141,218	152,986	141,218	152,986	141,218	152,986	0	0	0	Ö	0	0	0	0	0	0	0	
d Subsidy INCOME		0	0	0	0	0	0 2	2,581,990	2,797,156	2,581,990	2,797,156	2,581,990	2,797,156	0	0	0	0	0	0	0	0	0	0	0	
OITURE Outy nts etc. cquisition		0 0 -11,100																							
Fee onal		26,550 536,438		536,438																					
t - BCIS Base			0		1,172,137			1,734,762		1,172,137	609,511	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tariff ncy Is			0 0 0	10,000 28,131 35,022	20,833 58,607 72,962	30,833 86,738 107,984	89,082	30,833 86,738 107,984	31,667 89,082 110,903	20,833 58,607 72,962	10,833 30,476 37,940	0 0 0	0 0 0	0	0	0	0 0 0	0	0	0	0 0 0	0	0	0	
ees Valuation		0																							
		0	0	0	0 0	0 0		77,460 12,910	83,915 13,986	77,460 12,910	83,915 13,986	77,460 12,910	83,915 13,986	0	0	0	0	0 0	0	0	0 0	0	0	0	
FORE LAND INT	AND PROFIT	551,889	0	1,172,217	1,324,539	1,960,318	2,013,300 2	2,050,688	2,111,200	1,414,909	786,661	90,370	97,900	0	0	0	0	0	0	0	0	0	0	0	
dual Valuation	Land	-739,987																							
	Interest	-739,967	0	0	14,762	34,851	64,779	95,950	89,420	80,472	64,173	34,978	0	0	0	0	0	0	0	0	0	0	0	0	
ers Return Market Housing Indable for Rent First Homes																									
riist nomes	Cash Flow	188.099	0	-1.172.217	-1.339.301	-1.995.169	-2,078,079	435.352	596.536	1.086.610	1.946.323	2.456.643	2.699.256	0	0	0	0	0	0	0	0	0	0	0	-2



												310	-												闡
Site 4		Brown 40																							-
ICOME	Av Size	m2	%	6 Number 40			GIA m2		DEVELOPMENT	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m2 1,262.96
Market Housing	Gross 95.1	Ne 94.61					2,663		LAND	Land		/unit or m2	Total	-117,620			No dwgs No dwgs under 50	40		18,480		CO2 Plus	% £/m2	3.00%	37.89
	33.1	54.0.	30%		,	0,567,400	2,003			Stamp Duty Easements etc.			0	-117,020			No dwgs over 50	0	138 Total	0		Acc & Adpt	%	0.00%	20.60 0.00
ordable Overall ordable Rent	78.0		9 20.00%	6 8	3 1,71		624			Legals /Acquisition	n	1.50%	-1,764	-1,764					TOTAL	10,400		Water	£/m2 £/m2		12.00 0.00
rial Rent red Ownership	78.0 66.0	64.67	7 0.00%	6 (	1,82	20 141	0		Fees								Stamp duty calc - I Land payment	Residual		-117,620		Over Extra 1	% £/m2	0.00%	0.00 0.00 0.00
rst Homes	66.0	64.67	7 10.00%	6 4	4 1,82	20 470,726	264			Planning Professional		9.00%	18,480 533,905	552,385					Total	0		Over Extra 2	% £/m2	0.00%	0.00
ant and Subsidy	Affordable Rent Social Rent					0 0			CONSTRUCTION	ı							Stamp duty calc - I Land payment	Residual		997,403		Small Site	%	0.00%	0.00 <b>1,333.45</b>
	Shared Ownership					0 0				Build Cost s106 / CIL / IT		1,476	5,241,127 100,000						Total	39,370		Site Costs	Base BNG	10.00% 0.70%	133.35 9.33
E AREA - Net E AREA - Gross	1.143 1.385		35 29	5 /ha		8,413,078	3,551			Contingency Abnormals	%	5.00% 5.00%	262,056 262,056				Pre CIL s106	2 500	£/ Unit (all)						1,476.13
		110	7	7116						Abiloillais	£	3.00%	67,040	5,932,280			TTE CIE 3100		Total	100,000					
es per Quarter it Build Time	0 3	Quarters							FINANCE								Post CIL s106	2,500		100,000					
						RUN Residual MACRO	O ctrl+r			Fees Interest		0% 6.00%	0				CIL	0	£/m2 Total	0 <b>100,000</b>					
sidual Land Value		Whole Site -117.620	Per ha NET 0 -102.917	Per ha GROSS 7 -84,907	7		Closing balance = 0			Legal and Valuatio	on		0	0			Inf Tariff	% GDV							
isting Use Value	20%	831,169		600,000 120,000	0	RUN CIL MACRO ctrl-	·I Closing balance = 1,6	664 527	SALES									0.00%		0					
Plus /h	na 0	166,234	)	(	0			,001,537	SALES	Agents	%	3.0%	252,392												
В	enchmark Land Value	997,403		720,000	<u> </u>	Check on phasing dwg				Legals	% £/unit	0.5% 0	42,065 0												
ditional Profit		-2,759,306	£/m2 6 -1.036	5			_			Misc.	%	0.0%	0	294,458	6,659,738										
		_,,		-					Developers Prof	it Market Housing	9/ Malue	17.50%			1,205,295										
										Affordable Housin First Homes		17.50% 17.50% 17.50%			1,205,295 184,616 82,377										
RESIDUAL CASH FLOW	/ FOR INTEREST								L		% value	17.30%			82,377										
INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started Tarket Housing				10	10 0	10	10 0	1,721,850	1,721,850	1,721,850	1,721,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ffordable Rent ocial Rent					0	0	0	263,703	263,703 0	263,703 0	263,703 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
hared Ownership irst Homes					0	0	0	35 117,682	35 117,682	35 117,682	35 117,682	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	ar.	•			ő	0	0	2,103,269	2,103,269	0	0	0	0	ő	Ů.	ő	0	0	0	0	ő	0	0	0	ő
	15	U	U	U	U	T	U	2,103,269	2,103,269	2,103,269	2,103,269				U	U	0		U	U	U	T	0		U
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -1,764																							
lanning Fee		18,480																							
rofessional		266,953		266,953																					
uild Cost - BCIS Base			0		873,521	1,310,282		873,521	436,761	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0
106/CIL/Tariff contingency			0	8,333 21,838	16,667 43,676	25,000 65,514	25,000 65,514	16,667 43,676	8,333 21,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
bnormals			0	27,425	54,849	82,274	82,274	54,849	27,425	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal and Valuation		0																							
gents		0	0	0	0	0	0	63,098	63,098	63,098	63,098	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Aisc.		0	0	0	0	0	0	10,516	10,516	10,516	10,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND I	INT AND PROFIT	283,668	0	0 <b>761,309</b>	988,713	1,483,070	1,483,070	1,062,328	567,971	73,614	73,614	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	n Land	-117,620																							
	Interest	-11/,020	2,491	2,528	13,986	29,026	51,708	74,729	60,236	38,110	8,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housin																									1,205,295
Affordable for Re	nt					1				1								1							184,616



Site 5 Brown 20 Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 97.7 Net 97.36 2,600 £/m2 % 70.00% 3,543,800 Market Housing Land Stamp Duty 9,240 Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 20.00% 0.00% 0.00% 10.00% 1,715 1,120 1,820 1,820 555,604 1.50% -680 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 254,775 Over Extra 2 Planning Professional % £/m2 284,206 9.00% 274,966 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,471 2,701,508 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 4,354,255 3,055,179 50,000 33,520 Sales per Quarter Unit Build Time Post CIL s106 50,000 Inf Tariff Residual Land Value 415,584 83,117 0.00% 600,000 120,000 RUN CIL MACRO ctrl+l Closing balance = 839,189 130,628 21,771 3.0% 0.5% £/unit 152.399 3,445,804 620,165 97,244 44,586 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 Year 3 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcidus Q2 Q3 Q4 Q2 Q4 Q2 Q4 Q2 Q4 Q4 885,950 138,901 885,950 138,901 885,950 138,901 885,950 138,901 0 19 63,694 0 19 63,694 0 19 63,694 0 19 63,694 Grant and Subsidy EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 9,240 137,483 Planning Fee 137.483 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 225,126 450,251 675,377 675,377 450,251 225,126 0 0 0 0 0 0 0 0 0 0 0 
 12,500
 12,500
 8,333
 4,167

 33,769
 33,769
 22,513
 11,256

 42,149
 42,149
 28,099
 14,050
 0 4,167 8,333 0 11,256 22,513 0 14,050 28,099 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 146.044 509.197 763,795 763.795 547.296 392.081 292,698 38.100 38.100 For Residual Valuation 1,511 1,534 7,438 15,188 26,872 38,732 31,194 19,724 4,263 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 620,165 97,244

-790,667

502,535 764,672

-2.079.618 -1.314.946

1,030,740 1,046,201

-778.982

-495,869 -1.012,504 -1.791,486 -2.582,153

-516,635

First Homes

-100.743

44,586 -761,995



Site 6 Brown 15 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 101.5 Net 101.45 2,530 -69,944 £/m2 % 70.00% 11 2,695,140 6,930 Market Housing Land Stamp Duty Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 20.00% 0.00% 0.00% 10.00% 1,715 1,120 1,771 1,771 447,570 1.50% -1,049 -1,049 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 185,936 Over Extra 2 Planning Professional % £/m2 220,536 9.00% 213,606 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 1,470 2,103,874 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 3,328,702 2,373,401 37,500 21,640 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 37,500 Inf Tariff Residual Land Value 311,688 62,338 0.00% 600,000 120,000 RUN CIL MACRO ctrl+l Closing balance = 713,775 99,861 16,644 3.0% 0.5% £/unit 2,639,449 471,650 78,335 32,539 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Year 4 Q1 Year 6 Q1 Q2 Q2 Q3 Q2 Q4 Q4 Q4 Q4 Q4 539,028 89,514 539,028 89,514 539,028 89,514 539,028 89,514 539.028 89,514 0 11 37,187 0 11 37,187 0 11 37,187 0 11 37,187 Grant and Subsidy EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 6,930 106,803 Planning Fee 106.803 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 140,258 280,516 140,258 0 0 0 420,775 420,775 420,775 280,516 0 0 0 0 0 0 0 0 2,500 5,000 0 7,013 14,026 0 8,456 16,911 
 7,500
 7,500
 7,500
 5,000

 21,039
 21,039
 21,039
 14,026

 25,367
 25,367
 25,367
 16,911

 2,500
 0
 0
 0

 7,013
 0
 0
 0

 8,456
 0
 0
 0
 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 112.684 316.453 474,680 474.680 497.981 181,528 23.301 23.301 265,030 339,754 For Residual Valuation 641 651 4,636 9,452 16,714 24,085 21,930 17,369 10,367 885 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 471,650 78,335

First Homes

-484,132

-1.114.284 -1.605.678

-309.062 -630.151

-491.394

143,674 304,056

-1.462.004 -1.157.948

466,844

632,073

641,554

32,539 -582,523



												Site	.,												H
ite 7	Brov Av Size m2	own 9	%	Number	Price	GDV	GIA		DEVELOPMENT C	OSTS							Planning fee calc					Build Cost			
rket Housing	Gross 92.6	Net 92.11	100.00%	9	£/m2 2,530	£	m2 834		LAND	Land		/unit or m2	Total	-15.533			Planning app fee No dwgs No dwgs under 50	dwgs 9 9	rate 462			CO2 Plus	% £/m2	3.00%	1 20
rdable Overall rdable Rent	92.6	92.11	0% 0.00%	0	1,715	. 0	0			Stamp Duty Easements etc. Legals /Acquisition		1.50%	0 0 -233	-233			No dwgs over 50	0	138 Total	0		Acc & Adpt Water	% £/m2 £/m2	0.00%	
al Rent red Ownership : Homes	92.6 92.6 92.6	92.11 92.11 92.11	0.00% 0.00% 0.00%	0 0 0	1,120 1,771 0	. 0	0	ľ	Fees	Planning Professional		9.00%	4,158 131,775	135,933			Stamp duty calc - F Land payment	tesidual	Total	<b>-15,533</b> 0		Over Extra 1 Over Extra 2	% £/m2 % £/m2	0.00% 0.00% 0.00	
nt and Subsidy	Affordable Rent Social Rent Shared Ownership				0 0 0	0		(	CONSTRUCTION	Build Cost		1,559	1,299,439				Stamp duty calc - F Land payment	tesidual	Total	185,143 703		Small Site Site Costs	% Base	6.00% 10.00%	7 <b>1,40</b> 14
E AREA - Net E AREA - Gross	0.257 ha 0.257 ha		35 35	/ha /ha		2,097,370	834			s106 / CIL / IT Contingency Abnormals	% f	5.00% 5.00%	22,500 64,972 64,972 12,284	1,464,167			Pre CIL s106		£/ Unit (all) Total	22,500			BNG	0.70%	1,55
es per Quarter it Build Time	0 3 Qua	arters						ŀ	FINANCE	Fees		0%	0	3,11,121			Post CIL s106 CIL	2,500 0	£/ Unit (all) £/m2	22,500 0					
sidual Land Value sting Use Value		Whole Site -15,533 154,286	Per ha NET -60,404	Per ha GROSS -60,404 600,000		RUN Residual MACRO RUN CIL MACRO ctrl+	Closing balance = 0			Interest Legal and Valuation		6.00%	0	0			Inf Tariff	% GDV 0.00%	Total	22,500					
lift Plus /ha	20% na 0 enchmark Land Value	30,857 0 <b>185,143</b>		120,000 0 <b>720,000</b>		Check on phasing dwg	Closing balance = 405,2	214	SALES	Legals	%	3.0% 0.5%	62,921 10,487					0.3070		<u> </u>					
ditional Profit		-591,228	E/m2 -709			corre	ct	Ĺ		Misc.	£/unit %	0 0.0%	0	73,408	1,657,743										
								[	Developers Profit	Market Housing Affordable Housing		17.50% 17.50% 17.50%			367,040 0 0										
ICOME	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NTS Started arket Housing fordable Rent				3	0 0	0 0	0	699,123 0	699,123 0	699,123 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0
cial Rent ared Ownership st Homes					0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
rant and Subsidy INCOME	IE I	0	0	0	0	0	0	0 699,123	0 699,123	699,123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KPENDITURE samp Duty asements etc. egals Acquisition		0 0 -233																							
anning Fee ofessional		4,158 65,888		65,888																					
uild Cost - BCIS Base 06/CIL/Tariff			0	144,382 2,500	288,764 5,000	433,146 7,500		144,382 2,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency bnormals			0 0	7,219 8,584	14,438 17,168	21,657 25,752	14,438	7,219 8,584	0	0	0	0 0	0	0 0	0	0	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0
nance Fees gal and Valuation		0																							
gents egals lisc.		0	0	0 0 0	0	0	0	20,974 3,496	20,974 3,496	20,974 3,496	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND IN	NT AND PROFIT	69,813	0	228,573	325,370	488,056	325,370	187,155	24,469	24,469	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	ı Land	-15,533				<del> </del>				+								<del>                                     </del>				+			



											310													買
iite 8		Brown 5																						
COME	Av Size	m2	%	Number 5	Price £/m2	GDV £	GIA m2	DEVELOPMEN'	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m: 1,275.8
arket Housing	Gross 99.4	Net 99.40		5	2,530		497	LAND	Land		/unit or m2	Total	-69.964			No dwgs No dwgs under 50	5	462			CO2 Plus	% £/m2	3.00%	38.28
ordable Overall	-		0%		_,	2,201,120			Stamp Duty Easements etc.			0	,			No dwgs over 50	0	138 Total	0		Acc & Adpt	% £/m2	0.00%	20.6 0.0
ordable Rent	99.4		0.00%	0	1,715	0	0		Legals /Acquisitio	n	1.50%	-1,049	-1,049				No. of Alexand	Total	2,310		Water	£/m2 %	0.000/	12.0
red Ownership	99.4 99.4	99.40	0.00%	0	1,771	L 0	0	Fees								Stamp duty calc - F Land payment	kesiduai		-69,964		Over Extra 1	£/m2	0.00%	0.0 0.0 0.0
st Homes	99.4	99.40	0.00%	0	(	0	0		Planning Professional		9.00%	2,310 84,268						Total	0		Over Extra 2	% £/m2	0.00%	0.0
ant and Subsidy	Affordable Rent Social Rent				(	0 0		CONSTRUCTIO	N							Stamp duty calc - F Land payment	Residual		102,857		Small Site	%	13.00%	165.8 <b>1,512.6</b>
	Shared Ownership				(	0			Build Cost s106 / CIL / IT		1,674	832,213 12,500						Total	0		Site Costs	Base BNG	10.00% 0.70%	151.2 10.5
E AREA - Net E AREA - Gross	0.143 0.143		35 35	/ha /ha		1,257,410	497		Contingency Abnormals	%	5.00% 5.00%	41,611 41,611				Pre CIL s106	2.500	£/ Unit (all)						1,674.
			1	7						£		8,380	936,314					Total	12,500					
es per Quarter it Build Time	0	Quarters						FINANCE								Post CIL s106	2,500		12,500					
						RUN Residual MACRO c			Fees Interest		0% 6.00%	0				CIL	0	£/m2 Total	12,500					
idual Land Value		Whole Site		Per ha GROSS -489,747		Cl	osing balance = 0		Legal and Valuation	on		0	0			Inf Tariff	% GDV		1					
sting Use Value lift	20%	85,714 17,143		600,000 120,000	•	RUN CIL MACRO ctrl+l	osing balance = 230,415	SALES									0.00%		0					
Plus /h		102,857	1	720,000 720,000		Check on phasing dwgs		SALES	Agents	%	3.0% 0.5%	37,722 6,287												
ь	senchmark Land Value	102,857		720,000		correct			Legals	£/unit	0	0												
ditional Profit		-396,496	f/m2 -798						Misc.	%	0.0%	0	44,009	995,889										
								Developers Pro	ofit Market Housing	% Value	17.50%			220,047										
									Affordable Housin		17.50% 17.50%			0										
SIDUAL CASH FLOW	V FOR INTEREST	Year 1				Year 2		<b>L</b>		70 Value	17.3070		V				Year 5				Year 6			
ICOME		Q1	Q2	Q3	Q4	Q1	Q2 C	Q3 Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
NITS Started arket Housing				11	0	0	0 251	.482 502,964	502,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fordable Rent ocial Rent					0	0	0 0	0 0 0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0
ared Ownership rst Homes					0	0	0 0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rant and Subsidy INCOM	AF.	0	0	0	0	0	0 (	0 0 ,482 502,964	0 502,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE		•					0 231	,402 302,304	302,504							· ·	<u> </u>							
tamp Duty		0																						
asements etc. egals Acquisition		0 -1,049																						
lanning Fee		2,310																						
ofessional		42,134		42,134																				
ild Cost - BCIS Base 06/CIL/Tariff			0	55,481 833	166,443 2,500	277,404 4,167	221,923 110 3,333 1,6	,962 0 567 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ontingency onormals			0	2,774 3,333	8,322 9,998	13,870 16,664		548 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			U	3,333	9,990	10,004	13,331 0,0	000	0	U	U	U	U	U	U	U	0	U	U	0	U	U	0	U
nance Fees gal and Valuation		0 0																						
gents		0	0	0	0	0		544 15,089	15,089	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals 1isc.		0	0	0	0	0		257 2,515	2,515	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
OSTS BEFORE LAND I	INT AND PROFIT	43,395	0	104,555	187,263	312,105	249,684 133	,644 17,604	17,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuation	n Land	-69,964				-											-				+			
	Interest	-03,304	0	0	1,170	3,996	8,738 12,	614 11,036	3,921	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housin																								220,047
Affordable for Rer	nt					1			ı															0

	п	N	
ЩИ	Ш	廾	

												Si	ite 9												
site 9	Brown 500	HD							]																
ICOME	Av Size m2		%	Number 500	Price £/m2	GDV	GIA m2	1	DEVELOPMENT	COSTS							Planning fee calc Planning app fee	dwg	s rate		]	<b>Build Cost</b>			
	Gross	Net							LAND			/unit or m2	Total				No dwgs	500	)			CO2 Plus	%	3.00%	
rket Housing	92.0	91.52	70.00%	350	2,600	83,284,556	32,190			Land Stamp Duty			0	-42,564			No dwgs under 50 No dwgs over 50	50 450	) 462 ) 138			Acc & Adpt	£/m2 %	0.00%	
ordable Overall			30%	150						Easements etc.			O						Total				£/m2		
ordable Rent ial Rent	75.2 75.2	73.42 73.42	20.00%	100	1,715 1,120		7,515 0			Legals /Acquisitio	n	1.50%	-638	-638			Stamp duty calc - I	Residual			1	Water Over Extra 1	£/m2 %	0.00%	
red Ownership	72.7	70.89	0.00%	0	1,820	1,935	1	1	Fees								Land payment			-42,564			£/m2		
Homes	72.7	70.89	10.00%	50	1,820	6,450,776	3,635	1	1	Planning Professional		9.00%	85,200 6,604,952						Total	1 0	<u> </u>	Over Extra 2	% £/m2	0.00%	
	dable Rent Social Rent				0	0			CONSTRUCTION								Stamp duty calc - I	Residual		10.472.727		Small Site	%	0.00%	
	Ownership				0	0			CONSTRUCTION	Build Cost		1,503	65,136,692				Land payment		Total		i	Site Costs	Base	15.00%	
AREA - Net	9.091 ha		55	/ha		102,328,358	43,341			s106 / CIL / IT Contingency		5.00%	1,250,000 3.256.835										BNG	0.70%	
AREA - Gross	14.545 ha		34	/ha		102,320,330	45,541	]		Abnormals	%	5.00%	3,256,835				Pre CIL s106		f / Unit (all)		1				
per Quarter	0										£		488,000	73,388,361					Total	1,250,000	1				
Build Time	3 Quarters								FINANCE								Post CIL s106	2,500		1,250,000	1				
						RUN Residual MACE	tO ctrl+r			Fees Interest		0% 6.00%	0				CIL	(	) £/m2 <b>Total</b>	0 1,250,000					
	Whole			Per ha GROSS			Closing balance =	0		Legal and Valuation	on		0	0						,,	-				
dual Land Value ing Use Value		<b>-42,564</b> 727,273	-4,682	- <b>2,926</b> 600,000		RUN CIL MACRO ctri	I+I										Inf Tariff	% GDV 0.00%	é	0					
t Plus /ha		745,455		120,000			Closing balance =	19,030,635	SALES		%	3.0%	3,069,851								_				
Pius / na Benchmark L	and Value 10,	172,727		720,000		Check on phasing dw	ıqs nos	1	1	Agents Legals	%	0.5%													
						corr	ect	l	1		£/unit	0	0												
dditional Profit	-30.	£/m2 530,488	-948							Misc.	%	0.0%	0	3,581,493	83,616,803										
									Developers Pro																
										Market Housing Affordable Housir		17.50% 17.50%			14,574,797 2,203,780										
SIDUAL CASH FLOW FOR INTER	re <del>r</del>									First Homes	% Value	17.50%			1,128,886										
IDUAL CASH FLOW FOR INTER	Year	1 Y	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Y
OME .																									_
'S Started ket Housing	50		50 328,456	100 8,328,456	100 16,656,911	100 16,656,911	100 16,656,911	16,656,911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
rdable Rent		1,2	259,109	1,259,109	2,518,218	2,518,218	2,518,218	2,518,218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
al Rent ed Ownership			0 194	0 194	0 387	0 387	0 387	0 387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Homes			45,078	645,078	1,290,155	1,290,155	1,290,155	1,290,155	ō	ő	ō	0	ō	0	ō	0	0	0	ō	0	0	0	ō	0	
t and Subsidy INCOME		10	,232,836	10,232,836	0 20,465,672	20,465,672	20,465,672	20,465,672	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
		10)	,252,050	10,232,030	20,403,072	20,403,072	20,103,072	20,403,072		Ĭ		·		Ĭ			· ·	Ĭ		·	Ū	İ			
ENDITURE np Duty	0																								
ments etc.	0																								
ls Acquisition	-63	3																							
ing Fee	85,2	00																							
ssional		952																							
Cost - BCIS Base		6,5	513,669	6,513,669	13,027,338	13,027,338	13,027,338	13,027,338	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL/Tariff		17	25,000	125,000	250,000	250,000	250,000	250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ingency ormals			25,683 74,483	325,683 374,483	651,367 748,967	651,367 748,967	651,367 748,967	651,367 748,967	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				,							-	-	-		-	-	-		-	-	-		-	-	
nce Fees I and Valuation	0													1											
ents	0		06,985	306,985	613,970	613,970	613,970	613,970	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

0 0 0 0

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0 0 0

398,817 270,595 134,680

evelopers Return

Market Housing

Affordable for Rent

First Homes

0 0 0

0 0 0 0

14,574,797 2,203,780 1,128,886 -17,907,463



												S	ite 10												H
Site 10		Brown 200 HD							<b>_</b>																•
NCOME	Av Size			% Numb	ber Pri	ice GDV n2 £	/ GIA		DEVELOPMENT C	OSTS		/unit or m2	Total			]	Planning fee calc Planning app fee No dwgs	dwgs 200			]	Build Cost CO2 Plus	%	3.00%	1,234
Market Housing	92.2	91.7	5 70.0		140 2,6 60	00 33,397,000	12,908		LAND	Land Stamp Duty Easements etc.		/unit of the	0	-746,893			No dwgs under 50 No dwgs over 50	50 150	462	20,700	D	Acc & Adpt	£/m2 % £/m2	0.00%	2
ocial Rent hared Ownership	69.0 69.0 70.9	66.8	5 20.0 5 0.0	0% 0%	40 1,7 0 1,1 0 1,8	20 0	0		Fees	Legals /Acquisition	1	1.50%	-11,203	-11,203			Stamp duty calc - R	esidual	Total	-746 893		Water Over Extra 1	£/m2 % £/m2	0.00%	
irst Homes	70.9 Affordable Rent	69.0			20 1,8	20 7,511,349	1,417		rees	Planning Professional		9.00%	43,800 2,615,081				Stamp duty calc - R	esidual	Total	7-10,055		Over Extra 2 Small Site	£/m2 %	0.00% 0.00 0.00%	1
,	Social Rent Shared Ownership	:				0 0	)		CONSTRUCTION	Build Cost s106 / CIL / IT		1,509	25,782,960 500,000				Land payment		Total	<b>4,189,091</b> 198,955	<mark>1</mark> 5	Site Costs	Base BNG	15.00% 0.70%	<b>1,30</b>
TE AREA - Net TE AREA - Gross	3.636 5.818	i ha I ha			/ha /ha	40,495,382	17,087			Contingency	% £	5.00% 5.00%	1,289,148	3			Pre CIL s106		£/ Unit (all) Total	500,000					1,5
ales per Quarter Init Build Time	0	Quarters							FINANCE	Fees		0%	o				Post CIL s106 CIL	2,500		500,000	0				
esidual Land Value		Whole Site	Per ha NET -205,3	1 01 110 011000	_	RUN Residual MAC	CRO ctrl+r Closing balance =	0		Interest Legal and Valuatio	n	6.00%	0	0			Inf Tariff	% GDV	Total	500,000	<u>ol</u> T				
xisting Use Value Jplift Plus /ha	,	)	2	600,0 120,0	000	RUN CIL MACRO ci	trl+l Closing balance =	7,805,236	SALES	Agents	%	3.0%						0.00%		0	0				
Be	nchmark Land Value	4,189,09	£/m2	720,0	000	Check on phasing a	fwgs nos rrect			Legals Misc.	% £/unit %	0.5% 0 0.0%	0		32,374,579	,									
Additional Profit		-13,113,04	4 -1,0	16					Developers Profit	t Market Housing	% Value	17.50%			5,844,475	]									
ESIDUAL CASH FLOW	FOR INTEREST									Affordable Housin		17.50% 17.50%			802,731 439,486	L <b>l</b>									
NCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
JNITS Started Market Housing				12	13 0	12	13 0	12 2,003,820	13 2,170,805	12 2,003,820	13 2,170,805	2,003,820	13 2,170,805	12 2,003,820	13 2,170,805	2,003,820	13 2,170,805	12 2,003,820	13 2,170,805	2,003,820	2,170,805	2,003,820	2,170,805	0	0
ffordable Rent ocial Rent					0	0	0	275,177 0	298,108	275,177 0	298,108	275,177 0	298,108	275,177	298,108	275,177 0	298,108	275,177 0	298,108	275,177 0	298,108	275,177 0	298,108	0	0
hared Ownership					0	ő	ő	45	49	45	49	45	49	45	49	45	49	45	49	45	49	45	49	0	0
irst Homes rant and Subsidy					0	0	0	150,681 0	163,238 0	150,681 0	163,238 0	150.681 0	163,238 0	150,681 0	163,238 0	150,681 0	163,238 0	150,681 0	163,238 0	150,681 0	163,238 0	150,681 0	163,238 0	0	0
INCOME	1	0	0	0	0	0	0	2,429,723	2,632,200	2,429,723	2,632,200	2,429,723	2,632,200	2,429,723	2,632,200	2,429,723	2,632,200	2,429,723	2,632,200	2,429,723	2,632,200	2,429,723	2,632,200	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -11,203																							
Planning Fee Professional		43,800 1,307,541		1,307,541																					
Build Cost - BCIS Base 106/CIL/Tariff			0		1,074,290	1,589,949	1,632,921			1,589,949	1,632,921		1,632,921	1,589,949		1,589,949	1,632,921			1,074,290	558,631	0	0	0	0
ontingency bnormals			0	10,000 25,783 29,687	20,833 53,715 61,848	30,833 79,497 91,535	31,667 81,646 94,009	30,833 79,497 91,535	31,667 81,646 94,009	30,833 79,497 91,535	31,667 81,646 94,009	30,833 79,497 91,535	31,667 81,646 94,009	30,833 79,497 91,535	31,667 81,646 94,009	30,833 79,497 91,535	31,667 81,646 94,009	30,833 79,497 91,535	31,667 81,646 94,009	20,833 53,715 61,848	10,833 27,932 32,161	0	0	0 0	0
inance Fees egal and Valuation		0																							
Agents egals		0	0	0	0	0	0	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	72,892 12,149	78,966 13,161	0	0 0
COSTS BEFORE LAND IN	IT AND PROFIT	1,340,137	0	1,888,670	1,210,686	1,791,815	1,840,242	1,876,855	1,932,369	1,876,855	1,932,369	1,876,855	1,932,369	1,876,855	1,932,369	1,876,855	1,932,369	1,876,855	1,932,369	1,295,726	721,684	85,040	92,127	0	0
or Residual Valuation	Land		2 222				03.5	442.22	400000	07-222			74			4	40.000	20	22.514	42					
Developers Return Market Housing Affordable for Reni			8,899	9,032	37,498	56,220	83,941	112,804	106,203	97,298	90,465	81,324	74,251	64,867	57,547	47,913	40,339	30,446	22,610	12,452	0	0	0	0	5,844,47 802,731
First Homes	S	502.244	0 000	1 907 703	1 240 102	-1,848,035	1 024 102	440.004	T 502 520	455.500	500.355	474.544	625.570	400,000	642.202	E04.0FF	CF0 403	522.421	677.220	1 424 545	4 040 546	2 244 502			439,486



												Si	ite 11												
e 11	B	Brown 75 HD							<b>_</b>																
ОМЕ	Av Size n		%	Number 75	Price £/m2				DEVELOPMENT C	COSTS						]	Planning fee calc Planning app fee	dwgs	rate		]	Build Cost			1,
ket Housing	Gross 92.7	Net 92.23	70.00%			0 12,589,500	0 4,865		LAND	Land Stamp Duty		/unit or m2	! Total 0	-372,828			No dwgs No dwgs under 50 No dwgs over 50	75 50 25	138	3,450		CO2 Plus Acc & Adpt	% £/m2 %	3.00% 0.00%	
dable Overall dable Rent I Rent	76.3 76.3	74.47 74.47	0.00%	15 0	1,715 1,120	0 (	0 0			Easements etc. Legals /Acquisition	1	1.50%	0 -5,592	-5,592			Stamp duty calc - R	esidual	Total	26,550	] ]	Water Over Extra 1	£/m2 £/m2 %	0.00%	
d Ownership Homes	67.7 67.7	65.33 65.33			, -	0 891,711	1 508		Fees	Planning Professional		9.00%	26,550 993,880				Land payment		Total	- <b>372,828</b> 0		Over Extra 2	£/m2 % £/m2	0.00%	
and Subsidy	Affordable Rent Social Rent Shared Ownership				(	0 (0			CONSTRUCTION	Build Cost		1,504	9,802,195 187,500				Stamp duty calc - R Land payment	esidual	Total	<b>1,190,083</b> 49,004		Small Site Site Costs	% Base BNG	0.00% 15.00% 0.70%	
AREA - Net AREA - Gross	1.364 h 1.653 h		55 45	/ha /ha		15,397,043	3 6,516			s106 / CIL / IT Contingency Abnormals	% £	5.00% 5.00%	490,110				Pre CIL s106		£/ Unit (all) Total	187,500	]		BNG	0.70%	
per Quarter Build Time	0 3 C	Quarters	]						FINANCE	Fees	L	0%					Post CIL s106	2,500	£/ Unit (all)		-				
ual Land Value		Whole Site	Per ha NET -273,407	Per ha GROSS -225,561	1	RUN Residual MA	CRO ctrl+r Closing balance =	0		Interest Legal and Valuatio	n	6.00%	0				Inf Tariff	% GDV	Total	187,500	] 1				
ng Use Value Plus /h	20% a 0	991,736 198,347 0		600,000 120,000 0		RUN CIL MACRO c	trl+l Closing balance =	2,318,219	SALES	Agents	%	3.0%	461,911					0.00%		0	J				
Ве	enchmark Land Value	1,190,083	£/m2	720,000	]	Check on phasing o	dwgs nos orrect	]		Legals Misc.	% £/unit %	0.5% 0 0.0%	0		12,224,021										
onal Profit		-3,856,357	-793	]					Developers Profi	it Market Housing	% Value	17.50%		-	2,203,163	- 1									
UAL CASH FLOW	FOR INTEREST									Affordable Housin First Homes		17.50% 17.50%	5		335,271 156,049										
ME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	
S Started ket Housing				12	13	12	13	12 2,014,320	13 2,182,180	2,014,320	2,182,180	2,014,320	2,182,180	0	0	0	0	Λ	0	0	0	0	0	0	
dable Rent					0	0	ő	306,490	332,031	306,490	332,031	306,490	332,031	0	0	0	Ö	0	0	0	0	0	0	0	
Rent d Ownership					0	0	0	0 43	0 46	0 43	0 46	0 43	0 46	0	0	0	0	0	0	0	0	0	0	0	
omes					0	0	0	142,674	154,563	142,674	154,563	142,674	154,563	0	0	0	0	0	0	0	0	0	0	0	
nd Subsidy INCOM	E	0	0	0	0	0	0	2,463,527	2,668,821	2,463,527	2,668,821	2,463,527	2,668,821	0	0	0 0	0 0	0	0	0	0	0	0	0	
DITURE Duty		0																							
nts etc. cquisition		0 -5,592																							
g Fee onal		26,550 496,940		496,940																					
st - BCIS Base L/Tariff			0	522,784 10,000	1,089,133 20,833	1,611,917 30,833	1,655,482 31,667	1,611,917 30,833	1,655,482 31,667	1,089,133 20,833	566,349 10,833	0	0	0	0	0	0	0	0	0	0	0	0	0	
ency			0 0	26,139 30,043	54,457 62,590	80,596 92,633	82,774 95,137	80,596 92,633	82,774 95,137	54,457 62,590	28,317 32,547	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	
Fees d Valuation		0																							
		0	0	0 0 0	0 0	0	0 0	73,906 12,318	80,065 13,344	73,906 12,318	80,065 13,344	73,906 12,318	80,065 13,344	0	0	0	0	0	0	0	0 0	0	0	0	
BEFORE LAND II	NT AND PROFIT	517,898	0	1,085,906	1,227,013	1,815,979	1,865,059	1,902,202	1,958,468	1,313,236	731,455	86,223	93,409	0	0	0	0	0	0	0	0	0	0	0	
dual Malicari		272.020								1															
idual Valuation	Land Interest	-372,828	2,176	2,209	18,530	37,214	65,011	93,963	86,952	77,601	61,511	33,373	0	0	0	0	0	0	0	0	0	0	0	0	
pers Return Market Housin fordable for Ren	t																								2
First Home	Cash Flow	-145,070	-2,176	-1,088,115	-1,245,543	-1,853,192	-1,930,071	467,362	623,401	1,072,690	1,875,855	2,343,930	2,575,412	0	0	0	0	0	0	0	0	0	0	0	-2
	Opening Balance	0														1					1		T		



												Site	2 12												
ite 12	Bro	own 40 HD																							- 4
NCOME	Av Size m2	Net	%	Number 40	Pric £/m		GIA m2		DEVELOPMENT (	COSTS		/wit as m2	Tatal				Planning fee calc Planning app fee	dwgs 40				Build Cost	%	2.00%	/m: 1,228.2 36.8
Market Housing	Gross 92.1	91.57	70.00% 30%		2,60	6,666,400	2,578		LAND	Land Stamp Duty Easements etc.		/unit or m2	Total 0	42,124			No dwgs No dwgs under 50 No dwgs over 50		462	0		CO2 Plus Acc & Adpt	£/m2 %	3.00%	20.6 0.0
fordable Overall fordable Rent cial Rent ared Ownership	74.7 74.7 75.0	73.11 73.11 73.67	20.00% 0.00%	8	1,12	.0 0	597 0		Engr	Legals /Acquisition	n	1.50%	632	632			Stamp duty calc - I Land payment	Residual	Total	42.124		Water Over Extra 1	£/m2 £/m2 % £/m2	0.00%	20.6 0.0 12.0 0.0 0.0
rant and Subsidy	75.0 75.0 Affordable Rent	73.67			1,82		300		rees	Planning Professional		9.00%	18,480 506,719	525,199			Stamp duty calc - I	Pocidual	Total			Over Extra 2 Small Site	£/m2 %	0.00% 0.00 0.00%	0.0 0.0 0.0
rant and Subsidy	Social Rent Shared Ownership					0 0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,437	4,991,974 100,000				Land payment	residual	Total	634,711 21,236		Site Costs	Base BNG	10.00% 0.70%	<b>1,297.7</b> 129.7 9.0
SITE AREA - Net SITE AREA - Gross	0.727 ha 0.882 ha		55 45	/ha /ha		8,205,785	3,475			Contingency Abnormals	% f	5.00% 5.00%	249,599 249,599 39,040	5,630,212			Pre CIL s106		£/ Unit (all) Total	100,000			5.10	0.70%	1,436.57
Sales per Quarter Unit Build Time	0 3 Qu	arters							FINANCE	Fees	-	0%	0	3,030,212			Post CIL s106	2,500	£/ Unit (all)						
Residual Land Value		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACR	O ctrl+r Closing balance = 0			Interest Legal and Valuation	on	6.00%	0	0			Inf Tariff	% GDV	Total	100,000					
Existing Use Value Uplift Plus /I	20% ha 0	528,926 105,785 0		600,000 120,000		RUN CIL MACRO ctrl	+  Closing balance = 1,2	210,828	SALES	Agents	%	3.0%	246,174					0.00%		0					
	Benchmark Land Value	634,711	£/m2	720,000		Check on phasing dw				Legals Misc.	% £/unit	0.5% 0 0.0%	41,029 0	287,202	6,485,369										
Additional Profit		-1,767,661							Developers Prof	it				267,202											
										Market Housing Affordable Housin First Homes		17.50% 17.50% 17.50%			1,166,620 175,550 93,842										
RESIDUAL CASH FLOW	V FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing Affordable Rent				10	0 0	0	0 0	1,666,600 250,746	1,666,600 250,746	1,666,600 250,746	1,666,600 250,746	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	0 40	0	0 40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0 0	0	0	134,060 0	134,060 0	134,060 0	134,060 0	0	0	0 0	0 0	0	0	0	0 0	0	0	0	0 0	0	0
INCOM	/IE	0	0	0	0	0	0	2,051,446	2,051,446	2,051,446	2,051,446	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 632																							
Planning Fee Professional		18,480 253,360		253,360																					
Build Cost - BCIS Base				415,998		1,247,994	1,247,994	831,996	415,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	8,333 20,800	16,667 41,600	25,000 62,400	25,000 62,400	16,667 41,600	8,333 20,800	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0	0	0
Abnormals			0	24,053	48,106	72,160	72,160	48,106	24,053	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals Misc		0 0	0 0	0	0 0	0	0 0	61,543 10,257	61,543 10,257	61,543 10,257	61,543 10,257	0	0	0	0	0	0 0	0	0 0	0	0	0	0 0	0	0 0
COSTS BEFORE LAND	INT AND PROFIT	272,471	0	0 <b>722,544</b>	938,369	1,407,553	1,407,553	1,010,169	540,985	71,801	71,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land Interest	42,124	4,719	4,790	15,700	30,011	51,574	73,461	58,944	37,171	8,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housii Affordable for Re	ng nt																								1,166,620 175,550



Site 13 Brown 20 HD Planning fee calc Planning app fee No dwgs No dwgs under 50 No dwgs over 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 93.8 Net 93.43 2,600 70.00% 3,400,800 1,313 Market Housing Land Stamp Duty 9,240 £/m2 % Acc & Adpt 0.00% Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 1,715 1,120 1,820 1,820 502,102 1.50% 494 Water Over Extra 1 Stamp duty calc - Residua Land payment 0.00% 0.00 0.00% 145,585 Over Extra 2 Total Planning Professional % £/m2 258,146 9.00% 248,906 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 1,441 2,451,001 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 4,048,531 2,765,621 50,000 19,520 Sales per Quarter Unit Build Time Post CIL s106 50,000 Inf Tariff Residual Land Value 218,182 43,636 0.00% RUN CIL MACRO ctrl+l Closing balance = 541,501 121,456 20,243 3.0% 0.5% £/unit 3,198,917 595,140 87,875 25,477 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Q2 Q3 Q2 Q4 Q2 Q4 Q2 Q4 Q4 850,200 125,525 850,200 125,525 850,200 125,525 850,200 125,525 0 11 36,396 0 11 36,396 36,396 Grant and Subsidy 1.012.133 1.012.133 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 9,240 124,453 Planning Fee 124.453 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 204,250 408,500 612,750 612,750 408,500 204,250 0 0 0 0 0 0 0 0 0 0 0 0 4,167 8,333 0 10,213 20,425 0 11,839 23,678 
 12,500
 12,500
 8,333
 4,167

 30,638
 30,638
 20,425
 10,213

 35,518
 35,518
 23,678
 11,839
 nance Fees 0 Legal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 134.187 460.937 691,405 691.405 265,893 35.425 354.921 496.362 35,425 For Residual Valuation 2,507 2,545 7,907 14,939 25,535 36,289 29,096 18,339 3,964 0 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 595,140 87,875 25,477

First Homes

-706,345

-527.118 -995.961 -1.702.306 -2.419.246

-716,940

479,483 717,143

958,369

-357,466 -468,844

-708,493



												Site	e 14												惿
Site 14	Bro	own 15 HD																							- 14
COME	Av Size m2		%	Number 15	Pric £/m		GIA m2	- 1	DEVELOPMENT C	COSTS							Planning fee calc Planning app fee	dwgs				Build Cost			/m2 1,223.71
Market Housing	Gross 94.1	Net 93.73				2,489,865	988	ľ	LAND	Land Stamp Duty		/unit or m2	Total 0	-9,540			No dwgs No dwgs under 50 No dwgs over 50	15 15 0	462 138	6,930 0		CO2 Plus Acc & Adpt	% £/m2 %	3.00% 0.00%	20.60
ffordable Overall ffordable Rent ocial Rent	70.7 70.7	69.33 69.33		3	1,71	15 356,684 10 0	212 0			Easements etc. Legals /Acquisition	1	1.50%	0 -143	-143			Stamp duty calc - I	Residual	Total	6,930		Water Over Extra 1	£/m2 £/m2 %	0.00%	12.00 0.00 0.00
Shared Ownership First Homes	70.0 70.0	70.00 70.00			1,77 1,77		0 105	F	Fees	Planning Professional		9.00%	6,930 189,681	196,611			Land payment		Total	-9,540 0		Over Extra 2	£/m2 % £/m2	0.00% 0.00	0.0
Grant and Subsidy	Affordable Rent Social Rent Shared Ownership					0 0 0 0		d	CONSTRUCTION	Build Cost		1,431	1,868,569				Stamp duty calc - I Land payment	Residual	Total	196,364 927		Small Site Site Costs	% Base	0.00%	0.0 <b>1,293.0</b> 129.3
SITE AREA - Net SITE AREA - Gross	0.273 ha 0.273 ha		55 55	/ha /ha		3,032,542	1,305			s106 / CIL / IT Contingency Abnormals	%	5.00% 5.00%	37,500 93,428 93,428				Pre CIL s106	2,500	£/ Unit (all)				BNG	0.70%	9.01 <b>1,431.3</b>
Sales per Quarter Unit Build Time	0 3 Qu	uarters					-	F	FINANCE		£		14,640	2,107,566			Post CIL s106	2,500	Total £/ Unit (all)	<b>37,500</b>					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACR	O ctrl+r Closing balance = 0			Fees Interest Legal and Valuation	n	0% 6.00%	0				CIL	0	£/m2 Total	0 <b>37,500</b>					
Residual Land Value Existing Use Value Uplift	20%	-9,540 163,636 32,727	-34,979	-34,979 600,000 120,000		RUN CIL MACRO ctrl	+I Closing balance = 474,98	86 S	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /		196,364		720,000		Check on phasing dw	gs nos			Agents Legals	% % £/unit	3.0% 0.5% 0	90,976 15,163 0												
Additional Profit		-658,027	£/m2 -666	l				L		Misc.	%	0.0%	0		2,400,633										
									Developers Profi	Market Housing Affordable Housing		17.50% 17.50% 17.50%			435,726 62,430 32,539										
RESIDUAL CASH FLOW	N FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started Market Housing				3	3	3	3	3 497,973	497,973	497,973	497,973	497,973	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	71,337	71,337	71,337	71,337	71,337	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0		11	11	11	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	37,187 0	37,187 0	37,187 0	37,187 0	37,187 0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCON	ME	0	0	0	0	0	0 6	606,508	606,508	606,508	606,508	606,508	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -143																							
Planning Fee Professional		6,930 94,840		94,840																					
Build Cost - BCIS Base			0	124,571		373,714			249,143	124,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	2,500 6,229	5,000 12,457	7,500 18,686	18,686	7,500 18,686	5,000 12,457	2,500 6,229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	7,205	14,409	21,614	21,614	21,614	14,409	7,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																							
Agents Legals Misc.		0	0 0	0 0	0	0		18,195 3,033	18,195 3,033	18,195 3,033	18,195 3,033	18,195 3,033	0 0	0	0	0	0 0	0	0	0	0	0	0	0	0 0
COSTS BEFORE LAND	INT AND PROFIT	101,627	0	235,345	281,009	421,513	421,513	442,741	302,237	161,732	21,228	21,228	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land Interest	-9,540	1,381	1,402	4,953	9,243	15,704	22,262	20,140	15,878	9,444	807	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housi Affordable for Re	ing																								435,726 62,430



e 15	Bro	own 9 HD							1																
OME	Av Size m2		%	Number 9	Price £/m2	GDV £	GIA m2		DEVELOPMENT C	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			
et Housing	Gross 92.1	Net 91.56	100.00%		±/m2 2,530	2,084,720	m2 829		LAND	Land		/unit or m2	Total	31,985			No dwgs No dwgs under 50	9	462			CO2 Plus	% £/m2	3.00%	
ole Overall ole Rent	92.1	91.56	0% 0.00%	0	1,715	0	0			Stamp Duty Easements etc. Legals /Acquisition		1.50%	0 0 480	480			No dwgs over 50	0	138 Total			Acc & Adpt Water	% £/m2 £/m2	0.00%	
ent Ownership imes	92.1 92.1 92.1	91.56 91.56 91.56	0.00% 0.00% 0.00%	0	1,120 1,771 0	0 0 0	0		Fees	Planning		9.00%	4,158	130,934			Stamp duty calc - F Land payment	tesidual	Total	<b>31,985</b> 0		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	
nd Subsidy	Affordable Rent Social Rent Shared Ownership				0	0			CONSTRUCTION	Professional  Build Cost		1,511	1,252,128	130,934			Stamp duty calc - F Land payment	lesidual	Total	117,818		Small Site Site Costs	£/m2 % Base	0.00 6.00% 10.00%	
A - Net A - Gross	0.164 ha 0.164 ha		55 55	/ha /ha	Ü	2,084,720	829			s106 / CIL / IT Contingency	%	5.00% 5.00%	22,500 62,606 62,606				Pre CIL s106	2,500	E/ Unit (all)			Site Costs	BNG	0.70%	
Quarter Time	0	uarters		,					FINANCE		£		8,784	1,408,625			Post CIL s106		fotal £/ Unit (all)	<b>22,500</b> 22,500					
		Whole Site	Per ha NET	Per ha GROSS	F	UN Residual MACRO	ctrl+r Closing balance = 0			Fees Interest Legal and Valuation		0% 6.00%	0	0			CIL	0		0					
<b>and Value</b> e Value	20%	<b>31,985</b> 98,182 19,636	195,461	195,461 600,000 120,000	R	UN CIL MACRO ctrl+		023	SALES								Inf Tariff	% GDV 0.00%		0					
Plus /ha Be		117,818		720,000	C	heck on phasing dwg.	s nos	023	SALLS	Legals	% % £/unit	3.0% 0.5% 0	62,542 10,424 0												
Profit		-390,248	E/m2 -471			Conc				Misc.	%	0.0%	0	72,965	1,644,988										
									Developers Profi	Market Housing Affordable Housing		17.50% 17.50% 17.50%			364,826 0										
CASH FLOW	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	
rted ousing		~.		3	3 0	3 0		694,907	694,907	694,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
e Rent nt					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
vnership es					0	0	0	0	0	0	0	0 0	0	0 0	0	0 0	0	0	0 0	0 0	0	0	0	0 0	
Subsidy INCOMI	E	0	0	0	0	0	0	0 694,907	0 694,907	694,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	_
URE																									
y s etc.		0																							
isition		480																							
ee al		4,158 63,388		63,388																					
- BCIS Base			0	139,125		417,376			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tariff cy s			0 0	2,500 6,956	5,000 13,913	7,500 20,869		2,500 6.956	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			0	7,932	15,865	23,797	15,865	7,932	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
es /aluation		0 0																							
		0	0 0	0	0	0	0	20,847 3,475	20,847 3,475	20,847 3,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
FORE LAND IN	NT AND PROFIT	68,026	0	0 <b>219,902</b>	313,028	469,542	313,028	180,836	24,322	24,322	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
										1												1			
	lac d	21 005																ł				_			_
dual Valuation ers Return	Land Interest	31,985	1,500	1,523	4,844	9,612	16,799	21,747	14,362	4,519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



											310	e 10												Ιţ
Site 16	Br	rown 5 HD																						
INCOME	Av Size mi	12	%	Number 5	Price £/m2		GIA m2	DEVELOPN	MENT COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			1,237
Market Housing	Gross 91.3	Net 90.40	100.00%	5	2,530		457	LAND	Land		/unit or m2	Total	-44.760			No dwgs No dwgs under 50	5 5				CO2 Plus	% £/m2	3.00%	
	31.3	30.40		0	2,550	1,143,300	437		Stamp Duty			0	44,700			No dwgs over 50	0		0		Acc & Adpt	%	0.00%	12
fordable Overall fordable Rent	91.3	90.40		0	1,715	0	0		Easements etc Legals /Acquisi		1.50%	-671	-671			<u> </u>		Total	2,510		Water	£/m2 £/m2		
ial Rent red Ownership	91.3 91.3	90.40 90.40	0.00%	0	1,120 1,771	0	0	Fees								Stamp duty calc - R Land payment	esidual		-44,760		Over Extra 1	% £/m2	0.00%	
t Homes	91.3	90.40	0.00%	0	0		0		Planning Professional		9.00%	2,310 74,991	77,301					Total	0		Over Extra 2	% £/m2	0.00%	
nt and Subsidy	Affordable Rent Social Rent				0	0		CONSTRUC								Stamp duty calc - R Land payment	esidual		65,455		Small Site	%	13.00%	1,4
	Shared Ownership				0	0			Build Cost s106 / CIL / IT		1,625	741,687 12,500						Total	0		Site Costs	Base BNG	10.00% 0.70%	
AREA - Net AREA - Gross	0.091 ha 0.091 ha		55 55	/ha /ha		1,143,560	457		Contingency Abnormals	%	5.00% 5.00%	37,084 37,084				Pre CIL s106	2,500	£/ Unit (all)						1,6
per Quarter	0									£		4,880	833,235					Total	12,500					
t Build Time	3 Qu	uarters						FINANCE	Fees		0%	0				Post CIL s106	2,500		12,500					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MACRO			Interest		6.00%	0				CIL	0	£/m2 Total	12,500					
idual Land Value		-44,760	-492,356	-492,356			losing balance = 0		Legal and Valu	lation		U	0			Inf Tariff	% GDV							
ting Use Value ft	20%	54,545 10,909		600,000 120,000		RUN CIL MACRO ctrl+l	losing balance = 176,294	SALES									0.00%		0					
Plus /ha	a 0 enchmark Land Value	65,455		720,000		Check on phasing dwgs	nos		Agents Legals	% %	3.0% 0.5%	34,307 5,718												
	_		£/m2			correct			Misc.	£/unit %	0	0	40,025	905,130										
itional Profit		-280,451						Developer		75	0.070		40,023	303,230										
								Developer	Market Housin Affordable Hou First Homes		17.50% 17.50% 17.50%			200,123 0 0										
ESIDUAL CASH FLOW	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3 Q4	Year 3	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
NITS Started arket Housing				1	2	2	0 22	3,712 457,4	124 457,424	. 0	0	0	0	0	0	0	0	0	0	0		0	0	0
fordable Rent cial Rent					0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ared Ownership at Homes					0	0	0	0 0	_	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ant and Subsidy					ő	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOMI		0	0	0	0	0	0 22	3,712 457,4	124 457,424	0	0	0	0	0	0	00	0	0	00	0		0	0	0
PENDITURE amp Duty		0																						
sements etc. gals Acquisition		0 -671																						
nning Fee		2,310																						
fessional		37,496		37,496																				
d Cost - BCIS Base 6/CIL/Tariff			0	49,446 833	148,337 2,500	247,229 4,167	197,783 98 3,333 1	,892 0 667 0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ntingency			0	2,472	7,417	12,361	9,889 4.	945 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ormals			0	2,798	8,393	13,988	11,190 5.	595 0	0	Ü	0	U	U	U	U	U	U	U	U	U	0	0	U	U
ance Fees al and Valuation		0																						
ents		0	0	0	0	0	0 6,	861 13,7	23 13,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gals sc.		0	0	0	0	0		144 2,28		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND IN	NT AND PROFIT	39,134	0	93,045	166,647	277,745	222,196 11	9,103 16,0	10 16,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land	-44,760																			+			
velopers Return	Interest		0	0	1,311	3,831	8,054 11	,508 10,0	3,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing Affordable for Ren																								200,123 0



Site 17		Flats 300					
INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				300	£/m2	£	m2
	Gross 75.9	Net 69.00	70.00%	210			
Market Housing	/5.9	69.00	70.00%	210	2,800	40,572,000	15,939
Affordable Overall			30%	90			
Affordable Rent	67.3	61.18	20.00%	60	1,715	6,294,429	4,037
Social Rent	67.3	61.18	0.00%	0	1,120	0	0
Shared Ownership	64.0	58.14	0.00%	0	1,960	1,026	1
First Homes	64.0	58.14	10.00%	30	1,960	3,418,076	1,918
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	3.000	ha	100	/ha		50,285,531	21,895
SITE AREA - Gross	4.800	ha	63	/ha			
Sales per Quarter	0						
Unit Build Time	3	Quarters					
					RII	N Residual MACRO	) ctrl+r
		Whole Site	Per ha NET	Per ha GROSS	NO.		Closing balance =
Residual Land Value		-3,338,810	-1,112,937	-695,585			
Existing Use Value		2,880,000		600,000	RU	N CIL MACRO ctrl+	-1
Uplift	20%	576,000		120,000			Closing balance =
Plus /ha	a 0	0		0			

LAND			/unit or m2	Total		
	Land		,		-3,338,810	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition	n	1.50%	-50,082	-50,082	
Fees						
	Planning			57,600		
	Professional		9.00%	3,441,682	3,499,282	
CONSTRUCTION						
	Build Cost		1,555	34,055,376		
	s106 / CIL / IT			750,000		
	Contingency		5.00%	1,702,769		
	Abnormals	%	5.00%	1,702,769		
		£		30,000	38,240,913	
FINANCE						
	Fees		0%	0		
	Interest		6.00%			
	Legal and Valuati	on		0	0	
SALES						
JALES	Agents	%	3.0%	1,508,566		
	Legals	%	0.5%	251.428		
	ccgais	£/unit	0.3%	231,428		
	Misc.	%	0.0%	0	1,759,994	40,1
	IVII3C.	70	0.0%	0	1,735,554	40,1
<b>Developers Profit</b>						
	Market Housing	% Value	17.50%			7,1
	Affordable Housi		17.50%			1,1

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	300		
No dwgs under 50	50	462	23,100
No dwgs over 50	250	138	34,500
		Total	57,600
Stamp duty calc - Residual			
Land payment			-3,338,810
		Total	0
Stamp duty calc - Residual			
Land payment			3,456,000
		Total	162,300
	2 500 £/	Unit (all)	
Pre CIL s106	2,300 L/	Omic (am)	
Pre CIL s106	Z,300 Z/ To:		750,000
			<b>750,000</b>
Pre CIL s106  Post CIL s106 CIL	To	tal	

			1.555.39
	BNG	0.70%	10.30
Site Costs	Base	5.00%	73.58
			1,471.51
Small Site	%	0.00%	0.00
	£/m2	0.00	0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Over Extra 1	%	0.00%	0.00
Water	£/m2		0.00
	£/m2		12.00
Acc & Adpt	%	0.00%	0.00
	£/m2		20.60
CO2 Plus	%	3.00%	41.91
			1,397.00
Build Cost			/m2

										Market Housing Affordable Housing		17.50% 17.50%			7,100,100 1,101,705	1									
									1	First Homes		17.50%			598,163	1									
RESIDUAL CASH FLOW FOR	R INTEREST																								
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
JNITS Started				20	40	40	40	40	40	40	40														
Market Housing					0	0	0	2,704,800	5,409,600	5,409,600	5,409,600	5,409,600	5,409,600	5,409,600	5,409,600	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	419,629	839,257	839,257	839,257	839,257	839,257	839,257	839,257	0	0	0	0	0	0	0	0	0	0
ocial Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	68	137	137	137	137	137	137	137	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	227,872	455,744	455,744	455,744	455,744	455,744	455,744	455,744	0	0	0	0	0	0	0	0	0	0
INCOME		0	•	0	0	0	0	3.352.369	6.704.737	6.704.737	6.704.737	6.704.737	6.704.737	6.704.737	6.704.737	0	0	0	0	0	0	1 0	0	0	0
INCOIVIE			U	U	U		U	3,332,309	0,704,737	0,704,737	0,/04,/3/	0,704,737	6,704,737	6,704,737	6,704,737	U	U	1	U	U		T .	U	U	U
EXPENDITURE														I								1			
Stamp Duty		0								1				1								1			
Easements etc.		0																							
Legals Acquisition		-50,082																							
Name to a Fran																									
Planning Fee Professional		57,600		1,720,841																					
Tolessional		1,720,841		1,/20,841																					
uild Cost - BCIS Base			0	756,786	2,270,358	3,783,931	4,540,717	4,540,717	4,540,717	4,540,717	4,540,717	3,027,144	1,513,572	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	16,667	50,000	83,333	100,000	100,000	100,000	100,000	100,000	66,667	33,333	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	37,839	113,518	189,197	227,036	227,036	227,036	227,036	227,036	151,357	75,679	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	38,506	115,518	192,530	231,036	231,036	231,036	231,036	231,036	154,024	77,012	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	100,571	201,142	201,142	201,142	201,142	201,142	201,142	201,142	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	16,762	33,524	33,524	33,524	33,524	33,524	33,524	33,524	0	0	0	0	0	0	0	0	0	0
MISC.	AND DOORIT	1.728.359	•	0	2 540 204	4 240 000	F 000 700	- 245 424				2 522 050	4 024 252	224.555	224.000	•	•	1	•	•	•		•	•	•
COSTS BEFORE LAND INT A	AND PROFII	1,728,359	0	2,570,639	2,549,394	4,248,990	5,098,788	5,216,121	5,333,454	5,333,454	5,333,454	3,633,858	1,934,262	234,666	234,666	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	-3,338,810	0	0	14,403	52,860	117,388	195,630	226,521	209,349	191,920	174,230	130,780	61,185	0	0	0		0	0	0	0	0	0	0
Developers Return	interest		U	U	14,403	32,800	11/,300	153,030	220,521	209,349	151,920	174,230	130,760	01,183	U	U	U	0	U	U	U	0	U	U	U
Market Housing														I								1			7,100,100
Affordable for Rent										1															1,101,705
First Homes														I								1			598.163
isc riomes	Cash Flow	1,610,451	0	-2,570,639	-2,563,797	-4,301,850	-5,216,176	-2,059,383	1,144,762	1,161,934	1,179,363	2,896,649	4,639,695	6,408,887	6,470,072	0	0	0	0	0	0	0	0	0	-8,799,968
	Opening Balance	0						,,																	, , , , ,
	Closing Balance	1,610,451	1,610,451	-960,188	-3,523,985	-7,825,835	-13,042,011	-15,101,394	-13,956,632	-12,794,698	-11,615,335	-8,718,686	-4,078,991	2,329,896	8,799,968	8,799,968	8,799,968	8,799,968	8,799,968	8,799,968	8,799,968	8,799,968	8,799,968	8,799,968	0

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Site 18 Flats 100 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 /m2
1,397.00
41.91
20.60
0.00
12.00
0.00
0.00
0.00
0.00
0.00
1,471.51
73.58
10.30 CO2 Plus /unit or m2 Total 3.00% Gross 75.9 Net 69.00 2,800 70.00% 13,524,000 5,313 Market Housing Land Stamp Duty 23,100 6,900 £/m2 % Acc & Adpt 0.00% No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 20.00% 0.00% 0.00% 10.00% 1,715 1,120 1,960 1,960 2,068,707 1,327 1.50% -17,316 -17,316 Water Over Extra 1 Stamp duty calc - Residua Land payment 348 1,158,734 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 1,175,995 9.00% 1,145,995 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment Site Costs Build Cost 1,555 11.339.344 s106 / CIL / IT Contingency Abnormals SITE AREA - Net SITE AREA - Gross 16,751,789 12,733,278 250,000 10,000 Sales per Quarter £/ Unit (all) £/m2 Unit Build Time Post CIL s106 250,000 Inf Tariff Residual Land Value 0.00% 727,273 145,455 600,000 120,000 RUN CIL MACRO ctrl+l Closing balance = 2,551,253 502,554 83,759 3.0% 0.5% £/unit 586.313 13,323,847 2,366,700 362,085 202,778 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Stant and Substate. Year 1 Q1 Year 3 Q1 Year 4 Q1 Q2 Q2 Q3 Q4 Q2 Q4 Q2 Q4 Q4 2,704,800 413,741 2,704,800 413,741 2,704,800 413,741 2,704,800 413,741 2.704.800 413,741 0 70 231,747 70 231,747 70 231,747 70 231,747 231,747 Grant and Subsidy 3.350.358 3.350.358 3.350.358 EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 0 0 -17,316 30,000 572,998 Planning Fee 572.998 rofessional uild Cost - BCIS Base 106/CIL/Tariff 0 755,956 1.511,912 2.267,869 2.267,869 1.511,912 755,956 0 0 0 0 0 0 0 0 0 0 0 16,667 33,333 0 37,798 75,596 0 38,464 76,929 
 50,000
 50,000
 50,000
 33,333

 113,393
 113,393
 113,393
 75,596

 115,393
 115,393
 115,393
 76,929

 16,667
 0
 0
 0

 37,798
 0
 0
 0

 38,464
 0
 0
 0
 ontingency onormals nance Fees 0 egal and Valuation Agents Legals COSTS BEFORE LAND INT AND PROFIT 585.681 1.697.770 2,546,656 2.546.656 2.663.918 1.815.033 117,263 117.263 1,421,883 966,148 For Residual Valuation 0 0 12,797 38,456 77,232 116,591 108,043 86,634 52,170 4,456 0 0 0 0 0 0 0 0 0 0 0 0 0 evelopers Return Market Housing Affordable for Rent 2,366,700

3.228.639

First Homes

568.741

-1,421,883 -1,710,568

-2,585,111 -2,623,888

-853.142 -2.563.709 -5.148.820 -7.772.708

569,849 1,427,282

-7.202.859 -5.775.578 -3.478.001

2,297,576 3,180,925

362,085 202,778

-2,931,563



Site 19	Flats 30								_																ħ
Section   Sect		1,3																							
arket Housing	Gross 76.2	Net 69.29	70.00%				1,601		LAND			/unit or m2	Total	-393,654			No dwgs No dwgs under 50	30 30	462	13,860			£/m2		
	69.5	63.14		9	1,715	649,675	417			Easements etc.	on	1.50%	0	-5,905			No dwgs over 50	0					£/m2	0.00%	
ed Ownership	72.1	65.50	0.00%	0	1,120 1,960	0 116	0 0 216		Fees								Stamp duty calc - R Land payment	esidual	Total				% £/m2		
	Affordable Rent				0	0			CONICTRUCTION	Professional		9.00%		364,965				esidual					£/m2	0.00	
	Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT			75,000				Land payment		Total			Site Costs			
AREA - Net AREA - Gross	0.300 ha 0.364 ha		100 83	/ha /ha		5,108,892	2,233			Contingency Abnormals		5.00% 5.00%	173,690	3,901,170			Pre CIL s106			75,000					1,5
	•	r's							FINANCE	Fees		0%					Post CIL s106								
dual Land Value	Wh				Ī	RUN Residual MACE		0		Interest	ion			0			lef Teelff			75,000					
ing Use Value ft		218,182 43,636	-1,312,101	600,000 120,000		RUN CIL MACRO ctr		752,430	SALES											0					
	U	U		0	_						%	0.5%	25,544												
tional Profit								•				0.0%	0	178,811	4,045,387	i									
									Developers Prof	Market Housing Affordable Hous	ing % Value	17.50%			113,713										
	Y	ear 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	04	Year 3 Q1	Q2	O3	04		Q2	Q3	04		Q2	Q3	04		Q2	Q3	Q4
ITS Started	<u> </u>	Ψ.		15	15	0	0			1 0	0		0	0	0	0		0		0	0	1 0	0		0
ordable Rent					0	0	0	324,838	324,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
red Ownership						0	0	58	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					0	0	0	192,551	192,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	' 	0	0	0	ō	0	0	2,554,446	2,554,446	ŏ	Ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PENDITURE																									
				175,553																					
ild Cost - BCIS Base			0	578.965	1.157.930	1.157.930	578.965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6/CIL/Tariff			0	12,500	25,000	25,000	12,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
								-			0	0	-	0	0	0	0	0	0	0	0	0	0	0	0
			0			0	0	76,633 12,772	76,633 12,772	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
STS BEFORE LAND INT A	AND PROFIT 18	33,508	0		1,300,390	1,300,390	650,195	89,406	89,406	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation			0	0	9,234	28.878	48.817	59.303	23,217	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
velopers Return  Market Housing  Affordable for Rent	merese				3,234	20,070	10,027	33,303	23,217																712,950 113,713



Site 20	Flats	12																							ľ
СОМЕ	Av Size m2		%	Number 12	Price £/m2	GDV £	GIA m2		DEVELOPMENT (	COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost			1,3
rket Housing	Gross 75.2	Net 68.33	70.00%	8	2,800	1,607,200	631		LAND	Land		/unit or m2	Total	-142,110			No dwgs No dwgs under 50	12 12	462	5,544		CO2 Plus	% £/m2	3.00%	
dable Overall	62.7	57.00	30% 20.00%	3.6	1,715	234,589	150			Stamp Duty Easements etc. Legals /Acquisitio	n	1.50%	0 0 -2,132	-2,132			No dwgs over 50	0	138 Total	0 5,544		Acc & Adpt Water	% £/m2 £/m2	0.00%	
Rent d Ownership	62.7 67.1	57.00 61.00	0.00% 0.00%	0 0	1,120 1,960	0 43	0		Fees					2,222			Stamp duty calc - Re Land payment	esidual		-142,110		Over Extra 1	% £/m2	0.00%	
t Homes nt and Subsidy	67.1 Affordable Rent	61.00	10.00%	1	1,960	143,458	81			Planning Professional		9.00%	5,544 135,495	141,039			Stamp duty calc - Re	esidual	Total	0		Over Extra 2 Small Site	% £/m2 %	0.00% 0.00 0.00%	
	Social Rent Shared Ownership				0	0			CONSTRUCTION	Build Cost s106 / CIL / IT		1,555	1,341,367 30,000				Land payment		Total	148,608 0		Site Costs	Base BNG	5.00% 0.70%	
AREA - Net AREA - Gross	0.120 ha 0.206 ha		100 58	/ha /ha		1,985,289	862			Contingency Abnormals	%	5.00% 5.00%	67,068 67,068				Pre CIL s106		E/ Unit (all)				DING	0.70%	1,5
per Quarter Build Time	0 3 Quar	ters							FINANCE		£		0	1,505,503			Post CIL s106	2,500	fotal £/ Unit (all)	<b>30,000</b>					
		Vhole Site	Per ha NET	Per ha GROSS		RUN Residual MACR	O ctrl+r Closing balance = 0			Fees Interest Legal and Valuation	20	0% 6.00%	0	0			CIL	0		0 <b>30,000</b>					
lual Land Value ing Use Value		<b>-142,110</b> 123,840	-1,184,247	-688,515 600,000		RUN CIL MACRO ctrl-	H			Legal allu valuatii	J11		Ü	Ü			Inf Tariff	% GDV 0.00%		0					
t Plus /ha	20% a 0 enchmark Land Value	24,768 0 <b>148,608</b>		120,000 0 <b>720,000</b>	Г	Check on phasing dw	Closing balance = 3	345,749	SALES	Agents Legals	% %	3.0% 0.5%	59,559 9,926												
	Elicimiark Land Value	£,	′m2	720,000	Ĺ	corre				Misc.	£/unit %	0 0 0.0%	0	69,485	1,571,786										
itional Profit		-632,140	-1,001						Developers Prof	it Market Housing	9/ Value	17.50%			281,260										
										Affordable Housing First Homes		17.50% 17.50% 17.50%			41,061 25,105										
SIDUAL CASH FLOW I	FOR INTEREST	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
ITS Started irket Housing				6	6	0	0	803,600	803,600	1 0	0	0	0	0	0	0	0	0	0	0	0	1 0	0	0	0
ordable Rent					0	0	0	117,294	117,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
red Ownership					0	0	0	0 22	0 22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
it Homes int and Subsidy					0	0	0	71,729	71,729	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	E	0	0	0	0	0	0	992,645	992,645	0	0	0	Ö	0	0	0	Ō	0	0	0	0	0	0	Ö	0
PENDITURE																									
mp Duty ements etc.		0																							
als Acquisition		-2,132																							
nning Fee fessional		5,544 67,748		67,748																					
d Cost - BCIS Base			0	223,561	447,122	447,122	223,561	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6/CIL/Tariff			0	5,000	10,000	10,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
tingency ormals			0	11,178 11,178	22,356 22,356	22,356 22,356	11,178 11,178	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0
nce Fees I and Valuation		0																							
nts als		0	0	0	0	0	0	29,779 4,963	29,779 4,963	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. TS BEFORE LAND IN	NT AND PROFIT	71,160	0	0 <b>318,665</b>	501,834	501,834	250,917	34,743	34,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residual Valuation	Land Interest	-142,110	0	0	3,716	11,299	18,996	23,045	9,022	0			0	0		0	0	0			0	0			0



											3110													聞
ite 21	Fla	ts 9																						-
ICOME	Av Size m2	2	%	Number 9	Pric £/m		GIA m2	DEVELOPME	NT COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/m2 1,397.00
Market Housing	Gross 75.2	Net 68.33		9	2,80		677	LAND	Land		/unit or m2	Total	-59,790			No dwgs No dwgs under 50	9	462			CO2 Plus	% £/m2	3.00%	/1 01
ffordable Overall			0%	0					Stamp Duty Easements etc.			0				No dwgs over 50	0	138 Total	3 0		Acc & Adpt	% £/m2	0.00%	20.60 0.00 12.00 0.00 0.00
fordable Rent ocial Rent	75.2 75.2	68.33 68.33		0	1,71 1,12		0		Legals /Acquisiti	ion	1.50%	-897	-897			Stamp duty calc - F	tesidual				Water Over Extra 1	£/m2 %	0.00%	0.00
hared Ownership irst Homes	75.2 75.2	68.33 68.33	0.00% 0.00%	0	1,96	0 0	0	Fees	Planning			4,158				Land payment		Total	-59,790 I 0		Over Extra 2	£/m2 %	0.00%	0.00
Grant and Subsidy	Affordable Rent					0 0			Professional		9.00%	112,128	116,286			Stamp duty calc - F	tesidual				Small Site	£/m2 %	0.00 6.00%	0.00 0.00 83.82
	Social Rent Shared Ownership					0 0 0		CONSTRUCT	ON Build Cost		1,644	1,112,155				Land payment		Total	<b>64,800</b>		Site Costs	Base	5.00%	<b>1,555.33</b> 77.77
SITE AREA - Net	0.090 ha		100	/ha		1,722,000	677		s106 / CIL / IT Contingency		5.00%	22,500 55,608										BNG	0.70%	10.89 <b>1,643.98</b>
ITE AREA - Gross	0.090 ha		100	/ha					Abnormals	% £	5.00%	55,608 0				Pre CIL s106		E/ Unit (all) Total	22,500					,
Sales per Quarter Unit Build Time	0 3 Ou	arters						FINANCE		_			2,2 12,21 2			Post CIL s106	2,500	£/ Unit (all)						
One Balla Time	3 40	orcers.	!			RUN Residual MACRO	) ctrl+r	1	Fees Interest		0% 6.00%	0				CIL	0		0					
Residual Land Value		Whole Site -59.790	Per ha NET -664.336	Per ha GROSS -664.336	İ	non nesidadi minen	Closing balance = 0		Legal and Valua	tion	0.00%	0	0			Inf Tariff	% GDV	1000						
Existing Use Value Uplift	20%	54,000 10,800	,	600,000 120,000	l	RUN CIL MACRO ctrl-		SALES									0.00%		0					
Plus /h	ha 0	0		0	i		Closing balance = 244,429	SALES	Agents	%	3.0%	51,660												
в	Benchmark Land Value	64,800		720,000		Check on phasing dwg			Legals	% £/unit	0.5%	8,610 0												
Additional Profit		-362,518	£/m2 -536						Misc.	%	0.0%	0	60,270	1,361,740										
								Developers I	Profit Market Housing	% Value	17.50%			301,350										
									Affordable Hous First Homes	sing % Value % Value	17.50% 17.50%			0 0										
RESIDUAL CASH FLOW	/ FOR INTEREST	Year 1				Year 2			Year 3				Year 4				Year 5				Year 6			
UNITS Started		Q1	Q2	Q3 4	<b>Q4</b> 5	Q1		Q3 Q4		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0		5,333 956,66 0 0	7 0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Shared Ownership					0	0	0	0 0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	ΛΕ.	0	0	0	0	0	0 76	5,333 956,66	7 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																						
Easements etc. Legals Acquisition		0 -897																						
Planning Fee		4,158																						
Professional		56,064		56,064																				
Build Cost - BCIS Base			0	164,764	370,718	370,718	205,955			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff Contingency			0	3,333 8,238	7,500 18,536	7,500 18,536	10,298	0 0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	8,238	18,536	18,536	10,298	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0																						
Agents		0	0	0	0	0	0 22	2,960 28,700	) 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0		,827 4,783		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND I	INT AND PROFIT	59,325	0	240,638	415,290	415,290	230,717 26	5,787 33,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	-59,790																						
Developers Return	Interest		0	0	3,603	9,886	16,264 19	9,968 9,190	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housin																								301,350



												S	ite 26												慣
Site 26		Green 75																							, in
NCOME	Av Size	m2		% Numbe			GIA m2	A 2	DEVELOPMENT C	COSTS							Planning fee calc Planning app fee	dwgs	rate			<b>Build Cost</b>			/n 1,268.
Market Housing	Gross 96.9	Net 96.56					5,087	7	LAND	Land Stamp Duty		/unit or m2	Total 160,108	3,412,156			No dwgs No dwgs under 50	75	462	23,100		CO2 Plus	% £/m2 %	3.00%	% 38 t
Affordable Overall Affordable Rent	79.6		5 20.00	0% 22. 0% 1	5 1,715		1,194	4		Easements etc. Legals /Acquisition		1.50%	0				No dwgs over 50		Total			Acc & Adpt Water	£/m2 £/m2		12. 0.
ocial Rent hared Ownership irst Homes	79.6 67.0 67.0	64.67	7 0.00	0%	0 2,450	0 356	(	0 0 3	Fees	Planning			26,550				Stamp duty calc - F Land payment	Residual	Total	3,412,156 160,108		Over Extra 1 Over Extra 2	% £/m2 %	0.00%	% 0
Frant and Subsidy	Affordable Rent Social Rent				(				CONSTRUCTION	Professional		9.00%					Stamp duty calc - F Land payment	Residual		1,114,286		Small Site	£/m2 %	0.00 0.00%	% 0 <b>1,338</b>
ITE AREA - Net	Shared Ownership 2.143			35 /h	a a	0 0 <b>20,938,826</b>	6,784	4		Build Cost s106 / CIL / IT Contingency		1,541 2.50%	187,500						Total	45,214		Site Costs	Base BNG	15.00% 0.10%	% 200
TE AREA - Gross	3.429	ha	7	22 /h	a	20/330/020	0,70	1			% £	0.00%					Pre CIL s106		£/ Unit (all) Total	187,500					2,310
ales per Quarter Init Build Time		Quarters							FINANCE	Fees		0%					Post CIL s106 CIL	2,500 0	£/m2	0					
Residual Land Value		Whole Site 3,412,156	Per ha NET 5 1,592,3		2	RUN Residual MAC	RO ctrl+r Closing balance =	= 0		Interest Legal and Valuation	n	6.00%	0	0			Inf Tariff	% GDV	Total	l 187,500					
xisting Use Value Jplift Plus /h	0% a 300,000	85,714 ( 1,028,571	)	25,00 300,00	0 0	RUN CIL MACRO ct	rl+l Closing balance =	= 81,274	SALES	Agents	%	3.0%	628,165					0.00%		0					
	enchmark Land Value	1,114,286	i	325,00		Check on phasing do	wgs nos rect	]		Legals	% £/unit	0.5% 0	104,694 0												
Additional Profit		2,522,887	£/m2 7 4	96					Developers Profi	· · · · · · · · · · · · · · · · · · ·	%	0.0%	0	732,859	16,297,391										
									Jestelopeis 1 ion	Market Housing Affordable Housing		17.50% 17.50% 17.50%			3,104,933 351,438 207,923										
RESIDUAL CASH FLOW	FOR INTEREST	Year 1 Q1				Year 2				Year 3	/o Value	17.30%		Year 4	207,323			Year 5				Year 6			
INCOME UNITS Started		Q1	Q2	Q3 12	Q4 13	Q1 12	Q2 13	Q3 12	Q4 13	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
Market Housing Affordable Rent					0	0	0	2,838,796 321,258	3,075,363 348,029	2,838,796 321,258	3,075,363 348,029	321,258	3,075,363 348,029	0	0	0	0	0	0	0	0	0	0	0	0
ocial Rent Shared Ownership					0	0	0 0	0 57	0 62	0 57	0 62	0 57	0 62	0	0	0	0	0	0	0	0	0	0	0	0
First Homes Grant and Subsidy					0	0	0	190,101 0	205,943 0	190,101 0	205,943 0	190,101 0	205,943 0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	E	0	0	0	0	0	0	3,350,212	3,629,397	3,350,212	3,629,397	3,350,212	3,629,397	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		160,108 0																							
Legals Acquisition Planning Fee		51,182 26,550																							
Professional		491,885		491,885																					
Build Cost - BCIS Base s106/CIL/Tariff			0	10,000	1,161,547 20,833	1,719,089 30,833	1,765,551 31,667	1,719,089 30,833	31,667	1,161,547 20,833	604,004 10,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	13,939 1,493	29,039 3,111	42,977 4,604	44,139 4,729	42,977 4,604	44,139 4,729	29,039 3,111	15,100 1,618	0	0	0 0	0	0	0	0	0	0	0	0	0	0 0	0 0
Finance Fees Legal and Valuation		0																							
Agents Legals Misc.		0	0 0	0	0	0	0	100,506 16,751	108,882 18,147	100,506 16,751	108,882 18,147	100,506 16,751	108,882 18,147	0 0	0 0	0	0	0	0	0	0 0	0	0 0	0 0	0 0
MISC. COSTS BEFORE LAND II	NT AND PROFIT	729,725	0	1,074,859	1,214,530	1,797,504	1,846,085	1,914,761	1,973,114	1,331,787	758,584	117,257	127,029	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	3,412,156	62,128	63,060	80,129	99,549	128,005	157,616	138,448	115,681	87,140	45,385	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return Market Housin Affordable for Ren	g		<u> </u>				· ·																		3,104,933 351,438
First Home	e					1																			207,923



\$1.06/CU\Tariff   0		H																							
Sect   Sect																									
ICOME		Non	%		Price £/m2	GDV £	GIA m2		1	COSTS		/					Planning app fee	dwgs	rate					2.00%	1,262
						9,271,500	2,663		LAND	Stamp Duty		/unit or m2		2,012,773			No dwgs under 50	40	462 138	0			£/m2 %		20 , 0
fordable Rent cial Rent	79.6	78.44	20.00% 0.00%	8	1,715 1,120	0	636 0				ı	1.50%	0 30,192	120,330				Residual	Total				£/m2 %	0.00%	12 (
	66.0 66.0	64.67 64.67	0.00% 10.00%	0	2,450 2,450	190 633,670	0 264		Fees	Planning Professional		9.00%		514,716					Total			Over Extra 2	%		) (
9	Social Rent					0			CONSTRUCTION	Build Cost		1,468						Residual	Total				Base	10.00%	<b>1,33</b>
				/ha /ha		10,981,510	3,563			Contingency			130,749 0				Pre CIL s106				]		BNG	0.10%	
eles per Quarter nit Build Time	0 3 Quarters								FINANCE		£			5,513,733			Post CIL s106	2,500	£/ Unit (all)						
					_			0		Interest	n			0			CIL			100,000					
xisting Use Value Jplift	0%	34,632 0	1,761,177	25,000 0	•			43,341	SALES								Inf Tariff			0					
Professional   Prof																									
Part																									
									Developers rion	Market Housing Affordable Housing	g % Value	17.50%			188,360										
	Ye	ar 1				Year 2				Year 3				Year 4		•		Year 5				Year 6			
	1 6	21	Q2	10	10	10 10	Q2 10	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Į Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
					0	0	0	2,317,875	2,317,875	2,317,875	2,317,875	0	0	0	0	0	0	0		0	0	0	0	0	0
					0	0	0			0		0	0	0	0	0	0	0	0	0	0	0	0	0	0
					0	0	0					0	0	0	0	0	0	0	0	0	0	0	0	0	0
					0	0	0	158,417	158,417	158,417	158,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	1	0	0	0	0	0	0	2,745,378	2,745,378	2,745,378	2,745,378	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		0																							
Planning Fee	18,	.480		248 118																					
Build Cost - BCIS Base	240			435,829	871,657					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency				10,896	21,791	32,687	32,687	21,791	10,896		0	0	٠ .	0	0	0	•	0	0	0	•	0	0	0	0
			•				0					0		0	0	0		0	0	0	0	0	0	0	0
IVIISC. COSTS BEFORE LAND INT AND PRO	ROFIT 386	5,928	0	707,596	918,956	1,378,433	1,378,433	1,015,044	555,566	96,088	96,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land <b>2,01</b>	2,773																							
Developers Return  Market Housing			35,996	36,535	47,697	62,197	83,807	105,740	81,371	49,745	10,752	0	0	0	0	0	0	0	0	0	0	0	0	0	1,622,513
	ı												- 1												188,360

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	Ŀ	<i>)</i>	

Site 28 Green 12 Planning fee calc Planning app fee No dwgs No dwgs under 50 Price £/m2 CO2 Plus /unit or m2 Total 3.00% Gross 105.8 Net 105.75 3,500 697,269 70.00% 3,109,050 Market Housing Land Stamp Duty £/m2 % Acc & Adpt 0.00% 24,363 No dwgs over 50 Affordable Overall Easements etc. Legals /Acquisition Affordable Overall Affordable Rent Social Rent Shared Ownership First Homes 20.00% 0.00% 0.00% 10.00% 1,715 1,120 2,450 2,450 307,297 1.50% 10,459 34,823 Water Over Extra 1 Stamp duty calc - Residua Land payment 62 205,779 0.00% 0.00 0.00% Over Extra 2 Planning Professional % £/m2 166,768 9.00% 161,224 Grant and Subsidy Stamp duty calc - Residual Small Site Affordable Rent Social Rent ONSTRUCTION Land payment 10.00% Site Costs Build Cost 1,476 1.700.166 s106 / CIL / IT Contingency Abnormals 30,000 42,504 SITE AREA - Net SITE AREA - Gross 3,622,188 1,791,382 18,712 30,000 Sales per Quarter Unit Build Time Post CIL s106 30,000 Inf Tariff Residual Land Value 697,269 2,033,702 0.00% RUN CIL MACRO ctrl+l Closing balance = 13,074 108,666 18,111 3.0% 0.5% £/unit 126.777 2,817,019 544,084 53,788 36,011 17.50% 17.50% 17.50% Market Housing % Value Affordable Housing % Value First Homes % Value RESIDUAL CASH FLOW FOR INTEREST Year 1 Q1 Year 3 Q1 INCOME
UNITS Started
Market Housing
Affordable Rent
Social Rent
Shared Ownership
First Homes
Grant and Subcidus Year 4 Q1 Q2 Q3 Q2 Q4 Q2 Q4 Q2 Q4 Q4 777,263 76,824 777,263 76,824 777,263 76,824 777,263 76,824 0 15 51,445 0 15 51,445 Grant and Subsidy EXPENDITURE Stamp Duty
Easements etc.
Legals Acquisition 24,363 0 10,459 5,544 80,612 Planning Fee 80.612 rofessional Build Cost - BCIS Base 106/CIL/Tariff Contingency Abnormals 0 141,680 283,361 425,041 425,041 283,361 141,680 0 0 0 0 0 0 0 0 0 0 0 0 2,500 5,000 0 3,542 7,084 0 1,559 3,119 
 7,500
 7,500
 5,000
 2,500

 10,626
 10,626
 7,084
 3,542

 4,678
 4,678
 3,119
 1,559
 nance Fees 0 Legal and Valuation Agents Legals 120.979 229,894 COSTS BEFORE LAND INT AND PROFIT 298.564 447,846 447.846 330.258 180,976 31.694 31.694 For Residual Valuation 12,274 12,458 16,093 20,813 27,843 34,978 26,873 16,408 3,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0

evelopers Return Market Housing Affordable for Rent

First Homes

-818,248

-818.248 -830.522

-242,352

-314,657

-468,658

-1.072.874 -1.387.530 -1.856.189 -2.331.877

-475.688

540,311 697,698

-1.791.566 -1.093.869

857,445

870.307

544,084 53,788 36,011 -633,883

633.883



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The content of the																									
Part				1.7																					
releat Harrison	Gross			9					LAND	land		/unit or m2	Total	707 244			No dwgs	9				CO2 Plus		3.00%	
	100.3	100.55			3,300	0 3,160,500	903			Stamp Duty			24,862				No dwgs under 50 No dwgs over 50		138	0		Acc & Adpt	%	0.00%	
			0.00%	0			0					1.50%	10,609	35,471					Total	4,158					
			0.00% 0.00%	0	1,120 2,450	0 0	-		Fees								Stamp duty calc - I Land payment	Residual		707,244		Over Extra 1		0.00%	
							0					9.00%							Total	24,862		Over Extra 2	%		
ant and Subsidy									CONCTRUCTION			3.56%	151,010	130,004				Residual		00,000		Small Site			
						-			CONSTRUCTION	Build Cost		1,545					Lanu payment		Total			Site Costs			1
Column   C		0.10%	1,5																						
	0.257 ha	1	35	/ha				1		Abnormals		0.00%					Pre CIL s106			22,500					
The content of the																									
The content of the																									
Column   C																									
isting Use Value		12,857		50,000	ı	RUN CIL MACRO cti											IIII Tafiii			0					
The content of the																									
The content of the																									
The content of the																									
dditional Profit		681,118	754	!					Developers Pro						1										
															553,088 0										
ESIDUAL CASH FLOW	/ FOR INTEREST									First Homes	% Value	17.50%			0										
ICOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
				3	3	3	0	1.053.500	1 053 500	1.053.500	0	0	0	0	0	0	0	0	0	0	0	1 0	0	0	0
ffordable Rent					0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ared Ownership					0	0	0			0	0	0	•	0	0	0	0	0	0	0	0	0	0	0	0
irant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1E	0	0	0	0	0	0	1,053,500	1,053,500	1,053,500	0	0	0	0	0	0	0	· ·	0	0	0	1 0	0	0	0
		24.862																							
asements etc.		0																							
				65,923																					
ild Cost - BCIS Base			0	155,032	310,064	465,097	310,064	155,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<u> </u>			2,500	5,000				0	0	Ū	0	0	0	0	0	0	0	0	0	0	0	0	0	0
							2,730			_	0	0		-	0	0	0	0	0	0	0		0		
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			0			0	0	31,605 5,268		31,605 5,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sc.	INT AND PROFIT		0		325.546	488.319	325.546				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		200,002	<b>y</b>	220,000	323,370		323,340	233,043	30,073	30,073		•	<u>J</u>	·	<u> </u>	<u></u>	<u>_</u>	1	<u> </u>	<u> </u>		1			
r Residual Valuation									***																
			12,192	12,375	15,991	21,114	28,755	34,070	21,773	6,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																						1			553,088

# Appendix 13 – Appraisal Results. Varied Affordable Housing

# **Central Business District**

1070 EII	ergy. A&A, Varied Affo	rdable Housing - Affo	rdable Rent								
			EUV	BLV	Residual Va	lue					
					0%	5%	10%	15%	20%	25%	30%
Site 17	Flats 300	Central	1,200,000	1,440,000	-789,623	-877,134	-965,677	-1,061,268	-1,156,861	-1,252,452	-1,348,041
Site 18	Flats 100	Central	1,200,000	1,440,000	-1,085,241	-1,206,173	-1,327,105	-1,451,540	-1,575,975	-1,701,550	-1,828,006
Site 19	Flats 30	Central	1,200,000	1,440,000	-1,160,954	-1,302,717	-1,444,479	-1,579,145	-1,713,810	-1,848,475	-1,983,143
Site 20	Flats 12	Central	1,200,000	1,440,000	-797,212	-888,103	-978,995	-1,061,401	-1,143,805	-1,226,210	-1,308,618
Site 21	Flats 9	Central	1,200,000	1,440,000	-2,143,500	-2,143,500	-2,143,500	-2,143,500	-2,143,500	-2,143,500	-2,143,500
Site 22	Flats 300 Tall	Central	1,200,000	1,440,000	-8,405,302	-8,741,551	-9,077,799	-9,463,825	-9,849,861	-10,235,891	-10,625,214
Site 23	Flats 100 Tall	Central	1,200,000	1,440,000	-10,435,048	-10,864,431	-11,293,814	-11,747,845	-12,201,881	-12,655,914	-13,117,248
Site 24	Flats 30 Tall	Central	1,200,000	1,440,000	-10,819,601	-11,356,349	-11,897,408	-12,410,729	-12,924,042	-13,437,359	-13,950,689
Site 25	Studios 60	Central	1,200,000	1,440,000	-467,103	-528,290	-589,477	-650,665	-711,852	-773,039	-835,105
Site 30	PRS Flats	Central	1,200,000	1,440,000	150,610	71,825	-6,960	-85,746	-164,531	-243,316	-322,101
10% En	ergy. A&A, Varied Affo	rdable Housing - Soc	ial Rent								
			EUV	BLV	Residual Va	lue					
					0%	5%	10%	15%	20%	25%	30%
Site 17	Flats 300	Central	1,200,000	1,440,000	-789,623	-877,134	-965,677	-1,142,176	-1,318,692	-1,496,680	-1,675,921
Site 18	Flats 100	Central	1,200,000	1,440,000	-1,085,241	-1.206.173	-1.327.105	-1.557.622	4 700 460	0.004.004	
		Ooritia	1,200,000	1,440,000	-1,000,241	-1,200,173	-1,327,103	-1,557,622	-1,790,460	-2,024,601	-2,258,698
Site 19	Flats 30	Central	1,200,000	1,440,000		, ,	-1,444,479	-1,692,128		-2,024,601 -2,187,458	-2,258,698 -2,435,075
Site 19 Site 20	Flats 30 Flats 12				-1,160,954	, ,	, , , , , , , ,	, , .		7- 7	
		Central	1,200,000	1,440,000	-1,160,954 -797,212	-1,302,717 -888,103	-1,444,479 -978,995	-1,692,128 -1,133,277	-1,939,798 -1,287,571	-2,187,458	-2,435,075 -1,596,120
Site 20	Flats 12	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1,160,954 -797,212 -2,143,500	-1,302,717 -888,103	-1,444,479 -978,995	-1,692,128 -1,133,277 -2,143,500	-1,939,798 -1,287,571	-2,187,458 -1,441,858	-2,435,075 -1,596,120 -2,143,500
Site 20 Site 21	Flats 12 Flats 9	Central Central Central	1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000	-1,160,954 -797,212 -2,143,500 -8,405,302	-1,302,717 -888,103 -2,143,500 -8,741,551	-1,444,479 -978,995 -2,143,500	-1,692,128 -1,133,277 -2,143,500 -9,802,315	-1,939,798 -1,287,571 -2,143,500 -10,527,561	-2,187,458 -1,441,858 -2,143,500	-2,435,075 -1,596,120 -2,143,500
Site 20 Site 21 Site 22	Flats 12 Flats 9 Flats 300 Tall	Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,160,954 -797,212 -2,143,500 -8,405,302 -10,435,048	-1,302,717 -888,103 -2,143,500 -8,741,551 -10,864,431	-1,444,479 -978,995 -2,143,500 -9,077,799 -11,293,814	-1,692,128 -1,133,277 -2,143,500 -9,802,315 -12,154,136	-1,939,798 -1,287,571 -2,143,500 -10,527,561 -13,018,624	-2,187,458 -1,441,858 -2,143,500 -11,263,600	-2,435,075 -1,596,120 -2,143,500 -11,999,481 -14,766,789
Site 20 Site 21 Site 22 Site 23	Flats 12 Flats 9 Flats 300 Tall Flats 100 Tall	Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,160,954 -797,212 -2,143,500 -8,405,302 -10,435,048 -10,819,601	-1,302,717 -888,103 -2,143,500 -8,741,551 -10,864,431	-1,444,479 -978,995 -2,143,500 -9,077,799 -11,293,814	-1,692,128 -1,133,277 -2,143,500 -9,802,315 -12,154,136	-1,939,798 -1,287,571 -2,143,500 -10,527,561 -13,018,624	-2,187,458 -1,441,858 -2,143,500 -11,263,600 -13,892,794	-2,435,075 -1,596,120 -2,143,500 -11,999,481 -14,766,789

# **South East and Ashton Green**

10% Ene	ergy. A&A, Varied Affor	dable Housing - Affor	dable Rent								
1070 2.11	I Tarif Valled / Ille	dazio i lodoliligi i ilio	EUV	BLV	Residual Va	lue					
					0%	5%	10%	15%	20%	25%	30%
Site 1	Brown 500	South East & Ashto	600,000	720,000	576,330	525,283	474,236	406,350	338,461	270,573	202,692
Site 2	Brown 200	South East & Ashto	600,000	720,000	485,235	435,576	385,916	318,761	251,602	184,445	117,295
Site 3	Brown 75	South East & Ashto	600,000	720,000	504,547	451,972	399,396	327,147	254,893	182,642	110,398
Site 4	Brown 40	South East & Ashto	600,000	720,000	852,227	782,433	712,638	618,518	524,393	430,271	336,159
Site 5	Brown 20	South East & Ashto	600,000	720,000	908,491	838,002	767,513	668,866	570,214	471,565	372,927
Site 6	Brown 15	South East & Ashto	600,000	720,000	880,296	809,854	739,412	642,558	545,698	447,902	348,249
Site 7	Brown 9	South East & Ashto	600,000	720,000	639,854	639,854	639,854	639,854	639,854	639,854	639,854
Site 8	Brown 5	South East & Ashto	600,000	720,000	262,824	262,824	262,824	262,824	262,824	262,824	262,824
Site 9	Brown 500 HD	South East & Ashto	600,000	720,000	1,016,294	936,439	856,584	754,228	651,868	549,510	447,160
Site 10	Brown 200 HD	South East & Ashto	600,000	720,000	872,247	794,142	716,037	618,054	520,066	422,081	324,103
Site 11	Brown 75 HD	South East & Ashto	600,000	720,000	1,207,766	1,098,639	989,511	845,953	702,387	558,825	415,277
Site 12	Brown 40 HD	South East & Ashto	600,000	720,000	1,497,854	1,384,173	1,270,491	1,125,279	980,061	834,847	689,644
Site 13	Brown 20 HD	South East & Ashto	600,000	720,000	1,859,456	1,726,011	1,592,566	1,412,168	1,231,760	1,051,357	870,973
Site 14	Brown 15 HD	South East & Ashto	600,000	720,000	1,743,715	1,615,215	1,486,715	1,322,111	1,157,500	992,892	825,738
Site 15	Brown 9 HD	South East & Ashto	600,000	720,000	1,284,564	1,284,564	1,284,564	1,284,564	1,284,564	1,284,564	1,284,564
Site 16	Brown 5 HD	South East & Ashto	600,000	720,000	589,896	589,896	589,896	589,896	589,896	589,896	589,896
Site 17	Flats 300	South East & Ashto	600,000	720,000	239,763	138,815	37,456	-105,040	-247,666	-391,199	-538,179
Site 18	Flats 100	South East & Ashto	600,000	720,000	311,055	171,880	27,813	-162,174	-352,170	-543,921	-739,727
Site 19	Flats 30	South East & Ashto	600,000	720,000	273,869	112,358	-49,152	-250,595	-452,045	-657,944	-865,527
Site 20	Flats 12	South East & Ashto	600,000	720,000	199,758	93,127	-13,503	-142,612	-271,725	-402,488	-535,575
Site 21	Flats 9	South East & Ashto	600,000	720,000	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715
Site 26	Green 75	South East & Ashto	25,000	325,000	1,682,702	1,602,314	1,521,927	1,403,216	1,284,497	1,165,782	1,047,083
Site 27	Green 40	South East & Ashto	25,000	325,000	2,360,637	2,255,155	2,149,673	1,992,850	1,836,018	1,679,191	1,522,384
Site 28	Green 12	South East & Ashto	50,000	350,000	3,212,462	3,071,741	2,931,019	2,727,725	2,524,417	2,321,116	2,117,840
Site 29	Green 9	South East & Ashto	50,000	350,000	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100



10% Ene	ergy. A&A, Varied Affor	dable Housing - Soci	al Rent								
			EUV	BLV	Residual Va	lue					
					0%	5%	10%	15%	20%	25%	30%
Site 1	Brown 500	South East & Ashto	600,000	720,000	576,330	525,283	474,236	374,190	274,134	173,401	70,502
Site 2	Brown 200	South East & Ashto	600,000	720,000	485,235	435,576	385,916	286,614	187,302	87,995	-12,981
Site 3	Brown 75	South East & Ashto	600,000	720,000	504,547	451,972	399,396	292,573	185,738	78,909	-32,290
Site 4	Brown 40	South East & Ashto	600,000	720,000	852,227	782,433	712,638	574,483	436,313	298,151	159,423
Site 5	Brown 20	South East & Ashto	600,000	720,000	908,491	838,002	767,513	622,476	477,425	331,553	181,661
Site 6	Brown 15	South East & Ashto	600,000	720,000	880,296	809,854	739,412	593,017	445,602	294,956	141,496
Site 7	Brown 9	South East & Ashto	600,000	720,000	639,854	639,854	639,854	639,854	639,854	639,854	639,854
Site 8	Brown 5	South East & Ashto	600,000	720,000	262,824	262,824	262,824	262,824	262,824	262,824	262,824
Site 9	Brown 500 HD	South East & Ashto	600,000	720,000	1,016,294	936,439	856,584	707,772	558,945	410,126	260,655
Site 10	Brown 200 HD	South East & Ashto	600,000	720,000	872,247	794,142	716,037	575,609	435,169	294,735	154,325
Site 11	Brown 75 HD	South East & Ashto	600,000	720,000	1,207,766	1,098,639	989,511	779,729	569,926	360,134	150,357
Site 12	Brown 40 HD	South East & Ashto	600,000	720,000	1,497,854	1,384,173	1,270,491	1,059,480	848,450	637,430	426,449
Site 13	Brown 20 HD	South East & Ashto	600,000	720,000	1,859,456	1,726,011	1,592,566	1,332,314	1,072,038	811,774	547,620
Site 14	Brown 15 HD	South East & Ashto	600,000	720,000	1,743,715	1,615,215	1,486,715	1,246,909	1,007,082	762,934	515,546
Site 15	Brown 9 HD	South East & Ashto	600,000	720,000	1,284,564	1,284,564	1,284,564	1,284,564	1,284,564	1,284,564	1,284,564
Site 16	Brown 5 HD	South East & Ashto	600,000	720,000	589,896	589,896	589,896	589,896	589,896	589,896	589,896
Site 17	Flats 300	South East & Ashto	600,000	720,000	239,763	138,815	37,456	-182,413	-403,645	-630,359	-857,027
Site 18	Flats 100	South East & Ashto	600,000	720,000	311,055	171,880	27,813	-265,144	-560,281	-862,198	-1,164,054
Site 19	Flats 30	South East & Ashto	600,000	720,000	273,869	112,358	-49,152	-360,263	-676,334	-996,927	-1,317,459
Site 20	Flats 12	South East & Ashto	600,000	720,000	199,758	93,127	-13,503	-212,379	-413,158	-618,136	-823,077
Site 21	Flats 9	South East & Ashto	600,000	720,000	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715
Site 26	Green 75	South East & Ashto	25,000	325,000	1,682,702	1,602,314	1,521,927	1,369,752	1,217,562	1,065,379	913,225
Site 27	Green 40	South East & Ashto	25,000	325,000	2,360,637	2,255,155	2,149,673	1,947,924	1,746,156	1,544,398	1,342,678
Site 28	Green 12	South East & Ashto	50,000	350,000	3,212,462	3,071,741	2,931,019	2,675,891	2,420,739	2,165,599	1,910,505
Site 29	Green 9	South East & Ashto	50,000	350,000	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100

10% Ene	ergy. A&A, Varied Affo	rdable Housing - Affo	rdable Rent								
			EUV	BLV	Residual Va	lue					
					0%	5%	10%	15%	20%	25%	30%
Site 1	Brown 500	Elsewhere	600,000	720,000	252,876	209,771	165,628	112,454	59,278	5,952	-49,838
Site 2	Brown 200	Elsewhere	600,000	720,000	161,859	120,232	78,606	27,619	-25,653	-79,153	-132,649
Site 3	Brown 75	Elsewhere	600,000	720,000	156,655	113,320	69,899	12,856	-44,704	-102,263	-159,832
Site 4	Brown 40	Elsewhere	600,000	720,000	396,861	338,941	281,021	209,668	137,091	62,789	-12,074
Site 5	Brown 20	Elsewhere	600,000	720,000	439,889	381,037	321,062	243,665	165,272	86,348	7,430
Site 6	Brown 15	Elsewhere	600,000	720,000	352,295	293,760	234,170	160,053	85,933	11,815	-62,297
Site 7	Brown 9	Elsewhere	600,000	720,000	28,475	28,475	28,475	28,475	28,475	28,475	28,475
Site 8	Brown 5	Elsewhere	600,000	720,000	-398,548	-398,548	-398,548	-398,548	-398,548	-398,548	-398,548
Site 9	Brown 500 HD	Elsewhere	600,000	720,000	529,635	460,919	392,202	314,178	234,577	154,360	74,146
Site 10	Brown 200 HD	Elsewhere	600,000	720,000	382,756	316,242	249,728	176,217	102,706	28,795	-48,275
Site 11	Brown 75 HD	Elsewhere	600,000	720,000	518,476	426,724	334,971	225,876	115,777	1,799	-112,666
Site 12	Brown 40 HD	Elsewhere	600,000	720,000	805,240	706,687	608,135	497,552	386,967	276,174	162,236
Site 13	Brown 20 HD	Elsewhere	600,000	720,000	1,002,897	899,445	795,992	657,578	516,012	373,699	229,361
Site 14	Brown 15 HD	Elsewhere	600,000	720,000	818,218	708,648	599,078	475,739	351,430	227,123	102,821
Site 15	Brown 9 HD	Elsewhere	600,000	720,000	335,129	335,129	335,129	335,129	335,129	335,129	335,129
Site 16	Brown 5 HD	Elsewhere	600,000	720,000	-351,280	-351,280	-351,280	-351,280	-351,280	-351,280	-351,280
Site 17	Flats 300	Elsewhere	600,000	720,000	239,763	138,815	37,456	-105,040	-247,666	-391,199	-538,179
Site 18	Flats 100	Elsewhere	600,000	720,000	311,055	171,880	27,813	-162,174	-352,170	-543,921	-739,727
Site 19	Flats 30	Elsewhere	600,000	720,000	273,869	112,358	-49,152	-250,595	-452,045	-657,944	-865,527
Site 20	Flats 12	Elsewhere	600,000	720,000	199,758	93,127	-13,503	-142,612	-271,725	-402,488	-535,575
Site 21	Flats 9	Elsewhere	600,000	720,000	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715
Site 26	Green 75	Elsewhere	25,000	325,000	1,682,702	1,602,314	1,521,927	1,403,216	1,284,497	1,165,782	1,047,083
Site 27	Green 40	Elsewhere	25,000	325,000	2,360,637	2,255,155	2,149,673	1,992,850	1,836,018	1,679,191	1,522,384
Site 28	Green 12	Elsewhere	50,000	350,000	3,212,462	3,071,741	2,931,019	2,727,725	2,524,417	2,321,116	2,117,840
Site 29	Green 9	Elsewhere	50,000	350,000	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100



10% Ene	ergy. A&A, Varied Affor	rdable Housing - Soc	ial Rent								
			EUV	BLV	Residual Va	lue					
					0%	5%	10%	15%	20%	25%	30%
Site 1	Brown 500	Elsewhere	600,000	720,000	252,876	209,771	165,628	79,357	-7,716	-98,241	-191,555
Site 2	Brown 200	Elsewhere	600,000	720,000	161,859	120,232	78,606	-5,883	-93,121	-181,077	-270,966
Site 3	Brown 75	Elsewhere	600,000	720,000	156,655	113,320	69,899	-23,421	-117,266	-212,633	-309,326
Site 4	Brown 40	Elsewhere	600,000	720,000	396,861	338,941	281,021	165,202	45,239	-75,839	-196,893
Site 5	Brown 20	Elsewhere	600,000	720,000	439,889	381,037	321,062	195,523	67,912	-59,693	-187,271
Site 6	Brown 15	Elsewhere	600,000	720,000	352,295	293,760	234,170	108,072	-18,040	-144,144	-271,967
Site 7	Brown 9	Elsewhere	600,000	720,000	28,475	28,475	28,475	28,475	28,475	28,475	28,475
Site 8	Brown 5	Elsewhere	600,000	720,000	-398,548	-398,548	-398,548	-398,548	-398,548	-398,548	-398,548
Site 9	Brown 500 HD	Elsewhere	600,000	720,000	529,635	460,919	392,202	266,985	138,947	10,733	-123,574
Site 10	Brown 200 HD	Elsewhere	600,000	720,000	382,756	316,242	249,728	133,773	16,907	-104,765	-226,458
Site 11	Brown 75 HD	Elsewhere	600,000	720,000	518,476	426,724	334,971	159,652	-22,716	-206,681	-393,137
Site 12	Brown 40 HD	Elsewhere	600,000	720,000	805,240	706,687	608,135	431,753	254,537	71,121	-113,925
Site 13	Brown 20 HD	Elsewhere	600,000	720,000	1,002,897	899,445	795,992	575,410	350,461	122,314	-105,786
Site 14	Brown 15 HD	Elsewhere	600,000	720,000	818,218	708,648	599,078	396,833	193,602	-9,619	-212,804
Site 15	Brown 9 HD	Elsewhere	600,000	720,000	335,129	335,129	335,129	335,129	335,129	335,129	335,129
Site 16	Brown 5 HD	Elsewhere	600,000	720,000	-351,280	-351,280	-351,280	-351,280	-351,280	-351,280	-351,280
Site 17	Flats 300	Elsewhere	600,000	720,000	239,763	138,815	37,456	-182,413	-403,645	-630,359	-857,027
Site 18	Flats 100	Elsewhere	600,000	720,000	311,055	171,880	27,813	-265,144	-560,281	-862,198	-1,164,054
Site 19	Flats 30	Elsewhere	600,000	720,000	273,869	112,358	-49,152	-360,263	-676,334	-996,927	-1,317,459
Site 20	Flats 12	Elsewhere	600,000	720,000	199,758	93,127	-13,503	-212,379	-413,158	-618,136	-823,077
Site 21	Flats 9	Elsewhere	600,000	720,000	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715	-408,715
Site 26	Green 75	Elsewhere	25,000	325,000	1,682,702	1,602,314	1,521,927	1,369,752	1,217,562	1,065,379	913,225
Site 27	Green 40	Elsewhere	25,000	325,000	2,360,637	2,255,155	2,149,673	1,947,924	1,746,156	1,544,398	1,342,678
Site 28	Green 12	Elsewhere	50,000	350,000	3,212,462	3,071,741	2,931,019	2,675,891	2,420,739	2,165,599	1,910,505
Site 29	Green 9	Elsewhere	50,000	350,000	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100	2,835,100





# Appendix 14 – Appraisal Results. Varied Developer Contributions

# **Central Business District**

			EUV	BLV	Residual Va	alue									
					£0	£2,500	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 17	Flats 300	Central	1,200,000	1,440,000	-789,623	-947,328	-1,106,836	-1,266,344	-1,425,852	-1,585,425	-1,746,913	-1,908,400	-2,069,888	-2,231,376	-2,392,864
Site 18	Flats 100	Central	1,200,000	1,440,000	-1,085,241	-1,297,912	-1,510,583	-1,723,254	-1,937,865	-2,153,248	-2,368,632	-2,584,016	-2,799,399	-3,014,783	-3,230,167
Site 19	Flats 30	Central	1,200,000	1,440,000	-1,160,954	-1,377,977	-1,594,999	-1,812,022	-2,029,045	-2,246,067	-2,463,090	-2,680,112	-2,897,135	-3,114,157	-3,331,904
Site 20	Flats 12	Central	1,200,000	1,440,000	-797,212	-950,152	-1,103,092	-1,256,033	-1,408,973	-1,561,914	-1,714,854	-1,867,795	-2,020,735	-2,173,676	-2,327,244
Site 21	Flats 9	Central	1,200,000	1,440,000	-2,143,500	-2,406,359	-2,669,217	-2,932,075	-3,194,934	-3,457,792	-3,722,659	-3,988,580	-4,254,502	-4,520,423	-4,786,344
Site 22	Flats 300 Tall	Central	1,200,000	1,440,000	-8,405,302	-9,044,793	-9,684,284	-10,323,776	-10,963,267	-11,602,910	-12,249,342	-12,895,774	-13,542,206	-14,188,638	-14,835,070
Site 23	Flats 100 Tall	Central	1,200,000	1,440,000	-10,435,048	-11,218,261	-12,001,474	-12,784,687	-13,567,901	-14,355,126	-15,146,874	-15,938,621	-16,730,368	-17,522,115	-18,313,862
Site 24	Flats 30 Tall	Central	1,200,000	1,440,000	-10,819,601	-11,608,774	-12,403,821	-13,201,987	-14,000,152	-14,798,318	-15,596,484	-16,394,649	-17,192,815	-17,990,980	-18,789,146
Site 25	Studios 60	Central	1,200,000	1,440,000	-467,103	-681,211	-896,057	-1,112,848	-1,329,638	-1,546,429	-1,763,219	-1,980,114	-2,199,120	-2,418,126	-2,637,132
Site 30	PRS Flats	Central	1,200,000	1,440,000	150,610	-5,460	-161,531	-317,601	-476,177	-636,757	-797,338	-957,918	-1,118,499	-1,279,079	-1,439,660

# **South East and Ashton Green**

10% End	ergy. A&A, Varied Dev	planar Contributions													
10 /6 LIR	l North Valled Dev	elopei Continuations	EUV	RI V	Residual Va	lue									
			201	DLV	£0		£5,000	£7,500	£10,000	£12,500	£15,000	£17.500	£20.000	£22,500	£25,000
Site 1	Brown 500	South East & Ashto	600.000	720.000	576.330	529,267	482,204	435,141	388.078	341.015	293,952	246.889	198,852	150.325	101,797
Site 2	Brown 200	South East & Ashto	600,000	720,000	485,235	436,657	388,079	339,501	290,923	242,345	193,766	145,188	96,610	48,032	-1,705
Site 3	Brown 75	South East & Ashto	600,000	720,000	504,547	452,677	400,806	348,935	297,064	245,193	193,322	141,452	89,581	36,550	-17,876
Site 4	Brown 40	South East & Ashto	600,000	720,000	852,227	782,814	713,400	643,987	574,573	505,160	435,746	366,333	296,919	227,506	157,444
Site 5	Brown 20	South East & Ashto	600,000	720,000	908,491	839,078	769,664	700,251	630,837	561,424	492,010	422,597	352,958	281,533	209,980
Site 6	Brown 15	South East & Ashto	600,000	720,000	880,296	811,348	742,399	673,451	604,502	535,554	466,181	395,234	324,287	252,642	180,297
Site 7	Brown 9	South East & Ashto	600,000	720,000	639,854	552,089	463,209	374,329	285,450	196,570	107,691	18,811	-70,069	-158,948	-247,828
Site 8	Brown 5	South East & Ashto	600,000	720,000	262,824	174,187	85,550	-3,087	-91,724	-180,361	-268,999	-358,477	-449,676	-540,875	-632,074
Site 9	Brown 500 HD	South East & Ashto	600,000	720,000	1,016,294	942,338	868,381	794,425	720,469	646,513	572,557	498,600	424,644	350,688	274,529
Site 10	Brown 200 HD	South East & Ashto	600,000	720,000	872,247	795,910	719,573	643,236	566,898	490,561	414,224	337,887	261,550	185,213	108,876
Site 11	Brown 75 HD	South East & Ashto	600,000	720,000	1,207,766	1,100,171	992,576	884,981	777,386	669,792	562,197	454,602	347,007	239,412	131,254
Site 12	Brown 40 HD	South East & Ashto	600,000	720,000	1,497,854	1,388,776	1,279,697	1,170,619	1,061,541	952,462	843,384	734,306	625,227	516,149	407,070
Site 13	Brown 20 HD	South East & Ashto	600,000	720,000	1,859,456	1,727,240	1,595,024	1,462,807	1,330,591	1,198,375	1,066,159	933,943	801,726	668,989	532,940
Site 14	Brown 15 HD	South East & Ashto	600,000	720,000	1,743,715	1,612,384	1,481,054	1,349,723	1,218,393	1,087,062	955,732	821,727	686,589	551,452	413,681
Site 15	Brown 9 HD	South East & Ashto	600,000	720,000	1,284,564	1,147,595	1,010,625	872,809	733,141	593,473	453,805	314,137	174,469	34,801	-104,867
Site 16	Brown 5 HD	South East & Ashto	600,000	720,000	589,896	450,609	311,322	172,035	32,748	-106,539	-245,826	-385,112	-525,921	-669,233	-812,546
Site 17	Flats 300	South East & Ashto	600,000	720,000	239,763	93,954	-56,565	-209,556	-362,547	-518,833	-676,239	-833,645	-991,051	-1,149,704	-1,309,212
Site 18	Flats 100	South East & Ashto	600,000	720,000	311,055	111,144	-95,556	-302,256	-508,956	-720,801	-933,472	-1,146,143	-1,358,814	-1,571,485	-1,784,156
Site 19	Flats 30	South East & Ashto	600,000	720,000	273,869	62,945	-147,978	-358,902	-570,374	-787,397	-1,004,419	-1,221,442	-1,438,464	-1,655,487	-1,872,509
Site 20	Flats 12	South East & Ashto	600,000	720,000	199,758	51,116	-97,527	-246,169	-395,147	-548,087	-701,028	-853,968	-1,006,909	-1,159,849	-1,312,790
Site 21	Flats 9	South East & Ashto	600,000	720,000	-408,715	-664,336	-927,194	-1,190,053	-1,452,911	-1,715,769	-1,978,628	-2,241,486	-2,504,345	-2,767,203	-3,030,061
Site 26	Green 75	South East & Ashto	25,000	325,000	1,682,702	1,630,831	1,578,960	1,527,089	1,475,218	1,423,348	1,371,477	1,319,606	1,267,735	1,215,864	1,163,993
Site 27	Green 40	South East & Ashto	25,000	325,000	2,360,637	2,291,223	2,221,810	2,152,396	2,082,983	2,013,569	1,944,156	1,874,742	1,805,329	1,735,915	1,666,502
Site 28	Green 12	South East & Ashto	50,000	350,000	3,212,462	3,128,324	3,044,187	2,960,049	2,875,911	2,791,774	2,707,636	2,623,498	2,539,361	2,455,223	2,371,086
Site 29	Green 9	South East & Ashto	50,000	350,000	2,835,100	2,750,393	2,665,686	2,580,979	2,496,272	2,411,565	2,326,859	2,242,152	2,157,445	2,072,738	1,988,031

100/ End	ergy, A&A, Varied Develor	nor Contributions													
10% EIR	ergy. A&A, varied Develop	per Contributions	EUV	BI V	Residual Va	luo									
			LUV	DLV	£0	£2.500	£5.000	£7.500	£10.000	£12.500	£15.000	£17.500	£20.000	£22.500	£25,000
Site 1	Brown 500 El	Isewhere	600,000	720,000	252.876	205.664	157,137	108,610	60.082	11.555	-39.246	-90.164	-141.082	-193.851	-246,940
Site 2		Isewhere	600,000	720,000	161.859	113,281	64,702	15.787	-35,184	-86,155	-137,126	-188.303	-240,742	-293,180	-345.619
Site 3		Isewhere	600,000	720,000	156,655	104,785	52.334	-1.923	-56.349	-110.775	-165,201	-220,638	-276,635	-332,633	-388.631
Site 4		Isewhere	600,000	720,000	396.861	327,448	258.034	188,621	117,431	44,779	-28.054	-100.887	-173.720	-246,698	-321,636
Site 5		Isewhere	600,000	720,000	439.889	370.475	299.326	227,901	155,291	82,458	9,625	-63,208	-136.041	-208.873	-282.675
Site 6		Isewhere	600,000	720,000	352,295	281,202	208.857	136,512	64,167	-8,178	-80.523	-152,868	-225,213	-298,880	-373.315
Site 7		Isewhere	600,000	720,000	28,475	-60.404	-149,284	-238,164	-328,465	-419,913	-511.362	-602.811	-694,260	-785,708	-877.157
Site 8		Isewhere	600,000	720,000	-398,548	-489,747	-580,946	-672,145	-763,344	-854,543	-945,742	-1,036,941	-1,128,230	-1,220,594	-1,312,958
Site 9	Brown 500 HD EI	Isewhere	600,000	720,000	529,635	455,678	381,722	307,491	231,233	154,976	78,719	1,872	-78,142	-158,156	-238,781
Site 10	Brown 200 HD EI	Isewhere	600,000	720,000	382,756	306,419	230,082	153,745	77,408	-655	-80,752	-160,850	-240,947	-322,394	-404,797
Site 11	Brown 75 HD EI	Isewhere	600,000	720,000	518,476	410,881	303,286	195,691	86,178	-26,718	-139,613	-252,508	-365,403	-481,526	-597,681
Site 12	Brown 40 HD EI	Isewhere	600,000	720,000	805,240	696,162	587,083	478,005	368,926	259,160	146,462	32,010	-82,442	-196,893	-311,345
Site 13	Brown 20 HD EI	Isewhere	600,000	720,000	1,002,897	870,681	738,465	603,893	467,845	330,206	191,477	52,747	-85,982	-224,711	-363,441
Site 14	Brown 15 HD EI	Isewhere	600,000	720,000	818,218	683,080	547,903	410,103	272,303	134,503	-3,297	-141,097	-278,897	-416,697	-557,662
Site 15	Brown 9 HD EI	Isewhere	600,000	720,000	335,129	195,461	55,793	-83,875	-223,543	-363,211	-504,865	-648,570	-792,275	-935,980	-1,079,685
Site 16	Brown 5 HD EI	Isewhere	600,000	720,000	-351,280	-492,356	-635,668	-778,981	-922,294	-1,065,606	-1,208,919	-1,352,231	-1,495,544	-1,639,296	-1,784,440
Site 17	Flats 300 El	Isewhere	600,000	720,000	239,763	93,954	-56,565	-209,556	-362,547	-518,833	-676,239	-833,645	-991,051	-1,149,704	-1,309,212
Site 18	Flats 100 El	Isewhere	600,000	720,000	311,055	111,144	-95,556	-302,256	-508,956	-720,801	-933,472	-1,146,143	-1,358,814	-1,571,485	-1,784,156
Site 19	Flats 30 El	Isewhere	600,000	720,000	273,869	62,945	-147,978	-358,902	-570,374	-787,397	-1,004,419	-1,221,442	-1,438,464	-1,655,487	-1,872,509
Site 20	Flats 12 El	Isewhere	600,000	720,000	199,758	51,116	-97,527	-246,169	-395,147	-548,087	-701,028	-853,968	-1,006,909	-1,159,849	-1,312,790
Site 21	Flats 9 El	Isewhere	600,000	720,000	-408,715	-664,336	-927,194	-1,190,053	-1,452,911	-1,715,769	-1,978,628	-2,241,486	-2,504,345	-2,767,203	-3,030,061
Site 26	Green 75 El	Isewhere	25,000	325,000	1,682,702	1,630,831	1,578,960	1,527,089	1,475,218	1,423,348	1,371,477	1,319,606	1,267,735	1,215,864	1,163,993
Site 27	Green 40 El	Isewhere	25,000	325,000	2,360,637	2,291,223	2,221,810	2,152,396	2,082,983	2,013,569	1,944,156	1,874,742	1,805,329	1,735,915	1,666,502
Site 28		Isewhere	50,000	350,000	3,212,462	3,128,324	3,044,187	2,960,049	2,875,911	2,791,774	2,707,636	2,623,498	2,539,361	2,455,223	2,371,086
Site 29	Green 9 El	Isewhere	50,000	350,000	2,835,100	2,750,393	2,665,686	2,580,979	2,496,272	2,411,565	2,326,859	2,242,152	2,157,445	2,072,738	1,988,031





# Appendix 15 – Appraisal Results. Affordable Housing v Developer Contributions

#### **Central Business District**

Site 17 Flat Site 18 Flat	fordable Housing	0%													
		070	EUV	RI V	Residual Va	alue									
					£0		£5,000	£7,500	£10,000	£12.500	£15,000	£17.500	£20,000	£22,500	£25,000
	to 200	Central	1 200 000	1 440 000	-789,623	-947.328	-1.106.836	-1.266.344	-1.425.852	-1.585.425	-1,746,913	-1.908.400	2.060.000	-2.231.376	2 202 064
Site 18  Flat			1,200,000	1,440,000					., .==,===				-2,069,888		-2,392,864
		Central	1,200,000	1,440,000	-1,085,241	-1,297,912	-1,510,583	-1,723,254	-1,937,865	-2,153,248	-2,368,632	-2,584,016	-2,799,399	-3,014,783	-3,230,167
Site 19 Flat	its 30	Central	1,200,000	1,440,000	-1,160,954	-1,377,977	-1,594,999	-1,812,022	-2,029,045	-2,246,067	-2,463,090	-2,680,112	-2,897,135	-3,114,157	-3,331,904
Site 20 Flat	its 12	Central	1,200,000	1,440,000	-797,212	-950,152	-1,103,092	-1,256,033	-1,408,973	-1,561,914	-1,714,854	-1,867,795	-2,020,735	-2,173,676	-2,327,244
	its 9	Central	1,200,000	1,440,000	-2,143,500	-2,406,359	-2,669,217	-2,932,075	-3,194,934	-3,457,792	-3,722,659	-3,988,580	-4,254,502	-4,520,423	-4,786,344
	its 300 Tall	Central	1,200,000	1,440,000	-8,405,302	-9,044,793	-9,684,284	-10,323,776	-10,963,267	-11,602,910	-12,249,342	-12,895,774	-13.542.206	-14,188,638	-14,835,070
	its 100 Tall	Central	1,200,000	1,440,000	-10,435,048	-11,218,261	-12,001,474	-12,784,687	-13,567,901	-14,355,126	-15,146,874	-15,938,621	-16,730,368	-17,522,115	-18,313,862
	its 30 Tall	Central	1,200,000	1,440,000	-10,819,601	-11,608,774	-12,403,821	-13,201,987	-14,000,152	-14,798,318	-15,596,484	-16,394,649	-17,192,815	-17,990,980	-18,789,146
	udios 60	Central	1,200,000	1,440,000	-467,103	-681,211	-896,057	-1,112,848	-1,329,638	-1,546,429	-1,763,219	-1,980,114	-2,199,120	-2,418,126	-2,637,132
Site 30 PRS	S Flats	Central	1,200,000	1,440,000	150,610	-5,460	-161,531	-317,601	-476,177	-636,757	-797,338	-957,918	-1,118,499	-1,279,079	-1,439,660
Δff	fordable Housing	5%													
	lordable floading	070	EUV	DI V	Residual Va	alua									
			EUV	DLV											
					£0		£5,000	£7,500	£10,000	£12,500		£17,500	£20,000	£22,500	£25,000
Site 17 Flat	its 300	Central	1,200,000	1,440,000	-877,134	-1,036,257	-1,195,765	-1,355,273	-1,514,781	-1,675,857	-1,837,345	-1,998,832	-2,160,320	-2,321,808	-2,483,295
Site 18 Flat	its 100	Central	1,200,000	1,440,000	-1,206,173	-1,418,844	-1,631,515	-1,845,405	-2,060,789	-2,276,172	-2,491,556	-2,706,940	-2,922,323	-3,137,707	-3,353,090
	its 30	Central	1,200,000	1,440,000	-1,302,717	-1,519,739	-1,736,762	-1,953,784	-2,170,807	-2,387,829	-2,604,852	-2,821,874	-3.038.897	-3,256,408	-3,475,904
	its 12	Central	1,200,000	1,440,000	-888,103	-1,041,044	-1,193,984	-1,346,925	-1,499,865	-1,652,806	-1,805,746	-1,958,687	-2,111,627	-2,264,969	-2.419.652
	its 9	Central	1,200,000	1,440,000		-2,406,359	-2,669,217	-2,932,075	-3,194,934	-3,457,792	-3,722,659	-3,988,580	-4,254,502	-4,520,423	-4,786,344
Site 22 Flat	its 300 Tall	Central	1,200,000	1,440,000	-8,741,551	-9,381,042	-10,020,533	-10,660,025	-11,299,516	-11,945,277	-12,591,709	-13,238,141	-13,884,573	-14,531,005	-15,177,437
Site 23 Flat	its 100 Tall	Central	1,200,000	1,440,000	-10,864,431	-11,647,644	-12,430,858	-13,214,071	-14,000,326	-14,792,074	-15,583,821	-16,375,568	-17,167,315	-17,959,062	-18,750,810
	its 30 Tall	Central	1,200,000	1,440,000	-11,356,349	-12,150,615	-12,948,780	-13,746,946	-14,545,112	-15,343,277	-16,141,443	-16,939,609	-17,737,774	-18,535,940	-19,334,106
	udios 60	Central	1,200,000	1,440,000	-528,290	-742,398	-958,162	-1,174,953	-1,391,743	-1,608,534	-1,825,324	-2,043,150	-2,262,157	-2,481,163	-2,700,169
	S Flats	Central	1,200,000	1,440,000	71,825	-84,246	-240,316	-396,763	-557,343	-717,924	-878,504	-1,039,085	-1,199,665	-1,360,246	-1,520,826
Aff	fordable Housing	10%													
			EUV	BLV	Residual Va	alue									
					£0		£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Sito 17 F1-4	tc 200	Central	1,200,000	1,440,000					-1,604,801						
	ts 300				-965,677	-1,125,186	-1,284,694	-1,444,202		-1,766,289	-1,927,776	-2,089,264	-2,250,752	-2,412,240	-2,573,727
	its 100	Central	1,200,000	1,440,000	-1,327,105	-1,539,777	-1,752,945	-1,968,329	-2,183,712	-2,399,096	-2,614,480	-2,829,863	-3,045,247	-3,260,631	-3,476,014
	its 30	Central	1,200,000	1,440,000	-1,444,479	-1,661,501	-1,878,524	-2,095,547	-2,312,569	-2,529,592	-2,746,614	-2,963,637	-3,180,913	-3,400,408	-3,619,904
Site 20 Flat	its 12	Central	1,200,000	1,440,000	-978,995	-1,131,936	-1,284,876	-1,437,817	-1,590,757	-1,743,698	-1,896,638	-2,049,579	-2,202,693	-2,357,376	-2,512,059
	its 9	Central	1,200,000	1,440,000		-2,406,359	-2,669,217	-2,932,075	-3,194,934	-3,457,792	-3,722,659	-3,988,580	-4,254,502	-4,520,423	-4,786,344
	its 300 Tall	Central	1,200,000	1,440,000	-9,077,799	-9,717,291	-10,356,782	-10,996,274	-11,641,211	-12,287,643	-12,934,075	-13,580,507	-14,226,939	-14,873,371	-15,519,803
	its 100 Tall			1,440,000			10,000,702								
		Central	1,200,000			-12,077,028	-12,860,241	-13,645,526	-14,437,274	-15,229,021	-16,020,768	-16,812,515	-17,604,263	-18,396,010	-19,187,757
	ts 30 Tall	Central	1,200,000	1,440,000		-12,695,574	-13,493,740	-14,291,905	-15,090,071	-15,888,237	-16,686,402	-17,484,568	-18,282,734	-19,080,899	-19,879,065
Site 25 Stu	udios 60	Central	1,200,000	1,440,000	-589,477	-803,585	-1,020,267	-1,237,057	-1,453,848	-1,670,639	-1,887,429	-2,106,187	-2,325,193	-2,544,199	-2,763,205
Site 30 PRS	S Flats	Central	1,200,000	1,440,000		-163,031	-319,101	-477,930	-638,510	-799,090	-959,671	-1,120,251	-1,280,832	-1,441,412	-1,602,130
		15%	1,200,000	.,,	0,000			,	,			., .==,==	.,,	.,,	.,,
АП	fordable Housing	15%													
			EUV	BLV	Residual Va										
					£0	£2,500	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 17 Flat	its 300	Central	1,200,000	1,440,000	-1,061,268	-1,220,777	-1,380,285	-1,540,460	-1,701,947	-1,863,435	-2,024,923	-2,186,410	-2,347,898	-2,509,386	-2,670,874
	its 100	Central	1,200,000	1,440,000	-1,451,540	-1,664,211	-1,879,402	-2,094,786	-2,310,169	-2,525,553	-2,740,937	-2,956,320	-3,171,704	-3,387,088	-3,602,471
									-2,447,235		-2,881,280				-3,756,771
	its 30	Central	1,200,000	1,440,000	-1,579,145	-1,796,167	-2,013,190	-2,230,213		-2,664,258		-3,098,303	-3,317,780	-3,537,275	
Site 20 Flat		Central	1,200,000	1,440,000	-1,061,401	-1,214,342	-1,367,282	-1,520,223	-1,673,163	-1,826,104	-1,979,044	-2,131,984	-2,286,570	-2,441,253	-2,595,936
Site 21 Flat	its 9	Central	1,200,000	1,440,000	-2,143,500	-2,406,359	-2,669,217	-2,932,075	-3,194,934	-3,457,792	-3,722,659	-3,988,580	-4,254,502	-4,520,423	-4,786,344
Site 22 Flat	its 300 Tall	Central	1,200,000	1,440,000	-9,463,825	-10,103,316	-10,742,808	-11,387,212	-12,033,644	-12,680,076	-13,326,508	-13,972,940	-14,619,372	-15,265,804	-15.912.236
	its 100 Tall	Central	1,200,000	1,440,000	-11,747,845	-12,531,058	-13,315,520	-14,107,267	-14,899,014	-15,690,762	-16,482,509	-17,274,256	-18,066,003	-18,857,751	-19.649.498
															-,,
	its 30 Tall	Central	1,200,000	1,440,000		-13,208,894	-14,007,060	-14,805,226	-15,603,391	-16,401,557	-17,199,722	-17,997,888	-18,796,054	-19,594,219	-20,392,385
Site 25 Stu	udios 60	Central	1,200,000	1,440,000	-650,665	-865,581	-1,082,372	-1,299,162	-1,515,953	-1,732,744	-1,950,217	-2,169,223	-2,388,230	-2,607,236	-2,826,242
Site 30 PRS	S Flats	Central	1,200,000	1,440,000	-85,746	-241,816	-398,516	-559,096	-719,677	-880,257	-1,040,837	-1,201,418	-1,361,998	-1,522,579	-1,684,514
Δff	fordable Housing	20%													
	ioraabio rioading														
		2070	EUV	DI V	Pocidual V	aluo									
<b></b>		2070	EUV	BLV	Residual Va		CF 000	67.500	540.000	040 500	C4E 000	C47 F00	500.000	500 500	505.000
					£0	£2,500	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 17 Flat	its 300	Central	1,200,000	BLV 1,440,000			£5,000 -1,476,120	£7,500 -1,637,607	£10,000 -1,799,095	£12,500 -1,960,583	£15,000 -2,122,070	£17,500 -2,283,558	£20,000 -2,445,046	£22,500 -2,606,534	£25,000 -2,768,799
	ats 300 ats 100				£0	£2,500									
Site 18 Flat		Central	1,200,000	1,440,000	£0 -1,156,861	£2,500 -1,316,369	-1,476,120	-1,637,607	-1,799,095	-1,960,583	-2,122,070	-2,283,558	-2,445,046	-2,606,534	-2,768,799
Site 18 Flat Site 19 Flat	ts 100 ts 30	Central Central Central	1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810	£2,500 -1,316,369 -1,790,476 -1,930,832	-1,476,120 -2,005,860 -2,147,855	-1,637,607 -2,221,243 -2,364,877	-1,799,095 -2,436,627 -2,581,900	-1,960,583 -2,652,011 -2,798,922	-2,122,070 -2,867,394 -3,015,945	-2,283,558 -3,082,778 -3,235,150	-2,445,046 -3,298,162 -3,454,645	-2,606,534 -3,513,545 -3,674,141	-2,768,799 -3,730,943 -3,893,636
Site 18 Flat Site 19 Flat Site 20 Flat	ts 100 ts 30 ts 12	Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746	-1,476,120 -2,005,860 -2,147,855 -1,449,686	-1,637,607 -2,221,243 -2,364,877 -1,602,627	-1,799,095 -2,436,627 -2,581,900 -1,755,567	-1,960,583 -2,652,011 -2,798,922 -1,908,507	-2,122,070 -2,867,394 -3,015,945 -2,061,448	-2,283,558 -3,082,778 -3,235,150 -2,215,762	-2,445,046 -3,298,162 -3,454,645 -2,370,445	-2,606,534 -3,513,545 -3,674,141 -2,525,128	-2,768,799 -3,730,943 -3,893,636 -2,679,812
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat	tts 100 tts 30 tts 12 tts 9	Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat	tts 100 tts 30 tts 12 tts 9 tts 300 Tall	Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat Site 23 Flat	tts 100 tts 30 tts 12 tts 9 tts 300 Tall	Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243
Site 18         Flat           Site 19         Flat           Site 20         Flat           Site 21         Flat           Site 22         Flat           Site 23         Flat           Site 24         Flat	tts 100 tts 30 tts 12 tts 9 tts 300 Tall	Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat Site 23 Flat Site 24 Flat	tts 100 tts 30 tts 12 tts 9 tts 300 Tall	Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat Site 23 Flat Site 24 Flat Site 25 Stur	tts 100 tts 30 tts 12 tts 9 tts 9 tts 300 Tall tts 100 Tall tts 100 Tall tts 30 Tall udios 60	Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699
Site 18         Flat           Site 19         Flat           Site 20         Flat           Site 21         Flat           Site 22         Flat           Site 23         Flat           Site 24         Flat           Site 25         Stu           Site 30         PRS	tts 100 tts 30 tts 12 tts 9 tts 300 Tall tts 300 Tall tts 100 Tall tts 30 Tall idios 60 tS Flats	Central Central Central Central Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278
Site 18         Flat           Site 19         Flat           Site 20         Flat           Site 21         Flat           Site 22         Flat           Site 23         Flat           Site 24         Flat           Site 25         Stu           Site 30         PRS	tts 100 tts 30 tts 12 tts 9 tts 9 tts 300 Tall tts 100 Tall tts 100 Tall tts 30 Tall udios 60	Central Central Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -2,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278
Site 18         Flat           Site 19         Flat           Site 20         Flat           Site 21         Flat           Site 22         Flat           Site 23         Flat           Site 24         Flat           Site 25         Stu           Site 30         PRS	tts 100 tts 30 tts 12 tts 9 tts 300 Tall tts 300 Tall tts 100 Tall tts 30 Tall idios 60 tS Flats	Central Central Central Central Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531 Residual Va	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305	-2,766,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat Site 23 Flat Site 24 Flat Site 25 Stur Site 30 PR\$	tts 100 tts 30 tts 30 tts 12 tts 12 tts 9 tts 300 Tall tts 100 Tall tts 100 Tall tts 30 Tall idios 60 S Flats ffordable Housing	Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531  Residual Vi	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat Site 23 Flat Site 24 Flat Site 25 Stur Site 30 PR\$	tts 100 tts 30 tts 12 tts 9 tts 300 Tall tts 300 Tall tts 100 Tall tts 30 Tall idios 60 tS Flats	Central Central Central Central Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531  Residual V: £0 -1,252,452	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601 -1,411,960 -1,411,960	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 £5,000 -1,573,267	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263 £7,500 -1,734,754	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843  £10,000 -1,896,242	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500 -2,057,730	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004  £15,000 -2,219,218	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,002 -2,232,260 -1,282,584 £17,500 -2,380,705	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 £20,000 -2,542,193	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 £22,500 -2,704,361	-2,769,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 £25,000 -2,867,601
Site 18 Flat Site 19 Flat Site 20 Flat Site 21 Flat Site 22 Flat Site 22 Flat Site 23 Flat Site 24 Flat Site 25 Stu Site 30 PR  Aff  Site 17 Flat	tts 100 tts 30 tts 30 tts 12 tts 12 tts 9 tts 300 Tall tts 100 Tall tts 100 Tall tts 30 Tall ddos 60 SS Flats fordable Housing	Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531  Residual V: £0 -1,252,452	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898
Site 18 Flat Site 19 Flat Site 20 Flat Site 20 Flat Site 22 Flat Site 22 Flat Site 23 Flat Site 24 Flat Site 25 Stu Site 30 PRS  Aff  Site 17 Flat Site 18 Flat	tts 100 tts 30 tts 30 tts 12 tts 9 tts 90 Tall tts 300 Tall tts 100 Tall tts 30 Tall dios 60 SS Flats Fordable Housing tts 300 tts 300	Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,156,861 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531 Residual V:	£2,500 -1,316,369 -1,790,476 -1,990,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601 alue £2,500 -1,411,960 -1,916,933	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 £5,000 -1,573,267 -2,132,317	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263 -1,734,754 -2,347,701	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843  £10,000 -1,896,242 -2,563,084	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500 -2,057,730 -2,778,468	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004  £15,000 -2,219,218 -2,993,852	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584 £17,500 -2,380,705 -3,209,235	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -19,309,368 -2,451,266 -1,443,165 £20,000 -2,542,193 -3,424,619	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 £22,500 -2,704,361 -3,641,855	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -2,867,601 -3,859,586
Site 18   Flat	Its 100 Its 300 Its 300 Its 300 Its 12 Its 9 Its 300 Tall Its 100 Tall Its 30	Central Central	1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£0 -1,156,861 -1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,861 -12,201,881 -12,924,042 -711,852 -164,531  Residual V: £0 -1,252,452 -1,701,550 -1,848,475	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -320,601 -1,411,960 -1,411,960 -1,916,933 -2,065,497	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 £5,000 -1,573,267 -2,132,317 -2,282,520	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263 -1,734,754 -2,347,701 -2,499,543	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843  £10,000 -1,896,242 -2,563,084 -2,716,565	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500 -2,057,730 -2,778,468 -2,933,588	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004  £15,000 -2,219,218 -2,993,852 -3,152,520	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584  £17,500 -2,380,705 -3,209,235 -3,372,016	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -20,107,533 -2,670,272 -1,604,305 <b>£22,500</b> -2,704,361 -3,641,855 -3,811,007	-2,769,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -2,867,601 -2,867,601 -3,859,586 -4,030,503
Site 18   Flat	Its 100 Its 300  Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	£00 -1,156,861 -1,575,975 -1,773,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -12,201,881 -12,202,042 -164,531  Residual Vi £0 -1,252,452 -1,701,555 -1,848,475 -1,282,475 -1,282,475 -1,282,475 -1,282,475 -1,282,475 -1,282,475 -1,282,475	£2,500 -1,316,369 -1,930,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -320,601  81ue £2,500 -1,411,960 -1,916,933 -1,916,933 -1,916,933 -1,916,933 -1,916,933 -1,916,933 -1,916,933 -1,916,933	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -14,569,013 -15,318,539 -1,361,267 -640,263 -1,734,754 -2,347,701 -2,499,543 -1,685,031	-1,799,095 -2,436,627 -2,581,990 -1,755,567 -3,194,934 -12,426,087 -15,380,760 -16,116,705 -1,578,058 -800,843  £10,000 -1,896,242 -2,563,084 -2,716,565 -1,837,972	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500 -2,057,730 -2,778,468 -2,933,588 -1,990,912	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -17,713,036 -2,013,254 -1,122,004  £15,000 -2,219,218 -2,993,852 -3,152,520 -2,144,955	-2,283,558 -3,082,778 -3,225,150 -2,215,762 -3,988,580 -17,736,002 -18,511,202 -1,282,584 -17,500 -2,380,705 -3,209,235 -3,372,016 -2,299,638	-2,445,046 -3,298,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,424,619 -2,454,321	-2,606,534 -3,573,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,641,855 -2,609,004	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -2,867,601 -3,859,586 -4,030,503 -2,763,688	
Site 18   Flat	Its 100 Its 100 Its 12 Its 9 Its 9 Its 90 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 101 Tall Its 105 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Its 100 Its 100 Its 110 It	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	1,156,861 1,176,867 1,1713,810 1,143,805 1,143,805 1,2413,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500 1,243,500	£2,500 -1.316,369 -1.790,476 -1.930,832 -1.296,746 -2.406,359 -10.489,352 -12.985,519 -320,601  alue £2,500 -1.411,960 -1.916,933 -2.065,497 -1.379,150	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 £5,000 -1,573,267 -2,132,317 -2,282,520 -1,532,091 -2,669,217	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263 -1,734,754 -2,347,701 -2,499,543 -1,685,031 -2,932,075	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843 -2,716,565 -2,563,084 -2,716,565 -1,837,972 -3,134,934	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 -961,424 -2,057,730 -2,778,468 -2,933,588 -2,933,588 -1,990,912 -3,457,792	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -16,944,255 -17,713,036 -2,013,254 -1,122,004	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -14,365,382 -14,736,002 -18,511,202 -2,232,260 -1,282,584 -1,282,584 -2,382,705 -3,209,235 -3,372,016 -2,239,638 -2,299,638 -3,988,580	-2,445,046 -3,288,162 -3,3454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511 -2,454,321 -4,254,502	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,466 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,811,007 -2,609,004 -4,520,423	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -1,766,898 -2,867,601 -3,859,586 -4,030,503 -2,763,688 -4,763,634
Site 18   Flat	Its 100 Its 300 Its 100 Its 300 Its 100 Its 100 Its 100 Its 300 Its 100 Its 100 Its 12 Its 300 Its 1300	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,156,861 -1,575,975 -1,713,810 -1,113,805 -2,143,500 -9,849,861 -12,201,881 -12,201,881 -12,201,881 -12,924,042 -711,852 -164,531 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,282,452 -1,282 -1,	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601 -1,916,933 -2,208,497 -1,379,150 -1,411,960 -1,916,933 -2,208,497 -1,379,150 -2,406,359 -2,406,359 -1,679,228	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -179,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091 -2,689,217 -1,532,091 -2,689,217	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -14,569,013 -15,318,539 -1,381,259 -640,263 -1,734,754 -2,347,701 -2,499,543 -1,685,031 -2,932,075 -2,121,720,92	-1,799,095 -2,436,627 -2,581,990 -1,755,567 -3,194,934 -12,426,087 -15,380,760 -16,116,705 -1,578,058 -800,843  £10,000 -1,896,242 -2,563,084 -2,716,565 -1,837,972	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -16,914,871 -16,152,507 -16,914,871 -1,794,848 -961,424 £12,500 -2,057,730 -2,057,730 -2,057,730 -3,457,792 -3,457,792 -13,464,956	-2.122.070 -2.867.394 -3.015.945 -2.061,448 -3.722.669 -13.718,905 -16.944,255 -17.713,036 -2.219,218 -2.013.254 -1.122,004	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,360 -1,8,511,202 -18,511,202 -2,232,280 -1,282,584 -1,750 -2,380,705 -3,309,235 -3,372,016 -2,299,638 -3,388,580 -1,475,782	-2,445,046 -3,288,162 -3,345,463 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -1,443,165 -2,451,266 -1,443,165 -2,451,264 -3,424,619 -3,591,511 -2,454,321 -4,254,502 -1,540,425 -1,540,425	-2,606,534 -3,573,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,641,855 -2,609,004	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -1,766,898 -2,289,278 -3,859,560 -2,867,601 -3,859,560 -4,786,344 -1,697,116
Site 18   Flat	Its 100 Its 300 Its 100 Its 300 Its 100 Its 100 Its 100 Its 300 Its 100 Its 100 Its 12 Its 300 Its 1300	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,156,861 -1,575,975 -1,713,810 -1,113,805 -2,143,500 -9,849,861 -12,201,881 -12,201,881 -12,201,881 -12,924,042 -711,852 -164,531 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,282,452 -1,282 -1,	£2,500 -1.316,369 -1.790,476 -1.930,832 -1.296,746 -2.406,359 -10.489,352 -12.985,519 -320,601  alue £2,500 -1.411,960 -1.916,933 -2.065,497 -1.379,150	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 £5,000 -1,573,267 -2,132,317 -2,282,520 -1,532,091 -2,669,217 -2,669,217	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -11,779,655 -11,779,655 -14,569,013 -15,318,539 -1,361,267 -640,263 -1,734,754 -2,347,701 -2,499,543 -1,685,031 -2,932,075	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843 -2,716,565 -2,563,084 -2,716,565 -1,837,972 -3,134,934	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -13,072,519 -16,152,507 -16,914,871 -1,794,848 -961,424 -961,424 -2,057,730 -2,778,468 -2,933,588 -2,933,588 -1,990,912 -3,457,792	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -16,944,255 -17,713,036 -2,013,254 -1,122,004	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -14,365,382 -14,736,002 -18,511,202 -2,232,260 -1,282,584 -1,282,584 -2,382,705 -3,209,235 -3,372,016 -2,239,638 -2,299,638 -3,988,580	-2,445,046 -3,288,162 -3,3454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511 -2,454,321 -4,254,502	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,466 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,811,007 -2,609,004 -4,520,423	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -1,766,898 -2,889,278 -1,766,898 -2,889,278 -1,766,898 -4,760,101 -3,859,586 -4,030,503 -2,763,688 -4,786,344
Site 18   Flat	Its 100 Its 100 Its 30 Its 12 Its 9 Its 300 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Its 30 Tall Its 10 Tall Its 9 Its 30 Tall Its 10 Tall Its 10 Tall Its 10 Tall Its 10 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -9,849,881 -12,201,881 -12,220,182 -11,292,402 -711,852 -164,531 -1,252,452 -1,701,550 -1,848,475 -1,282,410 -1,252,452 -1,252,452 -1,701,550 -1,848,475 -1,282,410 -1,252,452 -1,252 -	## £2,500 -1.316,369 -1.316,369 -1.290,766 -1.930,832 -1.296,746 -2.406,359 -10.489,352 -12.985,519 -13.722,208 -927,686 -320,601 -1.411,960 -1.916,933 -2.065,497 -1.379,150 -2.406,359 -10.879,228 -10.879,228	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -1,144,277 -479,682 -1,144,477 -2,282,520 -1,573,267 -2,132,317 -2,282,520 -1,532,081	-1,637,607 -2,221,243 -2,364,877 -1,602,627 -2,932,075 -14,569,013 -15,318,539 -1,361,267 -640,263 -1,734,754 -2,347,701 -2,499,543 -1,685,031 -2,932,075 -2,121,772,092 -15,030,756	-1,799,095 -2,486,627 -2,581,900 -1,755,567 -3,194,934 -15,360,760 -1,578,058 -800,843 -2,716,565 -1,578,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -2,716,565 -1,378,058 -	-1,960,583 -2,652,011 -2,798,922 -1,908,507 -3,457,792 -16,152,507 -16,152,507 -16,914,871 -17,794,848 -961,424 -961	-2,122,070 -2,867,394 -3,015,945 -2,061,448 -3,722,659 -13,718,950 -16,944,255 -1,17,713,036 -2,013,254 -1,122,004 -2,219,218 -2,993,852 -3,152,520 -3,152,520 -14,111,388 -14,111,388	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -17,736,002 -18,511,202 -1,282,584 -1,282,58	-2,445,046 -3,298,162 -3,458,464 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,388 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511 -2,454,261 -1,544,525 -1,544,525 -1,544,525 -1,544,525 -1,544,525 -1,544,525	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -15,658,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,811,007 -2,609,004 -2,269,004 -1,500,684 -10,050,684	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,675 -20,111,243 -20,905,699 -2,889,278 -1,766,698 -2,867,601 -3,859,586 -4,030,503 -2,763,688 -4,766,694 -16,697,116
Site 18   Flat	Its 100 Its 100 Its 12 Its 9 Its 90 Its 300 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 30 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	1,156,861 1,1575,975 1,713,810 1,143,805 1,143,805 1,143,805 1,143,805 1,142,01,881 1,12,924,042 1,12,01,881 1,12,924,042 1,164,531  Residual V. 1,101,550 1,1848,475 1,126,210 1,101,550 1,128,2452 1,120,550	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601 -1,411,960	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -14,520,374 -1,144,477 -479,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091 -2,669,217 -11,525,660 -14,239,009	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -14.569.013 -15.318.539 -15.318.539 -640.263 -2.750 -640.263 -1.734.754 -2.347.701 -2.499.543 -1.685.031 -2.932.075 -12.172.092 -15.030.756	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -16,116,705 -16,116,705 -1,578,088 -800,843 -2,716,565 -1,896,242 -2,716,565 -1,837,972 -3,194,934 -1,218,624	-1,960,583 -2,652,011 -2,788,922 -1,908,507 -3,457,792 -16,152,507 -16,914,871 -1,794,884 -961,424 -2,057,730 -2,077,730 -2,778,488 -2,933,588 -1,990,912 -3,457,792 -13,464,956 -16,614,251	-2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -16.944.255 -17.713.036 -2.013.254 -1.122.004 -2.219.218 -2.993.852 -3.152.520 -2.144.955 -3.722.659 -14.111.388 -17.405.998 -14.111.388 -17.405.998	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584 -2,232,260 -3,209,235 -3,372,016 -2,299,638 -3,398,580 -14,757,820 -18,197,745 -18,197,745	-2,445,046 -3,288,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,451,260 -2,542,193 -3,591,511 -2,454,321 -4,254,502 -15,404,525 -16,404,525 -18,989,492 -18,989,492	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -115,688,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,841,007 -2,609,004 -4,520,423 -16,050,684 -19,781,239 -20,620,800	2.768.769 -3.730,943 -3.893,639 -2.679,812 -4.766,344 -16.304,678 -20,111,243 -20,905,699 -2.889,278 -1,766,888 -2.889,780 -2.889,780 -3.859,586 -4,030,530 -2.763,888 -4,766,348 -16.697,116 -20,572,887
Site 18	Its 100 Its 300  Central	1,200,000 1,200,000	1,440,000 1,440,000	1,156,861 1,1575,975 1,713,810 1,143,805 -2,143,500 -2,143,500 -2,143,500 -1,221,881 -12,224,042 -1,711,852 -164,531 Residual V: 60 -1,252,452 -1,701,550 -1,848,475 -1,262,610 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,21,254	£2,500 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -10,489,352 -10,489,352 -13,722,208 -320,601 -10 -1,916,933 -2,065,497 -1,379,150 -2,406,359 -1,087,928 -13,447,262 -14,235,525 -14,235,525	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -1,449,686 -1,1133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091	-1.637.607 -2.21.243 -2.364.877 -1.602.627 -1.1779.655 -14.569.013 -1.5318.599 -1.361.267 -640.263 -1.734.754 -2.347.701 -2.392.075 -1.734.754 -1.685.031 -1.685.031 -1.685.031 -1.685.031 -1.538.386 -1.538.386	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,067 -15,360,760 -1,578,058 -800,843 -10,000 -1,886,242 -2,563,084 -2,563,084 -2,563,084 -1,837,972 -3,194,934 -1,42,816,524 -1,582,2503 -16,630,022 -16,630,022	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 	-2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -16.944.255 -17.713.036 -2.013.254 -1.122.004 -2.219.218 -2.93.352 -2.144.955 -3.722.659 -14.111.388 -17.405.938 -18.226.333 -18.226.333	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -17,736,002 -1,85,112 -18,511,202 -2,232,260 -1,282,584 -1,282,584 -2,380,705 -3,209,235 -3,209,235 -3,398,580 -1,475,760	-2,445,046 -3,288,162 -3,3454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511 -2,454,321 -4,254,502 -18,989,492 -19,822,684 -19,822,684 -19,822,684 -19,822,684	-2.606.534 -3.513,545 -3.674,141 -2.525,128 -4.520,423 -15.658,246 -19.319,496 -2.0107,533 -2.670,272 -1.604,305 -2.704,361 -3.641,855 -3.641,8	2.768.799 -3.730.943 -3.893.636 -2.679.812 -4.786.344 -16.304.678 -20.111.243 -20.905.699 -2.889.278 -1.766.898  £25.000 -2.867.601 -3.869.566 -4.766.344 -16.697.116 -20.572.987 -21.419.016	
Site 18   Flat	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 30 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	1,156,861 1,1575,975 1,713,810 1,143,805 -2,143,500 -2,143,500 -2,143,500 -1,221,881 -12,224,042 -1,711,852 -164,531 Residual V: 60 -1,252,452 -1,701,550 -1,848,475 -1,262,610 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,21,254	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -10,489,352 -10,489,352 -12,985,519 -13,722,208 -927,686 -320,601 -1,411,960	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -2,669,217 -11,133,223 -13,777,266 -14,520,374 -14,520,374 -1,144,477 -479,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091 -2,669,217 -11,525,660 -14,239,009	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -14.569.013 -15.318.539 -15.318.539 -640.263 -2.750 -640.263 -1.734.754 -2.347.701 -2.499.543 -1.685.031 -2.932.075 -12.172.092 -15.030.756	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -16,116,705 -16,116,705 -1,578,088 -800,843 -2,716,565 -1,896,242 -2,716,565 -1,837,972 -3,194,934 -1,218,624	-1,960,583 -2,652,011 -2,788,922 -1,908,507 -3,457,792 -16,152,507 -16,914,871 -1,794,884 -961,424 -2,057,730 -2,077,730 -2,778,488 -2,933,588 -1,990,912 -3,457,792 -13,464,956 -16,614,251	-2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -16.944.255 -17.713.036 -2.013.254 -1.122.004 -2.219.218 -2.993.852 -3.152.520 -2.144.955 -3.722.659 -14.111.388 -17.405.998 -14.111.388 -17.405.998	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -3,988,580 -14,365,382 -17,736,002 -18,511,202 -2,232,260 -1,282,584 -2,232,260 -3,209,235 -3,372,016 -2,299,638 -3,398,580 -14,757,820 -18,197,745 -18,197,745	-2,445,046 -3,288,162 -3,454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,451,260 -2,542,193 -3,591,511 -2,454,321 -4,254,502 -15,404,525 -16,404,525 -18,989,492 -18,989,492	-2,606,534 -3,513,545 -3,674,141 -2,525,128 -4,520,423 -115,688,246 -19,319,496 -20,107,533 -2,670,272 -1,604,305 -2,704,361 -3,641,855 -3,841,007 -2,609,004 -4,520,423 -16,050,684 -19,781,239 -20,620,800	2.768.769 -3.730,943 -3.893,639 -2.679,812 -4.766,344 -16.304,678 -20,111,243 -20,905,699 -2.889,278 -1,766,888 -2.889,780 -2.889,780 -3.859,586 -4,030,530 -2.763,888 -4,766,348 -16.697,116 -20,572,887
Site 18   Flat	Its 100 Its 300  Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	-1,156,861 -1,175,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -1,224,042 -171,852 -164,531 -12,924,042 -1,701,550 -1,252,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,350,600 -1,	£2,500 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -1,298,756 -3,20,601 -1,298,746 -2,406,359 -13,722,208 -320,601 -1,411,980 -1,916,933 -1,411,980 -1,916,933 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,339 -1,411,356,556 -2,406,359 -1,411,235,556 -9,989,791 -1,402,588	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -1,449,686 -1,1133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091	-1.637.607 -2.21.243 -2.364.877 -1.602.627 -1.1779.655 -14.569.013 -1.5318.599 -1.361.267 -640.263 -1.734.754 -2.347.701 -2.392.075 -1.734.754 -1.685.031 -1.685.031 -1.685.031 -1.685.031 -1.538.386 -1.538.386	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,067 -15,360,760 -1,578,058 -800,843 -10,000 -1,886,242 -2,563,084 -2,563,084 -2,563,084 -1,837,972 -3,194,934 -1,42,816,524 -1,582,2503 -16,630,022 -16,630,022	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 	-2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -16.944.255 -17.713.036 -2.013.254 -1.122.004 -2.219.218 -2.93.352 -2.144.955 -3.722.659 -14.111.388 -17.405.938 -18.226.333 -18.226.333	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -17,736,002 -1,85,112 -18,511,202 -2,232,260 -1,282,584 -1,282,584 -2,380,705 -3,209,235 -3,209,235 -3,398,580 -1,475,760	-2,445,046 -3,288,162 -3,3454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511 -2,454,321 -4,254,502 -18,989,492 -19,822,684 -19,822,684 -19,822,684 -19,822,684	-2.606.534 -3.513,545 -3.674,141 -2.525,128 -4.520,423 -15.658,246 -19.319,496 -2.0107,533 -2.670,272 -1.604,305 -2.704,361 -3.641,855 -3.641,8	2.768.799 -3.730.943 -3.893.636 -2.679.812 -4.786.344 -16.304.678 -20.111.243 -20.905.699 -2.889.278 -1.766.898  £25.000 -2.867.601 -3.869.566 -4.766.344 -16.697.116 -20.572.987 -21.419.016	
Site 18   Flat	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 30 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	1,156,861 1,1575,975 1,713,810 1,143,805 -2,143,500 -2,143,500 -2,143,500 -1,221,881 -12,224,042 -1,711,852 -164,531 Residual V: 60 -1,252,452 -1,701,550 -1,848,475 -1,262,610 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,202,610 -1,21,245 -1,21,254	£2,500 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -1,298,756 -3,20,601 -1,298,746 -2,406,359 -13,722,208 -320,601 -1,411,980 -1,916,933 -1,411,980 -1,916,933 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,333 -1,411,980 -1,916,339 -1,411,356,556 -2,406,359 -1,411,235,556 -9,989,791 -1,402,588	-1,476,120 -2,005,860 -2,147,855 -1,449,686 -1,449,686 -1,1133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 -1,573,267 -2,132,317 -2,282,520 -1,532,091	-1.637.607 -2.21.243 -2.364.877 -1.602.627 -1.1779.655 -14.569.013 -1.5318.599 -1.361.267 -640.263 -1.734.754 -2.347.701 -2.392.075 -1.734.754 -1.685.031 -1.685.031 -1.685.031 -1.685.031 -1.538.386 -1.538.386	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,067 -15,360,760 -1,578,058 -800,843 -10,000 -1,886,242 -2,563,084 -2,563,084 -2,563,084 -1,837,972 -3,194,934 -1,42,816,524 -1,582,2503 -16,630,022 -16,630,022	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 	-2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -16.944.255 -17.713.036 -2.013.254 -1.122.004 -2.219.218 -2.93.352 -2.144.955 -3.722.659 -14.111.388 -17.405.938 -18.226.333 -18.226.333	-2,283,558 -3,082,778 -3,235,150 -2,215,762 -17,736,002 -1,85,112 -18,511,202 -2,232,260 -1,282,584 -1,282,584 -2,380,705 -3,209,235 -3,209,235 -3,398,580 -1,475,760	-2,445,046 -3,288,162 -3,3454,645 -2,370,445 -4,254,502 -15,011,814 -18,527,749 -19,309,368 -2,451,266 -1,443,165 -2,542,193 -3,424,619 -3,591,511 -2,454,321 -4,254,502 -18,989,492 -19,822,684 -19,822,684 -19,822,684 -19,822,684	-2.606.534 -3.513,545 -3.674,141 -2.525,128 -4.520,423 -15.658,246 -19.319,496 -2.0107,533 -2.670,272 -1.604,305 -2.704,361 -3.641,855 -3.641,8	2.768.799 -3.730.943 -3.893.636 -2.679.812 -4.786.344 -16.304.678 -20.111.243 -20.905.699 -2.889.278 -1.766.898  £25.000 -2.867.601 -3.869.566 -4.766.344 -16.697.116 -20.572.987 -21.419.016
Site 18   Flat	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 30 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall Its 50 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000 1,440,000	1.156.861 1.1575.975 1.713.810 1.143.805 -2.143.500 -2.143.500 -2.143.500 -2.143.500 -2.143.500 -2.143.500 -2.143.500 -1.2,201.881 -12.924.042 -1.164.531  Residual V. 20 -1.252.452 -1.701.550 -1.286.210 -1.252.452 -1.20.213 -1.286.214 -1.23.316  Residual V.	£2,500 -1,790,476 -1,390,832 -1,296,746 -2,406,359 -1,296,746 -2,406,359 -1,317,22,208 -927,686 -320,601 -1,411,960	-1.476,120 -2.005,880 -2.147,855 -1.449,686 -2.669,217 -11.133,223 -13.777,266 -14.520,374 -1.144,477 -479,682 -1.527,3267 -2.282,520 -1.522,031 -2.669,217 -1.1525,660 -1.1525,660 -1.1523,031 -2.669,217 -1.1525,660 -1.1523,031 -2.669,217 -1.1525,660 -1.1523,031 -2.669,217 -1.1525,660	-1 637 607 -2 .221 .243 -2 .224 .243 -1 .264 .273 -1 .179 .655 -1 .179 .655 -1 .179 .655 -1 .179 .655 -1 .318 .539 -1 .361 .267 -640 .263 -1 .734 .754 -2 .347 .701 -2 .932 .075 -1 .2 .172 .092 -1 .150 .037 -1 .150 .037 -1 .150 .037 -1 .150 .037 -1 .150 .037 -1 .1423 .372 -721 .429	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843 -2,716,565 -22 -2,583,084 -2,716,565 -1,837,972 -3,194,934 -12,818,524 -13,822,010	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 -961.424 -2.057.730 -2.057.730 -2.057.730 -2.178.488 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.934.696 -1.1990.912 -1.487.284 -1.857.284 -1.857.284 -1.857.284	2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -13.718.950 -1.7713.036 -2.013.254 -1.122.004  £15,000 -2.219.218 -2.993.852 -3.152.520 -3.722.659 -14.111.388 -18.262.6353 -2.076.290 -1.203.171	-2.283.558 -3.082.778 -3.285.150 -2.215.762 -3.988.580 -14.365.382 -14.365.382 -14.365.382 -17.736.002 -18.511.202 -2.232.260 -1.282.584  £17,500 -2.380.705 -3.307.236 -3.398.358 -3.988.580 -14.757.820 -14.757.820 -14.757.820 -14.757.820 -14.363.751	-2.445.046 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011,814 -19.309,368 -2.451,266 -1.443,165  -2.000 -2.542,193 -3.591,511 -2.454,321 -4.254,502 -15.404,252 -15.404,252 -15.245,332	-2.606.534 -3.513.545 -3.573.141 -2.525.128 -4.520.423 -15.688.246 -20.107.533 -2.670.272 -1.604.305 -2.704.361 -3.641.855 -3.811.007 -2.704.361 -3.641.855 -3.811.007 -2.609.004 -4.520.423 -16.050.684 -1.9781.239 -2.733.399 -2.733.399 -2.733.399 -2.733.399 -2.733.399 -2.733.399	2,768,769 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -2,889,278 -1,766,898 -4,030,503 -2,163,869,560 -4,030,503 -2,163,869,560 -4,030,503 -2,163,869,560 -1,166,697,116 -2,905,2187 -1,1849,282
Site 18   Flat	Its 100 Its 100 Its 12 Its 9 Its 90 Its 101 Its 100 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 300 Its 100 Its 100 Its 100 Its 101 Its 30 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 30 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1,156,861 -1,575,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,224,042 -1,221,881 -12,294,042 -1,143,500 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,252,431 -1,252,452 -1,701,550 -1,252,831 -1,252,452 -1,701,550 -1,235,831 -1,263,453 -1,343,350 -7,3039 -7,3039 -7,3039 -7,3039 -7,3039 -7,3039 -2,43,316	£2,500 -1,316,369 -1,790,476 -1,930,832 -1,298,746 -2,406,359 -1,298,746 -3,722,208 -3,722,208 -3,722,208 -3,722,208 -1,411,960 -1,916,933 -1,985,797 -1,379,150 -1,916,353 -1,916,359 -1,917,917 -1,379,150 -1,918,359 -1,9	-1.476,120 -2.005,860 -2.147,855 -1.449,686 -2.669,217 -11.133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 -2.132,317 -2.282,520 -1,532,091 -2.2669,217 -11,525,660 -14,239,009 -14,239,009 -15,533,681 -1,206,582 -560,849	-1.637.607 -2.221.243 -2.234.877 -1.602.627 -2.932.075 -11.779.655 -14.569.013 -1.5318.539 -1.361.267 -640.263 -1.734.754 -2.347.701 -2.499.543 -1.685.031 -2.499.543 -1.531.859 -1.2.172.092 -15.030.756 -1.2.172.092 -15.531.856 -1.423.372 -721.429	-1,799,095 -2,436,627 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -1,578,058 -800,843 -1,578,058 -800,843 -2,716,565 -1,837,972 -3,194,934 -12,818,524 -15,822,503 -16,630,022 -1,640,163 -882,010	-1.960.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1794.848 -961.424 -2.057.730 -2.778.468 -2.933.588 -2.933.588 -1.950.792 -3.457.792 -1.442.500 -1.442.500 -1.442.500 -1.442.500 -1.442.500 -1.442.500 -1.442.500	2.122.070 2.2867.34 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -13.718.950 -1.7713.036 -2.013.254 -1.122.004 -1.122.004 -1.122.004 -1.122.004 -1.122.004 -1.122.004 -1.122.004 -1.123.006 -2.144.955 -3.722.659 -1.144.111.388 -1.7.405.988 -1.7.405.988 -1.7.405.988 -1.7.405.988 -1.7.405.988 -1.7.405.988 -1.7.405.988 -1.7.405.988	-2.283.558 -3.082.787 -3.082.787 -2.215.762 -2.215.762 -3.988.580 -14.365.382 -117.736.002 -18.511.202 -18.511.202 -18.511.202 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.383.751 -1.4757.820 -1.8.197.745 -1.9.024.519 -1.282.586	-2.445.046 -3.298,162 -3.3454.645 -2.370,445 -4.254.002 -15.011.814 -18.527,749 -19.309,388 -2.451,266 -1.443,165  £20,000 -2.542,193 -3.591,511 -2.454,321 -4.254,502 -15.404,262 -18.989,492 -15.244,302 -1.524,332	-2.606.534 -3.513.545 -3.573.141 -2.525.128 -4.520.423 -15.658.246 -19.319.496 -2.701.753 -2.670.272 -1.604.305 -2.704.361 -2.704.361 -2.609.004 -4.520.423 -16.050.684 -19.781.239 -2.0620.830 -2.733.309 -1.686.689	-2,768,799 -3,730,943 -3,893,634 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898  £25,000 -2,867,601 -3,859,586 -4,030,530 -2,763,688 -4,030,530 -2,763,688 -4,786,344 -16,697,116 -20,572,987 -21,419,018 -2,952,315 -1,849,282
Site 18	Its 100 Its 300  Central	1,200,000 1,200,000	1,440,000 1,440,000	C0 - 1,156,861 - 1,575,975 - 1,713,810 - 1,143,805 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 1,201,811 - 12,201,881 - 12,201,881 - 12,201,881 - 12,201,881 - 12,201,881 - 1,201,81	### 1,790,476  -1,316,369  -1,790,476  -1,930,832  -1,296,746  -2,406,359  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,352  -10,489,363  -10,489,489  -10,489  -1	-1.476.120 -2.005.8805 -2.147.855 -1.449.686 -2.669.217 -11.133.223 -14.520.374 -1.144.477 -479.682 -1.525.000 -1.573.267 -2.282.520 -2.669.217 -1.1525.6800 -1.533.691 -1.503.3691 -1.205.582 -560.849	-1 637 607 -2 221 243 -2 364 877 -1 602 627 -2 1932 075 -1 1,779 655 -1 1,779 655 -1 1,779 655 -1 361 267 -640 263 -1 341,590 -1 341,590 -1 347,500 -1 2,347,701 -2 499,543 -1 685,031 -2 932 075 -1 2,172 092 -1 5,030,786 -1 5,030,786 -1 5,030,786 -1 5,030,786 -1 4,233,720 -1 4,230 -1 4,230 -1 4,230 -1 4,230 -1 4,230 -1 4,23	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -16,116,705	-1.960.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 -2.057.730 -2.057.730 -2.778.488 -2.933.588 -2.933.588 -1.930.712 -1.449.56 -1.6614.251 -1.7428.188 -1.857.242 -1.857.24	2.12.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -13.718.950 -13.718.950 -1.122.004 -1.122.004 -1.122.004 -2.219.218 -2.293.852 -3.722.659 -14.111.388 -18.262.6333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333 -18.26.333	-2 283 558 -3 082 778 -3 082 778 -3 082 778 -3 082 778 -3 085 800 -14 365 382 -14 365 382 -14 365 382 -17 736 002 -18 511 202 -2 322 260 -1 ,282 584  £17,500 -2 ,380,705 -3 ,372,016 -2 ,380,705 -3 ,372,016 -13 ,187,745 -18 ,197,745 -19 ,024,519 -19 ,024,519 -2 ,285 ,286 -1 ,363 ,751	-2.445.046 -3.298.162 -3.498.465 -2.370.445 -4.254.502 -15.011.814 -18.527.749 -19.309.388 -2.451.266 -1.443.165 -2.541.266 -3.424.619 -3.591.511 -2.454.322 -1.540.232 -1.540.232 -1.540.232 -1.540.3	-2.606.534 -3.513.545 -3.674.141 -2.525.128 -4.520.423 -15.688.246 -20.107.533 -2.670.272 -1.604.305 -2.704.301 -2.2704.301 -2.2704 -2.2704 -2.2704 -2.2704 -2.2704 -2.2704 -2.2704 -2.2704 -2.2	2.768.799 3.730,943 3.893.636 2.679.812 4.786,344 16.304.678 2.0111,243 2.0.905.689 2.889.276 4.766.898 2.889.276 4.766.344 4.030,503 2.763.689 4.786,344 4.	
Site 18   Flat	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 30 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 30 Tall Its 100 Tall Its 300 Tall Its 300	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1,156,861 -1,1575,975 -1,713,810 -1,143,806 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,164,531 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,701,550 -1,252,452 -1,701,550 -1,262,101 -1,262,452 -1,701,550 -1,262,101 -1,384,473 -1,262,101 -1,384,373 -1,333,316  Residual V.	## 2,500  -1,316,389 -1,790,476 -1,930,832 -1,296,746 -2,406,359 -1,0489,352 -12,985,519 -13,722,208 -2,7686 -320,601  ## 22,500 -1,411,960 -1,916,933 -2,065,479 -1,379,150 -2,406,359 -10,879,228 -13,447,262 -14,235,525 -989,791 -40,0288  ## 2,500 -1,508,923 -1,508,923 -1,508,923	-1.476,120 -2.005,860 -2.147,855 -1.449,686 -2.669,217 -11.133,223 -13,777,267 -14,520,374 -1,144,477 -479,682 -5,000 -1,573,267 -2.132,317 -2.282,520 -1,532,091 -2.268,217 -1,1525,660 -1,570,336,691 -1,206,582 -560,849	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -11.779.655 -14.569.013 -1.5318.539 -1.361.267 -640.263 -1.734.754 -2.347.701 -2.499.543 -1.685.031 -2.347.701 -2.1932.075 -15.831.856 -1.43.372 -721.429 -7.500 -1.831.899 -1.831.899 -1.831.899 -1.831.899	-1,799,095 -2,436,627 -2,436,627 -2,551,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -1,578,058 -800,843 -2,716,565 -1,837,972 -3,194,934 -2,716,565 -1,837,972 -3,194,934 -12,818,524 -1,630,022 -1,640,163 -882,010 -1,993,387 -1,993,387 -2,689,540	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424  £12,500 -2.057,730 -2.057,730 -2.134,647,656 -2.933.588 -2.933.588 -1.990.912 -3.467,792 -13.464,956 -1.6614,251 -17.428.188 -1.857.284 -1.042.590	2.12.070 -2.867.394 -3.015.945 -2.061.448 -3.722.659 -13.718.950 -13.718.950 -2.013.254 -1.122.004	-2.283.558 -3.082.778 -3.082.778 -3.285.150 -2.215.762 -3.988.780 -14.365.382 -17.736.002 -1.855.382 -17.736.002 -1.855.382 -17.736.002 -1.855.382 -17.736.002 -1.855.382 -17.736.002 -1.855.3372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.378.181 -2.295.296 -1.363.751	-2.445.046 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011.814 -18.527,749 -19.309,368 -2.451,266 -1.443,165  £20,000 -2.542,193 -3.591,511 -2.454,321 -4.254,502 -15.24,332 -19.822,684 -2.514,302 -1.524,332	-2.606.534 -3.513,545 -3.513,545 -3.674,141 -2.525,128 -4.520,423 -15.689,246 -19.319,496 -2.704,361 -2.670,272 -1.604,305 -2.704,361 -2.670,272 -1.604,305 -2.704,361 -2.703,309 -2.703,309 -2.703,309 -2.703,309 -2.703,309 -2.2500 -2.703,309 -2.2500 -2.703,309 -2.2500 -2.703,309 -2.2500 -2.303,159 -2.2500	-2,768,799 -3,730,943 -3,893,635 -2,679,812 -4,786,344 -16,304,678 -20,111,263 -20,190,699 -2,889,278 -1,766,898  -2,807,601 -2,867,601 -3,859,586 -4,030,503 -2,769,588 -4,030,503 -2,769,588 -4,030,503 -2,769,588 -4,030,503 -2,769,588 -4,030,503 -2,769,601 -2,966,600 -2,966,600 -2,966,600 -2,966,600 -2,966,600
Site 18   Flat	Its 100 Its 100 Its 130 Its 12 Its 9 Its 300 Tall Its 100 Its 100 Its 100 Its 100 Its 100 Its 101 Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 3	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	C0 - 1,156,861 - 1,1575,975 - 1,713,810 - 1,143,805 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 1,224,042 - 1,711,852 - 1,64,531 - 1,224,042 - 1,701,550 - 1,252,452 - 1,701,550 - 1,262,452 - 1,701,550 - 1,262,450 - 1,262,450 - 1,262,450 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 1,1285,914 - 1,285,914 -	### 1.379.150  ### 2.500  -1.316.369  -1.790.476  -1.930.832  -1.296.746  -2.406.359  -1.296.746  -3.20.601  #### 2.500  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.441.235.555  -9.89.791  -40.268  ###################################	-1.476.120 -2.005.8805 -2.147.855 -1.449.686 -2.669.217 -1.1.133.223 -1.4.520.374 -1.1.44.477 -479.682 -1.572.267 -2.132.317 -2.282.520 -1.532.391 -2.689.217 -1.1525.680 -1.4.239.009 -1.5.033.691 -1.505.849	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -11.779.655 -11.779.655 -11.779.655 -1.361.267 -640.263 -1.361.267 -640.263 -1.364.754 -2.347.701 -2.499.543 -1.685.031 -2.932.075 -1.503.766 -1.581.856 -1.581.856 -1.581.856 -1.423.372 -721.429 -1.423.878 -1.423.172 -2.2634.211	-1,799,095 -2,436,627 -2,436,627 -2,551,900 -1,755,567 -3,194,934 -12,426,087 -1,578,058 -800,843 -800,843 -800,843 -2,716,565 -1,1,578,058 -2,253,084 -2,716,565 -1,1896,242 -2,553,084 -2,716,565 -1,1896,242 -1,1896,24	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 -2.2.057.730 -2.778.488 -2.933.588 -2.933.588 -2.933.588 -1.980.732 -3.457.792 -3.457.792 -1.3464.956 -16.614.251 -17.428.188 -1.042.590 -2.154.874 -2.904.924 -2.904.924 -2.904.924	2.12.070 -2.867.341 -3.015.945 -2.061.448 -3.072.659 -13.718.950 -13.718.950 -13.718.950 -1.713.036 -2.013.254 -1.122.004  E15.000 -2.219.218 -2.993.852 -3.152.520 -3.122.659 -11.203.171 -2.076.290 -1.203.171 -2.076.290 -1.203.171 -2.136.362 -3.120.308 -3.120.308 -3.289.389	-2.283.558 -3.082.778 -3.082.778 -3.082.778 -3.295.150 -2.215.762 -3.988.580 -14.365.382 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.512.512 -19.024.519 -14.757.820 -14.757.820 -14.757.820 -14.757.830 -14.757.830 -14.757.830 -14.757.830 -14.757.830 -14.757.830 -14.758.830 -	2.2.445.046 -3.298.162 -3.498.452 -2.370.445 -4.284.502 -15.011.814 -19.309.368 -2.451.266 -1.443.165  £20.000 -2.539.151 -4.254.502 -1.540.252 -18.989.492 -19.822.684 -19.823.783	-2.606.534 -3.674.141 -2.525.128 -4.520.423 -15.688.246 -20.107.633 -2.670.272 -1.604.305 -2.2704.361 -3.841.855 -3.811.007 -2.2690.904 -4.520.423 -16.050.686 -9.107.633 -16.050.686 -9.107.633 -16.050.686 -9.107.633 -1.686.689	-2,768,799 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -2,889,278 -1,766,598 -4,289,278 -1,766,598 -4,303,503 -4,786,344 -16,897,116 -20,572,987 -21,419,018 -20,572,987 -1,449,282 -252,315 -1,849,282 -2,966,600 -2,966,600 -3,988,228 -4,167,372
Site 18   Flat	Its 100 Its 100 Its 130 Its 12 Its 9 Its 300 Tall Its 100 Its 100 Its 100 Its 100 Its 100 Its 101 Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 3	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	C0 - 1,156,861 - 1,1575,975 - 1,713,810 - 1,143,805 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 1,224,042 - 1,711,852 - 1,64,531 - 1,224,042 - 1,701,550 - 1,252,452 - 1,701,550 - 1,262,452 - 1,701,550 - 1,262,450 - 1,262,450 - 1,262,450 - 2,143,500 - 2,143,500 - 2,143,500 - 2,143,500 - 1,1285,914 - 1,285,914 -	### 1.379.150  ### 2.500  -1.316.369  -1.790.476  -1.930.832  -1.296.746  -2.406.359  -1.296.746  -3.20.601  #### 2.500  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.379.150  -2.406.359  -1.441.235.555  -9.89.791  -40.268  ###################################	-1.476,120 -2.005,860 -2.147,855 -1.449,686 -2.669,217 -11.133,223 -13,777,267 -14,520,374 -1,144,477 -479,682 -5,000 -1,573,267 -2.132,317 -2.282,520 -1,532,091 -2.268,217 -1,1525,660 -1,570,336,691 -1,206,582 -560,849	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -11.779.655 -11.779.655 -11.779.655 -1.361.267 -640.263 -1.361.267 -640.263 -1.364.754 -2.347.701 -2.499.543 -1.685.031 -2.932.075 -1.503.766 -1.581.856 -1.581.856 -1.581.856 -1.423.372 -721.429 -1.423.878 -1.423.172 -2.2634.211	-1,799,095 -2,436,627 -2,436,627 -2,551,900 -1,755,567 -3,194,934 -12,426,087 -1,578,058 -800,843 -800,843 -800,843 -2,716,565 -1,1,578,058 -2,253,084 -2,716,565 -1,1896,242 -2,553,084 -2,716,565 -1,1896,242 -1,1896,24	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424  £12,500 -2.057,730 -2.057,730 -2.134,424 -3.457,792 -1.346,956 -1.930.912 -1.346,956 -1.930.912 -1.346,956 -1.930.912 -1.346,956 -1.930.912 -1.346,956 -1.930.912 -1.346,956 -1.940.912 -1.346,956 -1.940.912 -1.940.948	2.12.070 -2.867.341 -3.015.945 -2.061.448 -3.072.659 -13.718.950 -13.718.950 -13.718.950 -1.713.036 -2.013.254 -1.122.004  E15.000 -2.219.218 -2.993.852 -3.152.520 -3.122.659 -11.203.171 -2.076.290 -1.203.171 -2.076.290 -1.203.171 -2.136.362 -3.120.308 -3.120.308 -3.289.389	-2.283.558 -3.082.778 -3.082.778 -3.082.778 -3.295.150 -2.215.762 -3.988.580 -14.365.382 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.512.512 -19.024.519 -14.757.820 -14.757.820 -14.757.820 -14.757.830 -14.757.830 -14.757.830 -14.757.830 -14.757.830 -14.757.830 -14.758.830 -	-2.445.046 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011.814 -18.527,749 -19.309,388 -2.451,286 -1.443,165  £20,000 -2.542,193 -3.591,511 -2.454,321 -4.254,502 -15.24,332 -19.822,684 -2.514,302 -1.524,332	-2.606.534 -3.513,545 -3.513,545 -3.674,141 -2.525,128 -4.520,423 -15.689,246 -19.319,496 -2.704,361 -2.670,272 -1.604,305 -2.704,361 -2.670,272 -1.604,305 -2.704,361 -2.703,309 -2.703,309 -2.703,309 -2.703,309 -2.703,309 -2.2500 -2.703,309 -2.2500 -2.703,309 -2.2500 -2.703,309 -2.2500 -2.303,159 -2.2500	-2,768,769 -3,730,943 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -2,889,278 -1,766,589 -2,889,278 -1,766,589 -4,030,503 -4,786,344 -16,697,116 -20,572,987 -21,419,016 -20,572,987 -20,57
Site 18   Flat	Its 100 Its 100 Its 12 Its 9 Its 90 Its 100 Its 100 Its 100 Its 100 Its 100 Its 100 Its 30 Its 30 Its 30 Its 30 Its 30 Its 30 Its 30 Its 100 Its 300 Its 100 Its 300 Its 12 Its 300 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 30 Its 100 Its 300 Its	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1.156.861 -1.1576.975 -1.713.810 -1.143.805 -2.143.500 -2.143.500 -2.143.500 -2.143.500 -1.252.164.531  Residual V.  -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.252.452 -1.701.550 -1.262.101 -1.348.401 -1.348.401 -1.348.401 -1.382.006 -1.983.143 -1.388.931	£2,500 -1,1790,476 -1,930,832 -1,1296,746 -2,406,359 -10,489,352 -12,985,519 -13,722,208 -2,206,329 -1,411,960 -1,916,933 -2,206,40 -1,916,933 -1,411,960 -1,916,933 -1,411,960 -1,916,933 -1,411,960 -1,916,933 -1,411,960 -1,916,933 -1,411,960 -1,916,933 -1,2065,497 -1,379,150 -2,406,359 -1,411,960 -1,168,923 -1,2406,359 -1,168,923 -1,2406,359 -1,168,923 -1,204,388 -1,204,3	-1.476,120 -2.005,800 -2.147,855 -1.449,686 -1.449,686 -1.44,520,374 -1.11,133,223 -1.377,266 -1.4,520,374 -1.144,477 -479,682 -1.573,267 -2.282,520 -1.573,267 -2.282,520 -1.532,091 -2.689,217 -1.1525,660 -1.4,239,099 -15,033,691 -1.206,5829 -560,849	-1.637.607 -2.221.243 -2.221.243 -2.221.243 -1.602.627 -1.79.655 -1.1.779.655 -1.1.779.655 -1.1.779.655 -1.318.539 -1.361.267 -640.263 -1.734.754 -2.499.543 -1.2.172.092	-1,799,095 -2,436,627 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843 -800,843 -1,840,940 -1,856,242 -2,763,084 -2,716,565 -1,837,972 -3,194,934 -12,818,524 -13,818,524 -14,818,524 -	-1.980.583 -2.652.011 -2.788.922 -1.908.507 -3.457.792 -13.072.519 -14.152.507 -16.914.871 -1.794.848 -961.424  £12.500 -2.057.730 -2.778.488 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.934.57.792 -3.457.792 -13.464.956 -1.1857.284 -1.042.590 -2.154.877 -2.2154.874 -2.904.924 -3.069.894	2.12.070 -2.867.394 -3.015.945 -2.061.448 -3.722.689 -13.718.950 -13.718.950 -13.718.950 -1.7713.036 -2.013.254 -1.122.004  £15,000 -2.219.218 -2.938.852 -3.722.659 -14.111.388 -18.262.033 -18.26.353 -17.405.98 -18.26.353 -2.076.290 -1.203.171 -1.203.076 -2.316.362 -3.120.308 -3.289.389 -3.22.316.392 -3.120.308 -3.289.389	-2.283.558 -3.082.778 -3.082.778 -3.285.103 -2.215.762 -3.988.780 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.7.736.002 -18.511.202 -2.232.260 -1.282.584 -1.282.584 -1.282.584 -1.383.705 -3.372.016 -2.380.705 -3.372.016 -2.383.575 -1.363.751 -1.363.751 -1.363.751	-2.445.046 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011,814 -19.309,368 -2.451,266 -1.443,165  -2.000 -2.542,193 -3.591,511 -2.454,321 -4.254,602 -1.5.245,321 -1.5.245,321 -1.5.245,321 -1.5.245,321 -1.5.245,322 -1.5.245,323 -1.5.253,325 -1.5.26,332	-2.606.534 -3.513.545 -3.513.545 -3.674,141 -2.525.128 -4.520,423 -15.688.246 -20.107.533 -2.670.272 -1.604.305 -2.704.361 -3.641.855 -3.811.007 -2.609.004 -4.520.423 -16.050.684 -1.9781.239 -1.686.689 -2.2833.189 -2.2833.189 -3.3770.497 -3.347.876	-2,768,769 -3,730,943 -3,893,636 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -2,869,278 -1,766,898 -4,030,503 -2,867,601 -3,869,586 -4,030,503 -2,163,689 -4,030,503 -2,163,689 -4,16,697,116 -2,967,116 -2,952,315 -1,849,282 -1,849,282 -1,849,282 -1,849,282 -1,849,282 -1,849,282 -1,849,282 -1,966,400 -3,988,228 -4,167,372 -2,847,567
Site 18   Flat	Its 100 Its 100 Its 12 Its 9 Its 90 Its 101 Its 100 Tall Its 100 Tall Its 30 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 100 Tall Its 30 Tall It	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1,156,861 -1,175,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,224,042 -1,224,042 -1,164,531 -1,224,042 -1,711,852 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,343,500 -2,143,500 -2,143,500 -2,143,500 -1,348,041 -1,262,452 -1,701,255,914 -1,262,100 -1,348,041 -1,262,452 -1,701,255,914 -1,262,100 -1,348,041 -1,262,452 -1,701,255,914 -1,262,100 -1,348,041 -1,262,452 -1,701,255,914 -1,262,100 -1,348,041 -1,262,453 -1,343,343 -1,308,343 -1,308,3618	£2,500 -1,790,476 -1,990,832 -1,298,746 -2,406,359 -1,298,746 -3,20,601 -1,298,746 -3,20,601 -1,21,208,746 -3,20,601 -1,21,208,747 -1,379,150 -2,406,359 -1,411,960 -1,916,933 -2,406,359 -1,414,235,526 -3,989,791 -4,02,68	-1.476.120 -2.005.800 -2.147.855 -1.449.686 -2.669.217 -11.133.223 -14.520.374 -1.144.477 -479.682 -5.000 -1.573.267 -2.132.317 -2.282.520 -1.532.069 -1.5	-1.637.607 -2.221_243 -2.364.877 -1.602.627 -2.932_075 -11.779.655 -11.779.655 -13.779.655 -14.569.013 -15.318.539 -1.361_267 -640_263 -1.734.754 -2.347.701 -2.499.543 -1.685.031 -2.932_075 -1.5831_859 -1.5831_859 -1.5831_859 -1.5831_859 -1.423_372 -721_429 -1.5831_859 -1.423_372 -721_429	-1,799,095 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -16,116,705 -1,578,058 -800,843 -800,843 -800,843 -800,843 -800,843 -1,1896,242 -2,563,084 -2,716,565 -1,1896,242 -2,563,084 -2,716,565 -1,1897,924 -1,189,624 -1,18	-1.960.583 -2.652.011 -2.788.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 -961.424 -961.425 -2.057.730 -2.778.468 -2.935.358 -1.657.792 -1.7428.188 -1.857.792 -1.7428.188 -1.857.284 -1.042.590 -2.154.874 -2.904.924 -3.059.836 -3.358 -1.6614.251 -1.7428.188 -1.857.284 -1.042.590	2.122.070 -2.187.341 -3.015,945 -2.061,448 -3.072,659 -13.718,950 -13.718,950 -14.713,036 -2.013,284 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.122,004 -1.123,000	-2.283.558 -3.082.778 -3.082.778 -3.295.157 -2.215.762 -3.988.580 -14.365.382 -17.736.002 -18.511.202 -2.232.206 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.282.584 -1.383.781 -1.4757.820 -1.4757.820 -1.4757.820 -1.4757.820 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751 -1.363.751	-2.445.046 -3.298.162 -3.494.645 -2.370.445 -4.284.502 -15.011.814 -19.309.368 -2.451.266 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165 -1.443.165	-2.606.534 -3.513.545 -3.674.141 -2.525.128 -4.520.423 -15.688.246 -19.319.486 -20.107.533 -2.670.272 -1.604.325 -2.704.361 -3.641.855 -3.811.007 -2.609.004 -4.520.423 -1.608.689 -2.633.3199 -2.633.3199 -2.633.3199 -2.633.3947,876 -2.632.884 -2.632.884	-2,768,769 -3,730,943 -3,893,533 -2,679,812 -4,786,344 -16,304,678 -2,889,278 -1,766,898 -2,889,278 -4,766,344 -16,697,116 -2,952,315 -1,849,282 -2,952,315 -1,849,282 -2,986,400
Site 19   Flat	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 300 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Its 12 Its 30 Tall Its 100 Its 12 Its 30 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,000		### 1.379.1%  -1.316.369 -1.790.476 -1.930.832 -1.296.746 -2.406.359 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -1.411.960 -1.916.933 -2.065.497 -1.379.150 -2.406.359 -1.441.255.25 -1.441.255.25 -1.508.933 -2.063.389 -1.508.933 -2.063.389 -1.508.933 -2.063.389 -1.461.559 -2.406.359 -1.461.559 -2.406.359 -1.461.559 -2.406.359	-1 476 120 -2 015,880 -2 147,855 -1,449,686 -2 669,217 -11,133,223 -13,777,266 -14,520,374 -1,144,477 -479,682 -1,527,3267 -2,282,520 -1,573,267 -2,282,520 -1,523,33,891 -2,689,217 -1,152,560 -1,670,411 -2,288,773 -2,417,288 -560,849 -1,670,411 -2,288,773 -2,417,188 -2,417,188 -2,669,217 -1,1614,99 -2,669,217	-1 637 607 -2 221 243 -2 364 877 -1 602 627 -2 1930 77 -1 79 685 -1 1,779 685 -1 1,779 685 -1 1,779 685 -1 3,18 539 -1 361 267 -640 263 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 347 549 -1 348	-1,799,095 -2,436,627 -2,581,900 -1,795,567 -3,194,934 -12,426,087 -16,116,705	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424  -961.424  -961.424  -1.346.956	2.12.070 -2.867.394 -3.015.945 -2.061.448 -3.072.659 -13.718.950 -13.718.950 -13.718.950 -13.718.950 -13.718.950 -13.718.950 -13.718.950 -13.718.950 -13.728.950 -14.118.950 -	-2 283 558 -3 .082 778 -3 .082 778 -3 .082 778 -3 .082 778 -3 .295 150 -2 .215 762 -3 .988 580 -14 .365 382 -14 .365 382 -14 .365 382 -14 .365 382 -14 .77 36 .002 -18 .511 .202 -2 .22 .260 -1 .282 .584  -2 .380 .705 -3 .372 .016 -2 .299 .638 -3 .398 .580 -14 .75 .820 -14 .75 .820 -14 .75 .820 -14 .75 .820 -13 .35 .35 .681 -3 .35 .35 .681 -3 .35 .35 .681 -3 .35 .35 .681 -3 .35 .58 .585 -2 .383 .517 -3 .35 .588 .580 -1 .35 .588 .580	-2.445.046 -3.298,162 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011,814 -18.527,749 -19.309,368 -2.451,266 -1.443,165  -2.000 -2.542,193 -3.591,511 -3.424,619 -3.424,619 -3.424,619 -3.424,619 -3.591,511 -3.591,511 -3.591,511 -3.592,684 -3.424,619 -3.592,684 -3.424,619 -3.592,684 -3.424,619 -3.592,684 -3.328,391 -3.582,684 -3.328,399 -2.538,201 -3.3728,390 -2.538,201 -4.254,502 -4.254,502 -4.254,502	-2.606.534 -3.513.545 -3.513.545 -3.674,141 -2.525.128 -4.520,423 -15.688.246 -20.107.533 -2.670.272 -1.604,305 -2.704.361 -3.641,855 -3.811,007 -2.704.361 -3.641,855 -3.811,007 -2.708.686 -2.733.309 -1.686.689 -2.733.309 -1.686.689 -2.733.309 -3.770.497 -3.947.876 -2.682.384 -3.770.497 -3.947.876 -2.682.384 -3.520.423 -4.609.046 -4.6	2.768.769 -3.730,943 -3.730,943 -3.893,630 -2.679,812 -4.786,344 -16.304,678 -20,111,243 -20,905,699 -2.889,278 -1,766,898 -2.889,278 -1,766,898 -2.889,278 -1,766,898 -2.889,78 -1,766,898 -2.867,601 -3.859,586 -4.786,344 -16.697,116 -20,572,987 -21,419,016 -2.952,315 -1,849,282 -2.952,315 -1,849,282 -2.952,315 -1,849,282 -2.952,315 -1,849,282 -2.952,315 -1,849,282 -2.952,315 -1,849,282 -2.952,315 -1,849,282 -2.952,315 -1,849,344 -1,677,772 -2,847,567 -4,786,344
Site 18   Flat	Its 100 Its 100 Its 12 Its 9 Its 90 Its 107 Its 107 Its 107 Its 300 Its 100 Its 100 Its 100 Its 300 Its 100 Its 100 Its 300 Its 100 Its 100 Its 300 Its 100 It	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1,156,861 -1,175,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,164,531 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,881 -12,201,701,550 -1,262,101 -1,262,402 -1,701,550 -1,262,101 -1,381,473 -1,262,101 -1,381,313 -1,3143,339 -773,339 -773,339 -773,339 -773,339 -773,339 -1,348,041 -1,381,041	£2,500 -1,316,369 -1,790,476 -1,990,832 -1,296,746 -2,406,359 -13,722,208 -320,601 -1,3172,208 -1,2172	-1.476.120 -2.005.800 -2.147.855 -1.449.686 -2.669.217 -11.133.223 -13.777.266 -14.520.374 -1.14.477 -479.682 -1.573.267 -2.122.317 -2.282.520 -1.573.267 -1.1525.600 -1.4.239.009 -1.4.239.009 -1.4.239.009 -1.500.640 -1.670.411 -2.268.737 -2.417.188 -1.614.499 -2.268.737 -2.417.188 -1.614.499 -2.669.217 -1.1,918.078	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -11.779.655 -14.569.013 -1.5316.539 -1.361.267 -640.263 -1.734.754 -2.347.010 -2.439.543 -1.685.031 -2.347.010 -2.499.543 -1.685.031 -2.474.157 -1.503.756 -1.531.859	-1,799,095 -2,436,627 -2,436,627 -2,551,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -1,578,058 -800,843 -2,716,565 -1,837,972 -3,194,934 -2,716,565 -1,837,972 -3,194,934 -1,2,818,524 -1,630,022 -1,640,163 -882,010 -1,993,387 -2,689,540 -2,851,333 -1,194,934 -1,3,110,942 -1,19,10,942 -1,19,10,942 -1,19,10,942 -1,10,942 -1,10,942 -1,10,10,942 -1,10,10,942 -1,10,10,942 -1,10,245 -1,10,10,942 -1,10,245 -1,10,10,942 -1,10,245 -1,10,10,942 -1,10,245 -1,10,10,10,10,10,10,10,10,10,10,10,10,10	-1.960.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.884 -961.424 -961.424 -961.425 -1.794.888 -1.890.912 -3.457.792 -1.897.784 -1.494.590 -1.494 -1.494.590 -1.494.	2.122.070 2.2867.34 3.015.945 2.061.448 3.722.659 13.718.950 13.718.950 14.713.036 2.219.218 2.293.3852 2.219.218 2.293.3852 2.2144.955 3.722.659 14.123.306 2.216.302 2.144.955 3.722.659 14.112.383 2.076.290 1.203.171	-2.283.558 -3.082.778 -3.082.778 -3.285.150 -2.215.762 -3.988.580 -14.365.382 -17.736.002 -1.365.382 -17.736.002 -1.365.382 -17.736.002 -1.382.584  -1.5.002 -2.382.702 -2.382.702 -2.382.703 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.295.296 -1.363.751	-2.445.046 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011,814 -18.527,749 -19.309,388 -2.451,286 -1.443,165  £20,000 -2.542,193 -3.591,511 -2.454,321 -4.254,502 -19.822,684 -2.514,302 -19.822,684 -2.514,302 -1.524,332 -1.524,332 -1.524,332 -1.524,332 -1.524,332 -1.524,332 -1.524,332 -1.524,332 -1.526,502 -1.526,502 -1.526,502 -1.526,502 -1.526,502 -1.526,502 -1.526,502 -1.526,502 -1.526,502	-2.606.534 -3.513,545 -3.513,545 -3.674,141 -2.525,128 -4.520,423 -15.689,246 -19.319,496 -2.704,361 -2.704,361 -2.704,361 -2.704,361 -2.704,361 -2.704,361 -2.704,361 -2.704,361 -2.703,303 -2.609,004 -4.520,423 -4.520,423 -4.520,423 -4.520,423 -3.770,497 -3.947,876 -2.602,880 -2.733,309 -2.262,880 -2.733,309 -2.262,880 -2.733,309 -2.262,880	2.768.799 -3.730,943 -3.893,636 -2.679,812 -4.786,344 -16.304,678 -20.111,243 -20.112,668,888 -20.112,668,888 -2.686,7601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.868,888 -4.030,503 -2.768,888 -4.030,503 -2.768,888 -4.030,503 -2.768,888 -4.786,344 -16.697,116 -2.952,315 -1.849,282 -2.572,897 -2.1419,016 -2.956,600 -2.966,600 -2.966,600 -3.988,288 -4.167,372 -2.847,567 -4.786,344 -17.089,534 -2.1034,720
Site 19   Flat	Its 100 Its 100 Its 12 Its 9 Its 90 Its 107 Its 107 Its 107 Its 300 Its 100 Its 100 Its 100 Its 300 Its 100 Its 100 Its 300 Its 100 Its 100 Its 300 Its 100 It	Central Central	1,200,000 1,200,000	1,440,000 1,440,000	-1,156,861 -1,175,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,164,531 -12,201,881 -12,201,881 -12,224,042 -711,852 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,413	### 1.379.1%  -1.316.369 -1.790.476 -1.930.832 -1.296.746 -2.406.359 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -10.489.352 -1.411.960 -1.916.933 -2.065.497 -1.379.150 -2.406.359 -1.441.255.25 -1.441.255.25 -1.508.933 -2.063.389 -1.508.933 -2.063.389 -1.508.933 -2.063.389 -1.461.559 -2.406.359 -1.461.559 -2.406.359 -1.461.559 -2.406.359	-1 476 120 -2 015 880 -2 147 855 -1 449,686 -2 669,217 -11.133 223 -13.777 266 -14,520,374 -1,144,477 -479,682 -1,527,3267 -2,282,520 -1,573,267 -2,282,520 -1,523,33,691 -2,669,217 -1,152,560 -1,670,411 -2,288,773 -2,417,288 -560,849 -1,670,411 -2,288,773 -2,417,188 -2,417,188 -2,669,217 -1,614,99 -2,669,217	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -11.779.655 -14.569.013 -1.5316.539 -1.361.267 -640.263 -1.734.754 -2.347.010 -2.439.543 -1.685.031 -2.347.010 -2.499.543 -1.685.031 -2.474.157 -1.503.756 -1.531.859	-1,799,095 -2,436,627 -2,581,900 -1,795,567 -3,194,934 -12,426,087 -16,116,705	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424  -961.424  -961.424  -1.346.956	2.122.070 2.2867.34 3.015.945 2.061.448 3.722.659 13.718.950 13.718.950 14.713.036 2.219.218 2.293.852 2.219.218 2.293.852 3.722.659 14.123.036 2.2144.955 3.722.659 14.123.036 3.282.838 3.20.76.200 2.316.362 2.316.362 3.120.308 3.322.838 3.322.838 3.722.838 3.722.838 3.722.838 3.722.838 3.722.838 3.722.838 3.722.838	-2 283 558 -3 .082 778 -3 .082 778 -3 .082 778 -3 .082 778 -3 .295 150 -2 .215 762 -3 .988 580 -14 .365 382 -14 .365 382 -14 .365 382 -14 .365 382 -14 .77 36 .002 -18 .511 .202 -2 .22 .260 -1 .282 .584  -2 .380 .705 -3 .372 .016 -2 .299 .638 -3 .398 .580 -14 .75 .820 -14 .75 .820 -14 .75 .820 -14 .75 .820 -13 .35 .35 .681 -3 .35 .35 .681 -3 .35 .35 .681 -3 .35 .35 .681 -3 .35 .58 .585 -2 .383 .517 -3 .35 .588 .580 -1 .35 .588 .580	-2.445.046 -3.298,162 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011,814 -18.527,749 -19.309,368 -2.451,266 -1.443,165  -2.000 -2.542,193 -3.591,511 -3.424,619 -3.424,619 -3.424,619 -3.424,619 -3.591,511 -3.591,511 -3.591,511 -3.592,684 -3.424,619 -3.592,684 -3.424,619 -3.592,684 -3.424,619 -3.592,684 -3.328,391 -3.582,684 -3.328,399 -2.538,201 -3.3728,390 -2.538,201 -4.254,502 -4.254,502 -4.254,502	-2.606.534 -3.513.545 -3.513.545 -3.674,141 -2.525.128 -4.520,423 -15.688.246 -20.107.533 -2.670.272 -1.604,305 -2.704.361 -3.641,855 -3.811,007 -2.704.361 -3.641,855 -3.811,007 -2.708.686 -2.733.309 -1.686.689 -2.733.309 -1.686.689 -2.733.309 -3.770.497 -3.947.876 -2.682.384 -3.770.497 -3.947.876 -2.682.384 -3.520.423 -4.609.046 -4.6	2.768.799 -3.730,943 -3.893,636 -2.679,812 -4.786,344 -16.304,678 -20.111,243 -20.112,668,888 -20.112,668,888 -2.686,7601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.867,601 -2.868,888 -4.030,503 -2.768,888 -4.030,503 -2.768,888 -4.030,503 -2.768,888 -4.786,344 -16.697,116 -2.952,315 -1.849,282 -2.572,897 -2.1419,016 -2.956,600 -2.966,600 -2.966,600 -3.988,288 -4.167,372 -2.847,567 -4.786,344 -17.089,534 -2.1034,720
Site 19   Flat	Its 100 Its 100 Its 12 Its 9 Its 300 Tall Its 100 Tall Its 300 Tall Its 300 Tall Its 300 Tall Its 300 Tall Its 100 Tall Its 300 Tall It	Central Central	1,200,000 1,200,000	1,440,000 1,440,000		### 1.300 ### 1.	-1.476.120 -2.005.8805 -2.147.855 -1.449.686 -2.669.217 -11.133.223 -14.144.477 -479.682 -1.527.267 -2.182.317 -2.282.520 -14.520.3363 -1.532.931 -2.669.217 -1.1532.091 -2.669.217 -1.1525.600 -1.670.411 -2.258.773 -2.417.188 -1.614.499 -2.447.188 -1.614.499 -2.669.217 -1.1918.073	-1.637.607 -1.637.607 -1.602.627 -1.779.655 -1.1.779.655 -1.1.779.655 -1.1.779.655 -1.3.18.539 -1.361.267 -640.263 -1.347.54 -2.347.701 -2.499.543 -1.3685.031 -2.932.075 -1.5.831.856	-1,799.095 -2,436.627 -2,436.627 -2,581.900 -1,755.567 -3,194.934 -12,426.087 -15,380,780 -16,116,705 -1,578.058 -800.843 -800.843 -800.843 -800.843 -800.843 -800.843 -800.843 -800.843 -800.843 -800.843 -1,896.242 -1,896.242 -1,896.242 -1,896.242 -1,896.242 -1,896.242 -1,896.242 -1,896.343 -1,896	-1.960.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 -1.794.518 -2.2057.730 -2.778.488 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.934.792 -3.457.792 -3.457.792 -3.457.792 -1.74.8188 -1.042.590 -2.154.874 -2.904.924 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792	2.12.070 -2.867.34 -3.015.945 -2.061.448 -3.072.659 -13.718.950 -13.718.950 -13.718.950 -13.718.950 -1.773.036 -2.013.254 -1.122.004  £15.000 -2.219.218 -2.993.852 -3.722.659 -1.203.171  £15.000 -2.316.362 -3.722.659 -1.203.171  £15.000 -2.316.362 -3.722.659 -1.203.171	-2.283.558 -3.082.778 -3.082.778 -3.082.778 -3.082.758 -3.988.580 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.736.002 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.511.202 -18.512.202	2.245.046 -3.298.162 -3.494.645 -2.370.445 -4.284.502 -15.011.814 -19.309.368 -2.451.266 -1.443.165  -2.000 -2.542.193 -3.424.619 -3.424.619 -4.245.202 -1.540.202 -1.540.202 -1.540.202 -1.540.202 -1.540.302	2.606.534 -3.513.545 -3.674.141 -2.525.128 -4.520.423 -15.688.246 -20.107.533 -2.670.272 -1.604.305 -2.704.361 -3.641.855 -3.811.007 -2.704.361 -3.641.855 -3.811.007 -2.704.361 -3.641.855 -3.811.007 -2.703.309 -1.605.068	2.768.769 -2.768.769 -3.730.943 -3.939.539 -2.679.812 -4.786.344 -16.304.678 -20.905.699 -2.889.278 -1.766.898 -2.889.278 -1.766.898 -4.2867.601 -2.867.601 -2.867.601 -2.867.601 -2.867.601 -2.867.601 -2.867.601 -2.867.601 -2.965.340
Site 18	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 30 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 30 Tall Its 100 Tall Its 30 Tall Its 100 Tall Its 30 Tall	Central   Cent	1,200,000 1,200,000	1,440,000 1,440,	-1,156,861 -1,1575,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,252,452 -1701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,348,431 -1,348,339 -773,039 -733,039 -733,039 -733,039 -733,039 -1,343,041 -1,382,046 -1,983,143 -1,382,041 -1,382,056 -1,983,143 -1,382,068 -1,983,143 -1,382,068 -1,983,143 -1,382,068	## 1,316,389 -1,1790,476 -1,930,832 -1,296,746 -2,406,359 -1,296,746 -3,20,601 -1,31,722,208 -3,20,601 -1,31,722,208 -3,20,601 -1,411,960 -1,916,933 -2,206,407 -1,379,150 -2,406,359 -10,879,228 -13,447,262 -14,235,256 -989,791 -4,009,791 -1,379,150 -1,318,47,262 -1,508,923 -2,206,489 -1,508,923 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,349 -	-1.476.120 -2.005.860 -2.147.855 -1.449.686 -2.669.217 -11.133.223 -13.777.266 -14.520.374 -1.144.477 -479.682 -1.532.091 -2.2132.317 -2.282.520 -1.532.091 -2.132.317 -2.282.520 -1.533.691 -1.206.582 -500.849	-1.637.607 -2.221.243 -2.364.877 -1.602.627 -2.932.075 -11.779.655 -11.779.655 -11.779.655 -11.779.655 -13.179.655 -13.179.655 -13.179.655 -13.179.655 -13.179.655 -13.179.655 -13.179.655 -13.179.655 -13.179.655 -13.172.092 -1.685.031 -2.437.701 -2.499.503 -15.831.859 -1.831.859 -2.474.157 -2.634.211 -1.767.440 -2.932.075 -1.635.211 -1.767.440 -2.932.075 -1.2.172.542.110 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.5.492.490 -1.4.564.5106 -1.4.564.5106	-1,799,095 -2,436,627 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843 -800,843 -800,843 -1,837,972 -3,194,934 -12,818,524 -1,640,163 -882,010 -1,993,387 -2,689,540 -2,761,640 -1,837,972 -1,993,387 -2,689,540 -2,851,233 -1,640,163 -882,010 -2,851,233 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -1,920	-1.980.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -14.1525 -14.1525 -14.1525 -14.1525 -15.1525	2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.072.659 -13.718.950 -13.718.950 -13.718.950 -1.7713.036 -2.013.254 -1.122.004  £15,000 -2.219.218 -2.93.852 -3.152.520 -1.203.171	-2.283.558 -3.082.778 -3.082.778 -3.285.103 -2.215.762 -3.988.580 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.7.736.002 -18.511.202 -2.282.260 -1.282.584 -1.282.584 -2.289.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.376.762 -2.383.571 -1.363.751	-2.445.046 -3.298,162 -3.298,162 -3.3454,645 -2.370,445 -4.254,502 -15.011,814 -19.309,368 -2.451,266 -1.443,165	-2.606.534 -3.513.545 -3.513.545 -3.674,141 -2.525.128 -4.520,423 -15.688.246 -20.107.533 -2.670.272 -1.604.305  -2.704.361 -3.641.855 -3.811.007 -2.704.361 -3.641.855 -3.811.007 -2.609.004 -4.520.423 -16.09.684 -1.696.689 -2.2733.309 -1.686.689 -2.2803.159 -3.770.497 -3.947.876 -2.2803.159 -3.770.497 -3.947.876 -2.692.044 -4.520.423 -1.616.443.102 -20.242.973 -21.134.180 -2.783.345 -2.783.345	-2,768,769 -3,730,943 -3,893,636 -2,679,812 -4,786,344 -16,304,678 -20,111,243 -20,905,699 -2,889,278 -1,766,898 -2,889,278 -1,766,898 -2,889,278 -1,766,898 -2,869,7601 -3,859,566 -4,030,503 -2,763,688 -4,030,503 -2,763,688 -4,786,344 -16,697,116 -2,952,157 -2,1419,016 -2,952,157 -2,1419,016 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,952,157 -2,147,567 -2,147 -2,
Site 19   Flat	Its 100 Its 100 Its 12 Its 30 Its 12 Its 9 Its 30 Tall Its 100 Tall Its 100 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 30 Tall Its 100 Tall Its 30 Tall Its 100 Tall Its 30 Tall Its 100 Tall Its 30 Tall	Central Central	1,200,000 1,200,000	1,440,000 1,440,	-1,156,861 -1,1575,975 -1,713,810 -1,143,805 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -2,143,500 -1,252,452 -1701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,252,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,262,452 -1,701,550 -1,348,431 -1,348,339 -773,039 -733,039 -733,039 -733,039 -733,039 -1,343,041 -1,382,046 -1,983,143 -1,382,041 -1,382,056 -1,983,143 -1,382,068 -1,983,143 -1,382,068 -1,983,143 -1,382,068	## 1,316,389 -1,1790,476 -1,930,832 -1,296,746 -2,406,359 -1,296,746 -3,20,601 -1,31,722,208 -3,20,601 -1,31,722,208 -3,20,601 -1,411,960 -1,916,933 -2,206,407 -1,379,150 -2,406,359 -10,879,228 -13,447,262 -14,235,256 -989,791 -4,009,791 -1,379,150 -1,318,47,262 -1,508,923 -2,206,489 -1,508,923 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,339 -2,204,349 -	-1.476.120 -2.005.8805 -2.147.855 -1.449.686 -2.669.217 -11.133.223 -14.144.477 -479.682 -1.527.267 -2.182.317 -2.282.520 -14.520.3363 -1.532.931 -2.669.217 -1.1532.091 -2.669.217 -1.1525.600 -1.670.411 -2.258.773 -2.417.188 -1.614.499 -2.447.188 -1.614.499 -2.669.217 -1.1918.073	-1.637.607 -1.637.607 -1.602.627 -1.779.655 -1.1.779.655 -1.1.779.655 -1.1.779.655 -1.3.18.539 -1.361.267 -640.263 -1.347.54 -2.347.701 -2.499.543 -1.3685.031 -2.932.075 -1.5.831.856	-1,799,095 -2,436,627 -2,436,627 -2,581,900 -1,755,567 -3,194,934 -12,426,087 -15,360,760 -16,116,705 -1,578,058 -800,843 -800,843 -800,843 -1,837,972 -3,194,934 -12,818,524 -1,640,163 -882,010 -1,993,387 -2,689,540 -2,761,640 -1,837,972 -1,993,387 -2,689,540 -2,851,233 -1,640,163 -882,010 -2,851,233 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -3,194,934 -1,920,380 -1,920	-1.960.583 -2.652.011 -2.798.922 -1.908.507 -3.457.792 -13.072.519 -16.152.507 -16.914.871 -1.794.848 -961.424 -1.794.518 -2.2057.730 -2.778.488 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.933.588 -2.934.792 -3.457.792 -3.457.792 -3.457.792 -1.74.8188 -1.042.590 -2.154.874 -2.904.924 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792 -3.457.792	2.122.070 -2.867.394 -3.015.945 -2.061.448 -3.072.659 -13.718.950 -13.718.950 -13.718.950 -1.713.036 -2.013.254 -1.122.005 -1.1203.007	-2.283.558 -3.082.778 -3.082.778 -3.285.103 -2.215.762 -3.988.580 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.365.382 -14.7.736.002 -18.511.202 -2.282.260 -1.282.584 -1.282.584 -2.289.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.372.016 -2.299.638 -3.376.762 -2.383.571 -1.363.751	2.245.046 -3.298.162 -3.494.645 -2.370.445 -4.284.502 -15.011.814 -19.309.368 -2.451.266 -1.443.165  -2.000 -2.542.193 -3.424.619 -3.424.619 -4.245.202 -1.540.202 -1.540.202 -1.540.202 -1.540.202 -1.540.302	-2.606.534 -3.513.545 -3.513.545 -3.674,141 -2.525.128 -4.520,423 -15.688.246 -20.107.533 -2.670.272 -1.604.305  -2.704.361 -3.641.855 -3.811.007 -2.704.361 -3.641.855 -3.811.007 -2.609.004 -4.520.423 -16.09.684 -1.696.689 -2.2733.309 -1.686.689 -2.2803.159 -3.770.497 -3.947.876 -2.2803.159 -3.770.497 -3.947.876 -2.692.044 -4.520.423 -1.616.443.102 -20.242.973 -21.134.180 -2.783.345 -2.783.345	2.768.799 -3.730,943 -3.893,636 -2.679,812 -4.786,344 -16.304,678 -20.111,243 -20.905,699 -2.889,278 -1.766,898 -2.889,278 -1.766,898 -2.889,278 -1.766,898 -2.889,78 -1.766,898 -4.030,503 -2.763,688 -4.030,503 -2.763,688 -4.786,344 -16.697,116 -2.952,315 -1.849,282 -2.952,315 -1.849,282 -2.962,403 -2.982,403 -2.982,403 -2.982,403 -2.982,403 -2.982,403 -2.982,403 -2.193,988,228 -2.847,567 -4.768,344 -21,034,720 -2.1932,345 -2.11,304,720



# **South East and Ashton Green**

	Affordable Housing	0%													
	Anordable nousing	0%	EUV	BLV	Residual Va	alue									
					£0	£2,500		£7,500		£12,500	£15,000	£17,500	£20,000	£22,500	
Site 1	Brown 500	South East & Ashto	600,000	720,000	576,330	529,267	482,204	435,141	388,078	341,015	293,952	246,889	198,852	150,325	101,797
Site 2 Site 3	Brown 200 Brown 75	South East & Ashto South East & Ashto	600,000	720,000 720,000	485,235 504,547	436,657 452,677	388,079 400,806	339,501 348,935	290,923 297,064	242,345 245,193	193,766 193,322	145,188 141,452	96,610 89,581	48,032 36,550	-1,705 -17,876
Site 4	Brown 40	South East & Ashto	600,000	720,000	852,227	782,814	713,400	643,987	574,573	505,160	435,746	366,333	296,919	227,506	157,444
Site 5	Brown 20	South East & Ashto	600,000	720,000	908,491	839,078	769,664	700,251	630,837	561,424	492,010	422,597	352,958	281,533	209,980
Site 6	Brown 15	South East & Ashto	600,000	720,000	880,296	811,348	742,399	673,451	604,502	535,554	466,181	395,234	324,287	252,642	180,297
Site 7	Brown 9	South East & Ashto	600,000	720,000 720,000	639,854 262,824	552,089	463,209	374,329	285,450	196,570	107,691	18,811	-70,069	-158,948	-247,828
Site 8 Site 9	Brown 5 Brown 500 HD	South East & Ashto South East & Ashto	600,000	720,000	1,016,294	174,187 942,338	85,550 868,381	-3,087 794,425	-91,724 720,469	-180,361 646,513	-268,999 572 557	-358,477 498 600	-449,676 424,644	-540,875 350,688	-632,074 274,529
	Brown 200 HD	South East & Ashto	600,000	720,000	872,247	795,910		643,236	566,898	490,561	414,224	337,887	261,550	185,213	108,876
Site 11	Brown 75 HD	South East & Ashto	600,000	720,000	1,207,766	1,100,171	992,576	884,981	777,386	669,792	562,197	454,602	347,007	239,412	131,254
Site 12	Brown 40 HD	South East & Ashto	600,000	720,000	1,497,854	1,388,776	1,279,697	1,170,619	1,061,541	952,462	843,384	734,306	625,227	516,149	407,070 532,940
Site 13 Site 14	Brown 20 HD Brown 15 HD	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	1,859,456 1,743,715	1,727,240 1,612,384	1,595,024 1,481,054	1,462,807 1,349,723	1,330,591 1,218,393	1,198,375 1,087,062	1,066,159 955,732	933,943 821,727	801,726 686,589	551,452	532,940 413,681
Site 15	Brown 9 HD	South East & Ashto	600,000	720,000	1,284,564	1,147,595	1,010,625	872,809	733,141	593,473	453,805	314,137	174,469	34,801	-104,867
Site 16	Brown 5 HD	South East & Ashto	600,000	720,000	589,896	450,609	311,322	172,035	32,748	-106,539	-245,826	-385,112	-525,921	-669,233	-812,546
Site 17	Flats 300	South East & Ashto	600,000	720,000	239,763	93,954	-56,565	-209,556	-362,547	-518,833	-676,239	-833,645	-991,051	-1,149,704	-1,309,212
	Flats 100 Flats 30	South East & Ashto South East & Ashto	600,000	720,000 720,000	311,055 273,869	111,144 62,945	-95,556 -147,978	-302,256 -358,902	-508,956 -570,374	-720,801 -787,397	-933,472 -1,004,419	-1,146,143 -1,221,442	-1,358,814 -1,438,464	-1,571,485 -1,655,487	-1,784,156 -1,872,509
		South East & Ashto	600,000	720,000	199,758	51,116	-97,527	-246,169	-395,147	-548,087	-701,028	-853,968	-1,006,909	-1,159,849	-1,312,790
Site 21	Flats 9	South East & Ashto	600,000	720,000	-408,715	-664,336	-927,194	-1,190,053	-1,452,911	-1,715,769	-1,978,628	-2,241,486	-2,504,345	-2,767,203	-3,030,061
Site 26	Green 75	South East & Ashto	25,000	325,000	1,682,702	1,630,831	1,578,960	1,527,089	1,475,218	1,423,348	1,371,477	1,319,606	1,267,735	1,215,864	1,163,993
Site 27 Site 28	Green 40 Green 12	South East & Ashto	25,000 50,000	325,000 350,000	2,360,637	2,291,223	2,221,810	2,152,396	2,082,983	2,013,569 2,791,774	1,944,156	1,874,742	1,805,329	1,735,915	1,666,502
Site 28 Site 29	Green 12 Green 9	South East & Ashto South East & Ashto	50,000		3,212,462 2,835,100	3,128,324 2,750,393	3,044,187 2,665,686	2,960,049 2,580,979	2,875,911 2,496,272	2,791,774	2,707,636 2,326,859	2,623,498 2,242,152	2,539,361 2,157,445	2,455,223 2,072,738	2,371,086 1,988,031
	Affordable Housing	5%			,,		2,222,300	,,,,,,,,,,	2,,272			.,,	2,121,110	2,2.2,700	.,,
			EUV	BLV	Residual Va										
Site 1	Brown 500	South East & Ashto	600,000	720,000	£0 525 283	£2,500 478,220	£5,000 431,157	£7,500 384,094	£10,000 337,031	£12,500 289,968	£15,000 242,904	£17,500 194,923	£20,000 146,395	£22,500 97,868	£25,000 49,341
Site 2	Brown 200	South East & Ashto	600,000	720,000	435,576	386.998	338,419	289,841	241,263	192.685	144,107	95,529	46,950	-2.839	-53.811
Site 3	Brown 75	South East & Ashto	600,000	720,000	451,972	400,101	348,230	296,359	244,489	192,618	140,747	88,876	35,811	-18,615	-73,041
Site 4	Brown 40	South East & Ashto	600,000	720,000	782,433	713,019	643,606	574,192	504,779	435,365	365,952	296,538	227,124	157,051	85,179
Site 5	Brown 20	South East & Ashto	600,000	720,000 720,000	838,002 809,854	768,589 740,906	699,175 671,957	629,761 603,009	560,348 534,060	490,934 464,644	421,521 393,697	351,851 322,750	280,426 251,075	208,851 178,730	136,019 106,385
Site 6 Site 7	Brown 15 Brown 9	South East & Ashto South East & Ashto	600,000	720,000	639,854	552.089	463,209	374,329	285,450	196,570	107.691	18.811	-70,069	-158.948	-247,828
Site 8	Brown 5	South East & Ashto	600,000	720,000	262,824	174,187	85,550	-3,087	-91,724	-180,361	-268,999	-358,477	-449,676	-540,875	-632,074
Site 9	Brown 500 HD	South East & Ashto	600,000	720,000	936,439	862,483	788,527	714,570	640,614	566,658	492,702	418,745	344,789	268,698	192,441
Site 10	Brown 200 HD	South East & Ashto	600,000	720,000	794,142	717,805	641,468	565,131	488,794	412,457	336,119	259,782	183,445	107,108	30,417
Site 11 Site 12	Brown 75 HD Brown 40 HD	South East & Ashto	600,000	720,000 720,000	1,098,639 1,384,173	991,044 1,275,094	883,449 1.166.016	775,854 1,056,937	668,259 947,859	560,664 838,781	453,069 729,702	345,474 620,624	237,880 511,545	129,677 402,467	17,549 293,389
Site 13	Brown 20 HD	South East & Ashto	600,000	720,000	1,726,011	1,593,795	1,461,578	1,329,362	1,197,146	1,064,930	932,714	800,497	667,724	531,675	395,294
	Brown 15 HD	South East & Ashto	600,000	720,000	1,615,215	1,483,884	1,352,554	1,221,223	1,089,893	958,562	824,639	689,502	554,365	416,651	278,851
		South East & Ashto	600,000	720,000	1,284,564	1,147,595	1,010,625	872,809	733,141	593,473	453,805	314,137	174,469	34,801	-104,867
	Brown 5 HD Flats 300	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	589,896 138,815	450,609 -9,493	311,322 -162,484	172,035 -315,476	32,748 -470,633	-106,539 -628,039	-245,826 -785,446	-385,112 -942,852	-525,921 -1,101,147	-669,233 -1,260,655	-812,546 -1,420,163
	Flats 100	South East & Ashto	600,000	720,000	171,880	-33,872	-240,572	-447,272	-657,631	-870,302	-1,082,973	-1,295,644	-1,508,315	-1,720,986	-1,933,657
	Flats 30	South East & Ashto	600,000	720,000	112,358	-98,565	-309,489	-520,413	-736,806	-953,829	-1,170,851	-1,387,874	-1,604,896	-1,821,919	-2,038,941
Site 20	Flats 12	South East & Ashto	600,000	720,000	93,127	-55,515	-204,158	-352,800	-505,054	-657,995	-810,935	-963,876	-1,116,816	-1,269,757	-1,422,697
Site 21 Site 26	Flats 9 Green 75	South East & Ashto South East & Ashto	600,000 25,000	720,000 325,000	-408,715 1,602,314	-664,336 1,550,443	-927,194 1,498,573	-1,190,053 1,446,702	-1,452,911 1,394,831	-1,715,769 1,342,960	-1,978,628 1,291,089	-2,241,486 1,239,219	-2,504,345 1,187,348	-2,767,203 1,135,477	-3,030,061 1,083,606
Site 27	Green 40	South East & Ashto	25,000	325,000	2,255,155	2,185,741	2,116,328	2,046,914	1,977,501	1,908,087	1,838,674	1,769,260	1,699,847	1,630,433	1,561,019
Site 28	Green 12	South East & Ashto	50,000	350,000	3,071,741	2,987,603	2,903,465	2,819,328	2,735,190	2,651,053	2,566,915	2,482,777	2,398,640	2,314,502	2,230,365
Site 29	Green 9	South East & Ashto	50,000	350,000	2,835,100	2,750,393	2,665,686	2,580,979	2,496,272	2,411,565	2,326,859	2,242,152	2,157,445	2,072,738	1,988,031
	Affordable Housing	10%	FID.	DI V	De elelered Me										
			EUV	BLV	Residual Va		£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 1	Brown 500	South East & Ashto	600,000	720,000	474,236	427,172	380,109	333.046	285,983	238,920	190,994	142,466	93,939	45,412	-3,722
Site 2	Brown 200	South East & Ashto	600,000	720.000	385.916	337.338					94.447	45.869	-3.974	-54.945	-105.916
Site 3 Site 4	Brown 75				,	00.1000	288,760	240,182	191,604	143,025	0.1, 1.11	,	-,	- 1,- 1-	,
	Prougo 40	South East & Ashto	600,000	720,000	399,396	347,526	295,655	243,784	191,913	140,042	88,171	35,072	-19,354	-73,780	-128,206
	Brown 40 Brown 20	South East & Ashto	600,000 600,000		,	00.1000		,	,	,	0.1, 1.11	,	-,	- 1,- 1-	,
Site 5	Brown 40 Brown 20 Brown 15		600,000	720,000 720,000	399,396 712,638	347,526	295,655	243,784 504,397	191,913 434,984	140,042 365,570	88,171 296,157	35,072 226,743	-19,354 156,659	-73,780 84,779	-128,206 11,947
Site 5 Site 6 Site 7	Brown 20 Brown 15 Brown 9	South East & Ashto South East & Ashto South East & Ashto South East & Ashto	600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854	347,526 643,224 698,099 670,463 552,089	295,655 573,811 628,686 601,515 463,209	243,784 504,397 559,272 532,566 374,329	191,913 434,984 489,859 463,107 285,450	140,042 365,570 420,445 392,160 196,570	88,171 296,157 350,745 321,213 107,691	35,072 226,743 279,319 249,507 18,811	-19,354 156,659 207,723 177,162 -70,069	-73,780 84,779 134,890 104,817 -158,948	-128,206 11,947 62,057 32,472 -247,828
Site 5 Site 6 Site 7 Site 8	Brown 20 Brown 15 Brown 9 Brown 5	South East & Ashto South East & Ashto South East & Ashto South East & Ashto South East & Ashto	600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824	347,526 643,224 698,099 670,463 552,089 174,187	295,655 573,811 628,686 601,515 463,209 85,550	243,784 504,397 559,272 532,566 374,329 -3,087	191,913 434,984 489,859 463,107 285,450 -91,724	140,042 365,570 420,445 392,160 196,570 -180,361	88,171 296,157 350,745 321,213 107,691 -268,999	35,072 226,743 279,319 249,507 18,811 -358,477	-19,354 156,659 207,723 177,162 -70,069 -449,676	-73,780 84,779 134,890 104,817 -158,948 -540,875	-128,206 11,947 62,057 32,472 -247,828 -632,074
Site 5 Site 6 Site 7	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD	South East & Ashto South East & Ashto South East & Ashto South East & Ashto	600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584	347,526 643,224 698,099 670,463 552,089	295,655 573,811 628,686 601,515 463,209 85,550 708,672	243,784 504,397 559,272 532,566 374,329 -3,087 634,716	191,913 434,984 489,859 463,107 285,450 -91,724 560,759	140,042 365,570 420,445 392,160 196,570 -180,361 486,803	88,171 296,157 350,745 321,213 107,691 -268,999 412,847	35,072 226,743 279,319 249,507 18,811 -358,477 338,891	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 200 HD	South East & Ashto South East & Ashto	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 774,322	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537	88,171 296,157 350,745 321,213 107,691 -268,999	35,072 226,743 279,319 249,507 18,811 -358,477	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100	-73,780 84,779 134,890 104,817 -158,948 -540,875	-128,206 11,947 62,057 32,472 -247,828 -632,074
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 200 HD Brown 75 HD Brown 40 HD	South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511 1,270,491	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 774,322 1,052,334	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 200 HD Brown 75 HD Brown 40 HD Brown 20 HD	South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511 1,270,491	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 774,322 1,052,334 1,328,133	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099 931,485	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864 530,411	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785 394,005	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696 255,275
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 200 HD Brown 75 HD Brown 40 HD Brown 20 HD Brown 15 HD	South East & Ashte South East &	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511 1,270,491 1,592,566 1,486,715	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412 1,460,350 1,355,385	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 774,322 1,052,334 1,328,133	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917 1,092,724	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701 961,393	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099 931,485 827,552	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268 692,415	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459 557,278	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864 530,411 419,621	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785 394,005 281,821	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696 255,275 144,021
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 200 HD Brown 75 HD Brown 40 HD Brown 20 HD Brown 15 HD	South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511 1,270,491	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 774,322 1,052,334 1,328,133	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099 931,485	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864 530,411	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785 394,005	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696 255,275
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 200 HD Brown 75 HD Brown 40 HD Brown 20 HD Brown 15 HD Brown 9 HD Brown 5 HD Brown 5 HD	South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511 1,270,491 1,592,566 1,486,715 1,284,564 589,896	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412 1,460,350 1,355,385 1,147,595 450,609 -115,413	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 774,322 1,052,334 1,328,133 1,224,054 1,010,625 311,322 -268,404	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917 1,092,724 872,809 172,035 -422,434	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701 961,393 733,141 32,748 -579,840	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099 931,485 827,552 593,473 -106,639 -737,246	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268 692,415 453,805 -245,826 -894,652	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459 557,278 314,137 -385,112	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864 530,411 419,621 174,469 -525,921	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785 394,005 281,821 34,801 -669,233 -1,371,606	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696 255,275 144,021 -104,867 -812,546 -1,531,114
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 15 Site 16 Site 17 Site 18	Brown 20 Brown 15 Brown 9 Brown 5 Brown 500 HD Brown 500 HD Brown 75 HD Brown 40 HD Brown 40 HD Brown 15 HD Brown 5 HD Brown 5 HD Flats 300 Flats 300	South East & Ashte South East &	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 856,584 716,037 989,511 1,270,491 1,592,566 1,486,715 1,284,564 589,896 37,456	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412 1,460,350 1,355,385 1,147,595 450,609 -115,413	295,655 573,811 628,686 601,515 463,209 85,550 778,672 563,363 774,322 1,052,334 1,328,133 1,224,054 1,010,625 311,322 -268,404 -385,587	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917 1,092,724 872,809 172,035 422,434	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701 961,393 733,141 32,748 579,840 -807,132	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099 931,485 827,552 593,473 -106,539 -737,246 -1,019,803	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268 692,415 453,805 -245,826 -894,652 -1,232,474	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459 557,278 314,137 -385,112 -1,052,589	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864 530,411 419,621 174,469 -525,921 -1,212,091	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785 394,005 281,821 34,801 -669,233 -1,371,606	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696 176,69
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 17 Site 18 Site 18	Brown 20 Brown 15 Brown 9 Brown 5 Brown 5 Brown 500 HD Brown 200 HD Brown 75 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 50 HD Flats 300 Flats 100 Flats 30	South East & Ashte South East &	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 716,037 989,511 1,270,491 1,592,566 1,486,715 1,284,564 589,896 37,456	347,526 643,2242 698,099 174,187 782,628 881,916 1,161,412 1,460,350 1,147,595 450,609 1-115,4131 1-178,887 -178,687 -17	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 1,328,133 1,224,054 1,010,625 311,322 -268,404 -385,587 -471,000	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917 1,092,724 872,809 172,035 422,434 -594,461 -686,215	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701 961,393 733,141 32,748 -807,132 -903,238	140,042,455 365,570 420,445 392,160,670 196,570 180,3616,570 180,3616,570 725,099 931,485 451,537 725,099 931,485 106,539 1-101,803 1-101,903 1-10	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268 692,415 453,805 -245,826 -894,652 -1,232,474 -1,337,283	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459 557,278 314,137 -385,112 -1,052,589 -1,445,145	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,884 530,411 419,621 174,469 -525,921 -1,212,098 -1,657,816 -1,771,328	-73,780 84,779 134,890 104,8171 -158,948 -540,875 186,609 28,5999 15,941 288,785 394,005 241,821 34,801 -4371,606 -1,371,606 -1,371,606	-128,206 11,947 62,057 32,472 -247,828 632,074 110,352 -51,443 -96,954 176,696 255,275 144,021 -104,867 -812,546 -1,531,114 -2,084,797 -2,205,373
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 18 Site 19 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10	Brown 20 Brown 15 Brown 9 Brown 5 Brown 5 Brown 200 HD Brown 75 HD Brown 40 HD Brown 40 HD Brown 15 HD Brown 5 HD Brown 5 HD Flats 300 Flats 100 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300	South East & Ashte Ashte Ashte	600,000 600,000	720,000 720,000	399,396 712,638 767,513 767,513 7767,513 778,412 639,854 639,854 716,037 989,511 1,270,491 1,592,566 1,486,715 1,284,564 589,896 37,456 27,813 49,152	347,526 643,224 698,099 670,463 552,089 174,187 782,628 639,700 881,916 1,161,412 1,460,350 1,355,385 1,147,595 450,609 -115,413	295,655 573,811 628,686 601,515 463,209 85,550 778,672 563,363 774,322 1,052,334 1,010,625 1,010,625 4,010	243,784 504,397 559,272 532,566 374,329 -3,087 634,716 487,026 666,727 943,256 1,195,917 1,092,724 872,809 172,035 422,434	191,913,44 434,984,984,9859 483,107,285,450,450,560,759,132,450,450,560,759,132,450,560,759,132,450,470,470,470,470,470,470,470,470,470,47	140,042 365,570 420,445 392,160 196,570 -180,361 486,803 334,352 451,537 725,099 931,485 827,552 593,473 -106,539 -737,246 -1,019,803	88,171 296,157 350,7455 321,213 107,691 107,691 1288,999 412,847 258,015 343,942 453,805 692,415 453,805 454,8	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 506,942 666,459 557,278 314,137 -385,112 -1,052,589	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 397,864 530,411 419,621 174,469 -525,921 -1,212,091	-73,780 84,779 134,890 104,817 -158,948 -540,875 186,609 28,599 15,941 288,785 394,005 281,821 34,801 -669,233 -1,371,606	-128,206 11,947 62,057 32,472 -247,828 -632,074 110,352 -51,443 -96,954 176,696 176,69
Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 20 Site 20	Brown 20 Brown 15 Brown 9 Brown 5 Brown 5 Brown 200 HD Brown 75 HD Brown 40 HD Brown 40 HD Brown 15 HD Brown 5 HD Brown 5 HD Flats 300 Flats 100 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300 Flats 300	South East & Ashte South East &	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000	399,396 712,638 767,513 739,412 639,854 262,824 716,037 989,511 1,270,491 1,592,566 1,486,715 1,284,564 589,896 37,456	347,526 643,224 643,224 649,099 670,463 552,089 639,700 881,9161 1,460,355,3858 1,147,595 450,609 1,154,138,385 1,147,595 450,609 1,154,138,385 1,147,595 1,154,138,385 1,147,595 1,148,887 1,148,88	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 1,328,133 1,224,054 1,010,625 311,322 -268,404 -385,587 -471,000	243,784 504,397 559,272 532,566 374,329 -3,087 -3,087 666,727 1,092,724 872,809 172,035 -422,434 -594,461 -686,215 -482,021	191,913 434,984 489,859 463,107 285,450 -91,724 560,759 410,689 559,132 834,177 1,063,701 961,393 733,141 32,748 -807,132 -903,238	140,042 450,445 450,44	88,171 296,157 350,745 321,213 107,691 -268,999 412,847 258,015 343,942 616,021 799,268 692,415 453,805 -245,826 -894,652 -1,232,474 -1,337,283	35,072 226,743 279,319 249,507 18,811 -358,477 338,891 181,678 236,347 5506,942 666,492 557,278 314,137 -385,112 -1,052,589 -1,445,145 -1,554,306 -1,155,4306 -1,1073,783	-19,354 156,659 207,723 177,162 -70,069 -449,676 262,867 105,341 128,100 37,864 530,411 419,621 174,469 525,921 -1,212,098 -1,657,816 -1,771,328 -1,771,328	-73,780 84,779 134,890 104,8171 -158,948 -540,8757 186,609 28,599 15,941 288,785 394,005 281,821 34,801 -1,870,488 -1,371,606 -1,870,488 -1,379,688	-128,206 11,947 62,057 32,472 -247,828 -632,077 110,352 -51,443 -96,954 176,696 176,696 144,021 -104,867 -11,531,114 -2,084,797 -2,205,373 -1,532,605
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 18 Site 19 Site 20 Site 20 Site 20 Site 20 Site 27	Brown 20 Brown 15 Brown 9 Brown 5 Brown 5 Brown 50 HD Brown 200 HD Brown 200 HD Brown 200 HD Brown 201 HD Brown 30 HD Brown 40 HD Brown 15 HD Brown 15 HD Brown 15 HD Flats 300 Flats 10 Flats 30 Flats 19 Flats 9 Green 75 Green 40	South East & Ashte Ashte Ashte	600,000 600,00	720,000 720,000	399,396 712,638 712,638 712,638 712,638 713,412 639,854 716,037 989,511 1,270,491 1,592,566 1,584,564 59,896 27,813 49,152 13,503 408,715 1,521,927 2,149,673	347,526 643,224 688,099 670,463 552,089 174,187 782,628 639,700 1,161,412 1,460,350 1,147,595 1,	295,655 573,811 628,686 601,515 463,209 85,550 708,672 563,363 1,328,133 1,328,133 1,224,094 1,010,625 341,700 345,587 471,000 341,788 427,194 1,418,185	243,784 504,397 559,272 532,566 374,329 634,716 646,727 943,256 1,195,917 1,092,724 872,809 172,035 486,215 48	191,91314,944 498,959 463,107 225,450 560,759 410,689 559,132 834,177 1,063,701 961,393 733,141 807,132 903,238 444,962 91,132 9	140,042 420,445 420,445 420,445 430 430 430 430 430 430 430 430 430 430	88,171 296,157 350,745 312,1213 321,21	35,072 226,743 279,319 249,507 18,811 358,477 338,891 181,678 256,942 666,459 557,278 314,137 -1,052,589 1,445,145 -1,554,306 -1,1052,589 1,145,145 -1,073,783 -1,214,883 1,1683,778	-19,354 156,659 207,723 177,162 -70,069 449,676 262,867 105,341 128,100 397,864 530,411 419,621 174,489 -1,521,208 -1,677,328 -1,677,1328 -1,227,248 -1,126,748 -1,267,748 -1,126,748 -1,12	-73,780 84,779 84,779 134,899 104,8177 158,948 166,609 28,599 28,599 28,785 284,005 281,821 34,801 -699,233 -1,371,606 -1,870,488 -1,988,351 -1,988,351 -1,976,203 -1,055,090 -1,552,455	-128,206 11,947 62,057 32,472 247,828 -632,074 110,352 -51,443 -96,954 125,275 144,021 -144,021 -144,021 -1,532,05 -2,084,791 -2,208,791 -2,208,791 -1,532,05 -3,030,061 -1,032,219 -1,455,557
Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 18 Site 19 Site 20 Site 20 Site 20 Site 20 Site 27	Brown 20 Brown 15 Brown 5 Brown 5 Brown 5 Brown 500 HD Brown 200 HD Brown 200 HD Brown 200 HD Brown 201 HD Brown 30 HD Brown 30 HD Brown 30 HD Brown 30 HD Brown 30 HD Brown 31 HD Brown 31 HD Flats 300 Flats 100 Flats 30 Flats 12 Flats 3 Green 75 Green 40 Green 40	South East & Ashte Ashte As	600,000,000 600,000	720,000 720,000	399,396 712,638 772,638 772,638 739,412 639,854 626,824 836,584 836,584 736,371 1,279,256 1,486,715 1,284,584 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486 637,486	347,526 643,224 648,099 670,463 552,089 670,463 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 639,7000 630,7000	295,655 573,811 628,686 601,515 403,209 85,550 708,672 1,052,334 1,224,054 1,010,252 2,686,404 -385,597 471,000 -310,788 -927,194 1,418,185	243,784 504,397 559,272 532,566 374,329 34,716 686,727 694,326 686,727 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 487,209 488,215 488,215 488,215 488,215 488,215	191,9131,434,9844,9849,899 489,899 483,1070,285,450 580,759,591,724,755 580,759,132,759,759,759,759,759,759,759,759,759,759	140,042 420,445 55,700 420,455 57,70	88.171 296.157 350.745 321.213 107.691 -268.999 412.847 258.0152 343.942 616.021 453.8056 -894.652 -1.232.474 -1.337.283 -920.843 -1.978.628	35,072 226,743 279,319 249,507 18,811 358,477 338,891 181,638 506,942 666,499 557,278 314,137 385,112 -1,052,589 -1,445,145 -1,754,306 -1,073,783 -2,241,486	-19,354 156,659 207,723 177,162 -70,069 449,676 262,867 153,411 153,411 419,621 174,469 -52,592 -1,212,098 -1,657,816 -1,771,328 -1,267,246 -2,504,345	-73,780 84,779 134,890 104,8174 -158,9484 -540,875 15,941 288,785 394,005 281,821 -669,233 -1,371,606 -1,870,488 -1,988,351 -1,379,664 -1,988,351 -1,379,664 -1,988,351	-128,206 11,947 62,057 32,472 -247,828 -432,074 110,352 -51,443 -51,453 -144,021 -104,867 -1,531,114 -2,084,797 -2,205,273 -1,532,605 -3,030,061 -3,030,219



	Affordable Housing	15%													
			EUV		Residual Va	£2,500	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 1 Site 2	Brown 500 Brown 200	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	406,350 318,761	359,287 270,183	312,224 221,605	265,161 173,026	218,098 124,448	169,704 75,870	121,177 27,290	72,649 -23,466	24,122 -74,438	-26,060 -125,409	-76,978 -176,380
Site 3 Site 4	Brown 75 Brown 40	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	327,147 618,518	275,276 549,105	223,405 479,691	171,534 410,278	119,664 340,864	67,644 271,451	13,689 202,037	-40,737 131,237	-95,163 58,856	-149,589 -13,977	-204,520 -86,810
Site 5 Site 6	Brown 20 Brown 15	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	668,866 642,558	599,453 573,609	530,039 504,661	460,626 434,392	391,212 363,445	320,664 292,498	249,239 220,227	177,050 147,882	104,217 75,537	31,384 3,192	-41,449 -69,153
Site 7 Site 8	Brown 9 Brown 5	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	639,854 262,824	552,089 174,187	463,209 85,550	374,329 -3,087	285,450 -91,724	196,570 -180,361	107,691 -268,999	18,811 -358,477	-70,069 -449,676	-158,948 -540,875	-247,828 -632,074
Site 9 Site 10	Brown 500 HD Brown 200 HD	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	754,228 618,054	680,272 541,717	606,316 465,380	532,360 389,043	458,403 312,705	384,447 236,368	310,124 160,031	233,867 83,694	157,610 5,941	81,352 -74,156	4,635 -154,254
Site 11 Site 12	Brown 75 HD Brown 40 HD	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	845,953 1,125,279	738,358 1,016,201	630,763 907,122	523,168 798,044	415,573 688,966	307,978 579,887	200,383 470,809	91,094 361,731	-21,794 251,755	-134,689 138,911	-247,585 24,460
Site 13 Site 14	Brown 20 HD Brown 15 HD	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	1,412,168 1,322,111	1,279,951 1,190,781	1,147,735 1,059,450	1,015,519 928,120	883,303 793,314	751,086 658,177	616,881 522,509	480,832 384,709	343,449 246,909	204,720 109,109	65,991 -28,691
Site 15 Site 16	Brown 9 HD Brown 5 HD	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	1,284,564 589,896	1,147,595 450,609	1,010,625 311,322	872,809 172,035	733,141 32,748	593,473 -106,539	453,805 -245,826	314,137 -385,112	174,469 -525,921	34,801 -669,233	-104,867 -812,546
Site 17 Site 18	Flats 300 Flats 100	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	-105,040 -162,174	-258,031 -368,874	-412,019 -577,610	-569,425 -790,281	-726,831 -1,002,952	-884,237 -1,215,623	-1,042,353 -1,428,294	-1,201,862 -1,640,965	-1,361,370 -1,853,636	-1,520,878 -2,068,326	-1,680,386 -2,283,710
Site 19 Site 20	Flats 30 Flats 12	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	-250,595 -142,612	-461,518 -291,254	-676,788 -442,175	-893,810 -595,115	-1,110,833 -748,055	-1,327,855 -900,996	-1,544,878 -1,053,936	-1,761,900 -1,206,877	-1,978,923 -1,359,817	-2,195,945 -1,512,758	-2,412,968 -1,665,698
Site 21 Site 26	Flats 9 Green 75	South East & Ashto South East & Ashto	600,000 25,000	720,000 325,000	-408,715 1,403,216	-664,336 1,351,345	-927,194 1,299,474	-1,190,053 1,247,604	-1,452,911 1,195,733	-1,715,769 1,143,862	-1,978,628 1,091,991	-2,241,486 1,040,120	-2,504,345 988,249	-2,767,203 936,379	-3,030,061 884,508
Site 27 Site 28	Green 40 Green 12	South East & Ashto South East & Ashto	25,000 50,000	325,000 350,000	1,992,850 2,727,725	1,923,437 2,643,587	1,854,023 2,559,449	1,784,610 2,475,312	1,715,196 2,391,174	1,645,783 2,307,037	1,576,369 2,222,899	1,506,956 2,138,761	1,437,542 2,054,624	1,368,129 1,970,486	1,298,715 1,886,349
Site 29	Green 9 Affordable Housing	South East & Ashto 20%	50,000	350,000	2,835,100	2,750,393	2,665,686	2,580,979	2,496,272	2,411,565	2,326,859	2,242,152	2,157,445	2,072,738	1,988,031
	7 anorad pro Trodoring	20%	EUV	BLV	Residual Va		£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 1 Site 2	Brown 500 Brown 200	South East & Ashto	600,000	720,000 720,000	338,461 251,602	291,398 203,024	244,335 154,446	196,938 105,867	148,411 57,289	99,884 8,009	51,357 -42,962	2,516 -93,934	-48,402 -144,905	-99,320 -196,370	-150,383 -248,809
Site 3 Site 4	Brown 75 Brown 40	South East & Ashto South East & Ashto	600,000	720,000 720,000	254,893 524,393	203,022 454,980	151,152 385,566	99,281 316,153	46,671 246,739	-7,698 177,235	-62,124 105,761	-116,550 32,928	-170,976 -39,905	-226,664 -112,738	-282,662 -185,571
Site 5 Site 6	Brown 20	South East & Ashto	600,000	720,000 720,000 720,000	570,214 545,698	500,801 476,619	431,387 405,672	361,974	290,578 263,286	219,153 190,941	146,371 118,596	73,538 46,251	705 -26,094	-72,128 -98,439	-144,961 -170,784
Site 7	Brown 15 Brown 9	South East & Ashto	600,000	720,000	639,854	552,089	463,209	334,725 374,329	285,450	196,570	107,691	18,811	-70,069	-158,948	-247,828
Site 8 Site 9	Brown 5 Brown 500 HD	South East & Ashto	600,000	720,000 720,000	262,824 651,868	174,187 577,912	85,550 503,955	-3,087 429,999	-91,724 356,043	-180,361 281,119	-268,999 204,862	-358,477 128,605	-449,676 52,348	-540,875 -25,798	-632,074 -105,812
Site 10 Site 11	Brown 200 HD Brown 75 HD	South East & Ashto	600,000	720,000 720,000	520,066 702,387	443,729 594,792	367,392 487,198	291,055 379,603	214,718 272,008	138,381 164,413	62,044 53,358	-16,776 -59,537	-96,873 -172,432	-176,971 -285,327	-257,068 -399,294
Site 12 Site 13	Brown 40 HD Brown 20 HD	South East & Ashto	600,000	720,000 720,000	980,061 1,231,760	870,983 1,099,544	761,905 967,327	652,826 835,111	543,748 702,895	434,669 567,293	325,591 431,244	214,568 292,884	100,992 154,155	-13,460 15,425	-127,912 -123,304
Site 14 Site 15	Brown 15 HD Brown 9 HD	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	1,157,500 1,284,564	1,026,169 1,147,595	894,206 1,010,625	759,069 872,809	623,932 733,141	487,589 593,473	349,789 453,805	211,989 314,137	74,189 174,469	-63,611 34,801	-201,411 -104,867
Site 16 Site 17	Brown 5 HD Flats 300	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	589,896 -247,666	450,609 -401,611	311,322 -559,017	172,035 -716,423	32,748 -873,830	-106,539 -1,032,125	-245,826 -1,191,633	-385,112 -1,351,141	-525,921 -1,510,650	-669,233 -1,670,423	-812,546 -1,831,911
Site 18 Site 19	Flats 100 Flats 30	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	-352,170 -452,045	-560,768 -667,368	-773,439 -884,390	-986,110 -1,101,413	-1,198,781 -1,318,436	-1,411,452 -1,535,458	-1,624,123 -1,752,481	-1,836,794 -1,969,503	-2,051,865 -2,186,526	-2,267,249 -2,403,548	-2,482,632 -2,620,571
Site 20 Site 21	Flats 12 Flats 9	South East & Ashto South East & Ashto	600,000 600,000	720,000 720,000	-271,725 -408,715	-422,332 -664,336	-575,273 -927,194	-728,213 -1,190,053	-881,154 -1,452,911	-1,034,094 -1,715,769	-1,187,035 -1,978,628	-1,339,975 -2,241,486	-1,492,916 -2,504,345	-1,645,856 -2,767,203	-1,798,797 -3,030,061
Site 26 Site 27	Green 75 Green 40	South East & Ashto South East & Ashto	25,000 25,000	325,000 325,000	1,284,497 1,836,018	1,232,626 1,766,605	1,180,756 1,697,191	1,128,885 1,627,778	1,077,014 1,558,364	1,025,143 1,488,950	973,272 1,419,537	921,402 1,350,123	869,531 1,280,710	817,660 1,211,296	765,789 1,141,883
Site 28 Site 29	Green 12 Green 9	South East & Ashto South East & Ashto	50,000 50,000	350,000 350,000	2,524,417 2,835,100	2,440,280 2,750,393	2,356,142	2,272,004	2,187,867	2,103,729 2,411,565	2,019,592 2,326,859		1,851,316 2,157,445	1,767,179 2,072,738	1,683,041 1,988,031
					2,000,100	2,700,000	2,665,686	2,580,979	2,496,272	2,411,303	2,320,039	2,242,102	2,157,445	2,012,130	1,900,031
	Affordable Housing	25%	EUV		Residual Va	lue									
Site 1	Brown 500	25% South East & Ashto	<b>EUV</b> 600,000	BLV 720,000	Residual Va £0 270,573	£2,500 223,510	£5,000 175,647	£7,500 127,120	£10,000 78,593	£12,500 30,065	£15,000 -19,824	£17,500 -70,742	£20,000 -121,660	£22,500 -173,844	£25,000 -226,933
Site 1 Site 2 Site 3	Brown 500 Brown 200 Brown 75	25%	EUV	BLV	Residual Va	alue £2,500	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
Site 1 Site 2	Brown 500 Brown 200	25% South East & Ashto South East & Ashto	<b>EUV</b> 600,000 600,000	720,000 720,000	Residual Va £0 270,573 184,445	£2,500 223,510 135,867	£5,000 175,647 87,288	£7,500 127,120 38,710	£10,000 78,593 -11,485	£12,500 30,065 -62,457	£15,000 -19,824 -113,428	£17,500 -70,742 -164,399	£20,000 -121,660 -216,564	£22,500 -173,844 -269,003	£25,000 -226,933 -321,441
Site 1 Site 2 Site 3 Site 4	Brown 500 Brown 200 Brown 75 Brown 40	South East & Ashto South East & Ashto South East & Ashto South East & Ashto South East & Ashto	600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000	Residual Va £0 270,573 184,445 182,642 430,271	£2,500 223,510 135,867 130,771 360,858	£5,000 175,647 87,288 78,900 291,444	£7,500 127,120 38,710 25,343 222,031	£10,000 78,593 -11,485 -29,083 151,810	£12,500 30,065 -62,457 -83,509 79,835	£15,000 -19,824 -113,428 -137,935 7,002	£17,500 -70,742 -164,399 -192,808 -65,831	£20,000 -121,660 -216,564 -248,806 -138,664	£22,500 -173,844 -269,003 -304,804 -211,497	£25,000 -226,933 -321,441 -360,801 -285,864
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15	South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 270,573 184,445 182,642 430,271 471,565 447,902	£2,500 223,510 135,867 130,771 360,858 402,151 376,955	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 401,597	£7,500 127,120 38,710 25,343 222,031 260,495 234,003	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658	£12,500 30,065 -62,457 -83,509 79,835 115,695 89,313	£15,000 -19,824 -113,428 -137,935 7,002 42,862 16,968	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377	£20,000 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 9 Brown 9	South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 270,573 184,445 182,642 430,271 471,565 447,902 639,854 262,824	£2,500 223,510 135,867 130,771 360,858 402,151 376,955 552,089 174,187	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658 285,450 -91,724	£12,500 30,065 -62,457 -83,509 79,835 115,695 89,313 196,570 -180,361	£15,000 -19,824 -113,428 -137,935 7,002 42,862 16,968 107,691 -268,999	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377 18,811 -358,477	£20,000 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -158,948 -540,875	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -632,074
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 5 Brown 5 Brown 500 HD Brown DHD	South East & Ashte South East &	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 270,573 184,445 182,642 430,271 471,565 447,902 639,854 262,824 549,510 422,081	£2,500 223,510 135,867 130,771 360,858 402,151 376,955 552,089 174,187 475,553 345,744	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 401,597 269,407	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087 327,641 193,069	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658 285,450 -91,724 252,117 116,732	£12,500 30,065 -62,457 -83,509 79,835 115,695 89,313 196,570 -180,361 175,860 40,321	£15,000 -19,824 -113,428 -137,935 7,002 42,862 16,968 107,691 -268,999 99,603 -39,490	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377 18,811 -358,477 -23,346 -119,588	£20,000 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -56,229 -199,686	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -158,948 -540,875 -136,243 -280,313	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -632,074 -216,297 -362,717
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 13 Site 13	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 9 Brown 5 Brown 5 Brown 50 HD Brown 75 HD Brown 75 HD Brown 76 HD	South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 270,573 184,445 182,642 430,271 471,565 447,902 639,854 262,824 549,510 422,081 558,825 834,847	100 £2,500 223,510 135,867 130,771 360,858 402,151 376,955 552,089 174,187 475,553 345,744 451,230 725,768	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 401,597 269,407 343,636 616,690	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087 327,641 193,069 236,041 507,611	£10,000 78,593 -11,485 -29,083 151,810 188,528 285,450 -91,724 252,117 116,732 127,785 398,533	£12,500 30,065 -62,457 -83,509 79,835 115,695 89,313 196,570 -180,361 175,860 40,321 15,619 289,455	£15,000 -19,824 -113,428 -137,935 -7,002 42,862 16,968 107,691 -268,999 99,603 -39,490 -97,276 177,384	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 18,811 -358,477 23,346 -119,588 -210,171 63,075	£20,000 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -56,229 -199,686 -323,066 -51,377	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -158,948 -540,875 -136,243 -438,408 -165,828	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -632,074 -216,297 -362,717 -554,564 -280,280
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 15 Site 16	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 9 Brown 50 HD Brown 200 HD Brown 75 HD Brown 40 HD Brown 20 HD Brown 20 HD	South East & Ashte South East & Ashte	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Vi £0 270,573 184,445 182,642 430,271 471,565 447,902 639,854 262,824 549,510 422,081 558,825 834,847 1,051,357 992,692	£2,500 223,510 135,867 130,771 360,858 402,151 376,955 552,089 174,187 475,553 345,744 451,230 725,768 919,141 859,965	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 401,597 269,407 343,636 616,690 786,925 724,827	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087 327,641 193,069 236,041 507,611 653,758 589,690	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658 285,450 -91,724 252,117 116,732 127,785 398,533 517,709 452,672	£12,500 30,065 -62,457 -83,509 79,835 115,695 89,313 196,570 -180,361 175,860 40,321 15,619 289,455 381,053 314,872	£15,000 -19,824 -113,428 -137,935 7,002 42,862 16,968 107,691 -268,999 99,603 -39,490 -97,276 177,384 242,324	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377 18,811 -358,477 23,346 -119,588 -210,171 63,075 103,594 39,272	£20,000 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -56,229 -199,686 -323,066 -51,377 -35,135 -98,528	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -138,948 -540,875 -136,243 -280,313 -438,408 -165,828 -173,864 -236,328	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -632,074 -216,297 -362,717 -554,564 -280,280 -312,594 -374,128
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 15 Site 15 Site 16 Site 17 Site 18	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 500 Brown 500 HD Brown 500 HD Brown 75 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 5 HD Brown 5 HD Brown 5 HD Brown 5 HD Brown 5 HD Flats 300 Flats 300	South East & Ashte South East &	EUV 600,000 60	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Re sidual Vi £00 270,573 184,445 182,642 430,271 471,565 447,902 639,854 262,824 549,510 422,081 558,825 334,847 1,081,357 992,892 1,284,564 589,896 589,896 599,892	### £2,500 223,510 135,867 130,771 360,858 402,151 376,955 552,089 174,187 475,553 345,744 451,230 725,768 919,141 8159,965 450,609 450,609 454,606 454,606	£5,000 175,647 87,288 78,900 291,444 331,920 85,550 401,597 269,407 343,636 616,690 786,925 724,827 1,010,625	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 3,087 327,641 193,069 236,041 507,611 653,758 589,690 172,035 41,181,935	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,688 285,450 -91,724 252,117 116,732 127,785 398,533 517,709 452,672 733,141 32,748 -1,021,893 -1,021,893	£12,500 30,0655 62,457 83,509 79,8355 115,695 89,313 196,570 -180,361 175,880 40,321 15,619 289,455 381,053 314,872 -1,605,277 -1,181,401	£15,000 -19,824 -113,428 -137,935 -7,002 -42,862 -16,968 -107,691 -268,999 -99,603 -39,490 -97,276 -177,384 -242,324 -177,772 -45,826 -245,826 -1,1340,909 -1,820,016	£17,500 -70,742 -164,399 -65,831 -29,971 -38,477 18,811 -388,477 23,346 -119,588 -210,171 63,075 103,594 39,272 34,1137	£20,000 -121,660 -216,564 -248,806 -138,664 -102,804 -102,804 -127,722 -70,069 -449,676 -56,229 -199,886 -323,066 -323,066 -323,066 -151,377 -35,135 -98,528 -174,469 -525,921	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -175,637 -158,948 -540,875 -136,243 -280,313 -438,408 -173,864 -236,328 -173,864 -246,328	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -632,074 -216,297 -362,717 -554,564 -280,280 -312,594 -374,128 -104,867 -812,546
Site 1 Site 2 Site 3 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 15 Site 15 Site 17 Site 18 Site 19 Site 19 Site 19 Site 10 Site 10 Site 11 Site 11 Site 15 Site 15 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 20	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 500 HD Brown 500 HD Brown 500 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 51 HD Brown 5 HD Flats 300 Flats 100 Flats 300 Flats 100 Flats 30	25%  South East & Ashte	EUV 600,000	720,000 720,000	Residual Viz £00 270,573 184,445 182,642 430,271 471,565 447,902 549,510 558,825 33,854 1,284,550 558,825 334,847 1,051,357 992,892 1,284,554 569,896 579,944 402,488	11ue £2,500 223,510 135,867 130,771 300,858 402,151 376,955 552,089 174,187 475,553 345,744 451,230 725,768 919,141 859,965 450,609 -756,592 474,967 -555,592 -756,592 -756,592 -756,592 -756,592 -756,592 -755,592	£5,000 175,647 87,288 78,900 291,444 331,920 36,008 463,209 85,550 401,597 269,407 744,636 776,925 724,827 1,010,625 311,322 -760,712 -760,712 -760,712 -776,019,199	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 327,641 193,069 236,041 507,611 653,758 589,690 872,809 872,809 872,809	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658 295,450 -91,724 252,117 116,732 127,785 398,533 517,709 452,672 733,141 32,748 -1,021,839 -1,394,606 -1,526,034	£12,500 30,065 -62,4575 -83,509 -79,835 -115,695 -89,313 -175,860 -180,361 -15,619 -289,455 -311,053 -314,872 -166,539 -1,181,401 -1,607,277 -1,743,057	£15,000 -19,824 -113,428 -137,935 -7,002 -42,862 -16,968 -268,999 -9,037 -97,276 -177,384 -242,324 -45,805 -245,826 -1,340,000 -1,820,016 -1,900,079 -1,320,016	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102	£20,000 -121,660 -121,660 -121,660 -121,660 -138,664 -248,806 -138,664 -102,804 -127,722 -70,099 -449,676 -56,229 -199,686 -323,066 -323,0	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -158,948 -540,875 -136,243 -280,313 -438,408 -173,864 -236,328 -34,801 -469,233 -1,822,060 -2,2466,187	£25,000 -226,933 -321,441 -380,801 -285,864 -248,753 -273,210 -247,828 -632,074 -216,297 -362,717 -554,564 -374,128 -374,128 -104,867 -812,546 -1,193,183 -2,881,550 -2,828,170 -1,931,853
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 19 Site 19 Site 20 Site 20 Site 21 Site 21 Site 22	Brown 500 Brown 200 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 9 Brown 500 HD Brown 500 HD Brown 75 HD Brown 20 HD Brown 75 HD Brown 20 HD Brown 75 HD Brown 5 HD Brown 5 HD Flats 300 Flats 100 Flats 100 Flats 10	South East & Ashte South East & Ashte	EUV 600,000	720,000 720,000	Residual Va £00 270,573 184,445 182,642 430,271 471,565 447,902 639,854 262,824 262,824 262,824 262,824 273,519 422,081 558,825 549,510 558,825 549,510 558,825 549,510 558,825 549,510 549	18 (2,500 223,510 223,510 223,510 23,510 23,510 23,510 23,510 23,510 240,2151 376,955 552,089 174,187 451,230 475,553 345,744 451,230 475,553 457,476,555 1,147,595 450,609 -756,592 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,967 -555,429 484,336 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -576,420 474,976 -776,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 476,420 47	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 341,597 269,407 1,010,625 311,322 -969,263 -706,012 -1,091,998 -708,369 -708,369 -708,369 -708,369 -708,369 -708,369 -708,369 -708,369 -708,369 -708,369	£7,500 127,120 38,710 25,343 222,031 220,495 234,003 374,329 33,087 327,641 193,069 236,041 653,758 599,690 172,035 483,418 41,181,935 41,181,935 41,181,935	£10,000 78,593 -11,485 -29,083 151,810 18,525 161,658 255,450 -91,724 252,117 116,732 127,785 398,533 517,709 452,672 733,141 -3,2748 -1,021,839 -1,394,606 -1,1526,034 -1,014,250 -1,452,911	£12,500 30,065 62,457 83,509 79,835 589,313 115,695 175,860 175,860 175,860 175,860 175,860 175,860 175,860 175,870 175,870 175,870 175,870 175,870 175,870 175,870 175,870 175,870 175,770 175,770 175,770	£15,000 -19,824 -113,428 -137,935 -7,002 -14,2862 -16,968 -107,691 -268,999 -97,276 -177,394 -242,324 -2453,805 -245,826 -1,340,909 -1,320,016 -1,320,016 -1,320,016 -1,320,016	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687	£20,000 -121,660 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -323,066 -323,	£22,500 -173,844 -289,003 -304,804 -211,497 -200,067 -175,637 -200,067 -158,948 -540,875 -280,313 -280,313 -280,313 -483,408 -173,864 -165,828 -34,801 -156,233 -173,864 -174,822,060 -1,82	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -322,074 -216,297 -362,717 -554,564 -312,594 -312,594 -312,594 -312,594 -104,867 -112,546 -11,983,548 -2,681,550 -1,983,548 -1,983,548 -1,983,548 -2,881,550 -1,983,548 -1,
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 20 Site 21 Site 23 Site 25 Site 25 Site 25 Site 27 Site 26 Site 27 Site 27 Site 27 Site 28	Brown 500 Brown 200 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 20 Brown 5 Brown 500 HD Brown 500 HD Brown 75 HD Brown 20 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 5 HD Flats 300 Flats 100 Flats 30 Flats 12 Flats 2 Green 75 Green 40 Green 40	South East & Ashte Ashte Ashte	EUV 600,000 60	720,000 720,000	Residual V2 50 270,573 184,445 182,642 182,642 471,555 447,902 39,854 262,824 22,081 422,081 430,277 1,051,357 92,892 1,284,564 593,816 492,394 402,488 434,321 440,488 436,715 1,165,782	10 tue £2,500 223,510 223,510 135,867 130,771 130,771 1376,955 140,2151 376,955 152,089 174,187 475,553 345,744 451,230 725,768 191,141 595 140,609 154,600 154,600 155,600 15	£5,000 175,647 87,288 78,900 306,008 463,209 85,550 269,407 343,636 616,699 786,925 724,827 1,010,625 311,322 370,010,010 383,	£7,500 127,120 38,710 25,343 260,495 234,003 374,329 3,087 237,641 193,089 236,041 507,611 653,758 589,680 872,809 872,809 1,181,935 4-1,81,935 4-1,181,935 1,190,033 1,100,170	£10,000 78,593 -11,485 -29,083 -151,810 -188,528 -161,658 -29,1724 -252,117 -116,732 -127,785 -38,533 -1,709 -1,242 -1,021,833 -1,394,606 -1,452,672 -1,452,911 -1,526,034 -1,1452,911 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,4	£12,500 30,065 62,457 83,509 115,695 89,313 115,695 89,313 115,619 125,860 40,321 15,619 175,860 311,053 311,053 311,053 311,872 513,473 -1,181,401 -1,174,057 -1,174	£15,000 -19,824 -113,428 -137,935 -7,002 -1,829 -1,	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -2,241,780 -2,241,302 -1,173,123	£20,000 -121,660 -121,660 -248,806 -138,664 -138,644 -102,804 -127,722 -70,069 -449,676 -56,229 -199,686 -323,066 -323,0	£22,500 -173,844 -269,003 -304,804 -175,637 -200,067 -175,637 -200,067 -158,948 -540,875 -138,243 -280,313 -280,313 -438,408 -438,408 -145,828 -34,807 -1,73,864 -2,466,167 -2,461,147 -1,778,952 -2,476,120,30 -698,945 -1,054,469	£25,000 -226,933 -321,441 -360,801 -245,864 -248,753 -247,3210 -247,828 -320,74 -246,297 -362,717 -554,564 -280,280 -312,594 -312,594 -10,887,548 -1,883,5
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 21 Site 21 Site 26	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 20 Brown 15 Brown 500 HD Brown 500 HD Brown 500 HD Brown 75 HD Brown 40 HD Brown 40 HD Brown 51 HD Brown 51 HD Brown 51 HD Brown 51 HD Brown 51 HD Brown 51 HD Brown 51 HD Flats 300 Flats 30 Flats 9 Green 75 Green 75	South East & Ashte South East &	EUV 600,000	720,000 720,000	Residual V: £0 270.573 184.445 182.642 182.642 430.271 471.565 447.902 639.854 262.824 549.510 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 422.081 420.834 440.454 440.458 458.758	18	£5,000 175,647 87,288 78,900 291,444 331,920 85,550 401,597 269,407 343,636 616,690 786,925 724,827 1,010,625 311,322 -706,012 -706,012 -708,999 -927,194 1,002,041 1,540,344	£7,500 127,120 138,710 25,343 220,231 260,495 234,003 374,329 -3,087 327,641 193,069 236,041 507,611 507,611 507,611 507,611 503,768 633,768 569,680 872,809 172,035 -1,309,012 -1,181,935 -1,309,012 -1,181,935 -1,309,012 -1,191,053	£10,000 78,593 -11,485 -29,083 -151,810 -188,528 -161,658 -29,1724 -252,117 -116,732 -127,785 -38,533 -1,709 -1,242 -1,021,833 -1,394,606 -1,452,672 -1,452,911 -1,526,034 -1,1452,911 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,452,912 -1,4	£12,500 30,065 -62,457 -83,509 -79,835 -115,695 -115,995	£15,000 -19,824 -113,428 -137,935 -7,002 -12,862 -12,862 -12,862 -13,962 -12,862 -13,9	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -2,241,780 -2,241,302 -1,173,123	£20,000 -121,660 -121,660 -121,660 -124,806 -138,664 -102,804 -127,722 -70,009 -449,676 -56,229 -199,686 -51,377 -35,135 -98,528 -174,469 -525,921 -1,660,572 -2,250,783 -2,394,125 -1,620,572 -2,250,783	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -175,637 -175,637 -175,637 -175,637 -175,637 -173,644 -203,328 -403	£25,000 -226,933 -321,441 -360,801 -248,563 -244,763 -247,626 -52,074 -216,297 -362,717 -54,564 -280,280 -312,594 -1,193,548 -1,193,548 -2,681,550 -2,681,550 -1,313,548 -1,313,
Site 1 Site 2 Site 3 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 11 Site 12 Site 13 Site 14 Site 13 Site 14 Site 15 Site 16 Site 16 Site 17 Site 18 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 18 Site 19 Site 20 Site 21 Site 28	Brown 500 Brown 200 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 500 HD Brown 500 HD Brown 500 HD Brown 75 HD Brown 20 HD Brown 30 HD Brown 30 HD Brown 51 HD Brown 15 HD Brown 15 HD Brown 5 HD Flats 300 Flats 300 Flats 30 Green 40 Green 12 Green 12 Green 12 Green 12 Green 9	South East & Ashte South East &	EUV 600,000	720,000 720,000	Residual V: £0 270.573 184.445 182.642 430.271 471.565 447.902 39.834 262.824 549.510 422.081 1,051.357 992.892 1,284.564 599.2892 1,284.564 402.488 431.199 1,657.944 1,051.579 1,679.191 2,321.116 2,835.100 Residual V: £0	18	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 401,597 269,407 786,925 774,827 1,010,625 311,322 -706,012 -708,369 47,593 47,593 47,593 48,265,686	£7,500 127,120 127,120 38,710 25,343 220,231 260,495 234,003 374,329 -3,087 376,329 -3,087 327,641 193,069 236,041 557,611 653,758 559,630 872,809 172,035 -4863,418 -1,181,935 -1,309,012 -861,310 -1,190,035 -1	£10,000 78,593 -11,485 -29,083 -151,810 -188,528 -29,083 -161,658 -29,083 -17,742 -252,117 -116,732 -17,785 -398,533 -517,709 -452,672 -733,141 -32,748 -1,021,893 -1,021,893 -1,014,250 -1,526,034 -1,014,250 -1,452,911 -958,299 -1,401,537 -1,498,4566 -2,496,272	£12,500 30,065 -62,457 -83,509 -79,835 -115,695 -89,313 -115,695 -140,361 -175,860 -40,321 -15,619 -160,539 -1,181,401 -1,167,191 -1,1715,799 -1,167,191 -1,1715,799 -1,181,321,123 -1,332,123 -1,332,123 -1,332,123 -1,332,123 -1,332,123	£15,000 -19,824 -113,428 -137,935 -7,002 -42,822 -16,968 -107,691 -268,999 -99,033 -39,490 -97,276 -177,394 -177,072 -453,805 -1,340,909 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,079 -1,320,110 -1,980,089 -1,980,089	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687 -1,193,286 -1,732,153 -2,242,152 -1,500	£20,000 -121,660 -121,660 -121,660 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -56,229 -199,686 -51,377 -35,135 -32,306 -51,377 -35,135 -2,250,734 -1,660,572 -2,250,733 -2,394,125 -1,626,012 -2,504,345 -750,816 -1,123,833 -1,648,015 -2,157,445	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -175,637 -200,067 -158,948 -540,875 -136,243 -280,313 -280,313 -280,313 -280,313 -182,2060 -173,864 -236,328 -1,22,060 -1,73,864 -2,265,111,47 -1,778,952 -2,767,203 -2,767,203 -1,054,499 -1,054,499 -1,054,389 -1,0	£25,000 -226,933 -321,441 -360,801 -248,753 -273,210 -248,753 -273,210 -247,528 -532,074 -216,297 -382,717 -554,554 -280,280 -312,594 -312,594 -312,594 -10,467 -41,933,548 -1,9
Site 1 Site 2 Site 3 Site 4 Site 2 Site 3 Site 4 Site 5 Site 5 Site 6 Site 7 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 20 Site 27 Site 28 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 HD Brown 500 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 40 HD Brown 50 HD Brown 15 HD Flats 300 Flats 300 Flats 300 Flats 30 Flats 9 Green 75 Green 40 Green 12 Green 12 Green 12 Green 12 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500	South East & Ashte South East &	EUV 600,000	720,000 720,000	Residual Vi £00 270,573 184,445 182,642 430,271 471,565 447,902 549,510 548,252 158,825 334,847 1,051,357 992,892 1,284,546 589,896 -391,199 -543,921 -657,944 402,488 408,715 1,185,782 1	11ue £2,500 223,510 223,510 135,867 130,771 360,858 402,151 376,955 552,089 174,187 475,553 345,744 451,230 725,768 919,141 451,230 725,768 919,141 461,230 725,768 1,113,912 1,609,777 2,236,978 2,750,393	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 401,597 343,638 463,209 786,925 724,827 1,010,625 311,322 -999,263 -1,091,989 -927,194 1,540,364 2,152,841 1,540,364 £5,000 105,836	£7,500 127,120 127,120 38,710 25,343 222,031 220,495 234,003 374,329 3,087 327,641 193,069 236,041 653,758 589,690 172,035 483,418 -1,181,935 -1,309,012 -4,190,053 -1,190,053 -	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658 295,450 -91,724 252,117 116,732 127,785 398,533 517,709 452,672 733,141 32,748 -1,021,839 -1,334,606 -1,526,034 -1,526,03	£12,500 30,065 -62,457 -83,509 -79,835 -115,695 -89,313 -196,570 -180,361 -175,860 -180,361 -15,619 -289,455 -381,053 -314,872 -106,539 -1,181,401 -1,607,277 -1,743,057 -1,1747,057 -1,17	£15,000 -19,824 -113,428 -137,935 -7,002 -1,829 -137,935 -7,002 -1,826 -1,988 -268,999 -9,603 -97,276 -177,384 -242,324 -177,072 -458,326 -1,320,016 -1,960,079 -1,320,131 -1,978,628 -1,426,709 -1,820,716 -1,816,250 -2,326,859 -1,827,000 -93,074 -18,312 -184,312 -184,312 -184,312	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687 -1,193,296 -1,732,153 -2,242,152 -1,440,208 -1,740,	£20,000 -121,660 -121,660 -121,660 -121,660 -138,664 -1248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -56,229 -199,686 -323,066 -323,	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -158,948 -540,875 -158,948 -540,875 -158,948 -403,328 -165,828 -165,828 -143,846 -236,328 -34,801 -69,233 -1,822,060 -2,466,167 -2,611,147 -2,611,147 -2,611,147 -2,611,147 -2,611,147 -2,611,147 -2,613,878 -2,767,203 -688,945 -1,054,499 -1,553,878 -2,072,738	£25,000 -226,933 -321,441 -380,801 -285,864 -248,753 -273,210 -247,828 -632,074 -216,297 -554,564 -280,280 -312,594 -374,128 -104,867 -812,546 -1,983,548 -2,881,550 -2,828,170 -1,931,893 -3,030,061 -47,074 -950,566 -1,479,740 -1,988,031
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 5 Site 6 Site 7 Site 8 Site 7 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 20 Site 30 Site 20 Site 30 Site 20 Site 30 Si	Brown 500 Brown 200 Brown 200 Brown 200 Brown 20 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 30 Brown 30 Brown 30 Brown 40 Brown 40 Brown 500 Brown 500 Brown 500 Flats 100 Flats 300 Flats 100 Flats 30 Flats 100 Flats 30 Flats 100 Flats 30 Flats 100 Flats 9 Green 75 Green 12 Green 40 Green 12 Green 9 Affordable Housing Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 75	South East & Ashte South East &	EUV 600,000	PLV  720,000	Residual Va £0 270,573 184,445 182,642 430,271 471,565 447,902 549,510 558,825 549,510 558,825 334,847 1,051,357 92,892 1,284,564 408,715 1,165,782	18	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 431,636 461,699 786,925 311,322 -969,263 -706,012 -1,091,998 -708,369 -708,369 -724,827 1,101,625 -56,000 £5,000 £5,000 3,967	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087 374,329 -3,087 374,329 -3,087 376,329 -30,972 -30,972 -30,972 -50,459 -57,308 -30,972 -50,459 -50,459 -50,459 -50,649 -7,500 -7,50	£10,000 78,593 -11,485 -29,083 151,810 188,528 161,658 285,450 -91,724 252,117 116,732 127,785 398,533 517,709 452,672 733,141 32,748 -1,021,839 -1,394,606 -1,452,911 958,299 1,401,537 1,984,566 2,496,272 £10,000 8,719 -81,943 -1,04,885 53,919	£12,500 30,065 62,457 83,509 79,835 115,695 89,313 175,860 175	£15,000 -19,824 -113,428 -137,935 -7,002 -14,2862 -142,862 -16,968 -268,999 -97,276 -177,334 -242,324 -177,072 -453,805 -245,826 -1,340,990 -1,320,131 -1,978,628 -1,820,710 -1,320,131 -1,978,628 -1,820,710 -1,320,131 -1,978,628 -1,820,710 -1,320,131 -1,978,628 -1,820,710 -1,320,131 -1,978,628 -1,840,132 -1,340,132 -1,	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -38,46 -119,588 -210,171 -63,075 -103,594 -21,173,102 -14,473,072 -2,241,486 -802,687 -1,193,296 -1,732,133 -2,242,152 -1,473,072 -2,241,486 -2,177,102 -1,473,072 -2,241,486 -2,177,102 -1,473,073 -1,473,073 -1,4	£20,000 -121,660 -121,660 -121,660 -121,660 -138,664 -148,806 -138,664 -127,722 -70,069 -449,676 -323,066 -323,076 -323,	£22,500 -173,844 -289,003 -304,804 -211,497 -200,067 -175,637 -200,067 -158,948 -540,875 -200,313 -280,313 -280,313 -483,408 -173,864 -165,828 -34,801 -469,233 -173,864 -699,233 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,072,738 -2,461,167 -1,778,952 -2,767,203 -2,461,167 -1,563,878 -2,072,738 -2,072,738 -2,250,387 -341,627 -332,934 -312,713	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753 -273,210 -247,828 -322,717 -554,564 -280,280 -312,594 -312
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 6 Site 6 Site 7 Site 8 Site 7 Site 8 Site 10 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 26 Site 20 Site 21 Site 28 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 40 Brown 9 Brown 500 HD Brown 500 HD Brown 75 HD Brown 20 HD Brown 75 HD Brown 20 HD Brown 75 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 50 HD Brown 51 HD Brown 5 HD Flats 300 Flats 100 Flats 100 Flats 107 Flats 9 Green 75 Green 40 Green 12 Green 9 Affordable Housing Brown 500 Brown 500 Brown 500 Brown 500 Brown 75 Brown 40 Brown	South East & Ashte South East &	EUV 600,000	PLV 720,000	Residual Va 270,573 184,445 182,642 430,271 471,555 447,902 539,854 262,824 262,824 262,824 262,824 263,836 264,549,510 274,051 274,051 275,051 276,151 277,151 277,	10	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 269,407 241,577 269,407 1,010,625 311,322 -766,012 -969,263 -7706,012 -1,091,989 -708,36	£7,500 127,120 38,710 25,343 222,031 260,495 234,003 374,329 3,087 237,641 193,089 238,041 193,089 872,809 872,809 872,809 172,035 4863,418 1,181,935 4,181,	£10,000 78,593 -11,485 -29,083 151,810 18,528 -18,185 -29,083 151,810 18,528 -18,185 -	£12,500 30,065 -62,457 -83,509 -79,835 -115,695 -89,313 -196,579 -180,361 -15,619 -175,860 -40,321 -15,619 -175,860 -10,539 -1,181,401 -1,67,277 -1,167,191 -1,715,769 -1,174,057 -1,175,769 -1,174,057 -1,174,05	£15,000 -19,824 -113,428 -137,935 -7,002 -1,98,24 -137,935 -7,002 -1,98,000	£17,500 -70,742 -184,399 -192,808 -65,831 -69,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -12,177,102 -2,241,486 -802,687 -1,193,296 -1,173,215	£20,000 -121,660 -121,660 -138,664 -138,664 -148,676 -170,2894 -149,676 -156,229 -199,686 -323,066 -323,076 -323,0776 -326,037	£22,500 -173,844 -269,003 -304,804 -175,637 -200,067 -175,637 -200,067 -158,948 -540,875 -158,948 -540,875 -138,243 -280,313 -438,408 -145,226 -246,128 -246,128 -246,128 -2,177,89,12 -2,177,18 -2,	£25,000 -226,933 -321,441 -360,801 -285,864 -248,753,210 -247,828 -632,074 -247,828 -632,074 -246,297 -362,717 -554,564 -280,280 -312,594 -312,594 -314,594 -314,594 -314,987 -812,546 -1,983,548 -3,030,682 -2,881,550 -2,881,550 -2,881,550 -1,983,548 -1,983,548 -1,983,548 -1,983,548 -1,983,548 -1,983,666 -1,479,740 -1,988,031
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 7 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 20 Site 3 Site 3 Site 4 Site 20 Site 3 Site 3 Site 4 Site 3 Site 3 Site 4 Site 5 Site 5 Site 6 Site 6 Site 7 Site 1 Site 1 Site 2 Site 3 Site 3 Site 3 Site 4 Site 3 Site 4 Site 5 Site 5 Site 6 Site 6 Site 7 Site 6 Site 7 Site 8 Site 8 Site 8	Brown 500 Brown 200 Brown 200 Brown 200 Brown 75 Brown 40 Brown 15 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 15 Brown 20 Brown 15 Brown 50 Brown 50 Brown 15 Brown 50 Brown 50 Brown 50 Brown 50 Flats 10 Flats 30 Flats 12 Flats 9 Green 75 Green 40 Green 12 Green 9 Affordable Housing Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 200 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 50 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 50 Brown 15 Brown 15 Brown 15 Brown 15	South East & Ashte Ashte Ash	EUV 600,000	PLV 720,000	Residual V: 50 270,573 184,445 182,642 182,642 182,642 182,642 182,642 182,642 182,642 182,642 1839,854 184,952 184,643 184,952 184,964 184,952 184,964 184,96	10ue £2,500 223,510 223,510 135,867 130,771 136,875 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1376,955 1377,955 1376,955 1377,955	£5,000 175,647 87,288 78,900 306,008 463,209 85,550 269,407 343,636 616,690 766,925 724,827 1,010,625 4,015,97 4,010,625 4,015,010,625 4,015,010,625 4,015,010,625 4,015,010,625 4,015,010,625 4,010	£7,500 127,120 38,710 25,343 220,031 260,495 234,003 374,329 3,087 327,641 193,089 236,041 193,089 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,035 -863,418 -1,181,935 -1,190,035 -1,19	£10,000 78,593 -11,485 -29,083 -11,485 -29,083 -161,658 -29,083 -161,658 -285,450 -91,724 -252,117 -116,732 -127,785 -398,533 -517,709 -452,672 -733,141 -1,021,893 -1,1324,606 -1,452,911 -1,526,034 -1,014,250 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,526,034 -1,034,537 -1,034,536 -1,034,537	£12,500 30,065 62,457 83,509 62,457 83,509 115,695 89,313 115,619 15,619 15,619 15,619 15,619 15,619 16,570 1,105,739 11,	£15,000 -19,824 -113,428 -137,935 -17,032 -18,698 -17,031 -28,999 -90,033 -39,490 -97,276 -177,344 -242,324 -177,072 -453,805 -1,340,909 -1,320,131 -1,980,209 -1,320,209 -1,320	£17,500 -70,742 -184,399 -192,808 -58,337 -55,377 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -53,399 -21,173,072 -314,137 -358,177 -358,177 -144,208 -20,637 -147,3072 -241,486 -20,637 -1,173,215 -1,732,153 -2,242,152 -1,747,3072 -1,473,072 -1,473,072 -1,473,072 -1,473,072 -1,473,072 -1,473,072 -1,474,073 -1,193,286 -1,19	£20,000 -121,660 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -70,069 -449,676 -323,066 -323,076 -323,077 -323,776 -323,377 -323,377 -323,	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -175,637 -200,067 -158,948 -540,875 -158,948 -540,875 -158,948 -540,875 -158,948 -540,875 -173,864 -246,875 -138,243 -143,408 -143,840	£25,000 -226,933 -321,441 -360,801 -248,753 -273,210 -247,628 -632,074 -246,277 -362,717 -554,564 -280,280 -312,594 -312,594 -314,254 -1,983,548 -1,983,548 -1,983,548 -1,983,548 -1,983,651 -1,91,980,031
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Site 1   Site 2	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 50 Brown 15 Brown 500	South East & Ashte South East &	EUV 600,000	720,000 720,000	Residual V: 2027.573 184.445 182.642 430.271 471.565 447.902 439.271 471.565 447.902 422.081 433.4454 442.488 438.491 438.715 438.212 438.715 438.212 438.715 438.212 438.715 438.213 438.493 438.493 438.493 438.493 438.493 438.493 447.1600 422.824 447.1600 422.824 447.1600 432.824 447.1600 432.834 447.800 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444 488.715 488.6444	18 (18 ) 18 ) 18 ) 18 ) 18 ) 18 ) 18 ) 1	£5,000 175,647 87,288 78,900 306,008 403,209 85,550 401,597 269,407 343,636 616,690 786,925 774,827 1,010,625 311,322 -706,012 1,091,989 -708,369 -407,194 1,062,041 1,540,346 2,152,841 2,665,686	£7,500 127,120 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,097 327,641 193,069 872,809 172,035 -863,418 -1,181,935 -1,181,935 -1,181,935 -1,190,032 -3,097 2,580,979 -1,190,032 -3,097 -1,190,032 -3,097 -1,190,032 -3,097 -1,190,032 -3,097 -3,087 -3,0	£10,000 78,593 -11,485 -29,083 -11,485 -29,083 -161,658 -29,083 -161,658 -29,1724 -252,177 -161,673 -252,178 -252,178 -252,177 -253 -252,178 -252,1	£12,500 30,065 -62,457 -83,509 -115,695 -89,313 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -115,695 -116,595	£15,000 -19,824 -113,428 -137,935 -7,002 -1,326,137,935 -1,326,137,935 -1,326,137,935 -1,326,137,935 -1,326,137,935 -1,326,137,935 -1,326,137,935 -1,326,137,936 -1,326,137	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -	£20,000 -121,660 -121,660 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -199,686 -51,377 -35,135 -98,528 -174,469 -525,921 -1,660,572 -2,250,738 -2,394,125 -1,626,012 -2,250,738 -2,394,125 -1,626,012 -2,250,738 -2,394,125 -1,626,012 -2,250,738 -2,394,125 -1,626,012 -2,250,738 -2,394,125 -2,504,345 -	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -175,637 -200,067 -175,637 -200,067 -189,948 -540,875 -136,243 -148,2060 -155,828 -143,408 -155,828 -143,408 -155,828 -143,408 -148,20,600 -156,828 -148,108	\$25,000 226,933 321,441 360,801 226,983 247,824 248,753 247,210 247,828 432,074 216,297 362,717 554,564 280,280 312,594 374,128 -104,867 314,128 414,074 385,056 1,479,740 1,988,031
Site 1   Site 2   Site 3   Site 6   Site 7   Site 8   Site 7   Site 8   Site 7   Site 8   Site 10   Site 11   Site 12   Site 13   Site 14   Site 15   Site 16   Site 17   Site 28   Site 19   Site 20   Site 10   Site 11   Site 12   Site 13   Site 6   Site 6   Site 6   Site 6   Site 10   Site 11   Site 11   Site 12   Site 13   Site 11   Site 11   Site 12   Site 13   Site 11   Site 12   Site 13   Site 14   Site 13   Site 14   Site 15   Site	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 40 Brown 500 Brown 40 Brown 500 Brown 500 Flats 100 Flats 300 Flats 100 Flats 300 Flats 100 Flats 300 Flats 100 Flats 9 Green 75 Green 40 Green 12 Green 12 Green 12 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown	South East & Ashte South East &	EUV 600,000	720,000 720,000	Residual V: £0 270.573 184.445 182.642 430.271 471.565 447.902 339.854 262.824 549.510 422.081 1,051.357 92.8822 1,284.564 589.2896 391.199 2.822 1,284.564 408.715 1,165.782 1,1679.191 2,321.116 2,835.100 202.692 117.2955 110.388 336.199 3372.927 348.249 339.8544 262.824 447.1600 324.103	18	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 401,597 269,407 734,827 1,010,625 311,322 -706,012 -708,369 -	£7,500 127,120 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087 327,641 193,069 236,041 507,611 653,758 659,650 872,809 172,035 -463,418 -1,181,935 -1,309,012 -861,310 -1,191,053 1,010,170 1,470,950 2,068,703 2,580,979 £7,500 57,308 57,308 57,308 57,308 125,356 157,364 132,366 132,	£10,000 78,593 -11,485 -29,083 -11,485 -29,083 -161,658 -29,083 -161,658 -29,1724 -252,177 -161,709 -1724 -1724 -1724 -1725 -1	£12,500 30.065 -82,457 -83,509 -89,313 -115,695 -89,313 -15,695 -150,361 -150,361 -175,860 -1	£15,000 -19,824 -113,428 -137,935 -7,002 -1,868,999 -1,97,276 -1,77,972 -1,7	£17,500 -70,742 -164,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -103,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687 -1,183,296 -1,732,153 -2,242,152 -1,500 -1,44,208 -1,732,153 -1,473,072 -2,241,485 -1,183,296 -1,184,297 -1,184	## £20,000 -121,660 -121,660 -121,660 -124,806 -138,664 -102,804 -127,722 -199,686 -51,377 -35,135 -32,306 -51,377 -35,135 -34,125 -34	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,087 -175,637 -200,087 -175,637 -200,087 -175,834 -480,313 -484,840	£25,000 -226,933 -321,441 -360,801 -245,864 -248,753 -273,210 -247,628 -532,074 -246,227 -362,717 -554,554 -260,280 -312,594 -40,867 -41,938,548 -42,681,550 -42,881,570 -42,881,570 -43,030,661 -47,074 -98,031 -1,988,031
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Site 1 Site 2 Site 3 Site 5 Site 6 Site 6 Site 6 Site 7 Site 10 Site 10 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 16 Site 16 Site 17 Site 18 Site 26 Site 29 Site 20 Site 1	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 9 Brown 500 HD Brown 500 HD Brown 75 HD Brown 50 HD Brown 5 HD Brown 5 HD Brown 5 HD Brown 5 HD Flats 300 Flats 100	South East & Ashte South East &	EUV 600,000	PLV 720,000	Residual V2 20,573 184,445 182,642 182,642 182,642 182,642 183,847 184,192 184,192 184,192 184,193 184	10 tue £2,500 223,510 125 23,510 125 23,510 125 240 125 25 20,28 21 24 25 25 20 25 25 25 20 25 25 25 25 25 25 25 25 25 25 25 25 25	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 463,209 85,550 433,636 616,690 786,925 724,827 1,010,625 311,322 -706,012 -7	£7,500 127,120 38,710 25,343 220,0315 260,495 234,003 374,329 3,087 237,641 193,089 238,041 193,089 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 873,809 874,809 875,309 876,309 877,308 876,309 877,308	£10,000 78,593 -11,485 -29,083 -151,1810 -18,525 -29,083 -151,1810 -18,525 -29,083 -151,1810 -16,582 -29,1724 -252,117 -116,732 -127,785 -398,533 -1,394,606 -1,452,913 -1,021,833 -1,394,606 -1,452,913 -1,021,833 -1,394,606 -1,452,911 -1,526,034 -1,014,250 -1,452,911 -1,526,034 -1,014,250 -1,452,911 -1,526,034 -1,014,250 -1,452,911 -1,526,034 -1,171,911 -2,105 -2,105 -2,	£12,500 30,065 62,457 83,509,065 115,695 89,313 196,570 180,361 15,619 175,860 40,321 15,619 175,860 40,321 15,619 175,860 40,321 15,619 175,860 40,321 175,860 40,321 175,860 40,321 175,860 175,619	£15,000 -19,824 -113,428 -137,935 -7,002 -1,828 -137,935 -1,7,002 -1,828 -1,7,931 -28,939 -97,276 -1,7,7,94 -1,77,772 -2,45,826 -1,340,909 -1,820,161 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,320,131 -1,980,779 -1,380,744 -1,980,770 -1,2	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -13,594 -119,588 -210,171 -38,112 -1,500,418 -2,035,399 -12,177,102 -1,473,072 -2,2177,102 -1,473,072 -2,217,102 -1,473,072 -2,241,486 -22,177,90 -144,208 -236,750 -144,208 -236,750 -144,208 -236,750 -144,208 -236,750 -144,208 -236,750 -144,307 -156,594 -18,811 -156,994 -18,811 -156,994 -18,811 -16,500 -13,348 -22,342,398 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -13,348 -36,500 -22,332 -38,280 -38,500	£20,000 -121,660 -121,660 -121,660 -138,664 -148,806 -138,664 -102,804 -127,722 -199,686 -323,066 -323,733 -323,737 -335,737 -335,737 -237,776 -206,301 -229,339 -70,069 -166,664 -303,910 -477,507 -203,732 -224,49,862 -271,229 -174,469 -525,921 -1,812,194	£22,500 -173,844 -269,003 -304,804 -175,637 -200,067 -175,637 -200,067 -175,637 -200,067 -175,637 -200,313 -280,313 -280,313 -280,313 -182,206 -280,337 -1,822,060 -2,466,167 -2,767,203 -2,265,206 -2,265,206	£25,000 -226,933 -321,441 -360,801 -245,824 -248,753 -247,3210 -247,828 -632,074 -246,297 -362,717 -554,564 -2,682,737 -341,254 -10,4867 -41,983,548 -3,030,661 -47,074 -398,566 -394,6
Site 1   Site 2   Site 3   Site 6   Site 7   Site 1   Site 2   Site 3   Site 6   Site 6   Site 7   Site 8   Site 6   Site 7   Site 8   Site 6   Site 7   Site 1   Site 1   Site 1   Site 2   Site 1   Site 2   Site 3   Site 6   Site 6   Site 7   Site 8   Site 9   Site 1   Site 2   Site 2   Site 2   Site 2   Site 2   Site 6   Site 6   Site 6   Site 6   Site 7   Site 1   Site 6   Site 7   Site 1   Site 2   Site 3   Site 3   Site 3   Site 3   Site 4   Site 3   Site 4   Site 3   Site 4   Site 4   Site 4   Site 5   Site 5   Site 6   S	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 40 Brown 9 Brown 500 Brown 9 Brown 500 HD Brown 75 HD Brown 40 HD Brown 15 HD Brown 15 HD Brown 5 HD Flats 300 Flats 100 Flats 12 Flats 9 Green 40 Green 75 Green 40 Green 12 Green 9 Affordable Housing Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 75 Brown 40 Brown 500 Brown 75 Brown 40 Brown 500 Brown 75 Brown 40 Brown 500 Brown 75 Brown 40 Brown 500	South East & Ashte South East &	EUV 600,000	PLV 720,000	Residual V: 50 270,573 184,445 182,642 182,642 182,642 182,642 182,642 182,642 182,642 182,642 1839,854 184,952 184,953 184,953 184,953 184,953 184,953 184,953 184,953 185,953 186,95	10	£5,000 175,647 87,288 78,900 306,008 463,209 85,550 269,407 343,636 616,690 786,925 724,827 1,010,625 4,015,907 1,010,625 4,015,015 1,015,036 1,031,036 1,03	£7,500 127,120 127,120 38,710 25,343 220,031 260,495 234,003 374,329 3,087 237,641 193,089 236,041 193,089 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 872,809 873,709 873,709 873,709 873,709 873,709 873,709 873,709 873,709 873,709 873,709 873,709 874,709 875,709 875,709 876,709 877,709 877,709 877,709 877,709 877,709 877,709 877,709	£10,000 78,593 -11,485 -29,083 -11,485 -29,083 -161,658 -29,1724 -252,117 -116,722 -127,785 -398,533 -517,709 -452,672 -733,141 -1,021,893 -1,034,606 -1,452,911 -1,473,31,41 -1,473,31,617 -1,473,31,617 -1,473,31,617	£12,500 30,065 40,2457 83,509 115,695 89,313 115,619 125,619 125,619 125,619 136,570 1,107,130 131,132,123 14,156,570 132,915 14,150,503 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 14,16,570 15,130,670 16,570 16,570 16,570 16,570 17,610 180,361 191,763	£15,000 -19,824 -113,428 -137,935 -142,862 -177,935 -16,968 -177,934 -187,276 -177,374 -177,772 -177,772 -178,380 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,978,622 -1,340,909 -1,320,131 -1,978,622 -1,340,909 -1,320,131 -1,978,622 -1,340,909 -1,320,131 -1,978,622 -1,1978,622 -1,1978,622 -1,1978,622 -1,1978,622 -1,1978,622 -1,1978,623 -1,1453,118	£17,500 -70,742 -184,399 -192,808 -55,377 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -55,375 -13,594 -119,588 -210,171 -50,418 -20,35,399 -21,173,072 -2,177,102 -1,473,072 -2,177,102 -1,473,072 -2,177,102 -1,473,072 -2,174,102 -1,473,072 -1,173,173 -2,174,103 -1,173,173 -1,173 -	£20,000 -121,660 -121,660 -121,660 -121,660 -121,660 -121,660 -121,660 -121,660 -138,664 -138,664 -138,664 -138,664 -138,664 -138,664 -138,664 -138,664 -138,664 -138,664 -148,676 -151,377 -35,135 -25,931 -1,660,572 -2,594,325 -1,660,572 -2,594,325 -1,660,612 -2,504,345 -2,50	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -175,637 -200,067 -185,948 -540,875 -136,243 -280,313 -280,313 -438,408 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -173,864 -174,778,952 -2,767,203 -2,767	£25,000 -226,933 -321,441 -360,801 -248,753 -273,210 -248,753 -247,928 -632,074 -246,277 -362,717 -564,564 -1,983,548 -1,983,138 -1,
Site 1	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 20 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 500 Flats 100 Flats 300 Flats 100 Flats 300 Flats 100 Flats 300 Flats 700 Flats 9 Green 40 Green 12 Green 12 Green 12 Green 12 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500 B	South East & Ashte South East &	EUV 600,000	## SLV    720,000   720,00	Residual V: £0 270,573 184,445 182,642 184,447 182,642 184,447 1856 184,447 185,447 186,447 18	100 223,510 223,510 223,510 135,867 130,771 130,771 1376,955 402,151 376,955 552,099 174,187 475,553 345,744 475,553 457,745 476,553 457,666 457,666 457,666 457,666 457,666 457,766 4	£5,000 175,647 87,288 78,900 306,008 463,209 85,550 401,597 269,407 766,925 774,827 1,010,625 474,827 1,010,625 474,827 1,010,625 476,925 476,925 476,925 476,925 476,925 4774,827 477,983 476,925 476,925 477,927 477 478 483,209 478 471,488 478 471,488 478 471,488 478 471,488 478 471,488 478 471,488 478 471,488 478 478 478 478 478 478 478 478 478	£7,500 127,120 127,120 38,710 25,343 220,031 280,495 234,003 374,329 -3,087 327,641 193,069 872,809 872,809 872,809 172,035 -863,418 -1,181,935 -1,130,012 -861,310 -1,190,033 1,010,170 -1,70 -1,70,90 -1,70,00 -	£10,000 78,593 -11,485 -29,083 -11,485 -29,083 -161,658 -29,083 -161,658 -29,1724 -252,117 -161,733 -17,709 -81,744 -1,021,893 -1,324,606 -1,324,606 -1,324,606 -1,324,606 -1,482,911 -1,733,611 -1,733,611 -1,733,611 -1,733,611 -1,733,611 -1,733,611 -1,733,611	£12,500 30,065 40,2457 83,509 89,313 115,695 89,313 115,695 89,313 115,695 115,696 40,321 15,696 40,321 15,696 41,321 41,105 41,	£15,000 -19,824 -113,428 -137,935 -142,862 -137,935 -16,968 -17,002 -17,7394 -18,107,691 -17,7394 -17,737 -245,826 -1,340,909 -1,320,131 -1,820,101 -1,820	£17,500 -70,742 -184,399 -192,808 -55,377 -18,811 -358,477 -23,346 -119,588 -71,19,588 -	£20,000 -121,660 -121,660 -216,564 -248,806 -138,664 -102,804 -127,722 -199,686 -323,066 -323,066 -323,066 -323,066 -323,067 -35,135 -35,135 -35,135 -35,135 -35,135 -35,135 -35,135 -35,135 -38,528 -14,680,572 -2,250,783 -1,626,012 -2,504,345 -2,606,304 -2,706,309	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,067 -185,948 -408,875 -136,243 -280,313 -280,313 -481,220,600 -2,466,167 -2,466,167 -2,767,203 -688,945 -1,73,864 -1,65,878 -2,767,203	\$25,000 226,933 321,441 380,801 228,582 243,247,828 432,074 246,273 362,717 363,717 36
Site 1   Site 2	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Flats 300 Flats 100 Flats 300 Flats 100 Flats 300 Brown 500	South East & Ashte South East &	EUV 600,000	PLV 720,000	Residual V: £0 270.573 184.445 182.642 430.271 471.565 447.902 339.854 262.824 549.510 422.081 558.825 834.847 1,051.357 992.8822 1,284.564 599.2892 1,284.564 599.2892 1,284.564 599.2892 1,284.564 599.2892 1,284.564 1,165.782 1,1679.1911 2,321.116 2,835.100 202.692 117.2955 110.388 2,836.199 372.927 348.249 330.858 139.854 262.824 447.160 324.103 339.8544 262.824 447.160 324.103 339.8544 262.824 447.160 324.103 339.8545 689.864 870.973 889.8866 589.8866	140e £2,500 223,510 135,867 130,771 135,867 135,867 130,771 135,867 130,771 135,867 130,771 135,867 130,771 13	£5,000 175,647 87,288 78,900 291,444 331,920 306,008 403,209 85,550 401,597 269,407 786,925 770,010 625 311,322 706,012 -706,012 -708,369	£7,500 127,120 127,120 38,710 25,343 222,031 260,495 234,003 374,329 -3,087 327,641 193,069 236,041 507,611 653,758 659,650 872,809 172,035 -1,309,012 -861,310 -1,181,935 -1,309,012 -861,310 -1,191,033 1,010,170 1,470,930 2,068,703 2,580,979 £7,500 57,308 57,308 67,308 67,308 57,308 67,308 67,500 67,308 67,30	£10,000 78,593 -11,485 -29,083 -11,485 -29,083 -161,658 -29,083 -161,658 -29,1724 -252,177 -161,673 -252,178 -252,178 -27,783 -1,21,833 -1,334,603 -1,334,603 -1,334,603 -1,345,291 -1,482,911 -1,482,911 -1,482,911 -28,103	£12,500 30.065 -82,457 -83,509 -79,835 -115,695 -89,313 -115,695 -150,361 -175,800 -	£15,000 -19,824 -113,428 -137,935 -7,002 -12,828 -137,935 -7,002 -12,828 -12,829 -13,939 -13,939 -13,939 -14,320 -13,939 -14,939 -14,9	£17,500 -70,742 -184,399 -192,808 -65,831 -29,971 -55,377 -18,811 -358,477 -23,346 -119,588 -210,171 -63,075 -13,594 -39,272 -314,137 -385,112 -1,500,418 -2,035,399 -1,473,072 -2,217,102 -1,473,072 -2,217,102 -1,473,072 -2,241,486 -20,333 -2,242,152 -1,732,153 -1,	£20,000 -121,660 -121,660 -121,660 -121,660 -138,664 -102,804 -127,722 -199,686 -51,377 -35,135 -32,306 -51,377 -35,135 -34,469 -525,921 -1,660,572 -2,250,733 -2,394,125 -1,626,012 -2,250,735 -2,504,345 -750,816 -1,123,833 -1,648,015 -2,157,445 -2,504,3	£22,500 -173,844 -269,003 -304,804 -211,497 -175,637 -200,877 -175,637 -200,877 -175,637 -200,877 -175,637 -200,877 -189,948 -146,875 -2466,175 -2611,147 -1,778,952 -2,767,203 -280,377 -2611,147 -1,778,952 -2,767,203 -280,387 -2,767,203 -280,387 -2,767,203 -280,387 -2,767,203 -280,387 -2,767,203 -280,387 -2,767,203 -280,387 -2,767,203 -280,387 -290,387	\$25,000 -226,933 -321,441 -360,801 -226,984 -248,753 -273,210 -247,828 -532,074 -260,280 -312,594 -260,280 -312,594 -312,594 -312,594 -1,931,355 -1,931,35



Box   Box   Dec		Affordable Housing	0%													
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Sib A. J.         Sib A. J.         Control of Conference         Control of Conferen																
Side S. Burn D. S.         Control Co.         CO. 175, 001         458 Bit Burn D. S.         458 Bit	Site 4														-246,698	
Sept	Site 5							299,326					-63,208		-208,873	
See   Description   Company   Comp								208,857				-80,523				
State   Part   State																
See 10   Demonitor   Chembre   00.000   720.000   325.700   305.400   200.000   130.300   130.																
\$8 12 0 mod 40 10																
Sept 1   Description							410,881						-252,508		-481,526	
Sin L II (James 15 HC)							696,162	587,083			259,160	146,462	32,010	-82,442	-196,893	-311,345
Sile 15   Semon 9140   Claradree						.,			,							
Simple   Common   Front   Charlester   Common																
Sile 1 F and 300																
Size 19 Februs 27 Gene 20 Consol 770,000 170,0																
Size 2			Elsewhere						-302,256							-1,784,156
Sile 2   Festerhee																
Sept 20   Come 15																
Sing 27 (Comes 40) Elsewhere 25,000 25,000 270,000 200,007 2291 2271,000 2105,000 170,000 200,000 2170,000 200,000 2170,000 200,000 200,000 2170,000 200,000 2																
Second   Common   C																
Sile 20 (George   Elsewhere   60,000   390,000   2885,100   279,000   2865,000   279,000   2885,000   2885,000   279,000   2885,000   2885,000   2885,000   2885,000   2885,000   2885,000   2885,000   2885,000   2885,000   2885,000   2885,00																
EUV   BLV   Reductal Value   St.   Reductal	Site 29															
Sign   Brown 500		Affordable Housing	5%													
Sile 1 Brown 500				EUV	BLV											
Sing 2 Brown 75	Cite 1	Brown 500	Cleanhara	600.000	700 000						£12,500					
Sile 3 Brown 76 Elsewhere 600.000   720.000   113.300   61.117   70.33   47.393   101.816   115.265   221.519   220.555   379.505   435.505   381.							,	,		,	,		,	,		=00,
Sign of   Grown and   Elsewhere   600,000   720,000   338,941   299,927   200,114   129,208   56,838   15,968   488,028   146,661   234,449   309,040   348,378   348,578   34							111	, , , ,	,							
Step   Step					. = -,			.,								
Sile 7 Brown 9 Elsewhere 600,000 720,000 828,475 60,440 149,298 238,164 323,465 419,913 511,302 402,281 694,260 776,706 477,177 687,000 470,000 470,000 470,000 380,464 49,477 480,948 170,000 470,000	Site 5						310,194	238,769	166,373	93,541	20,708	-52,125	-124,958	-197,791	-271,442	-346,379
Sile & Brown 5 Di C Elsewhere 600,000   720,000   409,919   309,000   720,000   409,919   309,000   720,000   310,000   720,000   310,000   720,000   310,000   720,000   310,000   720,000   310,000   720,000   310,000   720,00		Brown 15	Elsewhere													
Step   Brown 500 HD   Elsewhere					. = -,											
Sile 10 Brown 20 HD																
Sile 11 Brown 75 HD Elsewhere 600,000 720,000 426,724 319,129 211,834 102,868 1-10,009 1-12,900 223,886 346,780 4-46,678 6-858,831 409,936 100 10 10 10 10 10 10 10 10 10 10 10 10												- 1,100				
Sile 12   Brown 40 HD   Elsewhere   600,000   720,000   705,697   597,009   488,831   379,422   269,991   157,506   43,064   77,397   186,849   300,301   416,322   416,822																
Site 14   Brown 15 HD						706,687										
Size 15   Brown 9 HD	Site 13	Brown 20 HD	Elsewhere	600,000	720,000	899,445	767,228	633,491	497,442	360,387	221,657	82,928	-55,801	-194,531	-333,260	-472,925
Sile 16   Brown F HD																
Sile 17   Flats 300   Elsewhere																
Sile 18   Flats 100   Elsewhere   600,000   720,000   111,880   33,872   240,772   447,272   687,631   870,302   1,082,973   1,295,644   1,503,315   1,720,986   1,933,673   1,938,181   1,938   1,9																
Sile 19																
Size 26   Flats 12   Elsewhere																
Size 26   Green 75   Elsewhere   25,000   325,000   2,255,155   2,255,155   2,355,141   2,165,741   2,165,741   2,167,7501   1,090,807   1,386,741   1,756,7601   1,757,501   1,090,807   1,386,741   1,756,943			Elsewhere			93,127		-204,158	-352,800	-505,054		-810,935	-963,876	-1,116,816		-1,422,697
Site 2   Green 40									.,,	.,,		.,,	=,= : : , : = =	_,00.,0.0		-,,
Site 28 Green 12 Elsewhere 50,000 350,000 3,071,741 2,987,603 2,903,465 2,819,328 2,735,190 2,651,055 2,566,915 2,482,777 2,398,640 2,314,502 2,230,365    Affordable Housing 10% ELW BLV Residual Value 10																
Site 2  Green 9							2,185,741							1,699,847		
Affordable Housing							2,987,603							2,398,640		
BLV   BLV   Residual Value   Expo   E2,500   E3,500   E10,00   E12,500   E10,000   E12,500   E10,000   E12,500   E20,500   E	OILC 23			30,000	000,000	2,000,100	2,700,000	2,000,000	2,000,070	2,430,212	2,411,000	2,020,000	2,242,102	2,107,440	2,012,100	1,300,031
Site 1		74.10144.DTO TIOUGING	1070	EUV	BLV	Residual Va	alue									
Site 2 Brown 200 Elsewhere 600,000 720,000 78,606 30,028 -20,596 -71,567 -122,538 -173,547 -225,985 -278,424 -330,862 -383,301 -435,739   Site 3 Brown 75 Elsewhere 600,000 720,000 281,027 121,607 14,024 63,838 -33,438 -92,864 -147,290 -202,480 -256,478 -314,476 -370,474 -426,472 -422,489   Site 5 Brown 40 Elsewhere 600,000 720,000 281,027 121,607 14,024 63,838 -33,935 -76,768 -149,601 -222,434 -297,144 -372,747 -426,472 -422,489   Site 5 Brown 20 Elsewhere 600,000 720,000 321,020 116,1825 89,480 -174,545 -552,101 -172,755 -199,900 -220,234 -207,145 -372,145 -172,100 -172,1																
Site 5 Brown 40 Elsewhere 600,000 720,000 69,899 15,988 38,438 92,864 147,290 202,480 258,478 314,476 370,474 426,472 422,468 600,000 720,000 720,000 721,001 721,007 141,045 68,888 3,393 76,768 149,601 2224,344 297,164 372,102 447,033 Site 5 Brown 20 Elsewhere 600,000 720,000 321,062 249,637 177,456 104,623 31,790 441,043 -113,876 -186,709 260,208 335,145 410,083 Site 5 Brown 15 Elsewhere 600,000 720,000 28,476 60,404 177,456 104,623 31,790 441,043 -113,876 -186,709 260,208 335,145 410,083 Site 7 Brown 9 Elsewhere 600,000 720,000 28,476 60,404 17,135 -55,210 127,555 199,900 273,193 347,628 422,063 496,488 Brown 5 Elsewhere 600,000 720,000 382,023 318,246 244,71 66,244 71,166,240 89,983 13,625 66,323 144,643,37 226,844 330,435 13,625 66,323 144,643,37 226,844 330,435 13,625 66,323 144,643,37 226,844 330,435 13,625 66,323 144,643,37 226,844 330,135 13,625 67,324 140,236 220,334 301,551 383,954 466,337 348,741 128,230 1220,594 1312,988 Site 10 Brown 200 HD Elsewhere 600,000 720,000 382,023 18,246 244,97 166,240 89,983 13,625 66,323 146,337 226,844 330,133,333 13,625 66,323 144,643,37 226,844 330,133,333 13,625 66,323 144,643,37 226,844 330,133,333 13,625 66,323 144,643,37 226,844 330,133,333 13,625 66,323 144,643,37 226,844 330,133,333 14,644 140,246 220,334 301,551 383,954 466,337 548,761 180,760 14						,	,		,	,	0.,=00	,	,	,		0.0,000
Site 5 Brown 20 Elsewhere 600,000 720,000 281,021 211,607 141,084 68,898 3,935 76,768 149,601 222,434 297,164 372,102 447,039   Site 5 Brown 20 Elsewhere 600,000 720,000 234,170 161,825 89,480 17,135 55,210 127,555 199,900 273,193 347,628 422,063 496,498   Site 6 Brown 15 Elsewhere 600,000 720,000 234,170 161,825 89,480 17,135 55,210 127,555 199,900 273,193 347,628 422,063 496,498   Site 7 Brown 9 Elsewhere 600,000 720,000 234,75 60,404 149,284 238,164 328,465 419,913 511,362 602,811 694,260 778,708 877,157   Site 8 Brown 50 HD Elsewhere 600,000 720,000 398,548 489,747 589,946 572,145 763,344 85,453 495,742 130,394 1,312,395   Site 9 Brown 50 HD Elsewhere 600,000 720,000 392,202 318,246 242,497 166,240 89,983 13,625 66,323 146,337 226,884 310,310 393,736   Site 10 Brown 200 HD Elsewhere 600,000 720,000 392,202 318,246 242,497 166,240 89,983 13,625 66,323 146,337 226,884 466,337 548,761   Site 11 Brown 75 HD Elsewhere 600,000 720,000 334,971 87,971																
Site 5 Brown 5 Elsewhere 600,000 720,000 321,082 249,687 177,456 104,623 31,790 41,043 113,876 186,709 260,208 335,145 410,083 Site 6 Brown 15 Elsewhere 600,000 720,000 234,170 161,825 89,840 17,135 455,210 127,555 199,900 273,193 347,628 422,063 468,488 Brown 9 Elsewhere 600,000 720,000 28,475 60,404 149,284 238,164 328,466 419,913 511,362 602,811 684,220 785,708 877,157   Site 8 Brown 5 Elsewhere 600,000 720,000 392,027 318,246 24,497 166,240 89,983 13,625 66,323 146,337 226,884 310,329,331 38,346 466,337 248,346 349,347 346,3									,	,	,					
Sile 6   Brown 15   Elsewhere   600,000   720,000   234,170   161,825   89,480   17,135   55,210   127,555   199,900   273,193   347,628   422,033   496,498																
Site 7   Brown 9   Elsewhere   600,000   720,000   28,475   60,404   -149,284   -238,164   -328,465   -419,913   -511,362   -602,811   -694,260   -726,708   -877,157	Site 6			600,000	720,000								-273,193			
Site 10 Brown 20 HD Elsewhere 600,000 720,000 392,022 318,246 242,497 166,240 89,983 13,625 66,323 146,337 226,884 310,310 393,736 18 Brown 20 HD Elsewhere 600,000 720,000 249,728 173,391 97,053 19,959 60,139 140,236 220,334 301,551 383,944 466,337 548,761 18 Brown 75 HD Elsewhere 600,000 720,000 584,971 227,377 118,870 6,528 1-106,367 2-19,262 332,157 447,830 563,966 680,141 7-96,226 18 Brown 40 HD Elsewhere 600,000 720,000 978,599 663,088 527,040 390,567 251,838 113,109 2-56,21 164,330 30,3079 442,307 585,046 18 Brown 15 HD Elsewhere 600,000 720,000 9785,992 663,088 527,040 390,567 251,838 113,109 2-56,21 164,330 30,3079 442,307 585,046 18 Brown 15 HD Elsewhere 600,000 720,000 599,078 462,245 324,445 186,645 48,845 88,955 226,755 364,555 5-04,592 646,373 7-88,153 1816 15 Brown 5 HD Elsewhere 600,000 720,000 351,280 195,641 55,793 8-38,767 2-323,543 3-33,211 5-04,865 6-46,570 7-92,275 935,990 1-793,865 1816 16 Brown 5 HD Elsewhere 600,000 720,000 351,280 492,356 363,568 778,981 922,294 1,066,560 1,280,991 91,352,291 1,495,544 1,639,396 1,784,440 1,282,545 1,384,545 1,3	Site 7			600,000	720,000	28,475	-60,404	-149,284	-238,164	-328,465	-419,913	-511,362	-602,811	-694,260	-785,708	-877,157
Site 11 Brown 75 HD Elsewhere 600,000 720,000 249,728 173,391 97,053 19,959 60,139 1-40,236 2-20,334 3-01,551 383,954 4-66,357 5-48,761 Site 11 Brown 75 HD Elsewhere 600,000 720,000 334,971 227,377 11870 65 280,621 168,655 54,999 40,333 174,805 2-29,256 405,178 5-22,937 Site 13 Brown 20 HD Elsewhere 600,000 720,000 608,135 499,056 389,978 280,621 168,555 54,999 40,333 174,805 2-298,256 405,178 5-22,937 Site 13 Brown 20 HD Elsewhere 600,000 720,000 599,078 462,245 344,518,664 48,845 84,845 18,945 2-28,755 3-64,555 504,599 40,333 174,805 2-298,256 405,178 5-22,937 5-28,183 113,109 2-25,621 1-64,350 303,079 442,307 5-555,046 5104,000 720,000																
Site 12   Brown 75 HD   Elsewhere   600,000   720,000   334,971   227,377   118,870   6,528   -106,367   -219,262   -332,157   -447,830   -563,986   -880,141   -796,296   Site 12   Brown 40 HD   Elsewhere   600,000   720,000   608,135   499,056   389,978   280,821   168,655   54,099   60,353   -174,805   -289,256   -405,178   -522,937   Site 13   Brown 20 HD   Elsewhere   600,000   720,000   720,000   795,992   663,088   527,040   390,567   251,838   113,109   -25,621   -164,350   -303,079   -442,307   -585,048   Site 14   Brown 15 HD   Elsewhere   600,000   720,000   599,078   -462,245   324,445   -186,845   -88,955   -226,755   -364,555   -504,552   -646,373   -788,153																
Site 13 Brown 20 HD																
Site 13 Brown 20 HD Elsewhere 600,000 720,000 795,992 663,088 527,040 390,567 251,838 113,109 -25,621 -164,350 -303,079 442,307 -585,046 Brown 15 HD Elsewhere 600,000 720,000 335,129 195,461 587,93 83,875 -223,643 -363,211 -504,865 -486,570 -792,275 -935,990,1079,865 Site 16 Brown 5 HD Elsewhere 600,000 720,000 335,129 195,461 57,93 83,875 -223,643 -363,211 -504,865 -486,570 -792,275 -935,990 1,079,865 Site 16 Brown 5 HD Elsewhere 600,000 720,000 335,1280 492,356 -635,668 -776,981 -922,294 -1,065,606 -1,208,919 -1,352,231 1,495,544 -1,639,296 -1,784,440 Site 17 Flats 300 Elsewhere 600,000 720,000 27,813 -178,887 389,404 -422,434 -579,840 -737,246 -894,652 -1,052,569 -1,212,098 -1,371,606 -1,531,114 Site 18 Flats 100 Elsewhere 600,000 720,000 27,813 -178,887 389,461 -807,132 -1,019,803 1-223,474 1,445,145 1-65,786 16,1870,488 2,094,797 Site 19 Flats 30 Elsewhere 600,000 720,000 49,815 -260,076 471,000 -886,215 -903,238 1,120,260 1,337,283 1,554,306 1,771,328 1,988,351 2,205,373 Site 20 Flats 12 Elsewhere 600,000 720,000 49,8715 -664,336 -927,194 1,190,053 1,452,911 1,715,769 1,978,628 2,241,486 2,254,345 2,260,373 Site 21 Flats 9 Elsewhere 25,000 325,000 1,219,977 1,470,056 1,418,185 1,366,315 1,314,444 1,262,573 1,210,702 1,158,831 1,106,990 1,055,090 1,035,195 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,016,845 1,872,018 1,802,665 1,773,31,91 1,663,778 1,594,364 1,554,356 1,594,364 1,555,378 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,016,845 1,5573 1,474,440 1,262,573 1,210,702 1,158,831 1,106,990 1,055,090 1,035,290 1,045,5573 1,444,45 1,645,647 1,544,545 1,545,577 1,544,545 1,544,546 1,544,545 1,544,545 1,544,545 1,544,545 1,544,545 1,544,545 1,445 1						608 135										
Site 15   Brown 9 HD   Elsewhere   600,000   720,000   599,078   482,245   324,445   186,845   48,845   48,845   48,845   228,755   364,555   504,582   646,373   788,153     Site 15   Brown 9 HD   Elsewhere   600,000   720,000   335,129   195,461   55,793   83,875   -223,543   363,211   -504,865   648,570   -792,275   -935,900   -1,079,685     Site 16   Brown 5 HD   Elsewhere   600,000   720,000   335,129   195,461   535,686   -778,981   -922,294   -1,065,606   -1,208,919   -1,352,231   -1,495,544   -1,639,296   -1,784,470     Site 17   Flats 300   Elsewhere   600,000   720,000   37,456   -115,413   -268,404   422,434   -579,840   -737,246   -894,662   -1,052,599   -1,212,098   -1,371,606   -1,531,114     Site 19   Flats 30   Elsewhere   600,000   720,000   27,813   -178,887   -384,855   -594,461   -807,132   -1,019,803   -1,222,474   -1,445,145   -1,657,816   -1,870,488   -2,084,797     Site 19   Flats 30   Elsewhere   600,000   720,000   -49,152   -260,076   -471,000   -686,215   -903,238   -1,120,260   -1,337,283   -1,554,306   -1,771,326   -1,988,351   -2,205,373     Site 27   Flats 9   Elsewhere   600,000   720,000   -49,152   -664,336   -4,719,141,140   -4,419,482   -767,902   -920,843   -1,073,783   -1,264,445   -1,673,445   -4,673,445		Brown 20 HD				795,992	663.088									
Site 15 Brown 9 HD Elsewhere 600,000 720,000 335,129 195,461 55,793 83,875 223,543 363,211 504,865 468,570 792,275 935,980 1,1079,685 Site 16 Brown 5 HD Elsewhere 600,000 720,000 735,120 492,356 688 778,981 922,294 1,1065,006 1,208,919 1,352,231 1,405,544 1,632,926 1,728,440 Site 17 Flats 300 Elsewhere 600,000 720,000 37,456 115,413 268,404 422,434 579,840 737,246 894,652 1,052,589 1,212,098 1,371,606 1,531,114 Site 18 Flats 100 Elsewhere 600,000 720,000 49,152 260,076 41,006,006 1,007,132 1,019,803 1,232,474 1,445,145 1,657,816 1,670,488 3,510,247,918 1,918	Site 14	Brown 15 HD					462,245			== ., ===	,					
Site 16 Brown 5 HD Elsewhere 600,000 720,000 351,280 492,356 635,668 778,981 922,294 1,065,606 1,208,919 1,352,231 1,495,544 1,639,296 1,784,440   Elsewhere 600,000 720,000 37,456 115,413 -268,404 422,434 -579,840 -737,246 -894,652 -1,052,589 1,212,096 1,237,048 -2,081,731,114   Site 18 Flats 100 Elsewhere 600,000 720,000 27,813 178,887 385,587 594,461 807,132 1,019,803 1,232,474 1,445,145 1,657,816 1,870,488 2,084,787   Site 21 Flats 30 Elsewhere 600,000 720,000 49,152 2,200,776 471,000 886,215 903,238 1,120,260 1,337,283 1,554,306 1,771,328 1,988,351 2,205,373   Site 20 Flats 12 Elsewhere 600,000 720,000 13,503 1-62,146 310,788 462,021 614,962 7,767,902 9,20,843 1,073,783 1,226,724 1,379,664 1,532,605   Site 21 Flats 9 Elsewhere 600,000 720,000 408,715 664,336 49,779 1,190,053 1,452,911 1,715,769 1,978,628 2,241,466 2,504,345 2,767,203 3,030,061   Site 26 Green 75 Elsewhere 25,000 325,000 1,21,927 1,470,056 1,418,185 1,366,315 1,314,444 1,262,573 1,210,702 1,158,831 1,106,960 1,055,090 1,005,219   Site 27 Green 40 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,762,744 2,678,607 2,594,469 2,510,331 2,426,194 1,344,056 2,342,056 2,257,919 2,173,781 1,265,537   Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,762,744 2,678,607 2,594,469 2,510,331 2,426,194 2,342,056 2,257,919 2,173,781 2,088,5537	Site 15	Brown 9 HD	Elsewhere	600,000	720,000	335,129	195,461	55,793	-83,875	-223,543	-363,211	-504,865	-648,570	-792,275	-935,980	-1,079,685
Site 19 Flats 100 Elsewhere 600.000 720.000 27,813 1-78,887 385,587 594,461 8-07,132 1-1019,803 1-232,474 1-445,145 1-1657,816 1-1870,488 2.084,797 Site 19 Flats 30 Elsewhere 600.000 720.000 49,152 2-60.076 471,000 686,215 903,238 1,120,260 1-337,283 1,554,306 1-771,328 1-988,351 2-2,205,373 Site 20 Flats 12 Elsewhere 600.000 720.000 1-35,003 1-62,146 3-10,788 462,021 6-14,962 7-67,902 9-20,843 1-073,783 1-226,724 1-379,664 1-532,665 Site 21 Flats 9 Elsewhere 600.000 720,000 408,715 6-64,336 9-27,194 1-1,190,053 1-4,52,911 1-7,15,769 1-1,978,628 2-241,486 2-2504,345 2-7,67,203 3-030,061 Site 26 Green 75 Elsewhere 25,000 325,000 1,51,927 1-470,056 1,418,185 1,366,315 1,314,444 1,262,573 1,210,702 1,158,831 1,106,960 1,055,090 1,003,219 Site 27 Green 40 Elsewhere 25,000 350,000 2,149,673 2,080,259 2,010,845 1,941,432 1,872,018 1,802,605 1,733,191 1,683,778 1,594,364 1,524,951 1,455,634 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,682 2,762,744 2,678,607 2,594,469 2,510,331 2,46,6194 2,342,056 2,257,919 2,173,781 2,089,684	Site 16	Brown 5 HD				001,200		000,000			1,000,000	1,200,010	1,002,201	1, 100,011	1,000,200	
Site 19 Flats 30 Elsewhere 600,000 720,000 49,152 280,076 471,000 686,215 903,238 1,120,260 1,337,283 1,554,306 1,771,328 1,988,351 2,205,373 Site 20 Flats 12 Elsewhere 600,000 720,000 1,35,000 1,62,146 3,10,788 462,021 614,962 767,902 920,843 1,073,783 1,226,724 1,379,684 1,525,805 Site 21 Flats 9 Elsewhere 600,000 720,000 408,715 664,336 927,194 1,190,053 1,452,911 1,715,769 1,978,628 2,241,486 2,504,345 2,767,203 3,030,061 Site 21 Flats 9 Elsewhere 25,000 325,000 1,521,927 1,470,056 1,418,185 1,366,315 1,314,444 1,262,573 1,210,702 1,158,831 1,106,960 1,055,090 1,003,219 Site 27 Green 40 Elsewhere 25,000 325,000 2,149,673 2,080,259 2,010,845 1,941,432 1,872,018 1,802,605 1,733,191 1,663,778 1,594,364 1,554,361 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,756,2744 2,678,607 2,594,469 2,510,331 2,426,194 2,342,056 2,257,919 2,173,781 2,088,682 2,757,914 2,678,607 2,594,469 2,510,331 2,426,194 2,342,056 2,257,919 2,173,781 2,088,682 2,757,919 2,173,781 2,088,682 2,757,919 2,173,781 2,088,682 2,757,919 2,173,781 2,088,682 2,757,919 2,173,781 2,088,681 2,756,778 2,756,778 2,757,781							,						.,,	-,,		
Site 20 Flats 12 Elsewhere 600,000 720,000 13,503 162,146 310,788 462,021 614,962 767,902 920,843 1,073,783 1,226,724 1,379,664 1,522,605 Site 27 Flats 9 Elsewhere 600,000 720,000 408,715 664,336 9,779 44 1,190,053 1,452,911 1,1715,769 1,978,628 2,241,486 2,504,345 2,276,233 3,030,061 Site 27 Flats 9 Elsewhere 25,000 325,000 1,521,927 1,470,056 1,418,185 1,366,315 1,314,444 1,262,573 1,210,702 1,158,831 1,106,960 1,055,090 1,003,219 Site 27 Green 40 Elsewhere 25,000 325,000 2,149,673 2,080,259 2,010,845 1,941,432 1,941,432 1,802,605 1,733,191 1,663,778 1,594,364 1,524,951 1,455,537 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,762,744 2,678,607 2,594,469 2,510,331 2,466,194 2,746						27,813	-178,887		-594,461	-807,132	-1,019,803	-1,232,474	-1,445,145	-1,657,816	-1,870,488	-2,084,797
Site 21         Flats 9         Elsewhere         600,000         720,000         408,715         -664,336         -927,194         -1,190,053         -1,452,911         -1,715,769         -1,978,628         -2,241,486         -2,504,345         -2,767,203         -3,000,061           Site 27 Green 75         Elsewhere         25,000         325,000         1,521,927         1,470,056         1,418,185         1,366,315         1,314,444         1,262,573         1,210,702         1,158,831         1,106,960         1,055,000         1,003,219           Site 27 Green 40         Elsewhere         25,000         325,000         2,149,673         2,080,259         2,010,485         1,941,432         1,872,018         1,802,605         1,733,191         1,683,778         1,594,364         1,254,951         1,455,373           Site 28 Green 12         Elsewhere         50,000         350,000         2,931,019         2,846,882         2,762,744         2,678,607         2,594,469         2,510,331         2,466,942         2,342,056         2,257,919         2,173,781         2,089,643						-49,152 -13,502	-260,076 -162 146		-060,215 -462,021	-903,238	-1, 120,260 -767 902	-1,337,283 -920 843	-1,004,306	-1,771,328	-1,968,351	-2,205,373 -1 532 605
Site 26 Green 75 Elsewhere 25,000 325,000 1,521,927 1,470,056 1,418,185 1,366,315 1,314,444 1,262,573 1,210,702 1,158,831 1,106,990 1,055,090 1,005,219 Site 27 Green 40 Elsewhere 25,000 325,000 2,149,673 2,080,259 2,010,845 1,941,432 1,872,018 1,802,605 1,733,191 1,663,778 1,594,364 1,524,951 1,455,537 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,762,744 2,678,607 2,594,469 2,510,331 2,426,194 2,342,056 2,257,919 2,173,781 2,088,643 1,594,364	Site 20															
Site 27 Green 40 Elsewhere 25,000 325,000 2,149,673 2,080,259 2,010,845 1,941,432 1,872,018 1,802,605 1,733,191 1,663,778 1,594,364 1,524,951 1,455,537 Site 28 Green 12 Elsewhere 50,000 350,000 2,931,019 2,846,882 2,762,744 2,678,607 2,594,469 2,510,331 2,426,194 2,342,056 2,257,919 2,173,781 2,089,643					-,										, . ,	
	Site 27			25,000		2,149,673	2,080,259		1,941,432		1,802,605	1,733,191	1,663,778			
Site 29   Green 9   Elsewhere   50,000   2,835,100   2,750,393   2,665,686   2,580,979   2,496,272   2,411,565   2,326,859   2,242,152   2,157,445   2,072,738   1,988,031																
	Site 29	Green 9	Elsewhere	50,000	350,000	2,835,100	2,750,393	2,665,686	2,580,979	2,496,272	2,411,565	2,326,859	2,242,152	2,157,445	2,072,738	1,988,031



	Affordable Housing	15%													
			EUV		Residual Va £0	£2,500	£5,000	£7,500	£10,000	£12,500		£17,500	£20,000	£22,500	£25,000
	Brown 500 Brown 200	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	112,454 27,619	63,927 -23,123	15,399 -74,095	-35,213 -125,066	-86,130 -176,261	-137,048 -228,700	-190,087 -281,138	-243,176 -333,577	-298,165 -386,015	-353,844 -438,506	-412,385 -491,642
	Brown 75 Brown 40	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	12,856 209,668	-41,570 139,089	-95,996 66,863	-150,422 -5,970	-205,818 -78,803	-261,816 -151,636	-317,813 -224,473	-373,811 -299,410	-429,809 -374,348	-485,807 -449,286	-541,804 -524,223
	Brown 20 Brown 15	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	243,665 160,053	171,366 87,708	98,533 15,363	25,700 -56,982	-47,133 -129,327	-119,966 -201,672	-192,799 -275,160	-266,627 -349,595	-341,564 -424,030	-416,502 -498,465	-491,439 -572,900
Site 7	Brown 9 Brown 5	Elsewhere Elsewhere	600,000	720,000 720,000	28,475	-60,404 -489,747	-149,284 -580,946	-238,164 -672,145	-328,465 -763,344	-419,913 -854,543	-511,362 -945,742	-602,811 -1,036,941	-694,260 -1,128,230	-785,708 -1,220,594	-877,157 -1,312,958
Site 9	Brown 500 HD	Elsewhere	600,000	720,000	314,178	238,538	162,281	86,024	9,537	-70,477	-150,491	-231,434	-314,860	-398,772	-486,267
Site 11	Brown 200 HD Brown 75 HD	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	176,217 225,876	99,880 117,325	22,925 4,954	-57,173 -107,941	-137,270 -220,837	-217,368 -333,732	-298,699 -449,687	-381,102 -565,843	-463,505 -681,998	-545,909 -798,153	-628,312 -914,309
	Brown 40 HD Brown 20 HD	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	497,552 657,578	388,474 521,529	279,273 384,948	166,972 246,219	52,520 107,489	-61,932 -31,240	-176,383 -169,969	-290,835 -308,699	-407,039 -448,389	-524,798 -591,127	-642,557 -733,865
	Brown 15 HD Brown 9 HD	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	475,739 335,129	337,939 195,461	200,139 55,793	62,339 -83,875	-75,461 -223,543	-213,261 -363,211	-351,061 -504,865	-491,011 -648,570	-632,791 -792,275	-774,572 -935,980	-916,353 -1,079,685
Site 16 Site 17	Brown 5 HD Flats 300	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	-351,280 -105,040	-492,356 -258,031	-635,668 -412,019	-778,981 -569,425	-922,294 -726,831	-1,065,606 -884,237	-1,208,919 -1,042,353	-1,352,231 -1,201,862	-1,495,544 -1,361,370	-1,639,296 -1,520,878	-1,784,440 -1,680,386
Site 18 Site 19	Flats 100 Flats 30	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	-162,174 -250,595	-368,874 -461,518	-577,610 -676,788	-790,281 -893,810	-1,002,952 -1,110,833	-1,215,623 -1,327,855	-1,428,294 -1,544,878	-1,640,965 -1,761,900	-1,853,636 -1,978,923	-2,068,326 -2,195,945	-2,283,710 -2,412,968
Site 20 Site 21	Flats 12 Flats 9	Elsewhere Elsewhere	600,000	720,000 720,000	-142,612 -408,715	-291,254 -664,336	-442,175 -927,194	-595,115 -1,190,053	-748,055 -1,452,911	-900,996 -1,715,769	-1,053,936 -1,978,628	-1,206,877 -2,241,486	-1,359,817 -2,504,345	-1,512,758 -2,767,203	-1,665,698 -3,030,061
Site 26	Green 75	Elsewhere	25,000	325,000	1,403,216	1,351,345	1,299,474	1,247,604	1,195,733	1,143,862	1,091,991	1,040,120	988,249	936,379	884,508
Site 27 Site 28	Green 40 Green 12	Elsewhere Elsewhere	25,000 50,000	325,000 350,000	1,992,850 2,727,725	1,923,437 2,643,587	1,854,023 2,559,449	1,784,610 2,475,312	1,715,196 2,391,174	1,645,783 2,307,037	1,576,369 2,222,899	1,506,956 2,138,761	1,437,542 2,054,624	1,368,129 1,970,486	1,298,715 1,886,349
Site 29	Green 9 Affordable Housing	Elsewhere 20%	50,000	350,000	2,835,100	2,750,393	2,665,686	2,580,979	2,496,272	2,411,565	2,326,859	2,242,152	2,157,445	2,072,738	1,988,031
			EUV	BLV	Residual Va	£2,500	£5,000	£7,500	£10,000	£12,500	£15,000	£17,500	£20,000	£22,500	£25,000
	Brown 500 Brown 200	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	59,278 -25,653	10,746 -76,624	-40,090 -127,596	-91,007 -178,978	-142,222 -231,416	-195,311 -283,855	-248,400 -336,293	-303,943 -388,732	-360,219 -441,397	-418,948 -494,533	-477,676 -547,669
Site 3	Brown 75 Brown 40	Elsewhere Elsewhere	600,000	720,000 720,000	-44,704 137,091	-99,130 64,825	-153,556 -8,007	-209,158 -80,840	-265,155 -153,673	-321,153 -226,722	-377,151 -301,660	-433,149 -376,597	-489,146 -451,535	-545,144 -526,473	-601,519 -601,410
Site 5	Brown 20	Elsewhere	600,000	720,000	165,272	92,440	19,607	-53,226	-126,059	-198,892	-273,049	-347,987	-422,925	-497,862	-572,800
Site 7	Brown 15 Brown 9	Elsewhere Elsewhere	600,000	720,000 720,000	85,933 28,475	13,588 -60,404	-58,757 -149,284	-131,102 -238,164	-203,447 -328,465	-277,130 -419,913	-351,565 -511,362	-426,000 -602,811	-500,435 -694,260	-574,870 -785,708	-649,305 -877,157
	Brown 5 Brown 500 HD	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	-398,548 234,577	-489,747 158,320	-580,946 82,063	-672,145 5,380	-763,344 -74,633	-854,543 -154,647	-945,742 -235,987	-1,036,941 -319,413	-1,128,230 -404,018	-1,220,594 -491,513	-1,312,958 -581,937
Site 11	Brown 200 HD Brown 75 HD	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	102,706 115,777	25,887 3,375	-54,208 -109,520	-134,306 -222,415	-214,403 -335,393	-295,848 -451,548	-378,252 -567,703	-460,655 -683,859	-543,058 -800,014	-625,462 -916,170	-708,781 -1,032,325
	Brown 40 HD Brown 20 HD	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	386,967 516,012	277,723 379,322	165,391 240,592	50,939 101,863	-63,513 -36,866	-177,964 -175,596	-292,416 -314,325	-408,904 -454,478	-526,663 -597,216	-644,422 -739,954	-762,181 -882,692
Site 14	Brown 15 HD Brown 9 HD	Elsewhere Elsewhere	600,000	720,000 720,000	351,430 335,129	213,630 195,461	75,830 55,793	-61,970 -83,875	-199,770 -223,543	-337,570 -363,211	-477,432 -504,865	-619,213 -648,570	-760,993 -792,275	-902,774 -935,980	-1,044,555 -1,079,685
Site 16	Brown 5 HD	Elsewhere	600,000	720,000	-351,280	-492,356	-635,668	-778,981	-922,294	-1,065,606	-1,208,919	-1,352,231	-1,495,544	-1,639,296	-1,784,440
Site 18	Flats 300 Flats 100	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	-247,666 -352,170	-401,611 -560,768	-559,017 -773,439	-716,423 -986,110	-873,830 -1,198,781	-1,032,125 -1,411,452	-1,191,633 -1,624,123	-1,351,141 -1,836,794	-1,510,650 -2,051,865	-1,670,423 -2,267,249	-1,831,911 -2,482,632
	Flats 30 Flats 12	Elsewhere Elsewhere	600,000 600,000	720,000 720,000	-452,045 -271,725	-667,368 -422,332	-884,390 -575,273	-1,101,413 -728,213	-1,318,436 -881,154	-1,535,458 -1,034,094	-1,752,481 -1,187,035	-1,969,503 -1,339,975	-2,186,526 -1,492,916	-2,403,548 -1,645,856	-2,620,571 -1,798,797
	Flats 9 Green 75	Elsewhere Elsewhere	600,000 25,000	720,000 325,000	-408,715 1,284,497	-664,336 1,232,626	-927,194 1,180,756	-1,190,053 1,128,885	-1,452,911 1,077,014	-1,715,769 1,025,143	-1,978,628 973,272	-2,241,486 921,402	-2,504,345 869,531	-2,767,203 817,660	-3,030,061 765,789
Site 27	Green 40 Green 12	Elsewhere Elsewhere	25,000 50,000	325,000 350,000	1,836,018 2,524,417	1,766,605 2,440,280	1,697,191 2,356,142	1,627,778 2,272,004	1,558,364 2,187,867	1,488,950 2,103,729	1,419,537 2,019,592	1,350,123 1,935,454	1,280,710 1,851,316	1,211,296 1,767,179	1,141,883 1,683,041
	Green 9	Elsewhere	50,000	350,000	2,835,100	2,750,393	2,665,686			2,411,565		2,242,152		2,072,738	1,988,031
Site 29	Affordable Housing		00,000	000,000	2,000,100	2,130,333	2,000,000	2,580,979	2,496,272	2,411,303	2,320,033	2,242,102	2,157,445	2,072,730	1,300,031
Site 29	Affordable Housing	25%	EUV		Residual Va	ilue									
Site 1	Brown 500	25% Elsewhere	<b>EUV</b> 600,000	BLV 720,000	Residual Va £0 5,952	£2,500 -44,966	£5,000 -95,884	£7,500 -147,444	£10,000 -200,534	£12,500 -254,040	£15,000 -309,719	£17,500 -366,780	£20,000 -425,509	£22,500 -484,237	£25,000 -542,966
Site 1 Site 2 Site 3	Brown 500 Brown 200 Brown 75	Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000	720,000 720,000 720,000	Residual Va £0 5,952 -79,153 -102,263	£2,500 -44,966 -130,125 -156,689	£5,000 -95,884 -181,693 -212,496	£7,500 -147,444 -234,132 -268,494	£10,000 -200,534 -286,570 -324,492	£12,500 -254,040 -339,009 -380,489	£15,000 -309,719 -391,447 -436,487	£17,500 -366,780 -444,287 -492,485	£20,000 -425,509 -497,423 -548,483	£22,500 -484,237 -550,559 -605,083	£25,000 -542,966 -603,782 -661,805
Site 1 Site 2 Site 3 Site 4 Site 5	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 5,952 -79,153 -102,263 62,789 86,348	£2,500 -44,966 -130,125 -156,689 -10,043 13,515	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984	£12,500 -254,040 -339,009 -380,489 -303,908 -279,470	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345	£20,000 -425,509 -497,423 -548,483 -528,720 -504,283	£22,500 -484,237 -550,559 -605,083 -603,658 -579,221	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 9	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 5,952 -79,153 -102,263 62,789 86,348 11,815 28,475	£2,500 -44,966 -130,125 -156,689 -10,043 13,515 -60,530 -60,404	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984 -279,099 -328,465	£12,500 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811	£20,000 -425,509 -497,423 -548,483 -528,720 -504,283 -576,839 -694,260	£22,500 -484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 9 Brown 5 Brown 5 Brown 500 HD	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 5,952 -79,153 -102,263 62,789 86,348 11,815 -28,475 -398,548 154,360	£2,500 -44,966 -130,125 -156,689 -10,043 13,515 -60,530 -60,404 -489,747 78,102	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284 -580,946 1,225	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984 -279,099 -328,465 -763,344 -158,802	£12,500 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -854,543 -240,538	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -945,742 -323,964	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811 -1,036,941 -409,264	£20,000 -425,509 -497,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230 -496,759	£22,500 -484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708 -1,220,594 -588,208	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -77,157 -1,312,958 -680,496
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 9 Brown 9	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 5,952 -79,153 -102,263 62,789 86,348 11,815 28,475 -398,548	£2,500 -44,966 -130,125 -156,689 -10,043 13,515 -60,530 -60,404 -489,747	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284 -580,946	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984 -279,099 -328,465 -763,344	£12,500 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -854,543	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811 -1,036,941	£20,000 -425,509 -497,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230	£22,500 -484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708 -1,220,594	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12	Brown 500 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 9 Brown 5 Brown 5 Brown 50 HD Brown 75 HD Brown 40 HD	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Va £0 5,952 -79,153 -102,263 62,789 86,348 11,815 28,475 -398,548 154,360 28,795 1,799 276,174	£2,500 -44,966 -130,125 -156,689 -10,043 13,515 -60,530 -60,404 -489,747 78,102 -51,243 -111,097 163,811	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284 -580,946 1,225 -131,340 -223,992 49,359	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -337,252 -65,093	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984 -279,099 -328,465 -763,344 -158,802 -292,997	£12,500 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -854,543 -240,538 -275,400 -569,562 -293,996	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -323,964 -457,804 -4685,718 -410,767	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811 -1,036,941 -409,264 -540,207 -801,873 -528,526	£20,000 -425,509 -497,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230 -496,759 -622,634 -918,028 -646,285	£22,500 484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708 -1,220,594 -588,208 -706,134 -1,034,184 -764,044	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -881,803
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 15 Brown 15 Brown 15 Brown 5 Brown 5 Brown 500 HD Brown 200 HD Brown 501 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 40 HD Brown 15 HD	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000 720,000	Residual Vi £0 5,952 -79,153 -102,263 62,789 86,348 11,815 28,475 -398,548 154,360 28,795 1,799 276,174 373,699 227,123	£2,500 -44,966 -130,125 -156,689 -10,043 -13,515 -60,530 -60,404 -489,747 -78,102 -51,243 -111,097 -163,811 -234,970 -89,323	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284 -580,946 -1,225 -131,304 -223,992 -49,359 -6,240 -48,477	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -337,252 -65,093 -42,489 -186,277	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984 -279,099 -328,465 -763,344 -158,802 -292,997 -453,407 -179,544	£12,500 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -854,543 -240,538 -275,400 -569,562 -293,996 -319,948 -463,852	£15,000 -309,719 -391,447 -436,487 -378,845 -427,969 -511,362 -945,742 -323,964 -457,804 -685,718	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811 -1,036,941 -409,264 -540,207 -801,873 -528,526 -603,301 -747,413	£20,000 -425,509 -497,423 -528,720 -504,283 -576,839 -694,260 -1,128,230 -496,759 -622,634 -918,028 -646,285 -746,039 -889,194	£22,500 -484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708 -1,220,594 -588,2008 -706,134 -1,034,184 -764,044 -888,777 -1,030,975	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -881,803 -1,031,516 -1,172,756
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 5 Brown 9 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 60 Br	Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere Elsewhere	600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000 600,000	720,000 720,000	Residual Vi £00 5.952 -79,153 62,789 86,348 11,8151 28,475 -388,548 154,360 28,795 1,799 276,174 373,699 227,123	### £2,500  -44,966 -130,125 -156,689 -10,043 13,515 -60,404 -489,747 -75,1243 -111,097 183,811 234,970 89,323 195,461 -492,356	£5,000 -95,884 -181,693 -21,496 -82,876 -59,318 -59,318 -149,284 -580,946 1,225 -131,340 -223,992 49,359 96,240 -48,477 -55,793 -435,688	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -337,252 -42,489 -42,489 -43,875 -43,875 -73,887 -73,887	£10,000 -200,534 -286,570 -288,670 -228,970 -204,984 -279,099 -328,465 -763,344 -158,802 -292,997 -453,407 -179,544 -181,218 -324,077 -223,543 -922,2543	£12,500 -254,040 -339,009 -303,908 -303,908 -279,470 -355,534 -419,913 -854,543 -375,400 -569,562 -293,996 -319,948 -483,852 -363,211 -1,055,666	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,999 -511,362 -945,742 -457,844 -457,844 -458,718 -410,767 -400,563 -605,633 -605,633 -605,633 -504,865 -1,208,919	£17,500 -366,780 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811 -1,036,941 -499,264 -540,207 -801,873 -528,526 -603,301 -747,413 -648,570 -1,352,231	£20,000 -425,509 -497,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230 -4,128,230 -4,18,028 -4,	\$22,500 -484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708 -1,220,594 -588,208 -706,134 -1,034,184 -764,044 -888,777 -1,030,975 -935,980 -1,639,296	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -481,803 -1,031,516 -1,172,756 -1,079,685 -1,784,485
Site 1 Site 2 Site 3 Site 5 Site 6 Site 5 Site 6 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 15 Site 15 Site 15 Site 16 Site 17 Site 18	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 20 Brown 15 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 75 HD Brown 75 HD Brown 76 HD Brown 15 HD Brown 15 HD Brown 15 HD Brown 5 HD Brown 5 HD Brown 5 HD Flats 300	Elsewhere Elsewhere	EUV 600,000 60	720,000 720,000	Re sidual Vá \$00 5,952 -79,153 62,789 86,348 11,815 28,475 -398,548 154,360 28,795 17,799 276,174 373,699 227,123 335,129 -331,280	### £2,500  -44,966 -130,125 -156,689 -10,043 -13,515 -60,530 -60,530 -60,404 -489,747 -78,102 -51,243 -111,097 -163,811 -234,970 -89,323 -195,461 -492,366 -476,562	£5,000 -95,884 -181,693 -212,496 -59,318 -59,318 -59,318 -149,284 -50,946 1,225 -131,340 -223,992 49,359 96,240 -48,477 -55,793 -65,688 -706,012	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -337,252 -65,093 -42,489 -186,277 -778,981 -183,875 -778,981 -183,418	£10,000 -200,534 -266,570 -324,492 -228,970 -204,984 -279,099 -328,465 -763,344 -158,802 -292,997 -453,407 -179,544 -181,218 -324,077 -223,543 -922,294 -1,021,893 -1,394,606	£12,500 -254,040 -339,009 -303,908 -303,908 -303,908 -279,470 -353,534 -419,913 -564,543 -375,400 -569,562 -319,948 -463,852 -363,211 -1,065,606 -1,181,401	£15,000 -309,719 -391,447 -436,487 -378,845 -378,845 -354,408 -427,969 -511,362 -945,742 -323,964 -457,804 -458,5718 -400,563 -606,633 -606,633 -606,633 -606,633 -1,208,919 -1,340,909 -1,320,019	£17,500 -366,780 -344,287 -492,485 -453,783 -429,345 -502,404 -602,811 -1,036,941 -409,264 -540,207 -801,873 -528,526 -603,301 -747,413 -648,570 -1,352,231	\$20,000 -425,509 -497,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230 -496,759 -422,634 -918,028 -646,285 -746,039 -889,194 -792,275 -1,489,544 -1,660,572 -2,250,783	£22,500 -484,237 -550,559 -605,053 -603,658 -679,221 -651,273 -785,708 -1,220,594 -1,034,184 -1,034,184 -1,034,184 -1,030,975 -935,930 -1,639,296 -1,822,660	£25,000 542,966 542,966 603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -880,496 -789,634 -1,150,912 -881,803 -1,172,756 -1,172,756 -1,172,756 -1,174,440 -1,983,548
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 11 Site 11 Site 12 Site 14 Site 15 Site 15 Site 17 Site 18 Site 17 Site 18 Site 19 Site 20	Brown 500 Brown 200 Brown 200 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 40 Brown 75 Brown 50 Brown 20 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 50	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual Vi £00 5,952 -79,153 -102,263 62,789 86,348 11,815 -398,548 154,360 28,795 1,799 227,123 335,129 -351,280 -351,	18	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284 -580,946 -1,225 -1,31,340 -223,992 -48,477 -55,793 -635,668 -706,012 -969,263 -1,091,989 -708,399	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -672,	£10,000 -200,534 -226,570 -324,492 -228,970 -324,492 -279,099 -279,099 -328,465 -763,344 -158,802 -292,997 -453,407 -179,544 -181,218 -324,077 -223,543 -422,294 -1,021,839 -1,394,606 -1,526,034	£12,500 -254,040 -254,040 -339,009 -380,489 -303,908 -375,400 -353,534 -419,913 -854,543 -40,538 -375,400 -569,562 -319,948 -43,852 -363,211 -1,667,277 -1,743,057 -1,743,057	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -423,3964 -457,804 -460,563 -605,633 -605,633 -605,633 -1,208,919 -1,340,909 -1,820,016 -1,900,079 -1,320,016	£17,500 -366,780 -366,780 -444,287 -492,485 -452,436 -502,404 -602,811 -1,036,941 -4,036,941 -4,036,941 -4,036,941 -4,036,941 -1,352,231 -1,352,231 -1,502,418 -2,035,399 -2,177,102	£20,000 425,509 427,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230 -496,759 -622,634 -918,028 -642,255 -746,039 -889,194 -792,275 -1,495,544 -1,680,572 -2,250,783	£22,500 -484,237 -550,559 -605,083 -603,658 -579,221 -651,273 -785,708 -1,220,504 -598,208 -1,230,4184 -706,134 -1,034,184 -764,044 -888,777 -1,030,975 -935,930 -1,1839,296 -1,1822,080 -2,466,167 -2,611,147 -1,778,592	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -881,803 -1,031,516 -1,172,756 -1,178,440 -1,193,158 -2,681,550 -2,628,170
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 14 Site 15 Site 14 Site 15 Site 17 Site 18 Site 17 Site 18 Site 19 Site 20 Site 21 Site 21 Site 21	Brown 500 Brown 200 Brown 200 Brown 200 Brown 75 Brown 40 Brown 15 Brown 16 Brown 9 Brown 500 HD Brown 75 HD Brown 20 HD Brown 20 HD Brown 75 HD Brown 20 HD Brown 75 HD Brown 20 HD Brown 40 HD Brown 5 HD Brown 5 HD Flats 100 Flats 100 Flats 10 Flats 12 Flats 9 Green 75	Elsewhere Elsewhere	EUV 600,000	PLV 720,000	Residual V2	18	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -131,340 -223,992 -43,399 -6,240 -48,477 -55,793 -635,668 -706,012 -969,263 -708,369 -708,369 -708,369 -708,369	£7,500 -147,444 -234,132 -288,494 -155,709 -132,151 -205,220 -238,164 -672,145 -67,789 -211,438 -47,789 -48,875 -778,981 -186,277 -83,875 -778,981 -1,181,935 -1,309,012 -1,309,012 -1,190,053 -1,190,053	£10,000 -200,534 -286,570 -324,492 -228,970 -324,492 -279,099 -328,465 -763,344 -158,802 -158,802 -158,802 -179,544 -181,218 -324,077 -223,543 -4,021,839 -1,021,839 -1,021,839 -1,134,606 -1,1526,034 -1,1014,250 -1,1452,911	£12,500 -254,040 -254,040 -339,009 -380,489 -303,908 -303,908 -303,908 -353,534 -419,913 -854,543 -375,400 -569,562 -319,948 -463,852 -463,852 -1,181,401 -1,181,401 -1,174,057 -1,167,191 -1,174,057 -1,167,191 -1,175,769	£15,000 -309,719 -391,447 -436,487 -378,445 -378,445 -378,445 -378,445 -479,999 -445,742 -445,780 -440,563 -605,633 -504,865 -1,208,919 -1,340,909 -1,320,016 -1,340,909 -1,320,016 -1,360,778 -1,360,	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -452,3783 -502,404 -602,811 -1,036,941 -409,264 -540,207 -801,873 -528,526 -603,301 -747,413 -648,570 -1,352,231 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486	£20,000 425,509 427,423 548,483 528,720 504,283 576,839 684,260 -1,128,230 -496,759 642,2634 -918,028 -466,235 -746,039 4-918,028 -1,1495,544 -792,275 -1,680,572 -1,	£22,500 484,237 550,559 605,083 603,683 603,683 6379,221 651,273 785,708 -1,220,594 -1,220,594 -1,230,594 -1,230,594 -1,230,594 -1,330,936 -1,1,330,296 -1,1,320,206 -1,482,060	£25,000 -542,966 -603,782 -661,805 -678,596 -654,155 -725,708 -877,157 -1,312,958 -680,496 -881,803 -1,150,912 -881,803 -1,172,756 -1,172,756 -1,172,756 -1,172,756 -1,193,583 -1,193,983 -1,193,983 -1,193,983 -1,193,983 -1,193,983 -1,93
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 20 Site 20 Site 26 Site 27 Site 27 Site 27 Site 27 Site 27	Brown 500 Brown 200 Brown 200 Brown 200 Brown 20 Brown 40 Brown 40 Brown 20 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 60 Brown 75 Brown 15	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Re sidual Vi £00 5.9525 -79.1535 -102.263 62.789 86.348 11.815 28.475 -28.475 27.174 373.699 227.123 -351.290 -351.200 -351.200 -351.200 -351.200 -351.200 -351.200 -351.200 -351.200 -351.200 -351.200 -351.200 -	### 150 mm 1 mm 1 mm 1 mm 1 mm 1 mm 1 mm 1	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -149,284 -580,946 -1,225 -131,340 -223,992 -49,359 -96,240 -48,477 -55,793 -635,668 -706,012 -99,263 -1,091,989 -708,369 -708,369 -708,369 -707,369	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -337,252 -65,033 -42,489 -83,875 -778,981 -83,875 -1,181,935 -1,181,935 -1,309,012 -861,310	£10,000 -200,534 -286,570 -324,492 -228,970 -324,492 -279,039 -328,465 -763,344 -158,802 -292,997 -453,407 -179,544 -1,81,218 -324,077 -223,543 -422,294 -1,021,833 -1,134,606 -1,526,034 -1,104,250 -1,452,911	£12,500 -254,040 -254,040 -389,009 -380,489 -279,470 -353,534 -419,913 -455,534 -479,470 -569,562 -240,538 -375,400 -469,562 -389,948 -463,852 -363,211 -1,065,606 -1,181,401 -1,167,191 -1,174,087 -1,174,087 -1,174,089 -1,174,081	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -445,784 -457,804 -457,804 -457,804 -685,718 -400,663 -500,663 -100	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -602,811 -409,264 -540,207 -801,873 -528,526 -603,301 -747,413 -438,570 -1,352,231 -1,500,418 -2,035,399 -2,177,102 -1,177,102	£20,000 425,509 497,423 548,483 548,483 576,839 694,260 1,128,230 496,759 622,634 918,028 646,285 746,039 889,194 1,485,544 1,605,72 2,250,736 1,250,012 1,250,314	£22,500 484,237 550,559 605,083 603,658 679,221 651,273 785,708 1,220,594 1,230,594 1,230,594 1,230,594 1,334,184 1,034,184 1,034,184 1,64,044 4,888,777 1,030,975 935,990 1,639,296 1,639,296 1,639,296 1,639,296 1,639,296 1,639,296 1,639,296 1,639,296 1,822,660 1,839,296 1,839	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -81,803 -1,031,516 -1,172,756 -1,172,756 -1,172,756 -1,172,756 -2,281,503 -2,281,703 -1,331,548 -1,172,756 -1
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 16 Site 17 Site 18 Site 19 Site 19 Site 20 Site 21 Site 21 Site 21 Site 26 Site 26 Site 26	Brown 500 Brown 200 Brown 200 Brown 20 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 75 Brown 500 Brown 20 Brown 40 Brown 20 Brown 40 Brown 15 Brown 500 Brown 40 Brown 15 Brown 50 Brown 40 Brown 15 Brown 50 Bro	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual V2	18 14.966 1.30 1.25 1.30 1.30 1.30 1.30 1.30 1.30 1.30 1.30	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -131,340 -122,392 -131,340 -223,992 -49,359 -62,407 -65,793 -65,793 -65,793 -706,012 -96,203 -706,012 -706,012 -706,012 -706,012 -707,019 -708,399 -727,194 -1,002,041 -1,540,346	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,194 -672,145 -78,769 -337,252 -65,033 -42,499 -186,277 -83,875 -778,981 -83,473 -1,181,935 -1,390,012 -1,190,053 -1,190,053	£10,000 -200,534 -286,570 -324,492 -228,970 -204,984 -279,099 -328,495 -763,344 -158,802 -292,997 -4179,544 -181,1218 -324,077 -223,543 -40,212,833 -1,012,833 -1,014,250 -1,014	£12,500 -254,040 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -854,543 -375,400 -239,396 -438,352 -438,353 -451,065,606 -1,181,401 -1,167,277 -1,743,057 -1,175,799 -1,175,799 -1,175,799 -1,175,799 -1,132,132	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,899 -511,392 -945,742 -485,718 -410,767 -400,563 -504,865 -1,208,919 -1,340,909 -1,340,909 -1,340,909 -1,320,131 -1,978,628 -1,320,131 -1,1978,628 -85,718 -1,320,131	£17,500 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -502,811 -1,036,941 -409,284 -540,207 -801,873 -528,526 -603,301 -747,413 -1,352,231 -1,473,072 -1,473,	£20,000 425,509 497,423 548,483 548,483 -576,839 -576,839 -694,260 -1,128,230 -496,759 -622,634 -918,028 -646,285 -746,039 -889,194 -792,275 -1,1495,544 -1,495,549 -2,250,78 -2,250,78 -1,626,012 -1,	£22,500 484,237 -550,559 -605,083 -603,668 -579,221 -651,273 -785,708 -706,134 -740,044 -740,044 -740,047 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,034,184 -1,177,695 -2,466,187 -2,466,187 -2,767,203 -698,945 -1,1054,469	£25,000 -542,966 -603,762 -661,805 -678,596 -654,158 -725,708 -787,157 -1,312,958 -880,496 -789,634 +1,150,912 -881,803 -1,031,516 -1,072,756 -1,079,685 -1,079,685 -1,784,440 -1,883,548 -2,681,550 -2,888,170 -1,931,930,548 -2,681,550 -2,888,170 -1,931,930,548 -2,681,550 -2,888,170 -1,931,930,548 -2,881,503 -3,030,061 -647,074 -985,056
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 20 Site 20 Site 26 Site 27 Site 27 Site 27 Site 27 Site 27	Brown 500 Brown 200 Brown 200 Brown 200 Brown 20 Brown 40 Brown 40 Brown 20 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 60 Brown 75 Brown 15	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual Va £00 5.952 7-9.153 -102.263 62.789 63.484 11.815 -28.475 -398.548 11.815 -28.475 -398.548 11.799 276.174 373.699 -351.280 -351.280 -351.280 -351.280 -402.488 -408.715 -1.165.782	18	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -131,340 -223,992 -431,340 -233,992 -49,399 -6,240 -48,477 -55,793 -435,668 -7706,012 -969,263 -708,389 -708,389 -708,389 -1,091,998	£7,500 -147,444 -234,132 -288,494 -155,709 -132,151 -205,220 -238,164 -672,145 -672,145 -672,145 -673,789 -211,438 -337,252 -65,093 -42,489 -1,181,935 -1,390,912 -1,190,053 -1,	£10,000 -200,534 -286,570 -324,492 -228,970 -324,492 -279,099 -328,465 -763,344 -158,802 -158,802 -158,802 -158,802 -179,544 -181,218 -324,077 -223,543 -4,021,839 -1	£12,500 -254,040 -254,040 -339,009 -380,489 -303,908 -303,908 -279,470 -353,534 -419,913 -854,543 -375,400 -569,562 -233,998 -319,948 -463,852 -363,211 -1,065,606 -1,181,401 -1,174,057 -1,167,191 -1,774,057 -1,167,191 -1	£15,000 -309,719 -391,447 -436,487 -436,487 -378,445 -378,445 -378,445 -378,445 -378,445 -378,445 -378,445 -479,99 -485,742 -485,742 -480,583 -504,865 -1,208,919 -1,320,016 -1,	£17,500 -366,780 -366,780 -444,287 -492,485 -452,3783 -429,345 -502,404 -602,811 -1,036,941 -1,036,941 -40,267 -801,873 -528,526 -603,301 -747,413 -648,570 -1,352,231 -1,473,072 -2,241,486 802,687 1,193,296 1,173,123	£20,000 -425,509 -425,509 -425,509 -437,423 -548,483 -528,720 -504,283 -576,839 -694,220 -41,28,230 -491,80,23 -466,239 -746,039	£22,500 484,237 550,559 605,083 603,683 603,683 6379,221 651,273 785,708 11,220,594 588,208 706,134 1,034,184 764,044 888,777 1,030,975 1,822,060 1,1822,060 1,1829,2	£25,000 -542,966 -603,782 -661,805 -678,596 -654,155 -725,708 -877,157 -1,312,958 -680,496 -1,150,912 -881,803 -1,150,912 -1,172,756
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 5 Site 6 Site 7 Site 8 Site 10 Site 11 Site 11 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 20 Site 27 Site 29 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 20 Brown 15 Brown 9 Brown 500 Brown 9 Brown 500 HD Brown 75 HD Brown 20 HD Brown 16 HD Brown 175 HD Brown 175 HD Brown 175 HD Brown 175 HD Brown 18 HD Brown 18 HD Brown 18 HD Brown 18 HD Brown 5 HD Flats 300 Flats 100 Flats 300 Flats 102 Flats 90 Green 75 Green 40 Green 12 Green 9 Affordable Housing	Elsewhere Elsewhere	EUV 600,000	PLV 720,000	Residual V2	18	£5,000 -95,884 -181,693 -212,496 -59,318 -132,875 -149,224 -580,946 -125,255 -131,340 -223,992 -49,359 -96,240 -48,477 -55,793 -706,012 -969,263 -706,012 -969,263 -1,091,999 -708,369	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -211,438 -211,438 -42,489 -4186,277 -83,875 -778,981 -1,181,935 -1,190,535 -1,19	£10,000 -200,534 -206,570 -324,492 -228,970 -224,992 -229,997 -453,407 -158,802 -292,997 -453,407 -179,544 -181,218 -324,077 -223,543 -1,394,606 -1,452,914 -1,1526,034 -1,142,501 -1,452,914 -1,142,501 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,452,914 -1,145,261 -1,145,2	£12,500 -254,040 -254,040 -389,009 -380,489 -279,470 -353,534 -419,913 -459,562 -240,538 -375,400 -399,562 -319,948 -438,562 -431,948 -438,562 -431,743,057 -1,167,191 -1,174,057 -1,174,175 -1,174 -1,1	£15,000 -309,719 -391,447 -436,487 -436,487 -378,845 -354,408 -427,969 -511,362 -457,804 -457	£17,500 -366,780 -366,780 -444,287 -492,485 -453,783 -452,783 -502,404 -602,811 -1,036,941 -1,036,941 -409,264 -540,207 -801,873 -528,526 -603,301 -747,413 -648,570 -1,352,231 -1,473,072 -2,2177,102 -1,473,072 -2,241,486 -802,687 1,193,296 1,732,153 2,242,152	£20,000 425,509 427,423 548,483 548,483 576,839 694,260 1-1,28,230 4918,028 646,285 746,039 489,194 792,275 1-1,495,544 2-2,250,783 1-1,680,572 1-1,680,572 1-1,680,573 1-1,680,573 1-1,680,714 1,123,883 1,648,015 2,157,445	£22,500 484,237 -550,559 605,083 -603,668 -579,221 -651,273 -785,708 -1,220,594 -588,208 -706,134 -1,034,184 -764,044 -888,777 -1,339,75 -935,980 -1,639,296 -1,639,296 -2,466,167 -2,478,204 -1,178,952 -2,777,203 -589,945 -1,553,878	£25,000 -\$42,966 -603,782 -661,805 -678,968 -654,158 -725,708 -877,157 -1,312,958 -880,496 -789,634 -1,150,912 -881,803 -1,031,516 -1,779,685 -1,784,440 -1,183,548 -3,303,061 -647,074 -985,056 -4,797,40 -1,988,031
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 5 Site 6 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 17 Site 18 Site 19 Site 20 Site 20 Site 21 Site 20 Site 20 Site 27 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 20 Brown 15 Brown 50 Brown 50 Brown 50 Brown 50 Brown 50 Brown 60 Brown 75 Brown 60 Brown 75 Brown 500 Brown 500 Brown 500 Brown 500 Brown 75	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual V: £0 5.952 7-9.153 -102.263 -102.263 -102.263 -102.263 -102.263 -103.264 -103.264 -103.276 -	18	£5,000 -95,884 -181,693 -212,496 -92,876 -59,318 -132,875 -149,284 -580,946 -1,225 -131,340 -223,922 -49,359 -96,240 -48,477 -55,793 -706,012 -969,263 -706,012 -969,263 -706,012 -1,091,993 -708,369 -708,369 -708,369 -718,2665,696 -152,665,696	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -337,252 -337,252 -341,438 -42,489 -418,277 -83,875 -418,277 -83,875 -118,935 -1,190,533 -1,101,170 -1,470,950 -2,058,763 -2	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,496 -763,344 -158,802 -292,997 -453,407 -453,407 -453,407 -423,543 -1,014,250 -1,021,893 -1,034,606 -1,042,997 -1,1,526,034 -1,014,250 -1,1,526,034 -1,014,250 -1,1,526,034 -1,014,250 -1,1,526,034 -1,014,250 -1,1,526,034 -1,014,250 -1,1,526,034 -1,014,529 -1,014,529 -1,0	£12,500 -254,040 -254,040 -339,009 -380,489 -279,470 -353,534 -419,913 -854,543 -375,400 -319,948 -439,821 -1,065,606 -1,181,401 -1,067,277 -1,167,191 -1,715,799 -1,174,095 -1,	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -445,742 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -1,320,916 -1,320,916 -1,340,909 -1,320,131 -1,978,628 -1,980,709 -1,320,131 -1,978,628 -1,980,799 -1,320,131 -1,978,628 -1,9	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -502,811 -1,368,941 -4,99,264 -540,207 -801,873 -688,570 -1,473,072 -2,177,102 -1,473,072 -2,241,486 -2,035,399 -1,473,072 -1,173,123 -1,732,133 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732,132 -1,732	£20,000 425.509 427.423 548.483 548.483 576.839 694.260 1.128.230 4.128.230 4.128.230 4.128.230 4.128.230 4.138.230 4.148.528 4.148.528 4.148.528 4.148.528 4.148.528 4.148.528 4.148.528 4.148.528 4.148.528 4.148.528 4.148.548	£22,500 484,237 -550,559 605,083 -603,688 -579,221 -651,273 -785,708 -1,220,594 -588,208 -706,134 -1,034,184 -1,034,184 -1,034,184 -1,1034	£25,000 -542,966 -603,782 -661,805 -678,596 -664,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -881,003 -1,031,516 -1,172,756 -1,178,420 -1,198,548 -2,861,550 -2,828,170 -1,931,893 -3,030,061 -647,074 -1,988,031 -650,706 -608,251 -660,706 -608,251 -660,706 -722,085
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 15 Site 15 Site 17 Site 18 Site 19 Site 19 Site 10 Site 10 Site 10 Site 11 Site 15 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 20 Site 21 Site 26 Site 27 Site 28 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 75 Brown 500 Brown 75 Brown 500 Brown 75 Brown 500 Brown 75 Brown 75	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual V: 60 5.952 7-9.153 -102.263 86.348 11.815 -28.475 -398.548 11.815 -398.548 11.815 -398.548 12.875 -398.548 -31.93 -31.	18	£5,000 -95,884 -181,693 -212,496 -92,876 -59,318 -132,875 -131,340 -132,2875 -131,340 -1,225 -131,340 -1,225 -1,31,340 -1,225 -1,31,340 -1,225 -1,31,340 -1,025 -1,031,939 -708,369 -706,012 -969,263 -1,091,989 -708,369 -	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -132,151 -205,220 -238,194 -672,145 -78,789 -211,438 -42,489 -41,438 -43,875 -778,981 -486,277 -83,875 -778,981 -1,181,935 -861,310 -1,190,053 -1,190,053 -1,190,053 -2,068,703 -2,580,979 -2,068,703 -2,580,979 -2,78,281 -2,881,282 -2,881	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,496 -763,344 -181,218 -188,802 -292,997 -179,544 -181,218 -134,603 -1,394,606 -1,394,606 -1,394,606 -2,988,299 -1,014,985,397 -1,482,911 -1,482,911 -1,482,911 -1,482,911 -1,482,913 -1,494,606 -2,998,813 -341,720 -298,813 -298,844 -29	£12,500 -254,040 -254,040 -339,009 -380,489 -339,009 -279,470 -353,534 -419,913 -459,525 -293,996 -319,948 -453,852 -40,538 -375,400 -319,948 -453,852 -40,538 -311 -1,1055,606 -1,181,401 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,715,799 -1,167,191 -1,1715,799 -1,167,191 -1,1715,799 -1,1715,	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -354,408 -427,969 -511,362 -945,742 -456,742 -456,743 -410,767 -400,563 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,820,016 -1,990,079 -1,320,131 -1,878,628 -845,588 -1,288,719 -1,340,909 -1,320,131 -1,820,668 -1,990,079 -1,320,131 -1,878,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,638	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -452,9345 -502,404 -540,207 -360,301 -1,036,941 -409,264 -540,207 -361,362,31 -484,570 -1,362,231 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687 -1,732,153 -2,242,152 -1,7500 -432,066 -500,309 -	£20,000 425.509 427.423 548.483 548.483 547.6839 694.260 1.128.230 496.759 622.634 496.759 622.634 496.759 622.634 1.485.544 1.600.572 2.2507.833 1.648.015 2.157.445  £20,000 490.794 690.8641 600.890	£22,500 484,237 450,559 605,083 603,688 -579,221 4561,273 -785,708 -706,134 -1,024,184 -764,044 -888,777 -1,339,296 -1,822,060 -2,466,167 -1,778,952 -2,767,203 -2,466,167 -1,054,469 -1,563,878 -2,072,738	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -1,172,756 -1,178,440 -1,178,740 -1,183,548 -2,681,550 -2,262,170 -1,931,893 -3,030,061 -4,7074 -1,931,893 -3,030,061 -4,7074 -1,931,893 -1,031,983
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 15 Site 15 Site 17 Site 18 Site 19 Site 20 Site 10 Site 20 Site 3 Site 4 Site 5 Site 6 Site 5 Site 6 Site 6 Site 5 Site 6 Site 6 Site 6 Site 6 Site 6 Site 7 Site 20 Site 3 Site 6 Site 5 Site 6 Site 6 Site 5 Site 6 Site 7 Site 5 Site 6 Site 6 Site 7 Site 7 Site 20 Site 3 Site 4 Site 5 Site 6 Site 7 Site 5 Site 6 Site 7 Site 7 Site 8 Site 9 Sit	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 20 Brown 500 Brown 20 Brown 500 Brown 20 Brown 500 Brown 500 Brown 15 Brown 500 Brown 500 Brown 15 Brown 500 Brown 15 Brown 500	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual Vi 50 5.952 7-9.153 -102.263 -102.263 -102.263 -102.263 -103.263 -	18	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -131,340 -132,275 -131,340 -132,275 -131,340 -1,225 -23,982 -49,359 -706,012 -48,477 -55,793 -1,091,989 -708,369 -706,012 -48,477 -1,540,340 -1,526,663 -1,540,340 -1,526,663 -1,540,340 -1,526,663 -27,1827 -1,57,740 -1,52,663 -27,1827 -1,57,740 -1,52,663 -2,71,827 -1,57,740 -1,52,663 -2,71,827 -1,57,740 -1,52,663 -2,71,740 -1,52,663 -2,71,740 -1,52,663 -2,71,740 -1,52,663 -1,740,264 -1,740,2	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -42,489 -42,489 -438,184 -438,875 -778,981 -863,418 -1309,012 -861,310 -1,190,033 -1,190,033 -1,190,033 -1,190,033 -1,190,033 -2,580,979 -205,753 -205,753 -205,753 -205,753 -231,212 -231,212 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062 -231,062	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,495 -763,344 -181,218 -158,802 -292,997 -479,544 -181,218 -134,605 -1,526,034 -1,014,250 -1,394,606 -1,526,034 -1,014,250 -1,452,911 -1,452,911 -1,452,911 -1,452,913 -1,452,913 -1,452,913 -1,452,913 -1,452,913 -1,452,913 -1,452,913 -1,452,913 -2,496,272 -2,383,823 -2,68,843 -3,55,497 -2,58,843 -3,56,497 -2,58,843 -3,56,5497 -2,58,843 -3,56,5497 -3,28,465	£12,500 -254,040 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -554,543 -575,400 -233,966 -233,966 -231,948 -43,825 -363,211 -1,085,606 -1,181,401 -1,1743,067 -1,167,191 -1,743,067 -1,167,191 -1,745,769 -266,428 -2,411,565 -231,5492 -2,411,565 -231,5492 -2,411,565 -231,5492 -2,411,565 -231,5492 -2,411,565	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -405,563 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,320,131 -1,320,131 -1,320,33 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,3	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -500,207 -1,103,6941 -409,284 -540,207 -528,526 -603,301 -747,413 -484,570 -1,352,231 -4,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687 -1,193,268 -1,732,153 -2,242,152 -1,193,268 -	£20,000 4255.509 4275.509 4275.509 528,720 548,483 548,483 5476,839 694,260 1,128,230 4496,759 622,634 496,759 422,634 496,759 422,634 496,759 422,634 1,485,544 1,680,572 2,250,434 1,485,544 1,680,572 2,250,434 1,123,833 1,648,015 2,157,445	£22,500 484,237 -550,559 -605,083 -636,683 -688,268 -79,221 -651,273 -785,708 -706,134 -784,044 -784,044 -784,044 -888,777 -1,039,195 -1,222,060 -1,822,060 -2,2466,187 -1,778,932 -1,832,260 -2,2466,189 -1,832,260 -2,767,203 -688,945 -1,832,260 -549,522 -666,836 -549,522 -666,836 -665,333 -680,837	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -481,803 -1,031,516 -1,079,685 -1,079,740 -1,086,031
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 10 Site 11 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 15 Site 16 Site 16 Site 20 Site 20 Site 20 Site 20 Site 21 Site 21 Site 21 Site 21 Site 21 Site 25 Site 3 Site 25 Site 3 Site 25 Site 3 Site 25 Site 3 Site 5 Site 5 Site 6 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 7 Site 8 Site 9	Brown 500 Brown 200 Brown 200 Brown 20 Brown 75 Brown 40 Brown 20 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 20 Brown 500 Brown 20 Brown 40 Brown 20 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 50 Brown 50 Flats 300 Flats 100 Flats 300 Flats 100 Flats 30 Flats 100 Flats 9 Green 75 Green 40 Green 12 Green 12 Green 12 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 10 Brown 500 Brown 500 Brown 10 Brown 10 Brown 500 Brow	Elsewhere Elsewhere	EUV 600,000	PLV 720,000	Residual Vi £00 5.952 7-9.153 -102.263 62.789 86.348 11.815 -28.475 -398.548 11.815 -28.475 -398.548 128.795 -376.174 -373.699 -351.280 -35	18	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -132,875 -131,340 -223,992 -49,399 -6,240 -48,477 -55,793 -635,668 -706,012 -969,263 -1,091,993 -708,369 -708,369 -708,369 -1,091,993 -1,091,993 -1,091,993 -1,091,993 -1,1091,9	£7,500 -147,444 -234,132 -288,494 -155,709 -132,151 -205,220 -238,164 -672,145 -65,093 -42,489 -337,252 -78,7898 -41,481,935 -1,309,012 -1,470,950 -2,058,703 -2,058,	£10,000 -200,534 -286,570 -324,492 -228,970 -324,492 -279,099 -328,465 -763,344 -158,802 -453,407 -179,544 -181,218 -324,077 -223,543 -4,234,077 -223,543 -1,021,833 -1,394,606 -1,452,911 -98,299 -1,401,537 -1,526,034 -1,014,250 -1,452,911 -381,596 -2,496,272 -298,813 -341,720 -333,823 -341,720 -333,823 -341,720 -333,823 -341,720 -335,497 -328,465 -763,344 -763,344	£12,500 -254,040 -254,040 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -854,543 -375,400 -569,562 -319,948 -463,852 -463,852 -463,852 -463,852 -1,181,401 -1,1743,057 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,775,769 -1,167,191 -1,167,191 -1,167,191 -1,	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,999 -511,362 -945,742 -480,563 -504,865 -1,208,919 -1,320,016 -1,320,131 -1,978,628 -524,535 -1,268,718 -1,369,739 -1,320,739 -1,	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -452,3783 -429,345 -502,404 -409,281 -1,036,941 -1,036,941 -1,036,281 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,231 -1,352,339 -2,242,152 -1,473,072 -2,241,486 -802,687 -1,193,296 -1,732,193 -2,242,152 -1,732,193 -2,242,152 -1,750,039 -551,919 -530,963 -510,697 -578,801 -602,811 -1,036,941	£20,000 -425,509 -425,509 -425,509 -437,423 -548,483 -528,720 -504,283 -576,839 -694,260 -1,128,230 -496,726 -496,726 -496,726 -496,726 -496,726 -1,1680,572 -2,250,783 -1,626,012 -2,504,345 -76,639 -462,2384 -752,2384 -752,2384 -752,2384 -752,384 -753,345 -608,641 -605,900 -855,3445 -608,641 -605,900 -855,3445 -608,641 -605,900 -855,3445 -608,641 -605,900 -855,3445 -608,641 -605,900 -855,3445 -608,641 -605,900 -855,3445 -608,641 -605,900 -855,345 -608,641	£22,500 484,237 -550,559 -605,083 -603,688 -579,221 -651,273 -651,273 -651,273 -658,208 -706,134 -710,34,184 -740,044 -888,777 -1,030,975 -435,980 -1,822,060 -2,261,147 -1,778,92 -2,611,147 -1,778,92 -2,677,203 -688,945 -1,822,260 -549,522 -606,896 -655,363 -660,572 -727,671 -785,708	£25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -1,160,912 -881,803 -1,160,912 -81,803 -1,179,985 -1,178,440 -1,183,548 -3,030,661 -647,074 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,540 -1,988,550 -1,7
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 17 Site 18 Site 19 Site 10 Site 11 Site 12 Site 17 Site 18 Site 19 Site 20 Site 11 Site 20 Site 21 Site 26 Site 27 Site 28 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 600 Brown 75 HD Brown 20 HD Brown 75 HD Brown 75 HD Brown 16 HD Brown 16 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 75 HD Brown 175 HD Brown 9 HD Brown 175 HD Brown 9 HD Brown 175 HD Brown 9 HD Brown 175 HD Br	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual V: 50 5,952 79,153 -102,263 86,348 11,815 -28,475 -38,548 11,815 -38,548 11,815 -38,548 11,815 -38,756 -38,548 -17,99 277,123 -335,129 -331,199 -543,921 -402,488 -408,715 -1,679,191 -2,321,116 -2,321,	18	£5,000 -95,884 -181,693 -212,496 -92,876 -59,318 -132,875 -149,284 -580,946 -1,225 -131,340 -223,992 -23,992 -48,477 -55,793 -48,477 -55,793 -706,012 -969,263 -1,091,998 -706,369 -706,369 -706,369 -706,369 -706,369 -706,369 -706,369 -707,369 -708	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -132,151 -205,220 -132,151 -205,220 -132,151 -205,220 -337,252 -337,252 -337,252 -341,309,012 -861,310 -1,181,935 -1,181,935 -1,181,935 -1,181,935 -1,190,033 -1,010,170 -2,05,733 -2,068,703 -2,058,703 -2	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,496 -783,344 -181,218 -324,077 -179,544 -181,218 -324,077 -223,543 -43,407 -1,126,943 -1,014,250 -1,021,833 -1,394,606 -1,394,606 -1,1452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,913	£12,500 -254,040 -254,040 -339,009 -380,489 -279,470 -353,534 -419,913 -854,543 -240,538 -375,400 -319,948 -439,825 -363,211 -1,085,606 -1,181,401 -1,607,277 -1,167,191 -1,743,087 -1,1745,769 -366,428 -2,411,565 -2,411,565 -315,492 -341,900,428 -341,90	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -445,742 -457,804 -1,208,919 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,4816,290 -2,326,859 -504,366 -504,3	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -502,811 -1,036,941 -1,036,941 -1,036,941 -1,036,941 -1,136,221 -1,473,072 -2,177,102	£20,000 425,509 427,423 548,483 548,483 576,839 694,260 1,128,230 491,82,230 491,82,230 491,82,27 440,039 489,194 792,275 1,1495,544 1,600,572 2,250,783 2,250,783 1,128,230 490,794 490,794 453,445 680,614 680,500	£22,500 -484,237 -550,559 -605,083 -603,688 -679,221 -651,273 -785,708 -706,134 -1,034,184 -764,044 -888,777 -1,220,594 -66,134 -1,034,184 -1,0	£25,000 -542,966 -603,782 -661,805 -678,596 -664,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -881,803 -1,031,516 -1,172,756 -1,178,440 -1,180,912 -
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 6 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 10 Site 20 Site 3 Site 20 Site 3 Site 3 Site 4 Site 20 Site 3 Site 4 Site 3 Site 3 Site 3 Site 3 Site 3 Site 3 Site 3 Site 3 Site 4 Site 3 Site 3 Site 3 Site 3 Site 4 Site 3 Site 3 Site 4 Site 3 Sit	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 15 Brown 500 Br	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual Vi 50 5,952 79,153 -102,263 -102,263 -102,263 -103,263 -104,263 -105,263 -1	14.09  44.966  -130.125  -156.689  -10.043  -13.515  -60.530  -60.404  -489.747  78.102  -51.243  -111.097  -163.811  234.970  -183.811  234.970  -555.429  -64.336  -48.666  -48.666  -756.502  -766.502  -776.502  -776.502  -776.502  -776.503  -10.776  -10	£5,000 -95,884 -181,693 -212,496 -92,876 -59,318 -132,875 -131,340 -132,2875 -131,340 -132,2875 -131,340 -149,289 -49,399 -62,40 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -55,793 -48,477 -48,478 -48,477 -48,478 -48,477 -48,478 -48,4	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -132,151 -205,220 -238,194 -672,145 -78,789 -211,438 -42,489 -42,489 -486,310	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,496 -763,344 -181,218 -188,802 -292,997 -179,544 -181,218 -183,407 -179,544 -181,218 -184,524,077 -233,543 -434,770 -1,394,606 -1,526,034 -1,014,250 -1,452,911 -1,452,911 -1,452,911 -1,452,911 -1,452,913 -1,452,913 -2,496,272 -2,598,813 -2,496,272 -2,598,813 -2,496,272 -2,598,813 -2,496,272 -2,598,813 -2,5	£12,500 -254,040 -254,040 -339,009 -380,489 -339,009 -279,470 -353,534 -419,913 -454,543 -375,400 -319,948 -439,821 -1,165,666 -1,181,401 -1,165,666 -1,181,401 -1,167,191 -1,1743,057 -1,167,191 -1,1743,057 -1,167,191 -1,1743,057 -1,167,191 -1,1743,057 -1,167,191 -1,1667,277 -1,167,277 -1,167,191	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -467,804 -468,718 -410,767 -400,563 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,340,909 -1,340,	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -502,811 -1,036,941 -499,264 -540,207 -528,526 -603,301 -747,413 -648,570 -1,352,231 -1,500,418 -620,827 -1,473,072 -2,241,486 -802,687 -1,352,231 -1,500,438 -2,241,452 -1,773,072 -2,241,468 -302,369 -1,732,153 -2,242,152 -1,750 -432,066 -1,732,153 -2,242,152 -1,750 -1,75	## E20,000  ## 425,509  ## 425,509  ## 425,509  ## 426,409  ## 428	£22,500 484,237 -550,559 605,083 -603,688 -679,221 -651,273 -785,708 -706,134 -1,034,184 -764,044 -888,777 -1,220,594 -1,839,296 -1,822,060 -2,466,157 -1,778,952 -2,767,203 -688,945 -1,822,660,572 -727,671 -785,708 -685,963 -685,963 -680,572 -727,671 -785,708 -1,220,594 -888,845 -1,124,125 -1,124 -1,124 -1,124 -1,124 -1,124 -1,124 -1,124 -1,124 -1,12	\$25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -880,496 -789,634 -1,150,912 -881,803 -1,031,516 -1,172,756 -1,172,756 -1,782,400 -1,172,756 -2,828,170 -1,931,833 -2,881,500 -2,828,170 -1,931,833 -2,881,500 -2,828,170 -1,931,833 -2,881,500 -2,828,170 -1,931,833 -2,881,500 -2,828,170 -1,931,833 -2,831,834 -2,881,550 -2,828,170 -1,931,833 -7,930,001 -602,706 -7,935,731 -7,935,735 -7,735,510 -802,106 -877,157 -1,312,958 -779,050 -877,157 -1,312,958 -779,050 -779,050 -779,050 -779,050
Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 15 Site 15 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 20 Brown 40 Brown 500 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 40 Brown 500 Flats 300 Flats 100 Flats 300 Flats 100 Flats 300 Flats 100 Flats 9 Green 75 Green 40 Green 12 Green 12 Green 12 Green 12 Brown 500 Br	Elsewhere Elsewhere	EUV 600,000	720,000 720,000	Residual Vi 5.05 5.952 7-9.153 -102.263 -102.263 -102.263 -102.263 -102.263 -103.263	14.00	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -131,340 -132,875 -131,340 -132,875 -131,340 -132,875 -131,340 -132,399 -240,939 -708,399 -708,399 -708,399 -708,399 -708,399 -708,399 -708,399 -718,277 -131,540,340 -152,663 -152	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -42,489 -42,489 -438,875 -778,981 -863,418 -1399,012 -861,310 -1,399,012 -861,310 -1,190,033 -1,399,012 -861,310 -1,190,033 -1,399,012 -861,310 -1,470,950 -205,753 -231,212 -231,212 -241,069 -225,733 -241,069 -225,733 -241,069 -441,069 -441	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,495 -763,344 -181,218 -158,802 -292,997 -479,544 -181,218 -324,077 -223,543 -430,407 -179,544 -181,218 -183,407 -179,544 -181,218 -183,407 -179,544 -181,218 -183,240 -1,126,034 -1,126,211 -1,394,606 -1,526,034 -1,014,250 -1,394,606 -1,526,034 -1,014,250 -1,394,606 -1,526,034 -1,014,250 -1,394,606 -2,598,813 -306,150 -307,100 -308,100	£12,500 -254,040 -254,040 -339,009 -380,489 -303,908 -279,470 -353,534 -419,913 -554,543 -575,400 -319,948 -43,852 -363,211 -1,055,606 -1,181,401 -1,1743,067 -1,167,191 -1,743,067 -1,743,	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -405,633 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,320,131 -1,320,131 -1,320,33 -504,865 -1,980,079 -1,320,33 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,320,	£17,500 -366,780 -444,287 -492,485 -493,743 -492,485 -493,743 -493,743 -492,240 -402,241 -1,036,941 -409,246 -603,301 -747,413 -1,500,418 -2,035,399 -2,177,102 -1,473,072 -2,241,486 -802,687 -1,382,231 -1,500,418 -2,241,485 -2,241,485 -2,241,485 -3,241,485 -3,241,473,072 -3,241,473 -4,473,072 -3,241,473 -4,473,072 -3,241,473 -4,473,072 -3,241,473 -4,473,072 -3,241,473 -4,500,369 -5,78,801 -6,7	## E20,000  ## 425,509  ## 497,423  ## 548,483  ## 548,483  ## 548,483  ## 548,483  ## 548,583  ## 558,484  ## 558	£22,500 484,237 -550,559 -605,083 -636,683 -639,221 -651,273 -785,708 -785,	\$25,000 -542,966 -603,782 -661,805 -678,596 -664,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -481,803 -1,031,516 -1,172,756 -1,079,685 -1,079,685 -1,079,685 -1,079,685 -1,079,685 -1,079,685 -1,784,400 -2,828,170 -1,931,893 -3,030,061 -647,074 -985,096 -1,479,740 -1,988,031 -680,706 -725,775 -735,510 -802,106 -877,157 -735,510 -802,106 -877,157 -1,312,958 -779,550 -877,157 -1,312,958 -779,570 -1,001,429 -1,1001,429 -1
Site 1 Site 2 Site 3 Site 5 Site 6 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 16 Site 17 Site 18 Site 19 Site 20 Site 21 Site 20 Site 21 Site 20 Site 21 Site 26 Site 27 Site 28 Site 29	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 600 Brown 75 Brown 500 Brown 600 Brown 75 Brown 600 Brown 75 Brown 600 Brown 75 Brown 600 Brown 75 Brown 75 Brown 75 Brown 75 Brown 75 Brown 75 Brown 75 Brown 500 Brown 75 Brown 500 Brown 75 Brown 500 Brown 75 Brown 500 Brown 75 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 50 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 9 Brown 500 Brown 15 Brown 9 Brown 500 Brown 15 Brown 9 Brown 500 Brown 15 Brown 9 Brown 500 Brown 15 Brown 9 Brown 500 Brown 15 Brown 9 Brown 500 Brown 15 Brown 9 Brown 500 Brown 15 Brown 9 Brown 15 Brown 15 Brown 15 Brown 9 Brown 9 Brown 9 Brown 15	Elsewhere Elsewhere	EUV 600,000	## PLV    720,000	Residual V2	18	£5,000 -95,884 -181,693 -212,496 -82,876 -59,318 -132,875 -131,340 -223,992 -131,340 -223,992 -49,399 -6240 -48,477 -55,793 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -699,263 -706,012 -706,977 -149,384 -2,152,841 -2,152,841 -2,152,841 -2,152,841 -2,152,841 -2,152,841 -2,152,841 -2,152,841 -3,152,8	£7,500 -147,444 -234,132 -288,494 -155,709 -132,151 -205,220 -238,164 -672,145 -65,033 -42,489 -211,438 -437,252 -488,377 -888,375 -778,981 -1,181,935 -1,190,053 -1,190,053 -1,190,053 -1,190,053 -2,068,703 -2,	£10,000 -200,534 -226,570 -324,492 -228,970 -324,492 -229,997 -328,485 -763,344 -181,218 -324,077 -223,543 -423,407 -1,79,544 -1,021,839 -1,344,606 -1,452,911 -384,606 -1,452,911 -384,606 -1,452,911 -384,606 -1,452,911 -384,566 -2,496,272 -259,813 -341,720 -383,823 -361,500 -259,813 -341,720 -383,823 -361,500 -259,813 -341,720 -383,823 -361,500 -259,813 -341,720 -355,849 -325,565 -372,546 -372,546 -372,546 -372,546 -450,050	£12,500 -254,040 -254,040 -339,009 -330,489 -303,908 -279,470 -353,534 -419,913 -854,543 -375,400 -393,968 -375,400 -393,968 -375,400 -393,968 -319,948 -438,852 -363,211 -1,065,606 -1,181,401 -1,171,769 -1,177,176 -1,177,176 -1,177,176 -1,174,087 -1,174	£15,000 -309,719 -391,447 -436,487 -378,845 -378,845 -378,845 -378,845 -378,845 -378,845 -378,845 -378,845 -378,845 -479,999 -481,742 -485,742 -485,742 -480,563 -504,865 -1,208,919 -1,320,016 -1,340,999 -1,320,131 -1,978,628 -384,558 -2,227,10 -1,378,628 -3,26,859 -2,326,859 -2,326,859 -2,326,859 -2,326,859 -2,326,859 -2,326,859 -2,326,859 -2,326,859 -3,333,337 -447,173 -495,625 -435,759 -435,759 -435,759 -435,759 -435,733,337 -441,153 -455,024 -441,505 -537,333 -441,450,638 -511,362 -543,333,344 -543,3324 -544,609,371 -733,828 -544,865	£17,500 -366,780 -444,287 -492,485 -452,3783 -452,404 -409,266 -500,309 -551,919 -500,309 -50	£20,000 425 509 427 553 548,483 558,720 504,283 576,839 694,260 -1,128,230 -491,302 646,225 746,039 489,140 -792,275 -1,495,544 -1,600,572 -2,504,345 -76,039 480,794 490,794 450,790 450,760	£22,500 484,237 450,559,559 605,083 603,668 479,221 651,220,594 484,784,044 488,777 -1,030,975 4935,980 -1,822,060 -2,661,147 -1,778,92 -1,778,93	£25,000 -542,966 -603,782 -661,805 -678,596 -664,155 -725,708 -877,157 -1,312,958 -789,634 -1,150,912 -881,803 -1,031,516 -1,079,685
Site 1 Site 2 Site 3 Site 4 Site 10 Site 10 Site 11 Site 15 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 10 Site 11 Site 20 Site 11 Site 20 Site 11 Site 20 Site 21 Site 20 Site 21 Site 20 Site 21 Site 25 Site 21 Site 20 Site 21 Site 20 Site 21 Site 20 Site 21 Site 25 Site 35 Site 3	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 9 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 500 Brown 600 Brown 600 Brown 75 Brown 600 Brown 75 Brown 600 Brown 75 Brow	Elsewhere Elsewhere	EUV 600,000	## PLV    720,000   720,00	Residual V2	### 1989   ### 1989	£5,000 -95,884 -181,693 -212,496 -59,318 -132,875 -149,284 -580,946 -125,55 -131,340 -223,992 -49,399 -635,668 -635,668 -706,012 -969,263 -1,091,999 -708,369 -708,369 -708,012 -1,091,999 -708,369 -708,369 -708,012 -1,091,999 -708,369 -70	£7,500 -147,444 -234,132 -288,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -251,458 -211,438 -211,4	£10,000 -200,534 -206,570 -324,492 -228,970 -224,992 -229,997 -453,407 -453	£12,500 -254,040 -254,040 -389,009 -380,489 -279,470 -353,534 -419,913 -854,543 -375,400 -595,562 -240,538 -375,400 -393,948 -438,562 -383,211 -1,065,606 -1,330,402 -4,1181,401 -1,174,055 -1,174,055 -1,174,055 -1,174,055 -1,174,055 -1,174,055 -1,175,009	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -457,804 -1,208,919 -1,320,016 -1,208,919 -1,320,131 -1,340,907 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,320,131 -1,980,079 -1,330,334 -1,458,035 -1,208,919 -1,430,170 -1,338,288 -1,208,919 -1,430,170 -1,338,288 -1,208,919 -1,430,170 -1,208,919	£17,500 -366,780 -444,287 -492,485 -453,783 -452,783 -502,404 -602,811 -1,368,941 -4,99,264 -540,207 -801,873 -648,570 -1,362,231 -1,473,072 -2,2177,102 -2,2177,102 -1,362,231 -1,473,072 -2,241,486 -500,309 -500,309 -500,309 -500,309 -510,191 -530,963 -510,967 -510,967 -510,967 -578,801 -602,811 -1,036,941	£20,000 425,509 427,423 548,483 548,483 576,839 694,260 1-1,28,230 491,80,28 646,285 746,039 489,194 792,275 1-1,495,547 2-2,250,783 1-1,28,230 491,280,794 1-1,28,230 491,495,544 490,794 490,794 490,794 453,345 658,634 659,000 658,634 658,000 658,634 658,000 658,634 658,000 658,634 659,000 658,634 658,000 658,000 658,000 658,000 658,000 658,000 658,000 658,000 658,000 658,000 658,000 658,000 658	£22,500 484,237 -550,559 605,083 -603,668 -779,221 -651,273 -785,708 -1,220,594 -588,208 -706,134 -1,034,184 -764,044 -888,777 -1,334,184 -764,044 -888,777 -1,334,184 -1,334,184 -764,044 -888,777 -1,334,592 -2,466,167 -2,461,147 -1,778,952 -2,776,203 -688,945 -1,034,469 -1,538,268 -686,363 -680,838 -680,572 -786,984	£25,000 -542,966 -603,782 -661,805 -678,968 -678,968 -678,968 -789,634 -1,150,912 -881,803 -1,031,516 -1,778,440 -1,178,768 -1,784,400 -1,183,548 -1,109,688 -1,109,6
Site 1 Site 2 Site 3 Site 5 Site 6 Site 6 Site 7 Site 8 Site 9 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 19 Site 20 Site 11 Site 10 Site 11 Site 10 Site 11 Site 11 Site 11 Site 11 Site 15 Site 10 Site 11 Site 11 Site 11 Site 11 Site 15	Brown 500 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 15 Brown 15 Brown 500 B	Elsewhere Elsewhere	EUV 600,000	## PLV    720,000   720,00	Residual V:	18	£5,000 -95,884 -181,693 -212,496 -92,876 -59,318 -132,875 -149,284 -580,946 -1,225 -23,902 -49,359 -96,240 -48,477 -55,793 -45,693 -706,012 -969,263 -1,091,993 -708,369 -706,012 -1,540,346 -2,152,841 -2,665,686 -2,152,841 -2,665,686 -2,152,841 -2,152,841 -2,665,686 -2,152,841 -2,152,84	£7,500 -147,444 -234,132 -268,494 -155,709 -132,151 -205,220 -132,151 -205,220 -132,151 -205,220 -132,151 -205,230 -142,489 -211,438 -42,489 -41,181,935 -1,181,935 -1,181,935 -1,181,935 -1,190,033 -1,101,170 -1,190,033 -2,580,979 -205,783 -289,282 -31,212 -241,089 -281,082 -81,082 -8	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,496 -763,344 -181,218 -188,802 -292,997 -179,544 -181,218 -433,407 -179,544 -181,218 -324,077 -223,543 -434,071 -1,324,085 -1,324,085 -1,324,085 -2,324,085 -2,324,085 -2,324,085 -2,325 -2,324,085 -2,32	£12,500 -254,040 -254,040 -339,009 -380,489 -379,470 -353,534 -419,913 -459,562 -293,996 -319,948 -439,821 -1,181,401 -1,607,277 -1,167,191 -1,715,769 -306,428 -1,111,401 -1,1715,769 -306,428 -311,402 -341,505 -315,402 -341,505 -315,402 -341,505	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -405,533 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,208,919 -1,340,909 -1,320,131 -1,820,106 -	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -452,493 -429,345 -502,404 -540,207 -409,264 -540,207 -528,526 -603,301 -747,413 -448,570 -1,352,211 -1,500,418 -2,035,399 -2,241,486 -2,241,486 -2,241,486 -2,241,486 -300,309 -378,801 -4,473,072 -2,241,486 -500,309 -578,801 -4,473,612 -503,963 -5	£20,000 425.509 427.55.509 427.423 548.483 547.6839 659.426 1.128.230 496.759 622.634 496.759 622.634 496.759 622.634 1.128.231 1.495.544 1.600.572 2.2507.331 1.648.015 2.157.445  £20,000 430.794 655.345 634.260 1.123.833 1.648.015 2.157.445	£22,500 484,237 450,559,569 605,083 603,688 -579,221 651,273 -785,708 -1,220,594 -6,134 -1,034,184 -764,044 -888,777 -1,303,975 -935,980 -1,822,060 -2,466,137 -1,778,952 -2,767,203 -6,89,945 -1,153,162 -6,65,963 -6,6	\$25,000 -542,966 -603,782 -661,805 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,496 -789,634 -1,150,912 -881,803 -1,031,516 -1,172,756 -1,178,440 -1,188,031 -1,189,1893 -1,189,1893 -1,189,1893 -1,189,1893 -1,189,1893 -1,189,1893 -1,189,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893 -1,199,1893
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Site 1 Site 2 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 Site 16 Site 17 Site 18 Site 17 Site 18 Site 19 Site 20 Site 21 Site 28 Site 29 Site 10 Site 21 Site 28 Site 29 Site 10 Site 21 Site 28 Site 29 Site 21 Site 28 Site 29 Site 3 Site 4 Site 5 Site 6 Site 7 Site 8 Site 10 Site 21 Site 25 Site 3 Site 4 Site 5 Site 6 Site 17 Site 8 Site 10 Site 10 Site 11 Site 12 Site 13 Site 10 Site 11 Site 12 Site 13 Site 10 Site 11 Site 12 Site 13 Site 10 Site 11 Site 12 Site 13 Site 14 Site 15 S	Brown 500 Brown 200 Brown 200 Brown 200 Brown 200 Brown 40 Brown 40 Brown 15 Brown 9 Brown 500 Brown 9 Brown 500 Brown 500 Brown 15 Brown 20 Brown 15 Brown 20 Brown 15 Brown 50 Brown 15 Brown 50 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 16 Brown 16 Brown 16 Brown 17 Brown 17 Brown 17 Brown 17 Brown 10 Brown 17 Brown 10 Brown 15 Brown 10 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 15 Brown 16 Brown 17 Brown 19 Brown	Elsewhere Elsewhere	EUV 600,000	PLV 720,000	Residual V: 60 5.952 7-9.153 -102.263 -102.263 -102.263 -102.263 -103.263 -	144,966 1-44,966 1-44,966 1-44,966 1-44,966 1-45,966 1-46,967 1-46	£5,000 -95,884 -181,693 -212,496 -92,876 -59,318 -132,875 -149,284 -580,946 -122,52 -131,340 -223,939 -96,240 -48,477 -55,793 -706,012 -969,263 -706,012 -969,263 -706,012 -1,091,999 -708,369 -	£7,500 -147,444 -234,132 -288,494 -155,709 -132,151 -205,220 -238,164 -672,145 -78,789 -211,438 -337,252 -337,252 -341,210 -861,310 -1,190,053 -1,101,070 -2,058,703	£10,000 -200,534 -206,570 -324,492 -228,970 -204,984 -279,099 -328,496 -763,344 -181,218 -328,407 -179,544 -181,218 -324,077 -223,543 -1,021,89	£12,500 -254,040 -254,040 -339,009 -380,489 -279,470 -353,534 -419,913 -854,543 -375,400 -319,948 -439,821 -1,055,660 -1,181,401 -1,07,277 -1,167,191 -1,174,087 -1,174,087 -1,174,087 -1,174,087 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,174,087 -1,181,401 -1,190,428 -2,411,565 -1,181,401 -1,190,428 -1,190,428 -1,190,428 -1,190,428 -1,190,428 -1,190,428 -1,190,428 -1,190,428 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639 -1,190,639	£15,000 -309,719 -391,447 -436,487 -378,845 -354,408 -427,969 -511,362 -945,742 -457,804 -685,718 -460,563 -504,865 -1,208,919 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,340,909 -1,320,131 -1,978,628 -854,588 -1,262,710 -1,340,909 -1,320,131 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,628 -1,978,638 -1,978,	£17,500 -366,780 -366,780 -366,780 -444,287 -492,485 -453,783 -429,345 -502,404 -502,811 -1,036,941 -1,036,941 -1,036,941 -1,036,941 -1,036,941 -1,036,941 -1,352,231 -1,500,418 -2,035,399 -2,177,102	£20,000 425,509 427,423 548,483 548,483 576,839 694,260 1,128,230 491,82,230 491,82,230 491,82,275 1,485,6012 2,250,783 401,123,883 1,123,883 1,123,883 1,123,883 4,101,792,275 1,126,012 1,125,1445 1	£22,500 484,237 -550,559 605,083 -603,688 -679,221 -651,273 -785,708 -1,220,594 -588,208 -706,134 -1,034,144 -888,777 -1,334,975 -935,980 -1,639,296 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,060 -1,822,072,738	\$25,000 -542,966 -603,782 -661,805 -678,596 -678,596 -654,158 -725,708 -877,157 -1,312,958 -680,946 -789,834 -1,150,912 -881,803 -1,031,516 -1,172,756 -1,079,885 -1,079,99 -1,





# Appendix 16 – Commuted Sum Calculation

# **Central Business District**

					Area (ha)		Units		Residual Value (£)		Difference	
					Gross	Net	All	Affordable	No Aff	With	Site	Per Unit
					Gioss	ivet				Affordabale		
Site 17	Flats 300	Central	Brown	PDL	4.80	3.00	300	90	-4,547,173	-7,242,832	2,695,659	29,952
Site 18	Flats 100	Central	Brown	PDL	1.21	1.00	100	30	-1,573,226	-2,476,836	903,609	30,120
Site 19	Flats 30	Central	Brown	PDL	0.36	0.30	30	9	-501,083	-800,060	298,978	33,220
Site 20	Flats 12	Central	Brown	PDL	0.12	0.12	12	4	-196,111	-301,666	105,554	29,321
Site 21	Flats 9	Central	Brown	PDL	0.09	0.09	9					
Site 22	Flats 300 Tall	Central	Brown	PDL	1.21	1.00	300	90	-10,963,386	-13,662,601	2,699,215	29,991
Site 23	Flats 100 Tall	Central	Brown	PDL	0.33	0.33	100	30	-3,739,420	-4,636,332	896,911	29,897
Site 24	Flats 30 Tall	Central	Brown	PDL	0.10	0.10	30	9	-1,160,877	-1,474,885	314,008	34,890
Site 25	Studios 60	Central	Brown	PDL	0.73	0.60	60	18	-495,426	-765,015	269,589	14,977
Site 30	PRS Flats	Central	Brown	PDL	0.97	0.80	60	18	-5,295	-466,846	461,551	25,642

# **South East and Ashton Green**

					Area	(ha)	Ur	nits	Residual Value (£)		Difference	
					Gross	Net	All	Affordable	No Aff	With Affordabale	Site	Per Unit
Site 1	Brown 500	South East & Ashto	Brown P	DL	22.86	14.29	500	150	12,097,531	3,528,299	8,569,232	57,128
Site 2	Brown 200	South East & Ashto	Brown P	DL	9.14	5.71	200	60	3,992,295	628,265	3,364,029	56,067
Site 3	Brown 75	South East & Ashto	Brown P	DL	3.43	2.14	75	23	1,552,034	199,234	1,352,799	60,124
Site 4	Brown 40	South East & Ashto		DL	1.39	1.14	40	12	1,084,417	369,517	714,900	59,575
Site 5	Brown 20	South East & Ashto E		DL	0.69	0.57	20	6	581,179	209,073	372,107	62,018
Site 6	Brown 15	South East & Ashto E		DL	0.52	0.43	15	5	421,479	143,936	277,544	61,676
Site 7	Brown 9	South East & Ashto E	Brown P	DL	0.26	0.26	9					
Site 8	Brown 5	South East & Ashto E		DL	0.14	0.14	5					
Site 9	Brown 500 HD	South East & Ashto E		DL	14.55	9.09	500	150	13,706,730	5,428,425	8,278,305	55,189
Site 10	Brown 200 HD	South East & Ashto E		DL	5.82	3.64	200	60	4,630,748	1,441,548	3,189,200	53,153
Site 11	Brown 75 HD	South East & Ashto E		DL	1.65	1.36	75	23	1,818,465	508,566	1,309,899	58,218
Site 12	Brown 40 HD	South East & Ashto E	Brown P	DL	0.88	0.73	40	12	1,224,265	511,794	712,471	59,373
Site 13	Brown 20 HD	South East & Ashto E	Brown P	DL	0.36	0.36	20	6	628,087	268,639	359,448	59,908
Site 14	Brown 15 HD	South East & Ashto	Brown P	DL	0.27	0.27	15	5	439,741	188,346	251,395	55,866
Site 15	Brown 9 HD	South East & Ashto	Brown P	DL	0.16	0.16	9					
Site 16	Brown 5 HD	South East & Ashto	Brown P	DL	0.09	0.09	5					
Site 17	Flats 300	South East & Ashto	Brown P	DL	4.80	3.00	300	90	450,978	-3,338,810	3,789,788	42,109
Site 18	Flats 100	South East & Ashto E	Brown P	JDL	1.21	1.00	100	30	134,720	-1,154,422	1,289,142	42,971
Site 19	Flats 30	South East & Ashto E	Brown P	DL	0.36	0.30	30	9	22,889	-393,654	416,543	46,283
Site 20	Flats 12	South East & Ashto E	Brown P	DL	0.12	0.12	12	4	10,550	-142,110	152,660	42,406
Site 21	Flats 9	South East & Ashto E	Brown P	DL	0.09	0.09	9					
Site 26	Green 75	South East & Ashto	Green A	gricultural	3.43	2.14	75	23	5,591,420	3,412,156	2,179,264	96,856
Site 27	Green 40	South East & Ashto	Green A	gricultural	1.39	1.14	40	12	3,173,989	2,012,773	1,161,216	96,768
Site 28	Green 12	South East & Ashto	Green Pa	addock	0.34	0.34	12	4	1,072,568	697,269	375,299	104,250
Site 29	Green 9	South East & Ashto	Green Page	addock	0.26	0.26	9					

				Area	a (ha)	Ur	Units		Residual Value (£)		ence
				Gross	Net	All	Affordable	No Aff	With Affordabale	Site	Per Unit
Site 1	Brown 500	South East & Ashto Brown	PDL	22.86	14.29	500	150	12,097,531	9,250,769	2,846,763	18,978
Site 2	Brown 200	South East & Ashto Brown	PDL	9.14	5.71	200	60	3,992,295	2,870,951	1,121,343	18,689
Site 3	Brown 75	South East & Ashto Brown	PDL	3.43	2.14	75	23	1,552,034	1,101,577	450,456	20,020
Site 4	Brown 40	South East & Ashto Brown	PDL	1.39	1.14	40	12	1,084,417	846,117	238,300	19,858
Site 5	Brown 20	South East & Ashto Brown	PDL	0.69	0.57	20	6	581,179	457,528	123,651	20,609
Site 6	Brown 15	South East & Ashto Brown	PDL	0.52	0.43	15	5	421,479	329,999	91,481	20,329
Site 7	Brown 9	South East & Ashto Brown	PDL	0.26	0.26	9					
Site 8	Brown 5	South East & Ashto Brown	PDL	0.14	0.14	5					
Site 9	Brown 500 HD	South East & Ashto Brown	PDL	14.55	9.09	500	150	13,706,730	10,947,295	2,759,435	18,396
Site 10	Brown 200 HD	South East & Ashto Brown	PDL	5.82	3.64	200	60	4,630,748	3,567,681	1,063,067	17,718
Site 11	Brown 75 HD	South East & Ashto Brown	PDL	1.65	1.36	75	23	1,818,465	1,381,832	436,633	19,406
Site 12	Brown 40 HD	South East & Ashto Brown	PDL	0.88	0.73	40	12	1,224,265	986,775	237,490	19,791
Site 13	Brown 20 HD	South East & Ashto Brown	PDL	0.36	0.36	20	6	628,087	508,271	119,816	19,969
Site 14	Brown 15 HD	South East & Ashto Brown	PDL	0.27	0.27	15	5	439,741	356,522	83,220	18,493
Site 15	Brown 9 HD	South East & Ashto Brown	PDL	0.16	0.16	9					
Site 16	Brown 5 HD	South East & Ashto Brown	PDL	0.09	0.09	5					
Site 17	Flats 300	South East & Ashto Brown	PDL	4.80	3.00	300	90	450,978	450,978	0	0
Site 18	Flats 100	South East & Ashto Brown	PDL	1.21	1.00	100	30	134,720	134,720	0	0
Site 19	Flats 30	South East & Ashto Brown	PDL	0.36	0.30	30	9	22,889	22,889	0	0
Site 20	Flats 12	South East & Ashto Brown	PDL	0.12	0.12	12	4	10,550	10,550	0	0
Site 21	Flats 9	South East & Ashto Brown	PDL	0.09	0.09	9					
Site 26	Green 75	South East & Ashto Green	Agricultural	3.43	2.14	75	23	5,591,420	3,412,156	2,179,264	96,856
Site 27	Green 40	South East & Ashto Green	Agricultural	1.39	1.14	40	12	3,173,989	2,012,773	1,161,216	96,768
Site 28	Green 12	South East & Ashto Green	Paddock	0.34	0.34	12	4	1,072,568	697,269	375,299	104,250
Site 29	Green 9	South East & Ashto Green	Paddock	0.26	0.26	9					





## Appendix 17 – Appraisals. Older People's Housing

The pages in this appendix are not numbered.





# Sheltered 30% v1 APP Cover



Older People's

Sheltered 30% v1 APP Site make up

Developed 1 Density erage Unit Size **Total Cost** Number Units **NET Area** Density Rate £/m2 Units/ha m2 m2 m2/ha 63 7,500 Sheltered 60 0.50 120.00 3,750 6,300,000 1,680.00 Locality een/ Brown Iternative Use

Paddock

0.500

Green



	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	21	50.00	1,050.00	20%	1,400	1,764,000
	2	21	75.00	1,575.00		1,400	2,646,000
Terrace	2	0		0.00			0
	3	0		0.00			0
Semi	2	0		0.00			0
	3	0		0.00			0
Det	3	0		0.00			0
	4	0		0.00			0
	5	0		0.00			0
Flat 1 High*	1	0		0.00	10%		0
Flat 2 High*	2	0		0.00	10%		0
Flat 3 High*	3	0		0.00	10%		C
Affordable							
Flat	1	9	50.00	450.00	20%	1,400	756,000
	2	9	75.00	675.00	20%	1,400	1,134,000
Terrace	2	0		0.00		0	C
	3	0		0.00		0	0
Semi	2	0		0.00		0	0
	3	0		0.00		0	0
Det	3	0		0.00		0	C
	4	0		0.00		0	C
	5	0		0.00		0	0
Flat 1 High*	1	0		0.00	10%	0	C
Flat 2 High*	2	0		0.00	10%	0	0
Flat 3 High*	3	0		0.00	10%	0	0

	Area	Gross
4,500.00		Net
1,260.00		
1,890.00		
0.00		
0.00		
0.00		
0.00		
0.00		
0.00		
0.00		
0.00		
0.00		
0.00		
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0.00		
0.00		
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0.00		
0.00		

30%

### Sheltered 30% v1 APP For Apps

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L	<b>)</b>

			Site 1 Sheltered	Site 2 Sheltered	Site 3 Sheltered	Site 4 Sheltered	Site 5 Sheltered	Site 6 Sheltered	Site 7 Sheltered	Site 8 Sheltered	Site 13 Sheltered	Site 14 Sheltered	Site 15 Sheltered	Site 16 Sheltered	Site 17 Sheltered	Site 18 Sheltered	Site 19 Sheltered	Site 20 Sheltered
	Green/brown fiel Use Locality	d	Green Paddock 30%	Green Paddock 0%	Green Paddock 5%	Green Paddock 10%	Green Paddock 15%	Green Paddock 20%	Green Paddock 25%	Green Paddock 30%	Brown Industrial Base	Brown Industrial 0%	Brown Industrial 5%	Brown Industrial 10%	Brown Industrial 15%	Brown Industrial 20%	Brown Industrial 25%	Brown Industrial 30%
Site Area Units	Gross Net	<b>ha</b> ha	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60								
Average Unit	Size	m2	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50	62.50
Mix	Intermediate to B	uy	30.00%	0.00%	0.00% 5.00%	0.00% 10.00%	0.00% 15.00%	0.00%	0.00% 25.00%	0.00%	0.00% 30.00%	0.00%	0.00% 5.00%	0.00%	0.00% 15.00%	0.00%	0.00% 25.00%	0.00% 30.00%
	Social Rent		30.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market Intermediate to Bo Affordable Rent	£/m2	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500	4,130 2,891 1,500
	Social Rent	£/m2	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120
Grant and Sul	Affordable Rent Social Rent	uy £/unit £/unit £/unit																
Sales per Qua Unit Build Tim			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative U		£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Up Lift % Additional Up	lift	% £/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	20%	20%	20%	20%	20%	20%	20%	20%
Easements et	с	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acqui	isition	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50 >50	£/unit £/unit	462 138	462 138	462 138	462 138	462 138	462 138	462 138	462 138								
Architects QS / PM		% %	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%	4.00% 0.50%								
Planning Cons Other Profess		% %	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%								
BCIS Over Extra		£/m2 %	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680
Energy Design		£/m2 £/m2	3.00	3	3	3	3	3	3	3	3	3 0	3	3	3	3	3	3
Acc & Adpt Water		£/m2 £/m2	15.0 1	15.0 1	15.0 1	15.0 1	15.0 1	15.0 1	15.0 1	15.0 1								
Small Sites Site Costs		% %	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106 Post CIL s106		£/Unit £/Unit	500 500	<b>500</b> 500	500 500	500 500	500 500	500 500	500 500	500 500	500 500	500 500						
LIT		£/m2 %		0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%	0.00 0.00%							
Contingency Abnormals		% % £/site	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00% 5.00% 100,000	5.00% 5.00% 100,000	5.00% 5.00% 100,000	5.00% 5.00% 100,000	5.00% 5.00% 100,000	5.00% 5.00% 100,000	5.00% 5.00% 100,000	5.00% 5.00% 100,000
FINANCE	Fees Interest	£ %	48,000 6.00%	63,000 6.00%	61,000 6.00%	58,000 6.00%	56,000 6.00%	53,000 6.00%	51,000 6.00%	48,000 6.00%	47,000 6.00%	62,000 6.00%	60,000 6.00%	57,000 6.00%	55,000 6.00%	52,000 6.00%	50,000 6.00%	47,000 6.00%
	Legal and Valuation			2.2073		2.20,0	2.20,0	2.30/3	2.2070	2.20/0	2.2070	2.2370	2.20/0	2.20/0	2.20,0	2.2070	2.20/0	2.20,0
SALES	Agents Legals Misc.	% % £	3.00% 0.50%	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0	3.00% 0.50% 0							
Developers Pr	r <b>ofi</b> % Market DV % Affordable DV		17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%								

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
		Sheltered                           Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered									
Green/brow	n field	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown							
l	Jse	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial							
Site Are Gross Net Units	ha ha	0.50 0.50 60                  0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60									
Mix Market	,	70.00%	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%	70.00%	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%
Intermediate		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Affordable F		30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%
Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Val	ue £/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Uplift	£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
	£ site	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Viability Threshold	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
	£ site	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
Residua Gross Net	£/ha £/ha £ site	2,056,597 2,056,597 1,028,299	5,684,348 5,684,348 2,842,174	5,078,784 5,078,784 2,539,392	4,475,097 4,475,097 2,237,549	3,869,533 3,869,533 1,934,767	3,265,847 3,265,847 1,632,924	2,660,283 2,660,283 1,330,142	2,056,597 2,056,597 1,028,299	1,062,107 1,062,107 531,053	4,689,857 4,689,857 2,344,929	4,084,293 4,084,293 2,042,147	3,480,607 3,480,607 1,740,304	2,875,043 2,875,043 1,437,522	2,271,357 2,271,357 1,135,679	1,665,793 1,665,793 832,896	1,062,107 1,062,107 531,053
Additional Profit	£ site	1,491,939	3,912,867	3,491,250	3,231,012	2,645,158	2,221,420	1,796,644	1,372,904	356,471	2,795,544	2,388,332	1,982,208	1,861,646	1,440,681	1,027,732	356,471
	£/m2	568	1,043	980	957	830	740	639	523	136	745	670	587	584	480	365	136

SITE NAME	Site 1 S	Sheltered																							
COME	Av Size m2	%	Number 60		Price £/m2	GDV £	GIA m2		DEVELOPMEN	T COSTS							Planning fee ca Planning app fer	dwgs	rate			Build Cost BCIS	/m2 1,680		
arket Housing	62.5	70%	42		4,130	10,841,250	2,625			Land		/unit or m2 17,138	Total	1,028,299			No dwgs No dwgs under	60 50	462	23,100		Over Extra Energy	0	0.009	%
nared Ownership	62.5	0%	0		2,891	0	0			Stamp Duty Easements etc.			40,915				No dwgs over 50	10	138 Total	1,380 24,480		Design Acc & Adpt	0 15		
fordable Rent	62.5	30%	18		1,500	1,687,500	1,125		PLANNING	Legals Acquisition	n	1.50%	15,424	56,339								Water Small Sites Site Costs	0 168	09	
ocial Rent	62.5	0%	0		1,120	0	0			Planning Fee Architects		4.00%	24,480 292,251				Stamp duty cal Land payment	c - Residual		1,028,299		0.00	1,867		
	Shared Ownership Affordable Rent	р			0					QS / PM Planning Consult	tants	0.50% 1.00%	36,531 73,063												
	Social Rent				0	_				Other Profession	al	3.50%	255,720	682,045											
SITE AREA - Net SITE AREA - Gross	0.50 h 0.50 h		120 120	/ha /ha		12,528,750	3,750			Build Cost - BCIS	S Based	1,867	7,001,250						Total	40,915					
iales per Quarter	0									s106 / CIL Contingency Abnormals		2.50%	30,000 175,031 100,000	7,306,281			Stamp duty cal	c - Add Profit		175,000					
Init Build Time		Quarters				RUN Residual M	MACRO ctrl+r		FINANCE	7 LONG THE S			100,000	7,000,201			125,000 250,000	0% 1%	1% 3%	110,000					
Residual Land Value		1,028,299		Per ha GROSS 2,056,597			sing balance =	0		Fees Interest		6.00%	48,000				500,000 1,000,000	3% 4%	5%						
Iternative Use Value	0%	25,000 0		50,000		RUN CIL MACRO	O ctrl+I ssing balance =	0		Legal and Valuat	ion		0	48,000			above	5%	5% Total	8,750					
Plus /ha Viabili	300,000	150,000 175,000		300,000 350,000	[	Check on phasing di				Agents		3.0%	375,863				Pre CIL s106		£/ Unit (all)		Ī	LIT	% GDV		]
dditional Profit		£	/m2 568		l	corre	ect			Legals Misc.		0.5%	62,644 0	438,506	9,559,471		Post CIL s106		Total £/ Unit (all)	30,000			0.00%		<u>ol</u>
additional Profit		1,491,939	566						Developers Pro	ofit % Market DV		17.50%			1,897,219		CIL	0		30,000 0 <b>30,000</b>					
										% Affordable DV	,	17.50%			295,313		-		10(8)	20,000	1				
RESIDUAL CASH FLOW FO	FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
NITS Started				10	10	10	10	10	10																
arket Housing hared Ownership ffordable Rent					0	0 0	0 0	903,438 0 281,250	903,438 0 281,250	0	903,438 0 281,250	903,438	903,438 0 281,250	903,438 0 0	903,438 0	903,438 0 0	903,438 0 0	903,438 0 0	903,438 0 0	0	0	0	0	0	0
ocial Rent rant and Subsidy					0	0	0	0	0	281,250 0 0	281,250 0 0	281,250 0 0	281,250 0 0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	903,438	903,438	903,438	903,438	903,438	903,438	0	0	0	0	0	0
XPENDITURE tamp Duty		40,915																							
sements etc. gals Acquisition		0 15,424																							
anning Fee		24,480		146 100																					
chitects Sanning Consultants		146,126 18,266 36,531		146,126 18,266 36,531																					
her Professional		127,860		127,860																					
ild Cost - BCIS Base 06/CIL			0	388,958 1,667	777,917 3,333	1,166,875 5,000	1,166,875 5,000	1,166,875 5,000	1,166,875 5,000	777,917 3,333	388,958 1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ntingency normals			0	9,724 5,556	19,448 11,111	29,172 16,667	29,172 16,667	29,172 16,667	29,172 16,667	19,448 11,111	9,724 5,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees		48,000 0																							
egal and Valuation gents		0	0	0	0	0	0	35,541	35,541	35,541	35,541	35,541	35,541	27,103	27,103	27,103	27,103	27,103	27,103					0	0
gals sc.		0	0	0	0	0	0	5,923	5,923	5,923	5,923	,		,	4.517	4,517				0	0	0	0		-
OSTS BEFORE LAND INT	IT AND PROFIT	457,602	0	734,687	811,809	1,217,714						5,923	5,923	4,517	,-		4,517	4,517	4,517	0	0	0	0	0	0
						, ,	1,217,714	1,259,178	1,259,178	853,273	447,369	5,923 <b>41,464</b>	5,923 <b>41,464</b>	4,517 <b>31,620</b>	31,620	31,620	31,620	4,517 <b>31,620</b>							0
or Residual Valuation	Land	1,028,299		-						853,273	447,369	41,464	41,464	31,620	31,620	31,620	31,620	31,620	4,517 <b>31,620</b>	0	0 <b>0</b>	0	0	0	0
P	Interest Profit on Costs	1,028,299	22,289	22,623	33,982	46,669	<b>1,217,714</b> 65,635	1,259,178 84,885	1,259,178 87,276					,-	,-				4,517	0	0	0	0	0	0 0 1,897,21
	Interest Profit on Costs Profit on GDV					46,669	65,635	84,885	87,276	853,273 89,702	<b>447,369</b> 86,077	<b>41,464</b> 76,308	<b>41,464</b> 60,304	31,620 44,061	31,620 31,644	31,620 19,042	<b>31,620</b> 6,250	31,620 0	4,517 31,620 0	0	0	0	0	0 0	0 1,897,21 295,313
P I C O	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc	-1,485,901 0	-22,289	-757,310	-845,792	46,669 -1,264,383	65,635	84,885	87,276	853,273 89,702 241,712	447,369 86,077 651,242	<b>41,464</b> 76,308 1,066,915	<b>41,464</b> 60,304 1,082,919	31,620 44,061 827,757	31,620 31,644 840,173	31,620 19,042 852,776	31,620 6,250 865,567	31,620 0 871,817	4,517 31,620 0 871,817	0	0	0	0	0 0	0 1,897,21 295,31: -2,192,5:
P I C O	Interest Profit on Costs Profit on GDV Cash Flow	-1,485,901				46,669	65,635	84,885	87,276	853,273 89,702	<b>447,369</b> 86,077	<b>41,464</b> 76,308	<b>41,464</b> 60,304	31,620 44,061	31,620 31,644	31,620 19,042	<b>31,620</b> 6,250	31,620 0	4,517 31,620 0	0	0	0	0	0 0	0
C O C S ASH FLOW FOR CIL ADD	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance	-1,485,901 0 -1,485,901	-22,289	-757,310	-845,792	46,669 -1,264,383	65,635	84,885	87,276	853,273 89,702 241,712	447,369 86,077 651,242	<b>41,464</b> 76,308 1,066,915	<b>41,464</b> 60,304 1,082,919	31,620 44,061 827,757	31,620 31,644 840,173	31,620 19,042 852,776	31,620 6,250 865,567	31,620 0 871,817	4,517 31,620 0 871,817	0 0 0 0 2,192,531	0	0	0	0 0 0 0 2,192,531	0 1,897,2 295,31 -2,192,5
C O C Sh flow for CIL ADD	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 -1,485,901	-22,289 -1,508,189 Year 1	-757,310 -2,265,499	-845,792 -3,111,291	46,669 -1,264,383 -4,375,673	65,635 -1,283,349 -5,659,022 Year 2	-159,375 -5,818,398	87,276 -161,766 -5,980,164	853,273 89,702 241,712 -5,738,452	86,077 651,242 -5,087,210 Year 3	76,308 1,066,915 -4,020,294	41,464 60,304 1,082,919 -2,937,375	31,620 44,061 827,757 -2,109,619	31,620 31,644 840,173 -1,269,446 Year 4	31,620 19,042 852,776 -416,670	31,620 6,250 865,567 448,897	31,620 0 871,817 1,320,714	4,517 31,620 0 871,817 2,192,531 Year 5	0 0 0 2,192,531	0 0 0 0 2,192,531	0 0 0 0 2,192,531	0 0 0 0 2,192,531 Year 6	0 0 0 0 2,192,531	0 1,897,2 295,31 -2,192,5
ASH FLOW FOR CIL ADD  COME  INCOME  (PENDITURE	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 -1,485,901 IT Q1	-22,289 -1,508,189 <b>Year 1</b> Q2	-757,310 -2,265,499	-845,792 -3,111,291	46,669 -1,264,383 -4,375,673	-1,283,349 -5,659,022 <b>Year 2</b> Q2	84,885 -159,375 -5,818,398	87,276 -161,766 -5,980,164	853,273 89,702 241,712 -5,738,452	447,369 86,077 651,242 -5,087,210 Year 3	41,464 76,308 1,066,915 -4,020,294	41,464 60,304 1,082,919 -2,937,375	31,620 44,061 827,757 -2,109,619	31,620 31,644 840,173 -1,269,446 Year 4	31,620 19,042 852,776 -416,670	31,620 6,250 865,567 448,897	31,620 0 871,817 1,320,714	4,517 31,620 0 871,817 2,192,531 Year 5	0 0 0 2,192,531	0 0 0 2,192,531	0 0 0 0 2,192,531	0 0 0 2,192,531 Year 6	0 0 0 0 2,192,531	0 1.897.2 295,31 -2,192,5 0
ASH FLOW FOR CIL ADD  COME  INCOME  (PENDITURE	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 -1,485,901 IIT Q1 0	-22,289 -1,508,189 <b>Year 1</b> Q2	-757,310 -2,265,499 Q3	-845,792 -3,111,291 Q4	46,669 -1,264,383 -4,375,673 Q1 0	-1,283,349 -5,659,022 Year 2 Q2	84,885 -159,375 -5,818,398	87,276 -161,766 -5,980,164 Q4 1,184,688	853,273 89,702 241,712 -5,738,452 Q1 1,184,688	447,369 86,077 651,242 -5,087,210 Year 3 Q2 1,184,688	41,464 76,308 1,066,915 -4,020,294	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 827,757 -2,109,619	31,620 31,644 840,173 -1,269,446 Year 4	31,620 19,042 852,776 -416,670 Q3 903,438	31,620 6,250 865,567 448,697 Q4 903,438	31,620 0 871,817 1,320,714 Q1 903,438	4,517 31,520 0 871,817 2,192,531 Year 5 Q2 903,438	0 0 0 2,192,531	0 0 0 2.192,531	0 0 0 2.192.531	0 0 0 2.192.531 Year 6 02	0 0 0 2,192,531 03	0 1,897,2 295,31 -2,192,5 0
SSH FLOW FOR CIL ADD COME INCOME PENDITURE ad ump Duty sements etc.	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 -1,485,901 IT Q1	-22,289 -1,508,189  Year 1 Q2 0	-757,310 -2,265,499	-845,792 -3,111,291	46,669 -1,264,383 -4,375,673	-1,283,349 -5,659,022 <b>Year 2</b> Q2	84,885 -159,375 -5,816,398 Q3 1,184,688	87,276 -161,766 -5,980,164	853,273 89,702 241,712 -5,738,452	447,369 86,077 651,242 -5,087,210 Year 3	76,308 1,066,915 -4,020,294 Q3 1,184,688	41,464 60,304 1,082,919 -2,937,375	31,620 44,061 44,061 827,757 -2,109,619 Q1 903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670	31,620 6,250 865,567 448,897	31,620 0 871,817 1,320,714	4,517 31,620 0 871,817 2,192,531 Year 5	0 0 0 2,192,531	0 0 0 2,192,531	0 0 0 0 2,192,531	0 0 0 2,192,531 Year 6	0 0 0 0 2,192,531	0 1.897.2 295,31 -2,192,4 0
ASH FLOW FOR CIL ADD COME INCOME INCOME amp Duty sements etc. gals Acquisition	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 -1,485,901 IT Q1 0 175,000 8,750 0 2,625 24,480	-22,289 -1,508,189  Year 1 Q2 0	-757,310 -2,265,499 Q3 0	-845,792 -3,111,291 Q4 0	46,669 -1,264,383 -4,375,673 -1,000 -	-1,283,349 -5,659,022  Year 2 0	84,885 -159,375 -5,818,398 Q3 1,184,688	87,276 -161,766 -5,980,164  Q4 1,184,688	853,273 89,702 241,712 -5,738,452 Q1 1,184,688	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688	41,464 76,308 1,066,915 -4,020,294 Q3 1,184,688	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 Q3 903,438	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,817 1,320,714 Q1 903,438	4,517 31,520 0 871,817 2,192,531 Year 5 Q2 903,438	0 0 0 2,192,531 Q3 0	0 0 0 2.192.531	0 0 0 2.192.531	0 0 0 2.192.531 Year 6 0	0 0 0 2.192.531 0	0 1,897.2 295,3 -2,192,4 0
SH FLOW FOR CIL ADD  COME  INCOME  PENDITURE  and  ump Duty  sements etc.  gals Acquisition  unning Fee  chitects	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 1,485,901 1T 0 175,000 8,750 0 2,625 24,480 146,126 18,266	-22,289 -1,508,189  Year 1 Q2 0 0 0 0 0 0 0 0	-757,310 -2,265,499 Q3 0 0 0 0 146,126 18,266	-845,792 -3,111,291 Q4 0 0 0 0 0 0	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  0  0	-1,283,349 -5,659,022  Year 2 0 0 0 0 0 0 0	84,885 -159,375 -5,818,398 Q3 1,184,688	87,276 -161,766 -5,980,164  Q4 1,184,688	853,273  89,702  241,712  -5,738,452  Q1  1,184,688	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688	41,464 76,308 1,066,915 -4,020,294 Q3 1,184,688	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 C3 903,438	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,617 1,320,714 903,438	4,517 31,620 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192.531 Year 6 0	0 0 0 2.192.531 0 0 0 0	0 1,897,2 295,3 -2,192,1 0 0 0 0 0
SH FLOW FOR CIL ADD  COME  INCOME  INCOME  dump Duty sements etc. galas Acquisition nning Fee chitects :	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 1,485,901 17 Q1 0 175,000 8,750 0 2,262 24,480 146,128	-22,289 -1,508,189  Year 1  Q2  0  0  0  0 0 0 0	-757.310 -2.265.499 -2.365.499 0 0 0 0 146,126	-845,792 -3,111,291 Q4 0	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0	-1,283,349 -5,659,022 Year 2 Q2 0 0 0 0 0	84,885 -159,375 -5,818,398 Q3 1,184,688	87,276 -161,766 -5,960,164  Q4 1,184,688	853,273  89,702  241,712  -5,738,452  Q1  1,184,688	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688	41,464 76,308 1,066,915 -4,020,294 Q3 1,184,688	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 Q3 903,438	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,817 1,320,714 903,438	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438	0 0 0 2,192,531 Q3 0	0 0 0 2,192,531 Q4 0	0 0 0 2.192,531	0 0 0 2.192.531 Year 6 0	0 0 0 2.192.531	0 1.897.2 295,3 -2.192,1 0
SSH FLOW FOR CIL ADD COME AND INCOME INCOME APPENDITURE and amp Duty sements etc. gals Acquisition anning Fee chiletects solutions and the sements are represented and the sements and the sements and the sements are represented and the sements are represented and the sements are represented and the sements are represented and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement and the sements are represented as a sement as a sement as a sement as a sement and the sements are represented as a sement as a se	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 -1,485,901 17 0 175,000 8,750 0 2,625 24,480 18,266 36,531 127,860	-22,289 -1,508,189  Year 1 Q2 0 0 0 0 0 0 0 0	-757,310 -2.265,499 -2.265,499 -2.265,499 -0.0 0.0 0.0 0.146,126 18,266 36,531 127,660 388,958	-845,792 -3,111,291  Q4  0  0  0  0  0  7777,917	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  1,166,875	-1,283,349 -5,659,022  Year 2  0  0  1,166,875	94,885 -159,375 -5,818,398 Q3 1,184,688	97,276 -161,766 -5,980,164 -5,980,164 -1,184,688 -0 0 0 0 1 1,166,875	853,273  89,702  241,712  -5,738,452  Q1  1,184,688	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688	41,464  76,308  1,066,915  -4,020,294  Q3  1,184,688	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 Q3 903,438	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,817 1,320,714 Q1 903,438	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0	0 0 0 2,192,531 Q4 0 0	0 0 0 2.192,531	0 0 0 2.192.531 Year 6 0 0 0	0 0 0 2.192,531 0 0 0 0 0	0 1,897,2 295,31 -2,192,5 0 0 0 0 0 0 0
COME  ASH FLOW FOR CIL ADD  COME  INCOME  INCO	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 1,485,901 17 0 175,000 8,750 0 2,625 24,480 146,126 18,266 36,531 127,860	-22,289 -1,508,189  Year 1  Q2 0 0 0 0 0 0 0 0 0 0 0 0	-757,310 -2,265,499 Q3 0 0 0 146,126 18,266 18,266 38,631 127,860 388,958	-845,792 -3,111,291  Q4 0 0 0 0 0 0 0 777,917 985,598	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000	-1,283,349 -5,659,022  Year 2  0  0  1,166,875 985,598 5,000	-159,375 -5,818,398  Q3 1,184,688  0 0 0 0 1,166,875 985,598 5,000	87,276 -161,766 -5,960,164  Q4 -1,184,688 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 777,917 985,598 5,000	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688	41,464  76,308  1,066,915  -4,020,294  Q3  1,184,688	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 Q3 903,438	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,817 1,320,714 903,438	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0	0 0 0 2,192,531 Q4 0 0	0 0 0 2.192,531	0 0 0 2.192.531 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192,531 03 0 0 0 0 0 0	0 1,897.2 295,31 -2,192.5 0 0 0 0 0 0 0 0
ASH FLOW FOR CIL ADD COME AND INCOME  (PENDITURE and Duty sements etc. gals Acquisition anning Fee chitects anning Consultants her Professional lild Cost - BCIS Base DTENTIAL CIL at CIL 100 mitingency	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 -1,485,901 17 Q1 0 175,000 8,750 0 2,825 24,480 146,126 18,261 18,266 36,251 127,860 0 -8,364,042	-22,289 -1,508,189  Year 1 Q2 0 0 0 0 0 0 0 0 0 0	-757,310 -2.265,499 -2.265,499 -2.265,499 -0.0 0.0 0.0 0.146,126 18,266 36,531 127,660 388,958	-845,792 -3,111,291  Q4  0  0  0  0  0  7777,917	46,669  -1,264,383  -4,375,673  Q1  0  0  0  1,166,875	65,635  -1,283,349  -5,659,022  Year 2  0  0  0  0  0  0  0  1,166,875 985,598	84,885 -159,375 -5,818,398 -23 1,184,688 0 0 0 0 1,166,875 985,598	87.276  -161,766 -5.980,164  Q4  1,184,688  0 0 0 0 0 1,166,875 985,598	853,273  89,702  241,712  5,738,452  Q1  1,184,688  0 0 0 0 0 777,917 995,598	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688  0 0 0 0 0 0 0 0 0 388,958 985,598	41,464  76,308  1,066,915  4,020,294  Q3  1,184,688  0 0 0 0 0 0 985,598 0	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 993,438	31,620 31,644 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 Q3 903,438	31,620 6,250 865,567 448,897 0 0 0 0 0 0	0 871,817 1,320,714 Q1 903,438	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0 0	0 0 0 2,192,531 Q3 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0	0 0 1,897,2 295,31 -2,192,5 0 0 0 0 0 0 0
INCOME  ASH FLOW FOR CIL ADD  COME  APPENDITURE  and  ann Duty  sements etc.  agist Acquisition  unning Fee  chiltects  so  so  so  so  so  so  so  so  so	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0 1,485,901 17 0 175,000 8,750 0 2,625 24,480 146,126 36,531 127,860 0 -8,364,042	-22,289 -1,508,189  Year 1  Q2  0  0  0  0  0  0  0  0  0  0  0  0  0	-757,310 -2,265,499 Q3 0 0 0 146,126 18,266 36,531 127,866 388,058 995,559	-845,792 -3,111,291  Q4 0 0 0 0 0 0 0 777,917 985,598	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000 29,172 29,172	65,635  -1,283,349  -5,659,022  Year 2  Q2  0  0  0  0  0  0  0  0  1,166,875 985,598 5,000 29,172 9,172	23 1,184,688 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	87.276  -161,766 -5.980.164  Q4 1,184,688  0 0 0 0 1,166,875 985,598 5,000 29,172	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 777,917 985,598 5,000 19,448	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688  0  0  0  0  0  0  388,958 995,598 5,000 9,724	41,464  76,308  1,066,915  -4,020,294  Q3  1,184,688  0  0  0  0  0  985,596  0  0	41,464 60,304 1,082,919 -2,937,375 Q4 1,184,688	31,620 44,061 44,061 827,757 -2,109,619 Q1 993,438	31,620 31,644 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 C3 903,438	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,817 1,320,714 903,438	4,517 31,620 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192,531 0 0 0 0 0 0	0 1,897,2 295,31 -2,192,5 0 0 0 0 0 0 0 0 0
ASH FLOW FOR CIL ADD COME AND INCOME  REPRODITURE INC ADD APPRODITURE INC ADD INC ADD APPRODITURE INC ADD INC	Interest Profit on Costs Profit on GDV  Cash Flow Opening Balanc Closing Balance  DITIONAL PROF	-1,485,901 0.1,485,901 175,000 8,750 0.2,625 24,480 146,126 18,261 36,531 127,860 0 -8,364,042 0 0 48,000 0	-22,289 -1,508,189  Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-757,310 -2.265,499 -2.265,499 -2.265,499 -0.0 0.0 0.0 0.0 0.0 0.0 18,266 18,266 36,531 127,660 388,958 985,598 97,24 5,556 0.0 0.0	-845,792 -3,111,291  O4  0  0  0  0  0  0  777,917 985,598  19,448 11,111  0  0	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  0  1,166,875 985,598 5,000 29,172 16,667  0  0	-1,283,349 -5,659,022  Year 2  0  0  0  0  1,168,875 985,598 5,000 29,172 16,667  0  0	0 0 0 0 0 1,166,875 995,598 5,090 29,172 16,667 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	87,276  -161,766  -5,960,164  1,184,688  0 0 0 0 0 1,166,875 996,596 5,000 29,172 16,667 0 0 35,541	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 777,917 985,500 19,448 11,111 0 0 35,541	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688  0 0 0 0 0 0 388,958 965,998 5,000 9,724 5,556 0 0 35,541	41,464  76,308  1,066,915  4,020,294  Q3  1,184,688  0 0 0 0 0 965,598 0 0 0 35,541	41,464 60,304 1,082,919 -2,937,375  Q4 1,184,688 0 0 0 0 0 985,598 0 0 0 35,541	31,620  44,061  44,061  827,757  -2,109,619  903,438  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620 19,042 852,776 -416,670 Q3 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0	31,620 6,250 865,567 448,897 Q4 903,438	31,620 0 871,817 1,320,714 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0	4,517 31,520 0 871,817 2,192,531  Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0 0 0	0 0 0 2.192.531	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0 0	0 1,897,2 295,3 -2,192,0 0 0 0 0 0 0 0 0 0
SH FLOW FOR CIL ADD COME  A INCOME  INCOME  PENDITURE dd dd mmp Duty sements etc. glas Acquisition nning Fee hibitects inning Consultants her Professional lid Cost - BCIS Base TENTIAL CIL st CIL s106 ntingency normals ance Fees gal and Valuation ents gals sec.	Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc DITIONAL PROF As Above	-1,485,901 -1,485,901 -1,485,901  17  Q1  0  175,000  8,750 0 2,625 24,480 146,126 18,266 36,261 127,860 0 0 -8,364,042 0 0 48,000 0 0 0 0 0	-22,289 -1,508,189  Year 1  Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-757,310 -2,265,499  Q3 0 0 0 0 146,126 18,266 36,531 127,860 388,958 98,598 9,724 5,556 0 0 0 0 0	-845,792 -3,111,291  Q4 0 0 0 0 0 0 0 777,917 985,598 19,448 11,111 0 0 0 0	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0  0  0  0  0  0  0  0  0  0  0	-1,283,349 -5,659,022  Year 2  Q2  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0  0  0  0  0  0  0  0  0  0  0	-159,375 -5,818,398  Q3 -1,184,688  0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 35,541 5,923 0	87,276  -161,766 -5,980,164  Q4 1,184,688  0 0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 0 35,541 5,923 0	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 77,917 965,598 5,000 19,448 11,111 0 0 35,541 5,923 0	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688  0 0 0 0 0 388,988 995,598 5,000 9,724 5,556 0 0 0 35,541 5,923 0	41,464  76,308  1,066,915  4,020,294  Q3  1,184,688  0 0 0 0 0 985,598 0 0 0 0 35,541 5,923	41,464 60,304 1,082,919 -2,937,375  Q4 1,184,688 0 0 0 0 985,598 0 0 0 35,541 5,923 0	31,620  44,061  44,061  827,757  -2,109,619  Q1  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517  0	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620  19,042  852,776  -416,670  Q3  903,438  0  0  0  0  0  0  0  0  0  0  0  27,103  4,517	31,620  6,250  865,567  448,897  Q4  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517	31,620 0 871,817 1,320,714 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 Q4 0 0 0 0 0 0 0 0 0	0 0 0 2.192,531	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192,531 0 0 0 0 0 0 0 0 0	0 0 1897,295,3 -2,192 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SH FLOW FOR CIL ADD  COME  A  INCOME  INCOME  TO THE TO TH	Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc DITIONAL PROF As Above	-1,485,901 -1,485,901 -1,485,901  17  Q1  0  175,000  8,750 0 2,625 24,480 146,126 18,266 36,261 127,860 0 0 -8,364,042 0 0 48,000 0 0 0 0 0	-22,289 -1,508,189  Year 1  Q2  0  0  0  0  0  0  0  0  0  0  0  0  0	-757,310 -2,265,499  Q3 0 0 0 0 146,126 18,266 36,531 127,860 388,958 995,590 0 0 0 0 0	-845,792 -3,111,291  Q4  0  0  0  0  0  0  0  777,917 985,598  19,448 11,111  0  0  0	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0	-1,283,349 -5,659,022 Year 2 Q2 0 0 0 0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 0	84,885  -159,375  -5,818,398  Q3  1,184,688  0 0 0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667  0 0 35,541 5,923	87,276  -161,766 -5,980,164  Q4 -1,184,688  0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 35,541 5,923	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 777,917 985,598 5,000 19,448 19,111 0 0 35,541 5,923	447,369  86,077  651,242  -5,067,210  Year 3  Q2  1,184,688  0 0 0 0 0 0 388,958 985,598 5,000 9,724 0 0 35,541 5,923	41,464  76,308  1,066,915  -4,020,294  Q3  1,184,688  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	41,464 60,304 1,082,919 -2,937,375  Q4 1,184,688 0 0 0 0 0 0 0 985,598 0 0 0 0 35,541 5,923	31,620  44,061  44,061  827,757  -2,109,619  Q1  903,438	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620  19,042  852,776  416,670  Q3  903,438  0  0  0  0  0  0  0  0  0  0  0  0  0	31,620  6,250  865,567  448,897  Q4  903,438  0 0 0 0 0 0 0 0 0 4,517	31,620 0 871,817 1,320,714 Q1 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0	4,517 31,629 0 871,817 2,192,531  Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0 0 0 0	0 0 1.897,295,2 -2,192 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SH FLOW FOR CIL ADD COME A INCOME PENDITURE dd dd mp Duty sements etc. ajals Acquisition nning Fee hithects nning Consultants er Professional id Cost - BCIS Base TENTIAL Cil. at Cil. s108	Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance DITIONAL PROFI AS Above	-1,485,901 -1,485,901 -1,485,901  17  Q1  0  175,000  8,750 0 2,625 24,480 146,126 18,266 36,261 127,860 0 0 -8,364,042 0 0 48,000 0 0 0 0 0	-22,289 -1,508,189  Year 1  Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-757,310 -2,265,499 Q3 0 0 0 0 146,126 18,266 36,531 127,866 388,958 985,598 9,724 5,556 0 0 1,718,619	-845,792 -3,111,291  Q4 0 0 0 0 0 0 0 0 777,917 985,598 19,448 11,111 0 0 1,794,074	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0  2,203,312	65,635  -1,283,349  -5,659,022  Year 2  Q2  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	87,276  -161,766 -5,980,164  Q4 -1,184,688  0 0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 0 22,444,776	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 777,917 985,598 5,000 19,448 11,111 0 0 0 1,849,538	447,369  86,077  651,242  -5,067,210  Year 3  Q2  1,184,688  0 0 0 0 0 0 388,958 985,598 5,000 9,724 5,556 0 0 1,436,300	41,464  76,308  1,066,915  4,020,294  Q3  1,184,688  0  0  0  0  0  0  0  0  0  0  1,027,062	41,464 60,304 1,082,919 -2,937,375  Q4 1,184,688 0 0 0 0 0 0 0 0 0 0 0 0 1,027,062	31,620  44,061  44,061  827,757  -2,109,619  Q1  903,438  0  0  0  0  0  0  0  0  0  0  0  0  0	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438 0 0 0 0 0 0 0 0 0 27,103 4,517 0 31,620	31,620  19,042  852,776  -416,670  Q3  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517  0  31,620	31,620  6,250  865,567  448,897  Q4  903,438  0 0 0 0 0 0 0 27,103 4,517 0 31,820	31,620  0  871,817  1,320,714  C1  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517  0  31,620	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 Year 6 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0 0 0	0 1,897,295,3 -2,192, 0 0 0 0 0 0 0 0 0 0 0 0 0
SH FLOW FOR CIL ADD  COME  A  INCOME  PENDITURE  d  mp Duty sements etc. pals Acquisition nning Fee hitects  nning Consultants ser Professional  Id Cost - BCIS Base TENTIAL CIL  It CIL s106 hitmingency normals ance Fees pal and Valuation sents pals pals pals pals pals pals pals pal	Interest Profit on Costs Profit on GOV Cash Flow Opening Balanc Closing Balanc Closing Balanc IT AND PROFIT Interest Profit on cost	-1,485,901 -1,485,901 -1,485,901  17  Q1  0  175,000  8,750 0 2,625 24,480 146,126 18,266 36,261 127,860 0 0 -8,364,042 0 0 48,000 0 0 0 0 0	-22,289 -1,508,189  Year 1  Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-757,310 -2,265,499  Q3 0 0 0 0 146,126 18,266 36,531 127,860 388,958 98,598 9,724 5,556 0 0 0 0 0	-845,792 -3,111,291  Q4 0 0 0 0 0 0 0 777,917 985,598 19,448 11,111 0 0 0 0	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0  0  0  0  0  0  0  0  0  0  0	-1,283,349 -5,659,022  Year 2  Q2  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0  0  0  0  0  0  0  0  0  0  0	-159,375 -5,818,398  Q3 -1,184,688  0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 35,541 5,923 0	87,276  -161,766 -5,980,164  Q4 1,184,688  0 0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 0 35,541 5,923 0	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 77,917 965,598 5,000 19,448 11,111 0 0 35,541 5,923 0	447,369  86,077  651,242  -5,087,210  Year 3  Q2  1,184,688  0 0 0 0 0 388,988 995,598 5,000 9,724 5,556 0 0 0 35,541 5,923 0	41,464  76,308  1,066,915  4,020,294  Q3  1,184,688  0 0 0 0 0 985,598 0 0 0 0 35,541 5,923	41,464 60,304 1,082,919 -2,937,375  Q4 1,184,688 0 0 0 0 985,598 0 0 0 35,541 5,923 0	31,620  44,061  44,061  827,757  -2,109,619  Q1  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517  0	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438	31,620  19,042  852,776  -416,670  Q3  903,438  0  0  0  0  0  0  0  0  0  0  0  27,103  4,517	31,620  6,250  865,567  448,897  Q4  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517	31,620 0 871,817 1,320,714 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 Q4 0 0 0 0 0 0 0 0 0	0 0 0 2.192,531	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192,531 0 0 0 0 0 0 0 0 0	0 1,897,295,3 -2,192, 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
SH FLOW FOR CIL ADD  COME  A  INCOME  PENDITURE  and  Inning Fee  shitects  Inning Consultants  Inning Consultants  Interpretation  Interpreta	Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc DITIONAL PROFI  IT AND PROFIT Interest	-1,485,901 -1,485,901 -1,485,901  17  Q1  0  175,000  8,750 0 2,625 24,480 146,126 18,266 36,261 127,860 0 0 -8,364,042 0 0 48,000 0 0 0 0 0	-22,289 -1,508,189  Year 1  Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-757,310 -2,265,499 Q3 0 0 0 0 146,126 18,266 36,531 127,866 388,958 985,598 9,724 5,556 0 0 1,718,619	-845,792 -3,111,291  Q4 0 0 0 0 0 0 0 0 777,917 985,598 19,448 11,111 0 0 1,794,074	46,669  -1,264,383  -4,375,673  Q1  0  0  0  0  0  1,166,875 985,598 5,000 29,172 16,667  0  0  0  2,203,312	65,635  -1,283,349  -5,659,022  Year 2  Q2  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	87,276  -161,766 -5,980,164  Q4 -1,184,688  0 0 0 0 0 0 1,166,875 985,598 5,000 29,172 16,667 0 0 0 22,444,776	853,273  89,702  241,712  -5,738,452  Q1  1,184,688  0 0 0 0 0 777,917 985,598 5,000 19,448 11,111 0 0 0 1,849,538	447,369  86,077  651,242  -5,067,210  Year 3  Q2  1,184,688  0 0 0 0 0 0 388,958 985,598 5,000 9,724 5,556 0 0 1,436,300	41,464  76,308  1,066,915  4,020,294  Q3  1,184,688  0  0  0  0  0  0  0  0  0  0  1,027,062	41,464 60,304 1,082,919 -2,937,375  Q4 1,184,688 0 0 0 0 0 0 0 0 0 0 0 0 1,027,062	31,620  44,061  44,061  827,757  -2,109,619  Q1  903,438  0  0  0  0  0  0  0  0  0  0  0  0  0	31,620 31,644 840,173 -1,269,446 Year 4 Q2 903,438 0 0 0 0 0 0 0 0 0 27,103 4,517 0 31,620	31,620  19,042  852,776  -416,670  Q3  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517  0  31,620	31,620  6,250  865,567  448,897  Q4  903,438  0 0 0 0 0 0 0 27,103 4,517 0 31,820	31,620  0  871,817  1,320,714  C1  903,438  0  0  0  0  0  0  0  0  0  27,103  4,517  0  31,620	4,517 31,629 0 871,817 2,192,531 Year 5 Q2 903,438 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0 0	0 0 0 2.192.531 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 Year 6 0 0 0 0 0 0 0 0 0	0 0 0 2,192,531 0 0 0 0 0 0 0 0 0 0 0	0 1,897,295,3 -2,192, 0 0 0 0 0 0 0 0 0 0 0 0 0

Build Cost BCIS Over Extra Energy Design Acc & Adpt Water Small Sites Site Costs

SITE NAME Site 1	3 Sheltered	1						٦								Shelter	red 30% v1 API Site 13
	Size	% Num	ber	Price	e GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	alc
	m2		60	£/m2	2 £	m2		LAND			/unit or m2	Total		1		Planning app fe No dwgs	dwgs 60
Market Housing	62.5	70%	42	4,130	10,841,250	2,625			Land Stamp Duty		8,851	16,053	531,053			No dwgs under No dwgs over 5	50 1 10
Shared Ownership	62.5	0%	0	2,891					Easements etc. Legals Acquisition	on	1.50%	0 7,966	24,018				
Affordable Rent	62.5	30%	18	1,500	1,687,500	1,125		PLANNING									
Social Rent	62.5	0%	0	1,120					Planning Fee Architects		4.00%	24,480 313,255				Stamp duty ca Land payment	lc - Residual
Grant and Subsidy Shared Ov Affordable Social Rer	Rent			(	0				QS / PM Planning Consul Other Profession		0.50% 1.00% 3.50%	39,157 78,314 274,098	729,304				
	0.50 ha 0.50 ha		120 /h:		12,528,750	3,750		CONSTRUCTI	ION Build Cost - BCI	S Based	1,867	7,001,250		1			
OTE AREA - Gloss	0.30 Ha		120 /11				ı		s106 / CIL Contingency	O Daseu	5.00%	30,000 350,063		1		Stamp duty ca	le - Add Profit
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals		3.00%	450,063	7,831,375			Land payment 125,000	0%
OTHE BUILD THING 3	Whole	Site Der ha NE	T Per ha GROS		RUN Residual	MACRO ctrl+r osing balance =	0	FINANCE	Fees			47,000		1		250,000 500,000	1% 3%
Residual Land Value Alternative Use Value	53	1,053 1,062,		7	RUN CIL MACE				Interest Legal and Valua	tion	6.00%	0	47,000	1		1,000,000 above	4% 5%
Uplift 20% Plus /ha 0		0,000	120,00	)		osing balance =	0	041.50	Legal allu Valua	uon		0	47,000			above	576
Plus /na 0 Viability Thres	hold 36	0,000	720,00	_	Check on phasing			SALES	Agents		3.0%	375,863				Pre CIL s106	500 £/
		£/m2			cor	rect	l		Legals Misc.		0.5%	62,644 0	438,506	9,601,257			T
Additional Profit	35	6,471	136					Developers Pr	% Market DV % Affordable D	,	17.50% 17.50%			1,897,219 295,313		Post CIL s106 CIL	500
RESIDUAL CASH FLOW FOR INTE	REST	Yea	ar 1			Year 2				Year 3				Year 4			
INCOME	Q1		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
UNITS Started Market Housing			10	10	10	10 0	10 903,438	10 903,438	903,438	903,438	903,438	903,438	903,438	903.438	903,438	903.438	903,438
Shared Ownership Affordable Rent				0	0	0	0 281,250	0 281,250	0 281,250	0 281,250	0 281,250	0 281,250	0	0	0	0	0
Social Rent Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	903,438	903,438	903,438	903,438	903,438
EXPENDITURE Stamp Duty	16,05	53															
Easements etc. Legals Acquisition	7,96																
Planning Fee	24,48																
Architects QS	156,6	28	156,628 19,578														
Planning Consultants Other Professional	39,15 137,0	57	39,157 137,049														
Build Cost - BCIS Base	137,0	0	388,958	777,917	1,166,875	1,166,875	1,166,875	1,166,875	777,917	388,958	0	0	0	0	0	0	0
s106/CIL		0	1,667 19,448	3,333 38,896	5,000 58,344	5,000 58,344	5,000 58,344	5,000 58,344	3,333 38,896	1,667 19,448	0	0	0	0	0	0	0
Contingency Abnormals		0	19,448 25,003	50,007	75,010	58,344 75,010	75,010	75,010	50,007	19,448 25,003	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	47,00 0	00															
				^		^	25.51	05.511	05.511	25.54	25.54-	25.540	27 400	27.400	97 400	07.400	27 400
Agents Legals	0	0	0	0	0	0	35,541 5,923	35,541 5,923	35,541 5,923	35,541 5,923	35,541 5,923	35,541 5,923	27,103 4,517	27,103 4,517	27,103 4,517	27,103 4,517	27,103 4,517
Misc. Costs before Land int and PP	OFIT 447,9	10 0	0 787,488	870,153	1,305,229	1,305,229	1,346,693	1,346,693	911,617	476,540	41,464	41,464	31,620	31,620	31,620	31,620	31,620
		14,684	14,905	26,941	40,397	60,581	81,069	84,715	88,415	85,646	76,308	60,304	44,061	31,644	19,042	6,250	0
Cash Flow	-978,9		-802,393	-897,093	-1,345,626	-1,365,811	-243,074	-246,720	184,655	622,501	1,066,915	1,082,919	827,757	840,173	852,776	865,567	871,817
Opening B			-1,796,041	-2,693,135	-4,038,761	-5,404,571	-5,647,646	-5,894,366	-5,709,711	-5,087,210	-4,020,294	-2,937,375	-2,109,619	-1,269,446	-416,670	448,897	1,320,714
CASH FLOW FOR CIL ADDITIONAL	PROFIT Q1	Yea Q2	ar 1 Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1
INCOME As Above	0	0	0	0	0	0	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	903,438	903,438	903,438	903,438	903,438
EXPENDITURE	360,0	00															
Land					1				1								I
Stamp Duty	14,40		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Stamp Duty Easements etc. Legals Acquisition	14,40 0 5,40	0	0	0 0 0	0 0 0	0	0	0 0 0	0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0
Stamp Duty Easements etc.	0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Architects QS Planning Consultants Other Professional		156,628 19,578 39,157 137,049		156,628 19,578 39,157 137,049																					
Build Cost - BCIS Base s106/CIL Contingency Abnormals			0 0 0	388,958 1,667 19,448 25,003	777,917 3,333 38,896 50,007	1,166,875 5,000 58,344 75,010	1,166,875 5,000 58,344 75,010	1,166,875 5,000 58,344 75,010	1,166,875 5,000 58,344 75,010	777,917 3,333 38,896 50,007	388,958 1,667 19,448 25,003	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation		47,000 0																							
Agents Legals Misc.		0	0	0 0 0	0	0	0	35,541 5,923	35,541 5,923	35,541 5,923	35,541 5,923	35,541 5,923	35,541 5,923	27,103 4,517	27,103 4,517	27,103 4,517	27,103 4,517	27,103 4,517	27,103 4,517	0	0	0	0	0	0
COSTS BEFORE LAND I	INT AND PROFIT	447,910	0	787,488	870,153	1,305,229	1,305,229	1,346,693	1,346,693	911,617	476,540	41,464	41,464	31,620	31,620	31,620	31,620	31,620	31,620	0	0	0	0	0	0
For Residual Valuation	Land Interest Profit on Costs Profit on GDV	531,053	14,684	14,905	26,941	40,397	60,581	81,069	84,715	88,415	85,646	76,308	60,304	44,061	31,644	19,042	6,250	0	0	0	0	0	0	0	0 1,897,219 295,313
	Cash Flow Opening Balanc	-978,964 0	-14,684	-802,393	-897,093	-1,345,626	-1,365,811	-243,074	-246,720	184,655	622,501	1,066,915	1,082,919	827,757	840,173	852,776	865,567	871,817	871,817	0	0	0	0	0	-2,192,531
	Closing Balance	-978,964	-993,648	-1,796,041	-2,693,135	-4,038,761	-5,404,571	-5,647,646	-5,894,366	-5,709,711	-5,087,210	-4,020,294	-2,937,375	-2,109,619	-1,269,446	-416,670	448,897	1,320,714	2,192,531	2,192,531	2,192,531	2,192,531	2,192,531	2,192,531	0
CASH FLOW FOR CIL A	DDITIONAL PROFI	т	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME INCOME	As Above	0	0	0	0	0	0	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	1,184,688	903,438	903,438	903,438	903,438	903,438	903,438	0	0	0	0	0	0
EXPENDITURE Land		360,000																							
Stamp Duty Easements etc. Legals Acquisition		14,400 0 5,400	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects QS Planning Consultants Other Professional		24,480 156,628 19,578 39,157 137,049	0 0 0 0	0 156,628 19,578 39,157 137,049	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals		0 0 0	0 0	388,958 35,647 19,448 25,003	777,917 35,647 38,896 50,007	1,166,875 35,647 5,000 58,344 75,010	1,166,875 35,647 5,000 58,344 75,010	1,166,875 35,647 5,000 58,344 75,010	1,166,875 35,647 5,000 58,344 75,010	777,917 35,647 5,000 38,896 50,007	388,958 35,647 5,000 19,448 25,003	0 35,647 0 0	0 35,647 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation		47,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals Misc.		0 0 0	0 0	0 0 0	0 0	0 0	0 0	35,541 5,923 0	35,541 5,923 0	35,541 5,923 0	35,541 5,923 0	35,541 5,923 0	35,541 5,923 0	27,103 4,517 0	27,103 4,517 0	27,103 4,517 0	27,103 4,517 0	27,103 4,517 0	27,103 4,517 0	0 0	0 0	0 0	0 0	0 0	0 0
COSTS BEFORE LAND I	INT AND PROFIT	803,692	0	821,469	902,467	1,340,876	1,340,876	1,382,340	1,382,340	948,931	515,521	77,111	77,111	31,620	31,620	31,620	31,620	31,620	31,620	0	0	0	0	0	0
	J.					1												0	0						
For CIL calculation	Interest Profit on cost Profit on GDV		12,055	12,236	24,742	38,650	59,343	80,346	84,516	88,749	86,543	77,804	62,358	46,679	34,302	21,739	8,968		Ü	0	0	0	0	0	
	Profit on cost	-803,692 0 -803,692	12,055 -12,055 -815,747	12,236 -833,705 -1,649,452	-927,208 -2,576,661	38,650 -1,379,526 -3,956,187	59,343 -1,400,219 -5,356,406	-277,999 -5,634,405	-282,169 -5,916,574	88,749 147,008 -5,769,566	86,543 582,623 -5,186,942	77,804 1,029,772 -4,157,170	62,358 1,045,219 -3,111,951	46,679 825,138 -2,286,814	34,302 837,515 -1,449,299	21,739 850,078 -599,221	8,988 862,829 263,608	871,817 1,135,425	871,817 2,007,242	0 2,007,242	0 2,007,242	0 2,007,242	0 2,007,242	0 0 2,007,242	0 1,711,930 295,313 -2,007,242

## Extracare 30% v1 APP Cover



Older People's

Extracare 30% v1 APP Site make up

Developed 1 Density erage Unit Size **Total Cost** Number Units **NET Area** Density Rate £/m2 Units/ha m2 m2 m2/ha 4,260 1,918.80 8,520 Extracare 60 0.50 120.00 71 8,174,088

Locality een/ Brown Iternative Use

Paddock

Green



	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	25	65.00	1,625.00	30%	1,476	3,118,050
	2	17	80.00	1,360.00	30%	1,476	2,609,568
Terrace	2	0		0.00			0
	3	0		0.00			0
Semi	2	0		0.00			0
	3	0		0.00			0
Det	3	0		0.00			0
	4	0		0.00			0
	5	0		0.00			0
Flat 1 High*	1	0		0.00	10%		0
Flat 2 High*	2	0		0.00	10%		0
Flat 3 High*	3	0		0.00	10%		0
Affordable							
Flat	1	11	65.00	715.00	30%	1,476	1,371,942
	2	7	80.00	560.00	30%	1,476	1,074,528
Terrace	2	0		0.00		0	0
	3	0		0.00		0	0
Semi	2	0		0.00		0	0
	3	0		0.00		0	0
Det	3	0		0.00		0	0
	4	0		0.00		0	0
	5	0		0.00		0	0
Flat 1 High*	1	0		0.00	10%	0	0
Flat 2 High*	2	0		0.00	10%	0	0
Flat 3 High*	3	0		0.00	10%	0	0

4	Area	Gross	0.500
5,538.00		Net	0.500
2,112.50			
1,768.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
929.50			
728.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			
0.00			

30%

0.00

### Extracare 30% v1 APP For Apps

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L	<b>)</b>

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
			Extracare															
	Green/brown fiel	d	Green	Brown														
	Use	<b>u</b>	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Industrial							
	Locality		30%	0%	5%	10%	15%	20%	25%	30%	Base	0%	5%	10%	15%	20%	25%	30%
	•																	
Site Area	Gross	ha	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Units	Net	ha	0.50 60															
Omis			00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00
Average Unit	Size	m2	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00
Mix	Intermediate to B	uy		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent Social Rent		30.00%	0.00% 0.00%	5.00% 0.00%	10.00% 0.00%	15.00% 0.00%	20.00% 0.00%	25.00% 0.00%	30.00% 0.00%	30.00% 0.00%	0.00% 0.00%	5.00% 0.00%	10.00% 0.00%	15.00% 0.00%	20.00% 0.00%	25.00% 0.00%	30.00% 0.00%
	Social Relit			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900
	Intermediate to B	uy £/m2	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730	2,730
	Affordable Rent	£/m2	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
	Social Rent	£/m2	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120
Grant and Suk	osic Intermediate to B	uv £/unit																
Grant and Sul	Affordable Rent	£/unit																
	Social Rent	£/unit																
Sales per Qua			2	2	2	2	3	3	2	3	2	3	2	3	3	2	3	2
Unit Build Tim	ie		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Us	se Value	£/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Up Lift %		%									20%	20%	20%	20%	20%	20%	20%	20%
Additional Up	lift	£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000								
Easements et	•	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals / Acqui		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
,																		
Planning Fee	<50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Cons	sultants	%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Profess	ional	%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
BCIS		£/m2	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919	1,919
Over Extra		%	1,313	1,313	1,515	1,515	1,515	1,313	1,515	1,515	1,515	1,515	1,515	1,515	1,313	1,313	1,313	1,515
Energy		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Design		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acc & Adpt		£/m2	1	0.0 1	0.0 1	0.0 1	0.0	0.0 1	0.0 1	0.0 1	0.0 1	0.0 1	0.0	0.0 1	0.0 1	0.0 1	0.0 1	0.0
Water Small Sites		£/m2 %		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Site Costs		%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106		£/Unit	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Post CIL s106		£/Unit	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
LIT		£/m2 %		0.00 0.00%														
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		%									5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		£/site	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
FINANCE	Foor	c	FC 000	74.000	74 000	C0 000	CE 000	63,000	E0 000	FC 000	FF 000	72.000	70.000	C7 000	C4 000	C1 000	F0 000	FF 000
FINANCE	Fees Interest	£ %	56,000 6.00%	74,000 6.00%	71,000 6.00%	68,000 6.00%	65,000 6.00%	62,000 6.00%	59,000 6.00%	56,000 6.00%	55,000 6.00%	73,000 6.00%	70,000 6.00%	67,000 6.00%	64,000 6.00%	61,000 6.00%	58,000 6.00%	55,000 6.00%
	Legal and Valuation		0.0070	J.0070	3.0070	3.0070	3.0070	3.0070	3.0070	3.0070	J.00/0	0.0070	3.0070	0.0070	0.0070	0.0070	0.0070	3.0070
	-																	
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Legals	% £	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	Ľ		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Pr	r <b>ofi</b> % Market DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% Affordable DV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%

		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
		Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare
Green/brow	n field	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
l	Use	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Site Are Gross Net Units	ha ha	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60	0.50 0.50 60
Mix Market	,	70.00%	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%	70.00%	100.00%	95.00%	90.00%	85.00%	80.00%	75.00%	70.00%
Intermediate		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Affordable F		30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%	30.00%	0.00%	5.00%	10.00%	15.00%	20.00%	25.00%	30.00%
Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Val	ue £/ha	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	£ site	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Uplift	£/ha	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
	£ site	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Viability Threshold	£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000	720,000
	£ site	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000	360,000
Residua Gross Net	£/ha £/ha £ site	-566,146 -566,146 -283,073	3,220,503 3,220,503 1,610,252	2,597,111 2,597,111 1,298,556	1,973,719 1,973,719 986,860	1,350,328 1,350,328 675,164	726,936 726,936 363,468	87,955 87,955 43,977	-566,146 -566,146 -283,073	-1,933,503 -1,933,503 -966,751	1,940,881 1,940,881 970,440	1,317,704 1,317,704 658,852	694,527 694,527 347,263	54,175 54,175 27,087	-599,701 -599,701 -299,851	-1,259,681 -1,259,681 -629,840	-1,933,503 -1,933,503 -966,751
Additional Profit	£ site	-127,767	2,565,854	2,125,716	1,687,377	1,246,819	807,246	368,595	-75,499	-1,298,700	1,228,211	805,029	385,763	315,880	-449,824	-874,262	-1,298,700
	£/m2	-43	602	525	440	344	237	115	-25	-435	288	199	101	87	-132	-273	-435

																	re 30% v1 AP Site 1	P						
SITE NAME Site 1	Extracare							]																
INCOME Av Size		Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca					Build Cost	/m2		
m2	2	60		£/m2	£	m2	l	LAND			/unit or m2	Total				Planning app fer No dwgs	dwgs 60	rate			BCIS Over Extra	1,919	0.00%	
Market Housing 71.1	1 70%	42		3,900	11,641,500	2,985	l		Land		-4,718		-283,073			No dwgs under	50	462	23,100		Energy	0		
Shared Ownership 70.8	8 0%	0		2,730	0	0	ı		Stamp Duty Easements etc.			0				No dwgs over 50	10	138 Total	1,380 24,480		Design Acc & Adpt	0		
Affordable Rent 70.8		18		1,500			I		Legals Acquisition		1.50%	-4,246	-4,246						-		Water Small Sites	1	0%	
Affordable Rent 70.8	5 30%	18		1,500	1,912,500	1,275	I	PLANNING													Small Sites Site Costs	192	10%	
Social Rent 70.8	8 0%	0		1,120	0	0	I		Planning Fee		4.009/	24,480				Stamp duty calc	c - Residual		-283,073			2,112		
Grant and Subsidy Shared Owners	ship			0	0		I		Architects QS / PM		4.00% 0.50%	374,026 46,753				Land payment			-203,073					
Affordable Rent Social Rent	nt			0			I		Planning Consult		1.00%	93,507	866.039											
Social Rent				U	0		I		Other Profession	ial	3.50%	327,273	866,039											
SITE AREA - Net 0.50		120	/ha		13,554,000	4,260	I	CONSTRUCTION		10 Dd	0.440	0.005.757						T-1-1						
SITE AREA - Gross 0.50	u na	120	/ha						Build Cost - BCIS s106 / CIL	S Based	2,112	8,995,757 30,000						Total	0					
									Contingency		2.50%	224,894				Stamp duty cald	c - Add Profit		475.000					
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			100,000	9,350,651			Land payment 125,000	0%	0%	175,000					
	344 1 65				RUN Residual M		_	FINANCE	_			F0 000				250,000	1%	0%						
Residual Land Value	Whole Site -283,073	Per ha NET P	-566,146	Į	Lio	osing balance = (	0		Fees Interest		6.00%	56,000				500,000 1,000,000	3% 4%	0% 0%						
Alternative Use Value	25,000		50,000		RUN CIL MACR				Legal and Valuati	ion		0	56,000			above	5%	0%						
Uplift 0% Plus /ha 300,000	0 150,000		300,000		Clo	osing balance = (	0	SALES										Total	0					
Viability Threshold			350,000		Check on phasing di		I		Agents		3.0%	406,620				Pre CIL s106		/ Unit (all)			LIT	% GDV		
		E/m2		ļ	corr	ect			Legals Misc.		0.5%	67,770 0	474,390	10,459,760			T	otal	30,000			0.00%	0	
Additional Profit	-127,767	-43											414,330	10,455,760		Post CIL s106	500	£/ Unit (all)	30,000					
								Developers Pr	rofit % Market DV		17.50%			2,037,263		CIL	0	£/m2 Total	30,000					
									% Affordable DV	V	17.50%			334,688				lotai	30,000					
RESIDUAL CASH FLOW FOR INTEREST	т	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME UNITS Started			10	10	10	10	10	10																
Market Housing			10	0	10	10																		
Shared Ownership Affordable Rent					. 0	0	970,125	970,125		970,125		970,125	970,125	970,125	970,125	970,125	970,125	970,125						
				0	ō	0	0	0	0	0	0	0	970.125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	0	0	0 0	0	0	0
Social Rent				0 0	0 0	0	0 318,750 0	0 318,750 0	0 318,750 0	0 318,750 0	0 318,750 0	0 318,750 0	0 0 0	0	0 0 0	0	0	0	0	•	0	-	0	0
Grant and Subsidy	0	0		0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME	0	0	0	0 0	0 0	0	0 318,750 0	0 318,750 0	0 318,750 0	0 318,750 0	0 318,750 0	0 318,750 0	0 0 0	0	0 0 0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME  EXPENDITURE		0	0	0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Duty Easements etc.	0	0	0	0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Duty	0	0	0	0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee	0 0 -4,246 24,480	0		0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Dutly Easements etc. Legals Acquisition  Planning Fee Architects	0 0 -4,246 24,480 187,013	0	187,013	0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Dutly Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants	0 0 -4,246 24,480 187,013 23,377 46,753	0	187,013 23,377 46,753	0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE  Stamp Duty Easements etc. Legals Acquisition  Planning Fee Architects OS	0 0 -4,246 24,480 187,013 23,377	0	187,013 23,377	0 0 0	0 0 0	0 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 318,750 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE  Stamp Duty Easements etc. Legals Acquisition  Planning Fee Architects GS Planning Consultants Other Professional  Build Cost - BCIS Base	0 0 -4,246 24,480 187,013 23,377 46,753	0	187,013 23,377 46,753 163,636 499,764	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 0 0 0 970,125	0 0 0	0 0 0 970,125	0 0 0 970,125	0 0 0	0 0 0 0 970,125	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Dutly Easements etc. Legals Acquisition  Planning Fee Architects OS Planning Consultants Other Professional  Build Cost - BCIS Base st06/Cil.	0 0 -4,246 24,480 187,013 23,377 46,753	0	187,013 23,377 46,753 163,636 499,764 1,667	999,529 3,333	0 0 0 0 0	0 0 0 0 0	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 0 0 970,125	0 0 0 0 970,125	0 0 0 970,125	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE  Stamp Duty Easements etc. Legals Acquisition  Planning Fee Architects GS Planning Consultants Other Professional  Build Cost - BCIS Base	0 0 -4,246 24,480 187,013 23,377 46,753	0	187,013 23,377 46,753 163,636 499,764	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency Abnormals	0 0 -4,246 24,480 187,013 23,377 46,753 163,636	0 0 0	187,013 23,377 46,753 163,636 499,764 1,667 12,494	999,529 3,333 24,988	1,499,293 5,000 37,482	0 0 0 0 0 0	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 0 0 970,125	0 0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Dutly Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Base s106/CIL Contingency	0 0 -4,246 24,480 187,013 23,377 46,753	0 0 0	187,013 23,377 46,753 163,636 499,764 1,667 12,494	999,529 3,333 24,988	1,499,293 5,000 37,482	0 0 0 0 0 0	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 0 0 970,125	0 0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0
Grant and Subsidy  INCOME  EXPENDITURE  Stamp Duty  Easements etc. Legals Acquisition  Planning Fee Architects  QS  Planning Consultants Other Professional  Build Cost - BCIS Base s106(CIL Contingency Abnormals  Finance Fees Legal and Valuation	0 0 -4,246 24,480 187,013 23,377 46,753 163,636	0 0 0	187,013 23,377 46,753 163,654 499,764 1,667 12,494 5,556	999,529 3,333 24,988 11,111	0 0 0 0 0 1,499,293 5,000 37,482 16,667	0 0 0 0 0 1,499,293 5,000 37,482 16,667	0 318,750 0 0 1,288,875	0 318,750 0 1,288,875 1,499,293 5,000 37,482 16,667	999,529 3.333 24,988	0 318,750 0 0 1,289,875 499,764 1,667 12,640 5,556	0 318,750 0 0 1,288,875	0 0 0 1,288,875	0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	970,125	0 0 0 970,125	0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Duty Easements etc. Legals Acquisition  Planning Fee Architects QS Planning Consultants Other Prefessional  Build Cost - BCIS Base s106/CIL Contingency Abnormals Finance Fees Legal and Valuation  Agents	0 0 -4,246 24,480 187,013 23,377 46,753 163,636	0 0 0	187,013 23,377 46,753 163,636 499,764 1,667 12,494	999,529 3,333 24,988	1,499,293 5,000 37,482	0 0 0 0 0 0	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875	0 0 1,288,875	0 0 0 970,125	0 0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 0 970,125	0 0 0 0 970,125	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME  EXPENDITURE Stamp Dutly Easements etc. Legals Acquisition  Planning Fee Architects QS Planning Consultants Other Professional  Build Cost - BCIS Base s106(CIL Contingency Abnormals  Finance Fees	0 0 -4,246 24,480 187,013 23,377 46,753 163,636	0 0 0 0	187,013 23,377 46,753 165,636 499,764 1,667 12,494 5,556	999,529 3,333 24,868 11,111	0 0 0 0 0 1,499,293 5,000 37,492 16,667	0 0 0 0 0 1,499,293 5,000 37,482 16,667	0 318,750 0 0 1,288,875	0 318,750 0 1,288,875	0 318,750 0 0 1,288,875	0 318,750 0 0 1,288,875 499,764 1,667 12,494 5,556	0 318,750 0 0 1,288,875	0 0 0 1,288,875	0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 970,125	0 0 0 0 970,125	0 0 0 970,125	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Misc.				0																					
OSTS BEFORE LAND	INT AND PROFIT	497,013	0	940,260	1,038,961	1,558,442	1,558,442	1,603,552	1,603,552	1,084,072	564,591	45,111	45,111	33,954	33,954	33,954	33,954	33,954	33,954	0	0	0	0	0	0
Residual Valuation	Land	-283,073	3,209	3,257	17,410	33,256	57,131	81,365	87,305	93,335	91,663	82,174	64,750	47,065	33,728	20,191	6,452	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								2,037,263 334,688
	Cash Flow Opening Balanc		-3,209	-943,517	-1,056,371	-1,591,697	-1,615,573	-396,042	-401,983	111,468	632,621	1,161,591	1,179,015	889,106	902,443	915,979	929,719	936,171	936,171	0	0	0	0	0	-2,371,950
	Closing Balance	-213,940	-217,149	-1,160,666	-2,217,038	-3,808,735	-5,424,308	-5,820,350	-6,222,333	-6,110,864	-5,478,244	-4,316,653	-3,137,638	-2,248,532	-1,346,090	-430,110	499,609	1,435,779	2,371,950	2,371,950	2,371,950	2,371,950	2,371,950	2,371,950	0
CASH FLOW FOR CIL A	ADDITIONAL PRO	FIT	Year 1	1			Year 2				Year 3				Year 4				Year 5				Year 6	í	
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
NCOME INCOMI	As Above	0	0	0	0	0	0	1,288,875	1,288,875	1,288,875	1,288,875	1,288,875	1,288,875	970,125	970,125	970,125	970,125	970,125	970,125	0	0	0	0	0	0
INCOMI	E	0	U	0			U	1,200,073	1,200,075	1,200,075	1,200,073	1,200,075	1,200,073	970,125	370,123	970,129	570,125	970,125	970,125			-			
EXPENDITURE																									
and		175,000																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition		2,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		187,013	0	187,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
os		23,377	0	23,377	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		46,753 163,636	0	46,753 163,636	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Strict i Toressional		100,000	0	100,000			0				0	0		"				"				"	0		·
Build Cost - BCIS Base		0	0	499,764	999,529	1,499,293	1,499,293	1,499,293	1,499,293	999,529	499,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		-3,966,601		383,883	383,883	383,883	383,883	383,883	383,883	383,883	383,883	383,883	383,883	_									_		
Post CIL s106		0	0	40.404	24.000	5,000	5,000	5,000	5,000	5,000	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	12,494 5,556	24,988 11,111	37,482 16,667	37,482 16,667	37,482 16,667	37,482 16,667	24,988 11,111	12,494 5,556	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ADITOTTIAIS			0	3,330	,	10,007	10,007	10,007	10,007	11,111	5,550	0		"				"				"	0		·
Finance Fees		56,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	38,666	38,666	38,666	38,666	38,666	38,666	29,104	29,104	29,104	29,104	29,104	29,104	0	0	0	0	0	0
Legals		0	0	0	0	0	0	6,444	6,444	6,444	6,444	6,444	6,444	4,851	4,851	4,851	4,851	4,851	4,851	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROFIT	-3,287,717	0	1,322,477	1,419,511	1,942,325	1,942,325	1,987,436	1,987,436	1,469,622	951,808	428,994	428,994	33,954	33,954	33,954	33,954	33,954	33,954	0	0	0	0	0	0
or CIL calculation	Interest		0	0	0		20,949	50,398	61,632	73,035	76,842	72,939	61,135	49,153	35,848	22,343	8,636	0	0	0	0	0	0	0	0
	Profit on cost		U	U	U	l "	20,949	30,396	01,032	73,033	70,042	12,939	01,133	49,133	33,040	22,343	0,030	ľ	U	0	U	"	0	0	1,889,464
	Profit on GDV																								334,688
	Cash Flow	3,287,717	0	-1,322,477	-1,419,511	-1,942,325	-1,963,274	-748,959	-760,193	-253,782	260,225	786,942	798,746	887,017	900,323	913,827	927,535	936,171	936,171	0	0	0	0		-2,224,152
	Opening Balance	0	U	-1,322,477	-1,418,311	-1,342,323	-1,903,274	-140,808	-100,183	-200,102	200,223	100,342	130,140	001,011	300,323	313,027	321,330	930,171	930,171	U	U		U	U	-2,224,132
	Closing Balance	3,287,717	3,287,717	1,965,240	545,729	-1,396,597	-3,359,871	-4,108,830	-4,869,023	-5,122,805	-4,862,580	-4,075,638	-3,276,892	-2,389,874	-1,489,552	-575,724	351,810	1,287,981	2,224,152	2,224,152	2,224,152	2,224,152	2,224,152	2,224,152	0

ITE NAME	Site 13	Extracare							]																
NCOME	Av Size	%	Number		Price £/m2	GDV	GIA		DEVELOPMEN	T COSTS							Planning fee ca				Ī	Build Cost	/m2		
	m2	2001	60				m2		LAND			/unit or m2		000 754			Planning app fer No dwgs	60	rate			BCIS Over Extra	1,919	0.009	%
arket Housing	71.1	70%	42		3,900		2,985		1	Land Stamp Duty		-16,113	0				No dwgs under No dwgs over 50	50 10	462 138	23,100 1,380		Energy Design	0		
ared Ownership	70.8	0%	0		2,730					Easements etc. Legals Acquisition	on	1.50%	-14,501						Total	24,480	1	Acc & Adpt Water	1		
ordable Rent	70.8	30%	18		1,500		1,275		PLANNING												-	Small Sites Site Costs	0 192	109	
cial Rent	70.8	0%	0		1,120	0	0			Planning Fee Architects		4.00%	24,480 401,013				Stamp duty cal Land payment	lc - Residual		-966,751			2,112		
ant and Subsidy	Shared Ownersh Affordable Rent Social Rent	р			0 0 0	0			1	QS / PM Planning Consul Other Profession		0.50% 1.00% 3.50%	50,127 100,253 350,887												
TE AREA - Net TE AREA - Gross	0.50 I 0.50 I		120 120	/ha /ha		13,554,000	4,260		1	Build Cost - BCI s106 / CIL	S Based	2,112	30,000				[0t	a Add Dorfe	Total	0	ļ ī				
les per Quarter it Build Time	3	Quarters				RUN Residual M			FINANCE	Contingency Abnormals		5.00%	449,788 549,788	10,025,332			Stamp duty cal Land payment 125,000 250,000	0% 1%	0% 0%	360,000					
esidual Land Value dernative Use Value	20%	Whole Site -966,751 300,000 60,000	-1,933,503	-1,933,503 600,000 120,000		RUN CIL MACRO	o ctrl+l sing balance =			Fees Interest Legal and Valuat	ion	6.00%	55,000				500,000 1,000,000 above	3% 4% 5%	0% 0% 0% <b>Total</b>	0					
Plus /ha		360,000		720,000		Check on phasing di	wgs nos			Agents Legals		3.0% 0.5%	67,770				Pre CIL s106		£/ Unit (all) Total	30,000		LIT	% GDV 0.00%	(	0
Iditional Profit		-1,298,700	-435						Developers Pro	Misc.  ofit  % Market DV		17.50%	0	474,390	10,500,230		Post CIL s106 CIL	500 0	. ,	30,000 0 <b>30,000</b>					
ESIDUAL CASH FLOW	V FOR INTEREST	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	% Affordable DV	Year 3	17.50% Q3	Q4	Q1	334,688 Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	
COME NITS Started		٠		10	10	10	10	10	10	٠.				Ψ.		<b>4</b> 0		Ψ.		<b>4</b> 0		Ψ.			
arket Housing	ľ			10	0	0	0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	970,125 0	0	0	1 0	0	0	
ared Ownership ordable Rent					0	0	0	318,750	318,750	318,750	318,750	318,750	318,750	0	0	0	0	0	0	0	0	0	0	0	
cial Rent ant and Subsidy	_		_		0	0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0	0	0	0	0	0	
INCOME	=	0	0	0	0	0	0	1,288,875	1,288,875	1,288,875	1,288,875	1,288,875	1,288,875	970,125	970,125	970,125	970,125	970,125	970,125	0	0	0	0	0	
PENDITURE amp Duty		0																							
sements etc. gals Acquisition		0 -14,501																							
nning Fee		24,480																							
chitects		200,507 25,063		200,507 25,063																					
nning Consultants		50,127		50,127																					
ner Professional		175,443		175,443																					
ild Cost - BCIS Base 06/CIL			0	499,764 1,667	999,529 3,333	1,499,293 5,000	1,499,293 5,000	1,499,293 5,000	1,499,293 5,000	999,529 3,333	499,764 1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	
ntingency normals			0	24,988 30,544	49,976 61,088	74,965 91,631	74,965 91,631	74,965 91,631	74,965 91,631	49,976 61,088	24,988 30,544	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees gal and Valuation		55,000 0	-		- ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- ,	. ,	. ,				-		-	-	-		-	-	-		-	-	
ents		0	0	0	0	0	0	38.666	38.666	38.666	38.666	38.666	38.666	29.104	29.104	29.104	29.104	29,104	29.104	0	0	0	0	0	
gals		0	0	0	0	0	0	6,444	6,444	6,444	6,444	6,444	6,444	29,104 4,851	4,851	29,104 4,851	4,851	29,104 4,851	4,851	0	0	0	0	0	
SC. OSTS BEFORE LAND	INT AND PROFIT	516,119	0	1,008,103	1,113,926	1,670,889	1,670,889	1,715,999	1,715,999	1,159,036	602,074	45,111	45,111	33,954	33,954	33,954	33,954	33,954	33,954	0	0	0	0	0	_
r Residual Valuation	Land Interest	-966,751	0	0	8,362	25,196	50,638	76,461	84,014	91,681	91,109	82,174	64,750	47,065	33,728	20,191	6,452	0	0	0	0	0	0	0	
	Profit on Costs Profit on GDV	450,633	0	-1,008,103	-1,122,288	-1,696,085	-1,721,526	-503,585	-511,139	38,157	595,692	1.161.591	1,179,015	889.106	902.443	915,979	929,719	936,171	936.171	0	0	0	0	0	
	Opening Balance Closing Balance	0 450,633	450,633	-557,470	-1,679,758	-3,375,843	-5,097,369	-5,600,954	-6,112,093	-6,073,936	-5,478,244	-4,316,653	-3,137,638	-2,248,532	-1,346,090	-430,110	499,609	1,435,779	2,371,950	2,371,950	2,371,950	2,371,950	2,371,950	2,371,950	
SH FLOW FOR CIL A	ADDITIONAL PROP	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
INCOME		0	0	0	0	0	0	1,288,875	1,288,875	1,288,875	1,288,875	1,288,875	1,288,875	970,125	970,125	970,125	970,125	970,125	970,125	0	0	0	0	0	
nd amp Duty		360,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
sements etc. gals Acquisition		0 5,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Fee		24,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
chitects		200,507 25,063	0	200,507 25,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nning Consultants er Professional		50,127 175,443	0	50,127 175,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			0					-	-		-	-	-		0			-	0	-	-		-	-	
Id Cost - BCIS Base TENTIAL CIL		0	Ů	499,764 -129,870	999,529 -129,870	1,499,293 -129,870	1,499,293 -129,870	1,499,293 -129,870	1,499,293 -129,870	999,529 -129,870	499,764 -129,870	0 -129,870	-129,870	0	U	0	0	0	U	0	0	0	0	0	
st CIL s106 ntingency		0	0	24,988	49,976	5,000 74,965	5,000 74,965	5,000 74,965	5,000 74,965	5,000 49,976	5,000 24,988	0	0	0	0	0	0	0	0	0	0	0	0	0	
normals		0	0	30,544	61,088	91,631	91,631	91,631	91,631	61,088	30,544	0	0	0	0	0	0	0	0	0	0	0	0	0	
ance Fees		55,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gal and Valuation			-					-	-				-		-				-	-			-	-	
ents gals		0	0	0	0	0	0	38,666 6,444	38,666 6,444	38,666 6,444	38,666 6,444	38,666 6,444	38,666 6,444	29,104 4,851	29,104 4,851	29,104 4,851	29,104 4,851	29,104 4,851	29,104 4,851	0	0	0	0	0	
OSTS BEFORE LAND	INT AND PROFIT	0 896,020	0	0 876,566	0 980,723	0 1,541,019	0 1,541,019	0 1,586,129	0 1,586,129	0 1,030,833	0 475,537	0 -84,759	0 -84,759	0 33,954	0 33,954	0 33,954	0 33,954	0 33,954	0 33,954	0	0	0	0	0	_
or CIL calculation	Interest Profit on cost		13,440	13,642	26,995	42,111	65,858	89,961	95,769	101,664	99,319	88,609	69,333	49,769	36,473	22,977	9,279	0	0	0	0	0	0	0	
						I								1				l				1			
	Profit on GDV																								
		-896,020 0	-13,440	-890,208	-1,007,718	-1,583,130	-1,606,876	-387,215	-393,023	156,377	714,019	1,285,026	1,304,301	886,402	899,698	913,194	926,891	936,171	936,171	0	0	0	0	0	-

### Appendix 18 – Appraisals. Student Housing

The pages in this appendix are not numbered.





### Student v2 Cover



**Student Housing** 

Student v2 Site make up

1 Units NET Area Density erage Unit Size Developed **Total Cost** Rate Locality een/ Brown Iternative Use Density Units/ha m2/ha £/m2 m2 m2 Brownfield Industrial 60 0.05 1,200.00 15 900 18,000 2,340,090 2,600.10 BCIS Beds m2 Total COST No Gross Market 1,215.0 Net Flat 60 15.00 900.00 35% 1,926 2,340,090 1,215.00 0.00 0.00 Terrace 0.00 0.00 0.00 0.00 Semi 0.00 0.00 0.00 0.00 Det 0.00 0.00 0.00 0.00 0.00 0.00 Flat 1 High\* 0.00 0.00 Flat 2 High\* 0.00 0.00 Flat 3 High\* 0.00 0.00 Affordable 0.00 Flat 0.00 1,926 0.00 0.00 0.00 0.00 0.00 Terrace 0.00 0 0.00 0 0.00 0.00 Semi 0.00 0.00 0.00 0.00 Det 0.00 0.00 0.00 0.00 Flat 1 High\* 0.00 0.00 Flat 2 High\* 0.00 0.00 Flat 3 High\* 0.00 0.00 2 Units Developed **Total Cost** Locality een/ Brown Iternative Use Area Density erage Unit Size Density Rate £/m2 Units/ha m2 m2 m2/ha ha Brownfield Industrial 175 0.25 15 2,625 10,500 6,825,263 2,600.10 700.00 Beds No m2 Total BCIS COST Gross Market 3,543.7 Net Flat 175 15.00 2,625.00 35% 1,926 6,825,263 3,543.75 0.00 0.00 0.00 Terrace 0 0.00 0.00 0 0.00 0.00 0.00 0 0.00 0.00 0.00 0 0.00 Semi 0.00 0.00 0 0.00 Det 0.00 0.00 0.00 0.00 0.00 0 0.00 0.00 0.00 0 0.00 0.00 0.00 0 0.00 Flat 1 High\* Flat 2 High\* 0.00 0.00 0 0.00 Flat 3 High\* 0.00 0.00 0.00 Affordable 0.00 Flat 0.00 0.00 1,926 0.00 0.00 0.00 0.00 0 0.00 0.00 0 0.00 Terrace 0.00 0.00 0 0.00 0.00 0.00 0 0.00 Semi 0.00 0.00 0 0.00 0.00 0.00 0.00 Det 0.00 0.00 0 0.00 0.00 0.00 0 0.00 Flat 1 High\* 0.00 0.00 0 0.00 Flat 2 High\* 0.00 0.00 0.00 Flat 3 High\* 0.00 0.00 0.00

Number

Number

Cluster 175

Cluster 60



Student v2 Site make up

									Site make u	p					
Number		3 Uni	ts Area	a Density	erage Unit Size	Developed	Density		Total Cost	Rate		Local	lity een/Brown	Iternative Use	
			h	units/ha	m2	m2	m2/ha			£/m2					
Cluster 500		50	0 0.7	666.67	15	7,500	10,000		19,500,750	2,600.10			Brownfield	Industrial	
										•					
		Bed	ls No		m2	Total		BCIS	COST			Area	Gross	0.750	
	Market								0		10,125.00		Net	0.750	
	Flat		1 500	)	15.00	7,500.00	35%	1,926	19,500,750		10,125.00				
			2		0.00	0.00					0.00				



	Beds	No		m2	Total		BCIS	COST	]	Area	Gross	0.750
Market								0	10,125.00		Net	0.750
Flat	1	500		15.00	7,500.00	35%	1,926	19,500,750	1			
	2	0		0.00	0.00	3373	0	0				
Terrace	2	0		0.00	0.00		0	0				
	3	0		0.00	0.00		0	0	1			
Semi	2	0		0.00	0.00		0	0	1			
	3	0		0.00	0.00		0	0	4			
Det	3	0		0.00	0.00		0	0	4			
	4	0		0.00	0.00		0	0	4			
	5	0		0.00	0.00		0	0	4			
Flat 1 High*	6	0		0.00	0.00		0	0				
Flat 2 High*	2	0		0.00	0.00		0	0	4			
Flat 3 High*	3	0		0.00	0.00		0	0	1			
Affordable				0.00	0.00		0	-	0.00			
Flat	1	0		0.00	0.00		1,926	0				
1.00	2	0		0.00	0.00		0	0	4			
Terrace	2	0		0.00	0.00		0	0				
	3	0		0.00	0.00		0	0	4			
Semi	2	0		0.00	0.00		0	0	1			
· -	3	0		0.00	0.00		0					
Det	3	0		0.00	0.00		0	0				
	4	0		0.00	0.00		0	0				
	5	0		0.00	0.00		0	0	1			
Flat 1 High*	1	0		0.00	0.00		0	0	1			
Flat 2 High*	2	0		0.00	0.00		0	0	4			
Flat 3 High*	3	0		0.00	0.00		0		4			
		ha	Units/ha	m2	m2	m2/ha						
-	60	0.05	1,200.00	23	1,380	27,600		3,348,929	£/m2 <b>2,426.76</b>		Brownfiel	d Industrial
-			1,200.00				BCIS		2,426.76	Area		
Market	60 Beds	0.05 No	1,200.00	23 m2	1,380 Total		BCIS	<b>3,348,929 COST</b> 0	2,426.76	Area	Gross	0.050
Market Flat		No	1,200.00	m2	Total	27,600		COST 0	2,426.76 1,738.80	Area		
Market Flat	Beds 1	<b>No</b> 60	1,200.00	m2 23.00	Total 1,380.00		1,926 0	COST	2,426.76 1,738.80 1,738.80	Area	Gross	0.050
	Beds	No	1,200.00	m2	Total	27,600	1,926	COST 0 3,348,929	<b>2,426.76 1,738.80</b> 1,738.80 0.00	Area	Gross	0.050
Flat	Beds 1 2	60 0	1,200.00	m2 23.00 0.00	1,380.00 0.00	27,600	1,926 0	COST 0 3,348,929 0	<b>1,738.80</b> 1,738.80 0.00 0.00	Area	Gross	0.050
Flat	Beds 1 2 2	60 0 0	1,200.00	m2 23.00 0.00 0.00	1,380.00 0.00 0.00	27,600	1,926 0 0	COST 0 3,348,929 0 0	<b>1,738.80</b> 1,738.80 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace	Beds 1 2 2 3 2	0 0 0 0 0	1,200.00	23.00 0.00 0.00 0.00 0.00	1,380.00 0.00 0.00 0.00 0.00	27,600	1,926 0 0 0	COST 0 3,348,929 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace	Beds 1 2 2 3	60 0 0	1,200.00	m2 23.00 0.00 0.00 0.00	1,380.00 0.00 0.00 0.00	27,600	1,926 0 0	COST 0 3,348,929 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi	Beds  1 2 2 3 2 3 3	0 0 0 0 0 0	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00	27,600	1,926 0 0 0 0	COST 0 3,348,929 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi	Beds  1 2 2 3 3 2 3 3	0 0 0 0 0 0 0	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00	27,600	1,926 0 0 0 0 0	COST 0 3,348,929 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi	Beds  1 2 2 3 2 3 4	0 0 0 0 0 0 0 0	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi Det	Beds  1 2 2 3 3 4 5	0 0 0 0 0 0 0 0 0	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat  Terrace  Semi  Det  Flat 1 High*	Beds  1 2 2 3 3 4 5 1	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Beds  1 2 2 3 3 4 5 1 2	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High*	Beds  1 2 2 3 3 4 5 1 2	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00	Area	Gross	0.050
Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Beds  1 2 2 3 3 2 3 4 5 1 2 3 3	0 0 0 0 0 0 0 0 0 0 0 0	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00	Area	Gross	0.050
Flat Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Beds  1 2 2 3 3 2 3 4 5 1 2 3 1 1	0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High*  Affordable Flat	Beds  1 2 2 3 3 2 3 4 5 1 2 3 1 2 2	No	1,200.00	23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat  Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High*  Affordable Flat	Beds  1 2 2 3 3 2 3 4 5 1 2 3 1 2 2 3 2 2 3 2 2 3 3 4 5 2 2 3 3 4 5 2 2 2 2	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 0 1,926	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat  Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace	Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 5 3 3 3 3	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 0 1,926 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80 1,738.80 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Gross	0.050
Flat Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace	Beds  1 2 2 3 3 4 5 1 2 2 3 1 2 3 3 4 5 2 3 2 3 2 2 3 2 2 3 2 2	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 0 1,926 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00	Area	Gross	0.050
Flat Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace  Semi	Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 4 5 1 2 3 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 3 4 5 5 3 3 3 4 5 5 3 3 3 3	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 0 1,926 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00	Area	Gross	0.050
Flat Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace  Semi	Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 4 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	No	1,200.00	23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 1,926 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00	Area	Gross	0.050
Flat Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace  Semi	Beds  1 2 2 3 3 4 5 1 2 3 4 5 1 2 3 3 4 5 4 5 4 5 4 5 4 6 6 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 1,926 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00	Area	Gross	0.050
Flat Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace  Semi  Det	Beds  1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 5 5 1 5 6 6 7 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8	No	1,200.00	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Total  1,380.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	27,600	1,926 0 0 0 0 0 0 0 0 0 1,926 0 0 0 0 0 0	COST 0 3,348,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,426.76  1,738.80  1,738.80  0.00	Area	Gross	0.050

Number

Studio 60

Student v2 Site make up

**Total Cost** 

Rate

£/m2

Locality reen/Brown Iternative Use

			ha	Units/ha	m2	m2	m2/ha			£/m2				
Studio 175		175	0.25	700.00	23	4,025	16,100		9,767,709	2,426.76			Brownfield II	ndustrial
	_					•	•			,				
		Beds	No		m2	Total		BCIS	COST			Area	Gross	0.250
	NA - ul - a t	Deus	INO		1112	iotai		BCI3						
	Market								0		5,071.50		Net	0.250
	Flat	1	175		23.00	4,025.00	26%	1,926	9,767,709		5,071.50			
		2	0		0.00	0.00		0	0		0.00			
	Terrace	2	0		0.00	0.00		0	0		0.00			
		3	0		0.00	0.00		0	0		0.00			
	Semi	2	0		0.00	0.00		0	0		0.00			
	Jeilii	-												
		3	0		0.00	0.00		0	0		0.00			
	Det	3	0		0.00	0.00		0	0		0.00			
		4	0		0.00	0.00		0	0		0.00			
		5	0		0.00	0.00		0	0		0.00			
	Flat 1 High*	1	0		0.00	0.00		0	0		0.00			
	Flat 2 High*	2	0		0.00	0.00		0	0		0.00			
	Flat 3 High*	3	0		0.00	0.00		0	0		0.00			
	Affordable										0.00			
	Flat	1	0		23.00	0.00		1,926	0		0.00			
		2	0		0.00	0.00		0	0		0.00			
	Terrace	2	0		0.00	0.00		0	0		0.00			
	Terruce	3	0		0.00	0.00		0	0		0.00			
	Comi													
	Semi	2	0		0.00	0.00		0	0		0.00			
		3	0		0.00	0.00		0	0		0.00			
	Det	3	0		0.00	0.00		0	0		0.00			
		4	0		0.00	0.00		0	0		0.00			
		5	0		0.00	0.00		0	0		0.00			
	Flat 1 High*	1	0		0.00	0.00		0	0		0.00			
	Flat 2 High*	2	0		0.00	0.00		0	0		0.00			
	Flat 3 High*	3	0		0.00	0.00		0	0		0.00			
Number	6	Units	Area	Density e	erage Unit Size	Developed	Density		Total Cost	Rate		Loca	lity reen/Brown II	ternative Use
Number	6	Units			erage Unit Size m2				Total Cost			Loca	lity een/Brown d	ternative Use
	6		ha	Units/ha	m2	m2	m2/ha			£/m2		Loca		
Number Studio 500	6	Units <b>500</b>							Total Cost <b>27,907,740</b>			Loca	lity een/Brown d	
	6	500	ha <b>0.75</b>	Units/ha	m2 <b>23</b>	m2 <b>11,500</b>	m2/ha	peic	27,907,740	£/m2			Brownfield II	ndustrial
			ha	Units/ha	m2	m2	m2/ha	BCIS	27,907,740 COST	£/m2		Loca Area	Brownfield I	ndustrial
	Market	500	ha <b>0.75</b> No	Units/ha	m2 23 m2	m2 11,500 Total	m2/ha <b>15,333</b>		27,907,740 COST	£/m2	14,490.00	Area	Brownfield II	ndustrial
		500	ha <b>0.75</b>	Units/ha	m2 <b>23</b>	m2 11,500 Total	m2/ha	BCIS 1,926	27,907,740 COST	£/m2		Area	Brownfield I	ndustrial
	Market	500 Beds	ha <b>0.75</b> No	Units/ha	m2 23 m2	m2 11,500 Total	m2/ha <b>15,333</b>		27,907,740 COST	£/m2	14,490.00	Area	Brownfield I	ndustrial
	Market Flat	500  Beds  1 2	No 500 0	Units/ha	m2 23 m2 23.00 0.00	Total 11,500.00 0.00	m2/ha <b>15,333</b>	1,926	27,907,740 COST 0 27,907,740 0	£/m2	<b>14,490.00</b> 14,490.00 0.00	Area	Brownfield I	ndustrial
	Market	500  Beds  1 2 2	No 500 0	Units/ha	m2 23 m2 23.00 0.00 0.00	Total 11,500.00 0.00 0.00	m2/ha <b>15,333</b>	1,926 0 0	27,907,740  COST 0 27,907,740 0 0	£/m2	<b>14,490.00</b> 14,490.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace	500  Beds  1 2 2 3	No 500 0 0	Units/ha	m2 23 m2 23.00 0.00 0.00 0.00	Total 11,500.00 0.00 0.00 0.00	m2/ha <b>15,333</b>	1,926 0 0	27,907,740  COST 0 27,907,740 0 0 0	£/m2	<b>14,490.00</b> 14,490.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat	500  Beds  1 2 2 3 2	No 500 0 0 0 0	Units/ha	m2 23 m2 23.00 0.00 0.00 0.00 0.00	Total 11,500.00 0.00 0.00 0.00 0.00	m2/ha <b>15,333</b>	1,926 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi	500  Beds  1 2 2 3 2 3 2 3	No	Units/ha	m2 23 m2 23.00 0.00 0.00 0.00 0.00	Total 11,500.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>15,333</b>	1,926 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace	500  Beds  1 2 2 3 2	No 500 0 0 0 0	Units/ha	m2 23 m2 23.00 0.00 0.00 0.00 0.00	Total 11,500.00 0.00 0.00 0.00 0.00	m2/ha <b>15,333</b>	1,926 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi	500  Beds  1 2 2 3 2 3 2 3	No	Units/ha	m2 23 m2 23.00 0.00 0.00 0.00 0.00	Total 11,500.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>15,333</b>	1,926 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi	500  Beds  1 2 2 3 3 4	No 0.75  No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00	Total 11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det	500  Beds  1 2 2 3 3 4 5	No	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High*	500  Beds  1 2 2 3 3 4 5 1	No	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	500  Beds  1 2 2 3 3 4 5 1 2 2	No	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	500  Beds  1 2 2 3 3 4 5 1	No	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	500  Beds  1 2 2 3 3 4 5 1 2 2	No	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	500  Beds  1 2 2 3 3 4 5 1 2 2	No	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	500  Beds  1 2 2 3 3 4 5 1 2 3 1 1	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 2	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 2 3 1 2 2 3 2 2 3 2 2 3 3 4 5 5 1 2 2 2 2 2 3 3 4 5 5 2 2 3 6 6 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0 1,926	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 3 4 5 1 2 3 3 3 3 4 5 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 5 3 3 3 3	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0 1,926 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 4 5 1 2 3 2 3 2 3 2 3 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0 1,926 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 3 4 5 1 2 3 3 3 3 4 5 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 3 3 3 4 5 5 3 3 3 3	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0 1,926 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 4 5 1 2 3 2 3 2 3 2 3 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2 3 2 2	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0 1,926 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat  Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace  Semi	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 4 5 3 4 5 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 4 5 3 3 3 4 5 5 3 3 3 4 5 5 3 3 3 4 5 5 3 3 3 3	ha 0.75  No  500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 0 1,926 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat  Terrace  Semi  Det  Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat  Terrace  Semi	500  Beds  1 2 2 3 3 4 5 1 2 3 1 2 3 3 4 5 4 5 1 2 3 3 4 4 5 4 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 0.75  No  500  0  0  0  0  0  0  0  0  0  0  0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 1,926 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	500  Beds  1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 5 1 5 6 7 7 8 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	ha 0.75  No  500  0  0  0  0  0  0  0  0  0  0  0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 1,926 0 0 0 0 0 0 0 0 0 0 0 0 0	27,907,740  COST  0 27,907,740  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	500  Beds  1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 2 3 3 4 5 1 2 1 2 1 2 1 3 3 4 5 1 1 2 1 2 1 3 1 1 2 1 2 1 3 1 1 2 1 1 2 1 1 1 2 1 1 1 1	ha 0.75  No  500  0  0  0  0  0  0  0  0  0  0  0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 1,926 0 0 0 0 0 0 0 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	500  Beds  1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 2 3 3 4 5 1 2 2 2 3 3 4 5 1 2 2 2 2 3 3 4 5 1 2 2 2 2 3 3 2 2 3 3 4 5 1 2 2 2 2 2 3 3 3 4 5 2 2 2 2 3 3 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 2 3 3 3 4 5 5 1 2 2 2 2 2 2 2 3 3 3 4 4 5 5 1 2 2 2 2 2 2 2 2 3 3 3 4 4 5 5 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	ha 0.75  No  500  0  0  0  0  0  0  0  0  0  0  0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 0 1,926 0 0 0 0 0 0 0 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial
	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	500  Beds  1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 2 3 3 4 5 1 2 1 2 1 2 1 3 3 4 5 1 1 2 1 2 1 3 1 1 2 1 2 1 3 1 1 2 1 1 2 1 1 1 2 1 1 1 1	ha 0.75  No  500  0  0  0  0  0  0  0  0  0  0  0	Units/ha	m2 23.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2 11,500  Total  11,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>15,333</b>	1,926 0 0 0 0 0 0 0 0 0 1,926 0 0 0 0 0 0 0 0 0 0 0 0 0	27,907,740  COST 0 27,907,740 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	14,490.00 14,490.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Area	Brownfield I	ndustrial

Density

m2/ha

m2

Number

Units

Area

ha

Units/ha

Density erage Unit Size Developed

m2



Student v2 For Apps

			Site 1 Cluster 60	Site 2 Cluster 175	Site 3 Cluster 500	Site 4 Studio 60	Site 5 Studio 175	Site 6 Studio 500
	Green/brown field Use Locality		Brownfield Industrial 0%	Brownfield Industrial 0%	Brownfield Industrial 0%	Brownfield Industrial 0%	Brownfield Industrial 0%	Brownfield Industrial 0%
Site Area	Gross	ha	0.05	0.25	0.75	0.05	0.25	0.75
Units	Net	ha	0.05 60	0.25 175	0.75 500	0.05 60	0.25 175	0.75 500
Average Unit Si	ze	m2	15.00	15.00	15.00	23.00	23.00	23.00
Mix	Intermediate to Buy		0.000/	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordable Rent Social Rent		0.00%	0.00% 0.00%	0.00% 0.00%	0.00% 0.00%	0.00% 0.00%	0.00% 0.00%
Price	Market	£/m2	4,332	4,332	4,332	3,690	3,690	3,690
	Intermediate to Buy Affordable Rent	£/m2 £/m2	3,032 1,500	3,032 1,500	3,032 1,500	2,583 1,500	2,583 1,500	2,583 1,500
	Social Rent	£/m2	1,120	1,120	1,120	1,120	1,120	1,120
Grant and Subsi	c Intermediate to Buy Affordable Rent Social Rent	£/unit £/unit £/unit						
Sales per Quarte	er			_	_	_	_	
Unit Build Time			3	3	3	3	3	3
Alternative Use Up Lift % Additional Uplif		£/ha % £/ha	600,000 20%	600,000 20%	600,000 20%	600,000 20%	600,000 20%	600,000 20%
Easements etc		£	0	0	0	0	0	0
Legals / Acquisit	tion	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Planning Fee	<50 >50	£/unit £/unit	462 138	462 138	462 138	462 138	462 138	462 138
Architects		%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consul Other Profession		% %	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%	1.00% 3.50%
BCIS Over Extra		£/m2 %	2,600	2,600	2,600	2,427	2,427	2,427
Energy		£/m2		0	0	0	0	0
Design Acc & Adpt		£/m2 £/m2		0.0	0.0	0.0	0.0	0.0
Water		£/m2	1	1	1	1	1	1
Small Sites Site Costs		% %	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Pre CIL s106		£/Unit	10.070	0	0	0	0	0
Post CIL s106		£/Unit	0	0	0	0	0	0
LIT		£/m2 %		0.00 0.00%	0.00 0.00%	0.00	0.00 0.00%	0.00 0.00%
Contingency		%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Abnormals		% £/site	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
FINANCE	Fees Interest Legal and Valuation	£ % £	30,000 6.00%	89,000 6.00%	228,000 6.00%	55,000 6.00%	177,000 6.00%	471,000 6.00%
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
J	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
	Misc.	£		0	0	0	0	0
Developers Prof	fi % Market DV % Affordable DV		17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%	17.50% 17.50%



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6
			Cluster 60	Cluster 175	Cluster 500	Studio 60	Studio 175	Studio 500
	Green/brown fi Use		Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial	Brownfield Industrial
Site Ar Units	e Gross Net	ha ha	0.05 0.05 60	0.25 0.25 175	0.75 0.75 500	0.05 0.05 60	0.25 0.25 175	0.75 0.75 500
Mix	Market Intermediate to Affordable Ren Social Rent	•	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%	100.00% 0.00% 0.00% 0.00%
Alterna	tive Land Value	£/ha £ site	600,000 30,000	600,000 150,000	600,000 450,000	600,000 30,000	600,000 150,000	600,000 450,000
Uplift		£/ha £ site	120,000 6,000	120,000 30,000	120,000 90,000	120,000 6,000	120,000 30,000	120,000 90,000
Viabilit	y Threshold	£/ha £ site	720,000 36,000	720,000 180,000	720,000 540,000	720,000 36,000	720,000 180,000	720,000 540,000
Residu	a Gross Net	£/ha £/ha £ site	-5,178,146 -5,178,146 -258,907	-2,456,962 -2,456,962 -614,240	-2,129,849 -2,129,849 -1,597,386	-12,171,890 -12,171,890 -608,594	-7,692,178 -7,692,178 -1,923,044	-6,989,734 -6,989,734 -5,242,300
Additio	nal Profit	£ site £/m2	188,816 210	497,129 189	1,089,434 145	-40,643 -29	-490,796 -122	-1,662,314 -145

INCOME	Av Size	%	Number		Price	e GDV		1	DEVELOPMEN	IT COSTS							Planning fee ca	lc			Ī	Build Cost	/m2		
	m2		60		£/m2				LAND			/unit or m2					Planning app fei No dwgs	60				BCIS Over Extra	2,600 0	0.00	1%
Market Housing	15.0		60		4,332					Land Stamp Duty		-4,315	0				No dwgs under No dwgs over 50	50 10	138			Energy Design	0		
Shared Ownership	15.0		(		3,032					Easements etc. Legals Acquisition	on	1.50%	-3,884						Total	24,480	l	Acc & Adpt Water	0		
Affordable Rent	15.0		(		1,500				PLANNING												T	Small Sites Site Costs	0 260	10	0% 0%
Social Rent	15.0		(	)	1,120					Planning Fee Architects		4.00%		)			Stamp duty call Land payment	c - Residual		-258,907			2,861		
Grant and Subsidy	Shared Ownersh Affordable Rent Social Rent				(	0 0				QS / PM Planning Consul Other Profession		0.50% 1.00% 3.50%	28,325	i											
SITE AREA - Net SITE AREA - Gross	0.05 0.05		1,200 1,200			3,898,800	900			Build Cost - BCI s106 / CIL Contingency	S Based	2,861 5.00%	2,574,999 0 128,750	)			Stamp duty cal	c - Add Profit	Total	0	l ī				
ales per Quarter Init Build Time	3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r osing balance =	0	FINANCE	Abnormals			128,750	2,832,499			Land payment 125,000 250,000 500,000	0% 1% 3%	0%	36,000					
Residual Land Value Uternative Use Value Uplift Plus /h	20% na 0	-258,907 30,000 6,000 0	-5,178,146	600,000 120,000 0		RUN CIL MACE	RO ctrl+I osing balance =	-304,517		Interest Legal and Valuat	ion	6.00%	0	30,000			1,000,000 above	4% 5%		0					
Via	ability Threshold	36,000 188,816	:/m2	720,000		Check on phasing cor		]		Agents Legals Misc.		3.0% 0.5%			3,015,571		Pre CIL s106		£/ Unit (all) Total £/ Unit (all)	0	I I	LIT	% GDV 0.00%		0
Additional F1011C		100,010	210	4					Developers Pr	ofit % Market DV % Affordable DV	1	17.50% 17.50%			682,290 0		CIL	0	. ,	0					
RESIDUAL CASH FLOV	W FOR INTEREST	Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	(
INCOME UNITS Started				30	30										-							-			
Market Housing Shared Ownership					0	0	0	0	0	3,898,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(
Affordable Rent Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy INCOM	E	0	0	0	0	0	0 <b>0</b>	0	0	0 3,898,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		0 0 -3,884																							
Planning Fee Architects		24,480 56,650 7,081		56,650 7,081																					
Planning Consultants Other Professional		14,162 49,569		14,162 49,569																					
uild Cost - BCIS Base			0	429,167	858,333	858,333	429,167	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
106/CIL Contingency			0	0 21,458	0 42,917	0 42,917	0 21,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
inance Fees		30,000 0	0	21,458	42,917	42,917	21,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Agents		0	0	0	0	0	0	0	0	116,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
.egals Misc.		0	0	0	0	0	0	0	0	19,494	0	0	0	0	0	0	0	0	0	0	0	0	0	0	(
COSTS BEFORE LAND	INT AND PROFIT	178,059	0	599,546	944,166	944,166	472,083	0	0	136,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land Interest	-258,907	0	0	7,780	22,060	36,553	44,183	44,845	45,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Profit on Costs Profit on GDV																								682
	Cash Flow	80,848	0	-599,546	-951,947	-966,226	-508,636	-44,183	-44,845	3,716,824	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-682
	Opening Balance Closing Balance	0 80,848	80,848	-518,697	-1,470,644	-2,436,870	-2,945,506	-2,989,689	-3,034,534	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	682,290	
CASH FLOW FOR CIL A	ADDITIONAL PROI	EIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	(
INCOME		0	0	0	0	0	0	0	0	3,898,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE Land		36,000																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Easements etc. Legals Acquisition		0 540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Planning Fee Architects		24,480 56,650	0	0 56,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Architects QS Planning Consultants		7,081 14,162	0	7,081 14,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other Professional		49,569	0	49,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Build Cost - BCIS Base POTENTIAL CIL		0 -3,141,376	0	429,167 333,019	858,333 333,019	858,333 333,019	429,167 333,019	0 333,019	0 333,019	0 333,019	0 333,019	0 333,019	0 333,019	0	0	0	0	0	0	0	0	0	0	0	
Post CIL s106 Contingency		0	0	21,458	42,917	0 42,917	0 21,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	0	21,458	42,917	42,917	21,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		30,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	116,964	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legal and Valuation Agents	ļ	0	0	0	0	0	0	0	0	19,494 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
egal and Valuation gents egals fisc.		0	- 0		4 077 400	1,277,186	805,102	333,019	333,019	469,477	333,019	333,019	333,019	0	0	0	0	0	0	0	0	0	0	0	
egal and Valuation Agents egals Misc.	INT AND PROFIT	-2,922,893	0	932,565	1,277,186	1,277,100	-																		
egal and Valuation Agents egals vilsc. COSTS BEFORE LAND	Interest Profit on cost	0 -2,922,893	0	932,565	0	0	8,461	20,664	25,969	31,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	613
Finance Fees Legal and Valuation Agents Legals Milsc. COSTS BEFORE LAND	Interest					0		20,664	25,969	31,354 3,397,969	-333,019	-333,019	-333,019	0	0	0	0	0	0	0	0	0	0	0	613,



OME	Av Size																								
	m2	%	Number 175		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fer		rate			Build Cost BCIS	/m2 2,600		
et Housing	15.0	100%	175		4,332	11,371,500	2,625		LAND	Land		/unit or m2 -3,510	Total	-614,240			No dwgs No dwgs under	175 50		23,100		Over Extra Energy	0	0.00%	6
ed Ownership	15.0	0%	0		3,032		0			Stamp Duty Easements etc.			0				No dwgs over 50		138 Total			Design Acc & Adpt	0		
dable Rent	15.0	0%	0		1,500		0			Legals Acquisition	on	1.50%	-9,214	-9,214					Total	40,000		Water Small Sites	1	0%	w
							0		PLANNING												ī	Site Costs	260	10%	
al Rent	15.0	0%	0		1,120					Planning Fee Architects		4.00%	40,350 330,458				Stamp duty cal Land payment	c - Residual		-614,240			2,861		
•	Shared Ownersh Affordable Rent	nip			0	0				QS / PM Planning Consul		0.50% 1.00%	41,307 82,615												
	Social Rent				0					Other Profession	nal	3.50%	289,151	783,881											
AREA - Net AREA - Gross	0.25 0.25		700 700	/ha /ha		11,371,500	2,625		CONSTRUCTI	ON Build Cost - BCI s106 / CIL	S Based	2,861	7,510,414 0						Total	0					
s per Quarter Build Time	0	Quarters								Contingency Abnormals		5.00%	375,521 375,521	8,261,455			Stamp duty call Land payment 125,000	c - Add Profit	0%	180,000					
			Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r osing balance =		FINANCE	Fees			89,000				250,000 500,000	1% 3%	0%						
dual Land Value native Use Value		<b>-614,240</b> 150,000	-2,456,962	<b>-2,456,962</b> 600,000		RUN CIL MACE	tO ctrl+l			Interest Legal and Valuat	ion	6.00%	0	89,000			1,000,000 above	4% 5%							
Plus /ha	20% a 0	30,000		120,000		Cli	osing balance =	-881,675	SALES										Total	0	l				
Viab	bility Threshold	180,000		720,000		Check on phasing o				Agents		3.0%	341,145 56,858				Pre CIL s106		£/ Unit (all) Total			LIT	% GDV 0.00%	,	
			:/m2		ļ	cor	rect	ļ		Legals Misc.		0.5%	00,838	398,003	8,908,885					· ·	I I		0.00%		크
ional Profit		497,129	189						Developers Pr								Post CIL s106 CIL	0		0					
										% Market DV % Affordable D\	1	17.50% 17.50%			1,990,013 0				Total	0	l				
OUAL CASH FLOW	FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	
Started				45	45	45	40																		
Housing I Ownership					0	0	0	0	0	11,371,500 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
able Rent Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nd Subsidy INCOME		0	0	0	0	0	0	0	0	0 11,371,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	-	U	U	U	U		U	U	U	11,3/1,500	U	U	U		v	U	U	U	U	U	v		U	U	_
IDITURE Duty		0																							
ents etc. Acquisition		0 -9,214																							
g Fee		40,350																							
cts		165,229 20,654		165,229 20,654																					
g Consultants		41,307		41,307																					
rofessional		144,575	_	144,575							_	_	_		_	_	_	_	_	_	_		_	_	
ost - BCIS Base IL			0	643,750	1,287,500	1,931,249 0	1,859,722	1,215,972	572,222 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
gency nals			0	32,187 32,187	64,375 64,375	96,562 96,562	92,986 92,986	60,799 60,799	28,611 28,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
e Fees		89,000																							
and Valuation		0																							
3		0	0	0	0	0	0	0	0	341,145 56,858	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
S BEFORE LAND II	INT AND PROFIT	-	0	1,079,890	1,416,249		2,045,694	1.337.569	629,444	398,003	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	-	., 5,000	.,,	_,,	_, , , , , ,	.,,		223,000				-	-		·								_
esidual Valuation	Land	-614,240	_	_							_	_	_	_	_	_	_	_	_	_	_		_	_	
	Interest Profit on Costs		0	0	14,363	35,822	68,225	99,934	121,497	132,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Profit on GDV																								
	Cash Flow Opening Balanc	122,339 0	0	-1,079,890	-1,430,613	-2,160,197	-2,113,919	-1,437,503	-750,941	10,840,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Closing Balance	122,339	122,339	-957,552	-2,388,164	-4,548,361	-6,662,280	-8,099,783	-8,850,724	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	1,990,013	_
FLOW FOR CIL AD	ADDITIONAL PRO		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
IE INCOME	As Above	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	Q4 0	Q1 11,371,500	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	
NDITURE	-						-	-		11,571,500	-		-			-		-	•	-					_
		180,000																							
Duty ents etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Acquisition		2,700	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
g Fee		40,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ts		165,229 20,654	0	165,229 20,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
g Consultants rofessional		41,307 144,575	0	41,307 144,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ost - BCIS Base		0	0	643,750	1,287,500	1,931,249	1,859,722	1,215,972	572,222	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TIAL CIL L s106		-6,750,464		724,759	724,759	724,759 0	724,759 0	724,759 0	724,759 0	724,759 0	724,759 0	724,759 0	724,759 0	0	0	0	0	0	0	0	0	0	0	0	
ency		0	0	32,187	64,375 64,375	96,562	92,986	60,799	28,611	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
nals			0	32,187	64,375	96,562	92,986	60,799	28,611	0	0	0	0		-	-	-		0	0	0	0	0	0	
Fees nd Valuation		89,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	341,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		0	0	0	0	0	0	0	0	56,858 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
BEFORE LAND I	INT AND PROFIT	-6,066,649	0	1,804,649	2,141,009	2,849,133	2,770,453	2,062,328	1,354,203	1,122,762	724,759	724,759	724,759	0	0	0	0	0	0	0	0	0	0	0	
L calculation																									
	Interest Profit on cost		0	0	0	0	10,922	52,643	84,367	105,946	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Profit on GDV																								
	,																								
Ţ	Cash Flow Opening Balance	6,066,649	0	-1,804,649	-2,141,009	-2,849,133	-2,781,375	-2,114,971	-1,438,571	10,142,792	-724,759	-724,759	-724,759	0	0	0	0	0	0	0	0	0	0	0	-1

TE NAME	Site 3	Cluster 500							]																
COME	Av Size m2	%	Number 500		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee cal Planning app fer	c dwgs	rate			Build Cost BCIS	/m2 2,600		
ket Housing	15.0	100%	500		4,332	32,490,000	7,500		LAND	Land		/unit or m2 -3,195	Total	-1,597,386			No dwgs No dwgs under	500 50		23,100		Over Extra Energy	0	0.00%	6
ed Ownership	15.0	0%	0		3,032	0	0			Stamp Duty Easements etc.			0				No dwgs over 50	450	138 Total	62,100 85,200		Design Acc & Adpt	0		
dable Rent	15.0	0%	0		1,500		0			Legals Acquisition	on	1.50%	-23,961	-23,961								Water Small Sites	1 0	0%	%
l Rent	15.0	0%	0		1,120		0		PLANNING	Planning Fee			85,200				Stamp duty calc	- Residual				Site Costs	260 <b>2,861</b>	10%	6
	Shared Ownersh				0					Architects QS / PM		4.00% 0.50%	944,166 118,021				Land payment			-1,597,386			-,		
	Affordable Rent Social Rent	Þ			0					Planning Consul Other Profession		1.00% 3.50%	236,042 826,146												
AREA - Net AREA - Gross	0.75 I 0.75 I		667 667	/ha /ha		32,490,000	7,500		CONSTRUCTI	Build Cost - BCI s106 / CIL	S Based	2,861 5.00%	21,458,325 0 1,072,916				Stomp duty cold	Add Drofit	Total	0					
s per Quarter Build Time	0 3	Quarters				RUN Residual N			FINANCE	Contingency Abnormals		3.00%	1,072,916	23,604,158			Stamp duty cald Land payment 125,000 250,000	0% 1%	0% 0%	540,000					
idual Land Value mative Use Value	20%	Whole Site -1,597,386 450,000 90,000	-2,129,849	-2,129,849 600,000 120,000		RUN CIL MACR	tO ctrl+l psing balance =			Fees Interest Legal and Valual	ion	6.00%	228,000				500,000 1,000,000 above	3% 4% 5%	0% 0% 0% <b>Total</b>	0					
Plus /ha		540,000		720,000		Check on phasing corn	dwgs nos		SALES	Agents Legals		3.0% 0.5%	974,700 162,450				Pre CIL s106		£/ Unit (all) Total	0		LIT	% GDV 0.00%	0	0
tional Profit		1,089,434	m2 145						Developers Pr	Misc.  rofit  % Market DV		17.50%	0	1,137,150	25,557,534 5,685,750		Post CIL s106 CIL	0	£/ Unit (all) £/m2 Total	0					
SIDUAL CASH FLOW	FOR INTEREST		Year 1				Year 2			% Affordable D\	Year 3	17.50%			0 Year 4				Year 5	-1			Year 6		
OME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
TS Started ket Housing	ŀ			75	75	75	75	75	75	50	32,490,000														
ed Ownership dable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
l Rent t and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	i .	0	0	0	0	0	0	0	0	0	32,490,000	0	0	0	0	0	0	0	0	0	0	0	0	0	_
ENDITURE p Duty ments etc. s Acquisition		0 0 -23,961																							
ing Fee		85,200 472,083		472,083																					
ing Consultants Professional		59,010 118,021 413,073		59,010 118,021 413,073																					
Cost - BCIS Base			0	1,072,916	2,145,833	3,218,749	3,218,749	3,218,749	3,218,749	2,861,110	1,788,194	715,278 0	0	0	0	0	0	0	0	0	0	0	0	0	
/CIL ingency			0	0 53,646	107,292	0 160,937	0 160,937	0 160,937	0 160,937	0 143,056	0 89,410	35,764	0	0	0	0	0	0	0	0	0	0	0	0	
rmals		228,000	0	53,646	107,292	160,937	160,937	160,937	160,937	143,056	89,410	35,764	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation		0	0			0	0	0			974,700	0	0		0			•					0		
its Is		0	0	0	0	0	0	0	0	0	162,450	0	0	0	0	0	0	0	0	0	0	0	0	0	
TS BEFORE LAND I	INT AND PROFIT	1,351,426	0	2,242,395	2,360,416	3,540,624	3,540,624	3,540,624	3,540,624	3,147,221	3,104,163	786,805	0	0	0	0	0	0	0	0	0	0	0	0	
Residual Valuation	Land Interest	-1,597,386	0	0	29,947	65,802	119,898	174,806	230,538	287,105	338,620	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Profit on Costs Profit on GDV Cash Flow	245,960	0	-2,242,395	-2,390,362	-3,606,426	-3,660,522	-3,715,430	-3,771,161	-3,434,326	29,047,217	-786.805	0	0	0	0	0	0	0	0	0	0	0	0	-5
	Opening Balance Closing Balance	0 245,960	245,960	-1,996,435	-4,386,797	-7,993,223	-11,653,745				6,472,555	5,685,750	5,685,750	5,685,750		5,685,750	5,685,750	5,685,750	5,685,750	5,685,750	5,685,750	5,685,750		5,685,750	
H FLOW FOR CIL AI	DDITIONAL PROF	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	
INCOME	As Above	0	0	0	0	0	0	0	0	0	32,490,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
ENDITURE		540,000																							
p Duty ments etc. Is Acquisition		0 0 8,100	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
ing Fee tects		85,200 472,083 59,010	0 0	0 472,083 59,010	0 0 0	0 0	0 0	0 0	0 0 0	0 0	0 0 0	0	0 0	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0 0	0 0	
ning Consultants Professional		118,021 413,073	0	118,021 413,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cost - BCIS Base ENTIAL CIL CIL s106		0 -6,345,833 0	٥	1,072,916 743,527 53,646	2,145,833 743,527 107,292	3,218,749 743,527 0 160,937	3,218,749 743,527 0 160,937	3,218,749 743,527 0 160,937	3,218,749 743,527 0 160,937	2,861,110 743,527 0 143,056	1,788,194 743,527 0 89,410	715,278 743,527 0 35,764	0 743,527 0 0	0	0	0	0	0	0	0	0	0	0	0	
ngency mals ce Fees		0 228,000	0	53,646	107,292	160,937	160,937	160,937	160,937	143,056	89,410	35,764 35,764	0	0	0	0	0	0	0	0	0	0	0	0	
and Valuation		0	0	0	0	0	0	0	0	0	974,700	0	0	0	0	0	0	0	0	0	0	0	0	0	
S TS BEFORE LAND I	INT AND PROFIT	0 0 -4.422.345	0	0 0 2,985,922	0 0 3,103,942	0 0 4,284,150	0 0 4,284,150	0 0 4,284,150	0 0 <b>4,284,150</b>	0 0 3,890,748	162,450 0 3,847,690	0 0 1,530,332	0 0 743,527	0	0	0	0 0	0	0	0 0	0 0	0 0	0	0	
10 BEFUKE LAND I	IN I AND PROFIT	-4,422,345	U	2,300,922	3,103,942	+,204,15U	4,204,150	+,∠04,15U	÷,∠64,15U	3,090,748	3,047,090	1,030,332	143,521		U	U	U	U	U	U	U	U	U	U	
																			0					0	
IL calculation	Interest Profit on cost		0	0	0	25,013	89,650	155,257	221,848	289,438	352,141	0	0	0	0	0	0	0	U	0	0	0	0	0	
CIL calculation	Interest Profit on cost Profit on GDV Cash Flow	4,422,345	0	-2,985,922	-3,103,942	25,013 -4,309,163	89,650 -4,373,801	155,257 -4,439,408	-4,505,999	289,438 -4,180,186	352,141 28,290,169	-1,530,332	-743,527	0	0	0	0	0	0	0	0	0	0	0	



SITE NAME	Site 4 Si	tudio 60							]																
INCOME	Av Size m2	%	Number 60		Price £/m2		GIA m2		DEVELOPMEN	NT COSTS						Ī	Planning fee ca Planning app fe		rate		]	Build Cost BCIS	/m2 2,427		
Market Housing	23.0	100%	60		3,690		1,380		LAND	Land		/unit or m2 -10,143	Total	-608,594			No dwgs No dwgs under	60 50				Over Extra Energy	0	0.00%	6
Shared Ownership	23.0	0%	0		2,583		0			Stamp Duty Easements etc.		10,140	0				No dwgs over 5			1,380		Design Acc & Adpt	0		
Affordable Rent	23.0	0%	0		1,500		0			Legals Acquisition	on	1.50%									-	Water Small Sites	1 0	0%	6
Social Rent	23.0	0%	0		1,120		0		PLANNING	Planning Fee			24,480				Stamp duty ca	lc - Residual			I	Site Costs	243 2,670	10%	6
Grant and Subsidy	Shared Ownership				0					Architects QS / PM		4.00% 0.50%	20,269				Land payment			-608,594	<mark>.</mark>				
	Affordable Rent Social Rent				0					Other Profession		1.00% 3.50%													
SITE AREA - Net SITE AREA - Gross	0.05 ha 0.05 ha		1,200 1,200			5,092,200	1,380		CONSTRUCTI	ON Build Cost - BCI s106 / CIL	IS Based	2,670	3,685,202						Total	0					
Sales per Quarter Unit Build Time	0 3 Q	uarters				RUN Residual M	IACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	184,260 184,260				Stamp duty ca Land payment 125,000 250,000	lc - Add Profit 0% 1%							
Residual Land Value Alternative Use Value Uplift	20%	Whole Site -608,594 30,000 6,000		-12,171,890 600,000 120,000		RUN CIL MACR	osing balance = O ctrl+l osing balance =			Fees Interest Legal and Valua	tion	6.00%	55,000				500,000 1,000,000 above	3% 4% 5%							
Plus /r		36,000		720,000		Check on phasing di	lwgs nos		SALES	Agents Legals		3.0% 0.5%	25,461				Pre CIL s106		£/ Unit (all) Total	0		LIT	% GDV 0.00%	0	0
Additional Profit		-40,643	£/m2 -29						Developers Pr	Misc.  ofit  % Market DV		17.50%	0	178,227	4,058,540 891,135	! [	Post CIL s106 CIL	0		0					
RESIDUAL CASH FLO	W FOR INTEREST		Voca 4				V			% Affordable D		17.50%			0 Year 4	I	<u></u>						Vene		
INCOME	TOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing	-			10	10	10	10	10	10	5,092,200															
Shared Ownership Affordable Rent					0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	AE .	0	0	0	0	0	0	0	0	5,092,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -9,129																							
Planning Fee Architects		24,480 81,074		81,074																					
QS		81,074 10,134 20,269		10,134																					
Planning Consultants Other Professional		20,269 70,940		20,269 70,940																					
Build Cost - BCIS Base s106/CIL			0	204,733	409,467 0	614,200 0	614,200 0	614,200 0	614,200 0	409,467 0	204,733 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	10,237 10,237	20,473 20,473	30,710 30,710	30,710 30,710	30,710 30,710	30,710 30,710	20,473 20,473	10,237 10,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		55,000		-,	., .	., -	-, -		,			-			-	-	-		-		-		-		-
Legal and Valuation		0																							
Agents Legals		0	0	0	0	0	0	0	0	152,766 25,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	D INT AND PROFIT	252,769	0	0 <b>407,624</b>	450,414	675,620	675,620	675,620	675,620	628,641	225,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	-608,594																							
For Residual Valuation	Interest	-606,594	0	0	777	7,545	17,792	28,193	38,751	49,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 891 135
1	Profit on Costs Profit on GDV																								891,135
1	Cash Flow Opening Balanc	355,826 0	0	-407,624	-451,191	-683,165	-693,413	-703,814	-714,371	4,414,093	-225,207	0	0	0	0	0	0	0	0	0	0	0	0	0	-891,135
	Closing Balance	355,826	355,826	-51,798	-502,989	-1,186,154	-1,879,567	-2,583,380	-3,297,751	1,116,342	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	891,135	0
CASH FLOW FOR CIL	ADDITIONAL PROFI	т	Year 1				Year 2				Year 3				Year 4	<u> </u>			Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOM	AE .	0	0	0	0	0	0	0	0	5,092,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		36,000																							
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		24,480 81,074	0	0 81,074	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		10,134	0	10,134 20,269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		70,940	0	70,940	0	0	0	0	0	0	0	0	0	0	0	0	0	o o	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0 -5,941,144	0	204,733 590,050	409,467 590,050	614,200 590,050	614,200 590,050	614,200 590,050	614,200 590,050	409,467 590,050	204,733 590,050	0 590,050	0 590,050	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	10,237	20,473	0 30,710	0 30,710	0 30,710	0 30,710	0 20,473	0 10,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	10,237	20,473	30,710	30,710	30,710	30,710	20,473	10,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		55,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	0	0	152,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0 0	0 0	0	0 0	25,461	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	D INT AND PROFIT	-5,642,707	0	997,674	1,040,464	1,265,670	1,265,670	1,265,670	1,265,670	1,218,691	815,257	590,050	590,050	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		0	0	0	0	0	0	2,887	21,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ĺ	Profit on cost Profit on GDV		U	U	U	0	U	U	2,06/	21,915	U	U	U		U	U	U		U	U	U		U	U	817,628 0
1														1								1			
	Cash Flow	5,642,707	0	-997,674	-1,040,464	-1,265,670	-1,265,670	-1,265,670	-1,268,557	3,851,594	-815,257	-590,050	-590,050	0	0	0	0	0	0	0	0	0	0	0	-817,628



SITE NAME	Site 5	Studio 175							]																
INCOME	Av Size m2	%	Number 175		Price £/m2				DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe		rate		1	Build Cost BCIS	/m2 2,427		
Market Housing		100%			3,690				LAND	Land		/unit or m2 -10,989	Total	-1,923,044			No dwgs	175 50				Over Extra	0	0.00%	ı
Shared Ownership	23.0	0%			2,583					Stamp Duty Easements etc.		-10,969	0				No dwgs under No dwgs over 5			17,250		Energy Design Acc & Adpt	0		
Affordable Rent	23.0	0%			1,500					Legals Acquisition	on	1.50%							Total	40,330	4	Water Small Sites	1	0%	
Social Rent	23.0	0%			1,120				PLANNING	Planning Fee			40.350				Stamp duty ca	lc . Rosidual			7	Site Costs	243 <b>2,670</b>	10%	
Grant and Subsidy	Shared Ownershi				0,120					Architects QS / PM		4.00% 0.50%	472,934				Land payment	io recoludar		-1,923,044	<u> </u>		2,0.0		
Oran and Gabbay	Affordable Rent Social Rent	*			0					Planning Consul Other Profession		1.00%	118,234												
SITE AREA - Net	0.25 h	na	700	/ha	· ·	14,852,250			CONSTRUCTI			0.0070	410,011	1,104,402											
SITE AREA - Gross	0.25 h		700			. ,,,	,,			Build Cost - BCI s106 / CIL	IS Based	2,670	10,748,505						Total	0					
Sales per Quarter	0		1							Contingency Abnormals		5.00%	537,425 537,425				Stamp duty ca Land payment	lc - Add Profit		180,000	)				
Unit Build Time	3 (	Quarters	]			RUN Residual I			FINANCE								125,000 250,000	0% 1%	0%						
Residual Land Value		-1,923,044	-7,692,178	Per ha GROSS -7,692,178			losing balance =	0		Fees Interest		6.00%					500,000 1,000,000	3% 4%	0%						
Alternative Use Value Uplift	20%	150,000 30,000		600,000 120,000		RUN CIL MACE	RO ctrl+l losing balance =	-1,261,775		Legal and Valual	tion		0	177,000			above	5%	0% Total						
Plus /I	ha 0 iability Threshold	1 <b>80,000</b>		720,000		Check on phasing		l	SALES	Agents		3.0%					Pre CIL s106	0	£/ Unit (all)		T	LIT	% GDV		Ī
			£/m2	=		cor	rect	l		Legals Misc.		0.5%	74,261 0		11,672,746				Total	0	<u>1</u>		0.00%	(	1
Additional Profit		-490,796	-122						Developers Pr			17.500				Ī	Post CIL s106 CIL	0	£/m2	0					
										% Market DV % Affordable D\	v	17.50% 17.50%			2,599,144 0				Total	0	1				
RESIDUAL CASH FLO	W FOR INTEREST	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started				45	45	45	40																		
Market Housing Shared Ownership					0	0	0	0	0	14,852,250 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy INCOM	IE	0	0	0	0	0	0	0	0	0 14,852,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0 <b>0</b>	0
EXPENDITURE		_																							
Stamp Duty Easements etc.		0																							
Legals Acquisition		-28,846 40,350																							
Planning Fee Architects		236,467		236,467																					
QS Planning Consultants		29,558 59,117 206,909		29,558 59,117 206,909																					
Other Professional  Build Cost - BCIS Base		200,909	0	921,300	1,842,601	2,763,901	2,661,535	1,740,234	818,934	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	0 46,065	0 92,130	0 138,195	0 133,077	0 87,012	0 40,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	46,065	92,130	138,195	133,077	87,012	40,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		177,000 0																							
Agents		0	0	0	0	0	0	0	0	445,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	0	0	74,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	D INT AND PROFIT	720,555	0	1,545,481	2,026,861	3,040,291	2,927,688	1,914,258	900,827	519,829	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	-1,923,044	]																						
	Interest Profit on Costs		0	0	5,145	35,625	81,764	126,905	157,523	173,398	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 2,599,144
	Profit on GDV																								0
1	Cash Flow Opening Balanc	1,202,489	0	-1,545,481	-2,032,006	-3,075,916	-3,009,452	-2,041,163	-1,058,350	14,159,023	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,599,144
L	Closing Balance	1,202,489	1,202,489	-342,992	-2,374,998	-5,450,915	-8,460,366	-10,501,529	-11,559,879	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	2,599,144	0
CASH FLOW FOR CIL	ADDITIONAL PROF	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	D1	Year 3	03	Q4	Q1	Year 4	Q3	Q4	Δ1	Year 5		Q4	Q1	Year 6	Q3	Q4
INCOME	As Above	0	Q2 0	0	0	0	Q2 0	0	0	Q1 14,852,250	Q2 0	Q3 0	0	Q1 0	0	0	0	Q1 0	0	Q3 0	0	0	0	0	0
EXPENDITURE	-						<u> </u>			1-,002,200															
Land		180,000	l																						
Stamp Duty Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		40,350 236,467	0	0 236,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		29,558 59,117	0	29,558 59,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		206,909	0	206,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL		0 -5,536,456	0	921,300 <b>504,566</b>	1,842,601 504,566	2,763,901 504,566	2,661,535 504,566	1,740,234 504,566	818,934 504,566	0 504,566	0 504,566	0 504,566	0 504,566	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	46,065	92,130	0 138,195	0 133,077	0 87,012	0 40,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	46,065	92,130	138,195	133,077	87,012	40,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		177,000 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	0	0	445,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	0	0	74,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	D INT AND PROFIT	-4,604,355	0	2,050,047	2,531,427	3,544,857	3,432,254	2,418,823	1,405,393	1,024,395	504,566	504,566	504,566	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation			0	0	^	_	F0 000	105 100	440.000	400 400	•	•	•	_	0	•	0	0	^	0	•		•	^	•
	Profit on cost Profit on GDV		U	U	0	0	52,830	105,106	142,965	166,190	0	0	0	0	U	0	U	0	0	U	0	0	0	0	0 2,330,394 0
	Cash Flow	4,604,355	0	-2,050,047	-2,531,427	-3,544,857	-3,485,084	-2,523,929	-1,548,358	13,661,665	-504,566	-504,566	-504,566	0	0	0	0	0	0	0	0	0	0	0	-2,330,394
	Opening Balance Closing Balance	4,604,355 0 4,604,355	4,604,355	2,554,307	22,881	-3,544,657	-7,007,060	-2,523,929	-1,046,306	2,582,318	2,077,752	1,573,186	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	1,068,620	-1,261,775
		,,500	,,000	,,501	-,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,000		,,,,,,,	, ,,0.0	, ,	, 2, 700	,,	,,	,,,,,,,	,,020	,,020	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	,,020	,,020	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,520	,,	,,,,,,

COME Av Size	Studio 500														_					-				
		Number 500		Price £/m2	GDV £	GIA m2		DEVELOPMEN	T COSTS							Planning fee cale Planning app fee	c dwgs	rate			Build Cost BCIS	/m2 2,427		
et Housing 23.0	100%	500		3,690	42,435,000	11,500		LAND	Land		/unit or m2 -10,485	Total	-5,242,300		ŀ	No dwgs No dwgs under	500 50	462	23,100		Over Extra Energy	0	0.00%	6
ed Ownership 23.0		0		2,583		0			Stamp Duty Easements etc.		,	0	3,5.1.,0.0			No dwgs over 50	450	138 Total	62,100 85,200		Design Acc & Adpt	0		
									Legals Acquisitio	n	1.50%	-78,635	-78,635		L			TOTAL	63,200	1	Water	1		.,
able Rent 23.0		0		1,500		0		PLANNING							_					-	Small Sites Site Costs	243	10%	
Rent 23.0	0%	0		1,120	0	0			Planning Fee Architects		4.00%	85,200 1,351,241				Stamp duty calc Land payment	- Residual		-5,242,300			2,670		
and Subsidy Shared Owners Affordable Ren Social Rent				0 0 0	0				QS / PM Planning Consult Other Profession		0.50% 1.00% 3.50%	168,905 337,810 1,182,336	3,125,491											
AREA - Net 0.75 AREA - Gross 0.75		667 667	/ha /ha		42,435,000	11,500			DN Build Cost - BCIS s106 / CIL	S Based	2,670	30,710,014						Total	0					
per Quarter 0 Build Time 3	Quarters								Contingency Abnormals		5.00%	1,535,501 1,535,501	33,781,015			Stamp duty calc Land payment 125,000	- Add Profit	0%	540,000					
ual Land Value	-5,242,300	Per ha NET Per -6,989,734	-6,989,734			sing balance =			Fees Interest		6.00%	471,000				250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
ative Use Value 20% Plus /ha 0  Viability Threshold	450,000 90,000 0 <b>540,000</b>		600,000 120,000 0 <b>720,000</b>	ĺ	Check on phasing di	sing balance =		SALES	Legal and Valuat  Agents	on	3.0%	1,273,050	471,000			above Pre CIL s106	5%	0% Total £/ Unit (all)	0	Ī	шт	% GDV		7
onal Profit		/m2 -145	720,000		corn				Legals Misc.		0.5%	212,175	1,485,225	33,541,797	L	Post CIL s106		Total	0	l I	U1	0.00%	C	0
	,,,								ofit % Market DV % Affordable DV	,	17.50% 17.50%			7,426,125 0		CIL	0	. ,	0					
DUAL CASH FLOW FOR INTERES		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
ME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
S Started t Housing			75	75	75	75	75	75	50	42,435,000														
d Ownership lable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
and Subsidy INCOME	0	0	0	0	0	0	0	0	0	0 42,435,000	0	0	0	0	0	0	0	0	0	0	0	0	0	_
NDITURE		-					·			<u></u>			-					-	·	·				
Duty nents etc. Acquisition	0 0 -78,635																							
ng Fee	85,200																							
ng Fee ects	675,620		675,620		i																			
ng Consultants	84,453 168,905		84,453 168,905		i																			
Professional	591,168		591,168		i																			
Cost - BCIS Base		0		3,071,001	4,606,502	4,606,502	4,606,502	4,606,502	4,094,669	2,559,168	1,023,667	0	0	0	0	0	0	0	0	0	0	0	0	
CIL gency		0	0 76,775	0 153,550	0 230,325	0 230,325	0 230,325	0 230,325	0 204,733	0 127,958	0 51,183	0	0	0	0	0	0	0	0	0	0	0	0	
mals		0	76,775	153,550	230,325	230,325	230,325	230,325	204,733	127,958	51,183	0	0	0	0	0	0	0	0	0	0	0	0	
e Fees	471,000				i																			
and Valuation	0				i																			
s s	0	0	0	0	0	0	0	0	0	1,273,050 212,175	0	0	0	0	0	0	0	0	0	0	0	0	0	
			0																					
S BEFORE LAND INT AND PROFI	1,997,711	0	3,209,196	3,378,102	5,067,152	5,067,152	5,067,152	5,067,152	4,504,135	4,300,310	1,126,034	0	0	0	0	0	0	0	0	0	0	0	0	
esidual Valuation Land	-5,242,300																							
Interes		0	0	0	50,141	126,900	204,811	283,890	364,156	437,180	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on Costs Profit on GDV																								7
	3,244,589	0	-3,209,196	-3,378,102	-5,117,293	-5,194,052	-5,271,963	-5,351,043	-4,868,291	37,697,510	-1,126,034	0	0	0	0	0	0	0	0	0	0	0	0	_
Cash Flow	0	0								8,552,159							0	0	0	0				
Cash Flow Opening Balance		0.011.500											T 100 105	7 100 105	* ***	7 400 405	7 100 105	7 100 105	= .co .co	7 100 105		7 100 105	7 100 105	
	3,244,589	3,244,589	35,393	-3,342,709	-8,460,002	-13,654,054	-10,920,017	-24,277,000	-29,145,351	0,552,150	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	7,426,125	
Opening Balanc Closing Balanc	DFIT	Year 1				Year 2				Year 3				Year 4				Year 5			7,426,125	Year 6		
Opening Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRO ME As Above	OFIT Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	7,426,125	Year 6 Q2	Q3	
Opening Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRO ME As Above INCOME	DFIT	Year 1				Year 2				Year 3				Year 4				Year 5			7,426,125	Year 6		
Opening Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRO  As Above INCOME	OFIT Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	7,426,125	Year 6 Q2	Q3	
Opening Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  AE  AS Above INCOME	Q1 Q1 0	Year 1 Q2 0	Q3 0	Q4 0	Q1 0	Year 2 Q2 0	Q3 0	Q4 0	Q1 0	Year 3 Q2 42,435,000	Q3 0	Q4 0	Q1 0	Year 4 Q2 0	Q3 0	Q4 0	Q1 0	Year 5 Q2 0	Q3 0	Q4 0	7,426,125 Q1 0	Year 6 Q2 0	Q3 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI ME As Above INCOME NOTURE Duty ents etc.	OFIT Q1 0 540,000 0 0	Year 1 Q2 0	Q3 <b>0</b>	Q4 0	Q1 0 0 0 0	Year 2 Q2 0	Q3 0	Q4 0 0	Q1 0	Year 3 Q2 42,435,000	Q3 0 0	Q4 0	Q1 0	Year 4 Q2 0	Q3 0	Q4 0 0	Q1 0	Year 5 Q2 0	Q3 0	Q4 0	7,426,125	Year 6 Q2 0	Q3 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI ME AS Above INCOME NOTURE Duty ents etc.	Q1 0 540,000 0	Year 1 Q2 0	Q3 0	Q4 0	Q1 0	Year 2 Q2 0	Q3 0	Q4 0	Q1 0	Year 3 Q2 42,435,000	Q3 0	Q4 0	Q1 0	Year 4 Q2 0	Q3 0	Q4 0	Q1 0	Year 5 Q2 0	Q3 0	Q4 0	7,426,125 Q1 0	Year 6 Q2 0	Q3 0	
Opening Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  THE AS Above INCOME  UNITURE  Duty ents efc. Acquisition ing Fee	OFIT Q1 0 540,000 0 0 8,100 85,200	Year 1 Q2 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0	Q1 0 0 0 0	Year 2 Q2 0	Q3 0	Q4 0 0	Q1 0	Year 3 Q2 42,435,000	Q3 0 0	0 0 0 0 0	Q1 0 0 0 0 0	Year 4 Q2 0	Q3 0	Q4 0 0	Q1 0	Year 5 Q2 0	0 0 0 0	Q4 0 0 0 0	7,426,125  Q1  0  0  0  0  0  0	Year 6 Q2 0	Q3 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  E As Above INCOME  NOTURE  Duty ents etc. Acquisition ing Fee cts	0 540,000 0 0 8,100 85,200 675,620 84,453	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 675,620 84,453	Q4 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000	0 0 0 0 0	Q4 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0	0 0 0 0 0 0	Q4 0 0 0 0 0	7,426,125	Year 6 Q2 0	0 0 0 0 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI IE As Above INCOME  INCOME  Duty ents etc. Acquisition Ing Fee cts Ing Consultants	0 540,000 0 0 8,100 85,200 675,620	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 675,620	Q4 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 0	Q3 0 0 0 0 0	Q4 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000 0 0 0 0	0 0 0 0 0	O-4 0 0 0 0 0	0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0	Q4 0 0 0 0 0	0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0 0 0 0 0	7,426,125	Year 6 02 0	Q3 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI E As Above INCOME  IDITURE  Duty ents etc. Acquisition tig Fee cts tig Consultants refessional	0 540,000 0 0 8,100 85,200 675,620 84,453 168,905	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 675,620 84,453 168,905 591,168	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0	Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000	0 0 0 0 0 0	Q4 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	Q4 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0	7,426,125  Q1  0  0 0 0 0 0 0 0	Year 6 02 0	O O O O O O O O O O O O O O O O O O O	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI IE As Above INCOME  INCOME  UDITURE  Duty ents etc. Acquisition ag Censultants professional cost - BCIS Base VIIAL CIL	0 540,000 0 8,100 85,200 675,620 84,453 168,905 591,168	Year 1 Q2 0	0 0 0 0 0 0 0 675,620 84,453 168,905 591,168	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000 0 0 0 0 0 0 0 2,559,168 346,951	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	7.426.125  Q1  0  0  0  0  0  0  0  0  0  0  0  0  0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI INCOME INCOME  Duty ents etc. Acquisition log Fee cts g Consultants Professional cost - BCIS Base VITIAL CIL IL 1016	0 0 540,000 0 8,100 85,200 675,620 84,453 168,905 591,168 0 -5,131,824 0	Year 1 Q2 0	0 0 0 0 0 0 0 0 0 0 675,620 84,453 168,905 599,068 1,535,501 346,981	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325	Year 2  02  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000 0 0 0 0 0 0 0 0 2,559,168 346,351 0 127,958	0 0 0 0 0 0 0 0 0 0 0 1,023,667 346,951 0 51,183	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	O4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	7,426,125	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI IE As Above INCOME  UDITURE  Duty ents etc. Acquisition gg Fee cts cts professional cost - BCIS Base VTIAL CIL IL s106 ency	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 1 Q2 0	0 0 0 0 0 0 0 675,620 84,453 168,905 591,168	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 Q2 Q2 Q2 Q Q Q Q Q Q Q Q Q Q Q Q Q Q	0 0 0 0 0 0 0 0 0 0 4,606,502 346,951	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 02 42,435,000 0 0 0 0 0 0 2,559,168 346,951	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	7,426,125 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	
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Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  THE  AS Above INCOME  NOTURE  Duty sents etc. Acquisition ong Fee cts pg Consultants Professional Professional Cost - BCIS Base VITAL CIL IL s106 gency natis	0 0 540,000 0 0 8.100 85.200 675,620 84.453 168,905 591,168 0 -5,131,824 0 0	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 675,620 84,453 168,905 591,168 51,535,501 346,951 76,775 76,775	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 230,325 230,325	Year 2  0  0  0  0  0  0  0  0  0  0  4,606,502  346,951  0  230,325  230,325	0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3  Q2  42,435,000  0  0  0  0  0  0  0  0  127,559,168  127,558  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	7,426,125	Year 6 02 0	O3	
Opening Balanc Closing Balanc Closing Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  AS Above INCOME  NOTURE  Duty ents etc. Acquisition ng Fee cytes Cost - BCIS Base NTIAL CIL II. at 106 gency mals are Fees and Valuation is	0FIT Q1 0 0 540,000 0 0 8,100 85,200 675,620 84,453 168,905 591,168 0 -5,131,824 0 0 471,000	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 55,620 84,453 168,905 591,168 76,755 76,775	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325	Year 2  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000 0 0 0 0 0 0 0 2,559,168 346,951 0 127,958 0 1,273,050	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3 O O O O O O O O O O O O O O O O O O	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3	0 0 0 0 0 0 0 0 0 0	7.426.125  Q1  0  0  0  0  0  0  0  0  0  0  0  0  0	Vear 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  AE  As Above INCOME  NOTURE  Duty ents etc. Acquisition ng Fee etcs professional cost - BCIS Base NTIAL CIL ii. 1166 gency mals ae Fees and Valuation s a Fees and Valuation s	0FIT Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 84,453 591,168 1,535,501 346,951 0 0	Q4  0  0  0  0  0  0  0  0  0  0  0  3,071,001  346,951  153,550  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4  0  0  0  0  0  0  0  0  0  0  0  236,951  0  230,325  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3  O2  42,435,000  0  0  0  0  0  0  0  2,559,168  346,951  0  127,958  0  1,273,050  212,175  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4  0  0  0  0  0  0  0  0  0  0  346,951  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	Q4	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3	0 0 0 0 0 0 0 0 0 0 0	7.426.125  Q1  0  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3	
Opening Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRO ME As Above	0FIT Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 84,453 591,168 1,535,501 346,951 0 0	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3 Q2 42,435,000  0 0 0 0 0 0 0 0 0 2,559,168 346,951 0 127,958 127,958 0 0 1,273,050 212,175	0 0 0 0 0 0 0 0 0 0 0 1,023,667 346,951 0 51,183 51,183	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3	O4	7,426,125  Q1  0  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3	
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  AE  As Above INCOME  NOTURE  Duty sents etc. Acquisition ng Fee cots Professional Cost - BCIS Base NTIAL CIL III. 1156 gency nals e Fees and Valuation is S BEFORE LAND INT AND PROFI	0FIT Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 84,453 591,168 1,535,501 346,951 0 0	Q4  0  0  0  0  0  0  0  0  0  0  0  3,071,001  346,951  153,550  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 2 02 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4  0  0  0  0  0  0  0  0  0  0  0  236,951  0  230,325  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3  O2  42,435,000  0  0  0  0  0  0  0  2,559,168  346,951  0  127,958  0  1,273,050  212,175  0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q4  0  0  0  0  0  0  0  0  0  0  346,951  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	Q4	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Vear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3	0 0 0 0 0 0 0 0 0 0 0	7.426.125  Q1  0  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O3	
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Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  AE AS Above INCOME  NOTURE  Duty sents etc. Acquisition ng Fee cts pg Consultants Professional Cost - BCIS Base NTIAL CIL II. st 106 gency mals se Fees and Valuation  S BEFORE LAND INT AND PROFI	0 540,000 0 0 8.100 85.200 675,620 84.453 168.905 591,168 0 0 -5.131,824 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 675,620 84,453 168,905 591,168 1,535,501 346,951 76,775 76,775 0 0 0 0 3,556,147	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 5,414,103	Year 2  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 5,414,103	0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3  Q2  42,435,000  0  0  0  0  0  0  0  0  0  127,958  127,958  0  127,958  0  4,647,261	0 0 0 0 0 0 0 0 0 0 0 1,023,667 346,951 0 51,183 51,183	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3	O4	7.426.125  Q1  0  0  0  0  0  0  0  0  0  0  0  0  0	Vear 6  02  0  0  0  0  0  0  0  0  0  0  0  0	O3	€
Opening Balanc Closing Balanc Closing Balanc FLOW FOR CIL ADDITIONAL PRI  BE As Above INCOME	0 0 540,000 0 0 8.100 85.200 675.620 84.453 168.905 591.168 0 -5.131.824 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 675,620 84,453 168,905 591,168 1,535,501 346,951 0 0 0 0 0 3,556,147	Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 5,414,103	Year 2  0  0  0  0  0  0  0  0  0  0  0  0  0	0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 5,414,103	0 0 0 0 0 0 0 0 0 0 0 4,606,502 346,951 0 230,325 230,325 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 3  Q2  42,435,000  0  0  0  0  0  0  0  0  0  127,958  127,958  0  127,958  0  4,647,261	0 0 0 0 0 0 0 0 0 0 0 1,023,667 346,951 0 51,183 51,183	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O O O O O O O O O O O O O O O O O O O	04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3	O4	7.426.125  Q1  0  0  0  0  0  0  0  0  0  0  0  0  0	Vear 6  02  0  0  0  0  0  0  0  0  0  0  0  0	O3	

### Appendix 19 – Appraisals. Non-Residential

### Greenfield

			Offices -	Offices - Park	Larger	Smaller
			Central		Industrial	Industrial
	C	IL £/m2		0	0	0
Income	m2			2,000	4,000	400
	£/m2			3,000	865	865
	Capital Value			5,400,000	3,287,000	346,000
	Buyers Costs	4.50%		243,000	147,915	15,570
	Capital Value			5,157,000	3,139,085	330,430
Costs	Land Used	Coverage		50%	40%	40%
		ha		0.400	1.000	0.100
		£/ha		25,000	25,000	25,000
		Uplift £/ha		300,000	300,000	300,000
		20.00%		5,000	5,000	5,000
		Site Cost		132,000	330,000	33,000
	Stamp Duty (on VT)	4.00%		5,280	13,200	1,320
	Acquisition	1.50%		1,980	4,950	495
	Church a si a Dun un ati a u			0	0	
	Strategic Promotion			0	0	0
	Pre Planning			10,000	10,000	10,000
	Construction	/m2		1,617	603	1,104
		£		3,234,000	2,412,000	441,600
	Infrastructure	15.00%		485,100	361,800	66,240
	Abnormals	5.00%		0	0	0
	Fees	8.00%		297,528	221,904	40,627
	S106			0	0	0
	CIL			0	0	0
	Contingency	2.5% & 5%		92,978	69,345	12,696
	Finance Costs			200,000	300,000	100,000
	Sales	2.50%		135,000	82,175	8,650
	Misc. Financial			10,000	10,000	10,000
	Subtotal			4,471,866	3,485,374	691,628
				, ,	-,,	, , ,
	Interest	6.00%		134,156	104,561	20,749
	Profit % GDV	15.00%		773,550	470,863	49,565
				0.00%	0.00%	0.00%
	COSTS			5,379,571	4,060,798	761,942
Residua	l Land Worth	Site		-222,571	-921,713	-431,512
	Existing Use Value	£/ha		25,000	25,000	25,000
	Viability Threshold	£/ha		330,000	330,000	330,000
	Residual Value	£/ha		-556,429	-921,713	-4,315,115



### **Brownfield**

Resu	Its Employme	nt				
			Offices -	Offices - Park	Larger	Smaller
			Central		Industrial	Industrial
	CI	IL £/m2	0	0	0	0
ncome	m2		2,000	2,000	4,000	400
	£/m2		3,000	3,000	865	865
	Capital Value		5,400,000	5,400,000	3,287,000	346,000
	Buyers Costs	4.50%	243,000	243,000	147,915	15,570
	Capital Value		5,157,000	5,157,000	3,139,085	330,430
Costs	Land Used	Coverage	320%	50%	40%	40%
-		ha	0.063	0.400	1.000	0.100
		£/ha	600,000	600,000	600,000	600,000
		Uplift £/ha	0	0	0	000,000
		20.00%	120,000	120,000	120,000	120,000
		Site Cost	45,000	288,000	720,000	72,000
	S. D. ( )(T)	4.000/	1 000	44 520	20.000	2.000
	Stamp Duty (on VT)	4.00%	1,800	11,520	28,800	2,880
	Acquisition	1.50%	675	4,320	10,800	1,080
	Strategic Promotion		0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000
	Construction	/m2	1,617	1,617	603	947
		£	3,234,000	3,234,000	2,412,000	378,800
	Infrastructure	15.00%	485,100	485,100	361,800	56,820
	Abnormals	5.00%	161,700	161,700	120,600	18,940
	Fees	8.00%	310,464	310,464	231,552	36,365
	S106		0	0	0	0
	CIL		0	0	0	0
	Contingency	2.5% & 5%	194,040	194,040	144,720	22,728
	Finance Costs		200,000	200,000	300,000	100,000
	Sales	2.50%	135,000	135,000	82,175	8,650
	Misc. Financial	2.30/0	10,000	10,000	10,000	10,000
					2 - 12 11-	
	Subtotal		4,742,779	4,756,144	3,712,447	646,263
	Interest	6.00%	142,283	142,684	111,373	19,388
	Profit % GDV	15.00%	773,550	773,550	470,863	49,565
			0.00%	0.00%	0.00%	0.00%
	COSTS		5,658,612	5,672,378	4,294,683	715,215
Residual	Land Worth	Site	-501,612	-515,378	-1,155,598	-384,785
	Existing Use Value	£/ha	600,000	600,000	600,000	600,000
	Viability Threshold	£/ha	720,000	720,000	720,000	720,000
	Residual Value	£/ha	-8,025,798	-1,288,446	-1,155,598	-3,847,852



**HDH Planning and Development Ltd** is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS. The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

#### **HDH Planning and Development Ltd**

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