

Affordable Housing Viability Assessment

January 2019



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Tables of Contents

1.	Introduction	7	7
	Scope	7	7
	Report Structure	7	7
	HDH Planning & Development Ltd (HDH)	8	3
	Metric or imperial	8	3
	Compliance	9	9
	Objectivity, impartiality, and reasonableness statement	9	9
	Instructions, absence of conflicts of interest, basis of fees	9	Э
	Transparency of information	1()
	Non-technical summaries	1()
	Value Engineering	1()
2	Viability Testing	14	1
۷.	National Planning Policy Framowork (July 2018)	11	1
	Planning Practice Guidance (July 2018)	11	י כ
	Soction 1 Viability and plan making	14	ŕ D
	Section 2 Viability and decision taking	∠ 1./	<u>́</u> л
	Section 2 - Standardiand inputs to visbility appagament	14	+ 1
	Section 3 - Standardised inputs to viability assessment	4-	+ 7
	Section 4 - Accountability	4-	7
	CIL Economic Viability Assessment.	1	1
	Wider Changes impacting on Viability	18	9
	Summer 2015 Budget	20	J
	Affordable Housing	20)
	Environmental Standards	2	1
		2	1
	Reforming Developer Contributions	2	1
	Regulation 123 Restrictions and s106 Pooling	22	2
	Starter Homes	22	2
	Intermediate Housing	22	2
	Viability Guidance	23	3
3.	Methodology	27	7
	Viability Testing – Outline Methodology	27	7
	Limitations of viability testing in the context of the NPPF	28	R
	The meaning of Landowner Premium	28	R
	Existing Available Evidence	3	1
	Stakeholder Engagement	32	2
	Viahility Process	31	- २
	Development Types	35	5
4.	Residential Market	37	7
	Charnwood's Residential Market	37	7
	National Trends and Charnwood's relationship with the wider area	38	3
	The Local Market	42	2
	Newbuild Sales Prices	46	3
	Price Assumptions for Financial Appraisals	54	4
	Ground Rents	58	3
	Affordable Housing	58	3
	Affordable Housing Values	58	3
	Social Rent	60)
	Affordable Rent	6	1



Intermediate Products for Sale	64
Grant Funding	64
Older People's Housing	65
5. Land Values	67
Current and Alternative Use Values	67
Residential Land	68
Industrial Land	72
Agricultural and Paddocks	72
Existing Use values.	73
Benchmark Land Values	73
6 Development Costs	77
Development Costs	
Construction costs: baseline costs	
Construction costs: affordable dwellings	78
Other normal development costs	79
Abnormal development costs and brownfield sites	79
Fees	80
Contingencies	80
S106 Contributions and the costs of infrastructure	80
Financial and Other Appraisal Assumptions	81
VAT	81
Interest rates	81
Developers' return	81
Voids.	85
Phasing and timetable	85
Site Acquisition and Disposal Costs	86
Site holding costs and receipts	86
Acquisition costs	86
Disposal costs	86
7. Local Plan Policy Requirements	87
Charnwood Local Plan Core Strategy (2011 to 2028)	87
Policy CS 2 - High Quality Design	87
Policy CS 3 - Strategic Housing Needs	87
Policy CS 12 - Green Infrastructure	87
Policy CS 15 - Open Spaces, Sports and Recreation	88
Policy CS 16 - Sustainable Construction and Energy	88
Policy CS 17 - Sustainable Travel	89
Policy CS 18 - The Local and Strategic Road Network	89
Policy CS 24 - Delivering Infrastructure	89
Supplementary Planning Documents.	89
Leading in Design, Supplementary Planning Document, Approved by Cabinet folio	wing
Public Consultation (July 2005)	89
	09
	00
Financia Areas of Policy	00
Snace Standards	01
Opace Standards Δατροssible and Δdantable	ופ כם
Use of water	בס מצ
Self and Custom Build	00 93
Neighbourhood Planning	



Thurcaston and Cropston Parish Neighbourhood Plan	93
Thrussington Neighbourhood Plan	94
Barrow upon Soar Neighbourhood Plan	94
Quorn Neighbourhood Plan	94
8. Modelling	95
Residential Development	
Residential Modelling and Typologies	
Development assumptions	101
Older People's Housing	107
9 Residential Annraisals	109
Financial appraisal approach and assumptions	110
Base Appraisals – full policy requirements	110
Impact of Housing Mix and Density	117
Affordable Housing	121
Overall Requirement	122
Affordable Tenure Mix	125
Developer Contributions	131
Affordable Housing v Developer Contributions	134
Loughborough and Shenshed and Adjacent	135
Leicester Fringe and Wider Charnwood	1/2
Recommended Affordable Housing Targets	142
Commuted Sums	1/0
Poview of plan policy formulae	150
Alternative approach	150
Suggested guidance	150
Solf and Custom Build	152
Impact of Change in Values and Costs	152
	155
Older Poople's Housing	100
	150
10. Affordable Housing Viability	159
Viability Testing under the 2018 NPPF and Updated PPG (July 2018)	159
Technical Viability Guidance	160
Existing Available Evidence	162
Stakeholder Engagement	162
Residential Market	162
The Local Market	163
Price Assumptions for Financial Appraisals	164
Affordable Housing	165
Older People's Housing	165
Land Values	165
Existing Use Values	165
Benchmark Land Values	166
Development Costs	166
Construction costs: baseline costs	166
Other normal development costs	166
Abnormal development costs and brownfield sites	167
Fees	167
Contingencies	167
S106 Contributions and the costs of infrastructure	167
Interest rates	167
Developers' return	167
•	



Acquisition costs	
Disposal costs	
Local Plan Policy Requirements	
Modelling	
Residential Appraisals	
Base Appraisals – full policy requirements	
Impact of Housing Mix and Density	
Affordable Housing	
Developer Contributions	
Affordable Housing v Developer Contributions	
Recommended Affordable Housing Targets	
Commuted Sums	
Self and Custom Build	
Older People's Housing	
Conclusions	
Appendix 1 – Consultees	177
Invitee List	
Attendees List	178
Appendix 2 – Consultation Presentation	
I he pages in this appendix are not numbered.	
Appendix 3 – Consultation Notes	
Appendix 4 – Price Maps	
Appendix 4 – Price Maps	
Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data	183 187
Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018)	
Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018)	
Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data Appendix 9 – Appraisals – Residential Development 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data Appendix 9 – Appraisals – Residential Development The pages in this appendix are not numbered. 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data Appendix 9 – Appraisals – Residential Development The pages in this appendix are not numbered. 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data Appendix 9 – Appraisals – Residential Development The pages in this appendix are not numbered. Appendix 10 – Appraisals - Older People's Housing Appendix 11 – Project Specification 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land The pages in this appendix are not numbered. Appendix 8 – Land Registry Development Land Data Appendix 9 – Appraisals – Residential Development The pages in this appendix are not numbered. Appendix 10 – Appraisals - Older People's Housing Appendix 11 – Project Specification Introduction 	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land	
 Appendix 4 – Price Maps Appendix 5 – Land Registry PPD and EPC Data Appendix 6 – Residential Newbuild Asking Prices (July 2018) Appendix 7 – CoStar Industrial Land	



1. Introduction

Scope

- 1.1 Charnwood Borough Council (CBC / the Council) adopted The Charnwood Local Plan Core Strategy (2011 to 2028) in November 2015. The Council has now begun work on a new Local Plan for Charnwood which will cover the period to 2036.
- 1.2 This Viability Assessment has been commissioned to inform the further development of the affordable housing policies in the context of the wider plan-making process. HDH Planning & Development Ltd has been appointed to advise the Council in connection with several matters:
 - a. To advise with regard to affordable housing, in terms of:
 - i. the percentage of affordable housing that can and should be sought from qualifying sites.
 - ii. the tenure mixes of affordable housing to be sought.
 - iii. The commuted sums in the event of affordable housing not being provided on-site.
 - b. To consider the balance of contributions sought from developers, including affordable housing, other policy requirements and the costs of infrastructure and mitigation.
- 1.3 This document sets out the methodology used, the key assumptions adopted, and contains an assessment of the effect of potential affordable housing policies, which may be set out in the policies in the emerging Plan, in relation to the potential development sites to be allocated. This will allow the Council to engage with stakeholders, to ensure that the new Plan is effective.
- 1.4 It is not the purpose of this assessment to specifically consider the introduction of Community Infrastructure Levy (CIL), however the ability to bear developer contributions is considered, so it is necessary to consider the wider context that includes CIL. Outside this report, the Council will consider the need for infrastructure (an Infrastructure Delivery Plan is being prepared).
- 1.5 This Viability Assessment is informed by a consultation process with landowners, agents, and developers. A consultation event was held on 13th August 2018. Representatives of the main developers, development site landowners, their agents and housing providers were invited.
- 1.6 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 or CIL. 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

1.7 This report follows the following format:



- Chapter 2 The reasons for, and approach to viability testing, including a short review of the requirements of the CIL Regulations, 2018 NPPF and updated (July 2018) 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 costs of land to be used when assessing viability.
- **Chapter 6** The cost and general development assumptions to be used in the development appraisals.
- **Chapter 7** A summary of the various policy requirements and constraints that influence the types of development that come forward.
- **Chapter 8** A summary of the range of modelled sites used for the financial development appraisals.
- **Chapter 9** The results of the appraisals and consideration of residential development.
- **Chapter 10** Conclusions in relation to the deliverability of development.

HDH Planning & Development Ltd (HDH)

- 1.8 HDH is a specialist planning consultancy providing evidence to support planning authorities. The firm's main areas of expertise are:
 - a. District wide and site-specific viability analysis.
 - b. Community Infrastructure Levy testing.
 - c. Strategic Housing Market Assessments.
- 1.9 The findings contained in this report are based upon information from various sources including that provided by the Council and by others, and 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.
- 1.10 No part of this report constitutes a valuation and the report should not be relied on in that regard.

Metric or imperial

1.11 The property industry uses both imperial and metric data – often working out costings in metric (£/m²) and values in imperial (£/acre and £/sqft). This is confusing so metric measurements are used throughout this report. Through the consultation it was suggested that this report be undertaken in imperial rather than metric, and that the metric measurements be shown in



brackets. This change has not been made, as the report would become excessively long, in particular, all the tables in Chapter 9 would need to be duplicated. The following conversion rates may assist readers.

1m	=	3.28ft (3' and 3.37")	1ft =	0.30m
1m ²	=	10.76 sqft	1sqft =	0.0929m ²
1ha	=	2.471acres	1acre =	0.405ha

1.12 A useful broad rule of thumb to convert m^2 to sqft is simply to add a final zero.

Compliance

- 1.13 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Charted Surveyors. As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. For the purpose of this study there are two principle pieces of relevant guidance being the *Draft Financial viability in planning: conduct and reporting RICS professional statement, England (October 2018)* and *Financial Viability in planning (1st edition), RICS guidance note 2012.*
- 1.14 Reference is made to *Financial Viability in planning (1st edition), RICS guidance note 2012,* although it is important to note that this guidance is subject to a full review to reflect the changes in the 2018 NPPF and the updated PPG (July 2018) so relatively little weight is given to this¹. *Draft Financial viability in planning: conduct and reporting RICS Professional Statement, England (October 2018)* is in draft form at the time of this report, however this opportunity is taken to confirm as follows:

Objectivity, impartiality, and reasonableness statement

- 1.15 HDH confirms that in preparing this report the firm has acted with objectivity, impartially and without interference.
- 1.16 It is important to note that HDH was appointed by the Borough Council and 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 where making assumptions.

Instructions, absence of conflicts of interest, basis of fees

1.17 The specification under which this project is undertaken is included as the final **Appendix 11** of this report. For reasons of commercial confidentiality, the pricing information is redacted.

¹ Paragraph 1.1 in the Draft Financial viability in planning: conduct and reporting, RICS professional statement, England.



- 1.18 HDH confirms it has no conflicts of interest (or perceived conflicts of interest) in undertaking this project.
- 1.19 HDH confirms that, in preparing this report, no performance-related or contingent fees have been agreed.

Transparency of information

1.20 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.

Non-technical summaries

1.21 HDH confirms that a non-technical summary has been provided (see Chapter 10).

Value Engineering

1.22 The draft Professional Statement includes the following text:

Members **must** also consider if the advice they are giving represents the most effective and efficient way to deliver optimum development performance of the scheme being tested. This is sometimes referred to as 'value engineering' and will involve quantity surveyors, agents and other professionals. LPAs and their advisers need to be confident that the FVA fully reflects the way the development would actually be carried out. If this is not the case, then it should be stated and explained.

It follows that members **must** include a statement that these matters have been given full consideration in the FVA. Corresponding statements **must**, where appropriate, be included in other professional and specialist inputs to the FVA.

1.23 This is a high-level viability study considering the potential delivery of a long list of development sites from which sites to be included in the new Local Plan may be drawn. HDH's instructions specifically do NOT include a review of the proposals, rather the instructions are to provide viability advice for others to consider as part of the plan making situation.



2. Viability Testing

- 2.1 Viability testing is an important part of the Development Plan making process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF), is part of the Housing and Employment Land Availability Assessment process, and is a requirement of the CIL Regulations. In each case the requirement is slightly different, but all have much in common.
- 2.2 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 included references to, and sections on, viability. The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) were updated in July 2018 replacing the earlier documents.

National Planning Policy Framework (July 2018)

- 2.3 As in the 2012 NPPF, viability remains a core area of the plan-making process. The 2018 NPPF does not include detail on the viability process, rather stresses the importance of viability.
- 2.4 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 plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

(2018 NPPF Paragraph 57)

- 2.5 Careful consideration has been made to the updated PPG in this study (see below).
- 2.6 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2018 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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

(2018 NPPF Glossary)





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 period³²; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

(2018 NPPF Paragraph 67)

2.8 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.

(2018 NPPF Paragraph 119)

2.9 The 2018 NPPF does not include technical guidance on undertaking viability work. This is included within the PPG that was also updated in July 2018.

Planning Practice Guidance (July 2018)

2.10 The viability sections of the PPG (within Chapter 10) have been completely rewritten. Having said this, the changes largely provide clarity and confirm best practice, rather than prescribe a new approach or methodology. The updated PPG includes 4 main sections:

Section 1 - Viability and plan making

2.11 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 10-001-20180724)

2.12 This study takes a proportionate approach, building on the Council's existing available evidence², and considers all the local and national policies³ 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

² As set out in Chapter 3 below.

³ As set out in Chapter 7 below.



informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

(PPG 10-002-20180724)

2.13 Consultation has formed an important part of this study.

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 10-002-20180724)

2.14 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.

(PPG 10-002-20180724)

2.15 In due course, when the site selection process has progressed further, the Council will specifically engage with the promoters of the key sites in the Plan. At the time of this report the Council has not identified any particular key (or strategic) sites, rather options are being explored.

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)

2.16 This study is based on typologies⁴ that have been developed by having regard to the potential sites identified through the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA).

Average costs and values can be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Comparing data from existing case study sites will help ensure assumptions of costs and values are realistic and broadly accurate. In using market evidence it is important to disregard outliers.

(PPG 10-004-20180724)

⁴ The PPG provides further detail at 10-004:



A typology approach is where sites are grouped 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 sites and type of development proposed for allocation in the plan.

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

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

(PPG 10-005-20180724)

2.18 It would be premature to undertake this detailed work on the potential strategic sites (as they have not been identified), at this early stage of the plan-making process, but in due course this will be undertaken and the emerging strategic sites will be modelled and considered separately.

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. 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 10-006-20180724)

2.19 Consultation has formed part of the preparation of this study. This study specifically considers the total cumulative cost of all relevant policies.

Section 2 - Viability and decision taking

2.20 It is beyond the scope of this study to consider viability in decision making. It is however important to note that this study will form the starting point for future development management consideration of viability.

Section 3 - Standardised inputs to viability assessment

2.21 The general principles of viability testing are set out under paragraph PPG 10-010-20180724.

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.

This National Planning Guidance sets out the government's recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.

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)

2.22 This study sets out the approach, methodology and assumptions used. These have been subject to consultation and have drawn on a range of data sources. Ultimately, the Council will use this report to strike the balance in terms of what it asks for in developer contributions and affordable housing.

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)

- 2.23 The residential values have been established though data from the Land Registry and other primary sources. These have been averaged as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.
- 2.24 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



- 2.25 All these costs are taken into account⁵.
- 2.26 The PPG then goes on to set 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. This approach is often called 'existing use value plus' (EUV+).

(PPG 10-013-20180724)

2.27 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 and
- be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. 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 10-014-20180724)

2.28 The approach adopted in this study 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 together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. 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. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate



⁵ See Chapter 7 below.

market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

(PPG 10-016-20180724)

- 2.29 This report has applied this methodology to establish the EUV.
- 2.30 The PPG goes on to set 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 10-018-20180724)

2.31 As set out in Chapter 6 below, this approach is followed.

Section 4 - Accountability

2.32 This is a new section in the PPG. It sets out new requirements on reporting. These are covered outside this report.

CIL Economic Viability Assessment

- 2.33 The Council is not pursuing CIL at present (January 2019), and this study is not seeking to recommend rates of CIL that could be sought. Whilst this is being kept under review there are no current plans to introduce CIL in the Borough, and this study does not extend to the setting of CIL. Having said this, the CIL Regulations are broad, so it is necessary to have regard to the CIL Regulations and CIL Guidance (which is contained within the PPG) when undertaking a plan-wide viability assessment and considering the deliverability of development. In November 2015, the Government launched the CIL Review. This was a complete review of the Levy, the results of which⁶ were published with the Housing White Paper in February 2017. A range of recommendations were made, some of which are to be subject to further consultation. It will be necessary for the Council to keep this under review.
- 2.34 The CIL Regulations came into effect in April 2010 and have been subject to several subsequent amendments⁷. CIL Regulation 14 (as amended) sets out the core principle for

⁷ 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



⁶ A Report by the CIL Review Team – A New Approach to Developer Contributions (October 2016) and The value, impact and delivery of the Community Infrastructure Levy, DCLG (February 2017).

setting CIL. It is necessary to consider these as they do impact on the wider development plan-making process:

Setting rates

- (1) In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between—
 - (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
 - (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.
- (2) In setting rates ...
- 2.35 Viability testing in the context of CIL is to assess the '*effects*' on development. Ultimately the test that will be applied to CIL is as set out in the examination section of the PPG.
- 2.36 On preparing the evidence base on economic viability, the Guidance says:

A charging authority must use 'appropriate available evidence' (as defined in the Planning Act 2008 section 211(7A)) to inform their draft charging schedule. The Government recognises that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.

In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in order to supplement existing data. This will require support from local developers. The exercise should focus on strategic sites on which the relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London)] relies, and those sites where the impact of the levy on economic viability is likely to be most significant (such as brownfield sites).

The sampling should reflect a selection of the different types of sites included in the relevant Plan, and should be consistent with viability assessment undertaken as part of plan-making.

(PPG 25-019-20140612)

2.37 This study has drawn on the existing available evidence where available. In due course, this study may form one part of the evidence that the Council could use if a decision is made to implement CIL. The Council would also need to consider other 'existing available evidence', the comments of stakeholders and wider priorities.

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 April 2013. Made 24th February 2014, Coming into force 24th February 2014. SI 2015 No. 836. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. Made 20th March 2015.



- 2.38 From April 2015, councils have been restricted in relation to pooling S106 contributions from more than five developments⁸ (where the obligation in the s106 agreement / undertaking is a reason for granting consent). At the time of this assessment the Government is consulting on lifting these pooling restrictions. Councils are also able to raise s106 funds for infrastructure, provided this infrastructure can be directly linked to the site-specific needs associated with the scheme in question, and that it is not for infrastructure specifically identified to be funded by CIL, through the Regulation 123 List⁹. At the time of this assessment the Government is also consulting on relaxing the Regulation 123 restrictions meaning there will be more flexibility to fund infrastructure. Currently payments requested under the s106 regime must 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.
- 2.39 It is up to each local authority which wishes to introduce CIL to set out in a Charging Schedule the types of development to be charged (and any exceptions) and the rates of charge to be applied. CIL, once introduced, is then mandatory on all developments within the categories and areas where the levy applies, unlike other policy requirements to provide affordable housing or to build to a particular environmental standard over which there can be negotiations. This means that CIL must not prejudice the viability of most sites. This is unlike Section 106 Agreements (including affordable housing) which are negotiated with developers on a site by site basis (subject to the restrictions in CIL Regulations 122 and 123).

Wider Changes Impacting on Viability

- 2.40 There have been a number of changes at a national level since the Council's existing viability work.
- 2.41 In November 2014, the Government introduced a national threshold for affordable housing and developer contributions of 10 units or fewer, and which have a maximum combined gross floor space of 1,000m². In designated rural areas under section 157 of the Housing Act 1985, (which includes National Parks and Areas of Outstanding Natural Beauty), authorities may choose to implement a lower threshold of 5 units or less, beneath which affordable housing and tariff style contributions should not be sought. No parts of Charnwood are within a designated rural area.

⁹ This is the list of the items on which the Council will spend CIL.



⁸ CIL Regulations 123(3)

2.42 In August 2015, the changes were reversed (because of a legal challenge) and the PPG was amended and a new paragraph (012-030) was added as follows¹⁰:

Please note that paragraphs 012-023 of the guidance on planning obligations will be removed following the judgment in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin).

- 2.43 The Government appealed¹¹ and the national thresholds (of 6 units in the designated rural areas and 11 elsewhere) were reintroduced in May 2016.
- 2.44 Paragraph 63 of the 2018 NPPF provided further clarity saying:

Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount28.

2.45 In this context, major development is as set out in the Glossary to the 2018 NPPF:

Major development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2.46 A threshold of 10 is assumed to apply in this study.

Summer 2015 Budget

2.47 With the July 2015 Budget, a number of changes were announced that relate to planning. These impact directly on the viability of development so need to be reviewed here.

Affordable Housing

- 2.48 Prior to the 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 CPI plus 1% increase. Under arrangements announced in 2013, these provisions were to prevail until 2023, and have formed the basis of many housing associations' and other providers' business plans. 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 attractive as each year the rent would always be a little larger relative to inflation.
- 2.49 In the Budget, it was announced that Social Rents and Affordable Rents would be reduced by 1% per year for 4 years. This change reduces the value of affordable housing. The values of

¹¹ Secretary of State for Communities and Local Government v (1) West Berkshire District Council & (2) Reading Borough Council. Court of Appeal 11th May 2016 [2016] EWCA Civ 441. Case No: C1/2015/2559.



¹⁰ http://planningguidance.planningportal.gov.uk/revisions/23b/030/

affordable housing have been considered in Chapter 4 below. In October 2017 the Government announced that Rents will rise by CPI +1% for five years from 2020.

Environmental Standards

2.50 The Government also confirmed within the *Fixing the foundations productivity report*¹² its intention not to proceed with the zero carbon buildings policy, which was initially announced in 2007.

... repeat its successful target from the previous Parliament to reduce net regulation on housebuilders. The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established

2.51 As a result, there was no uplift to Part L of the Building Regulations during 2016 and both the 2016 zero carbon homes target and the 2019 target for non-domestic zero carbon buildings will be dropped, including the Allowable Solutions programme. This is considered in Chapter 6 below.

CIL Review

- 2.52 The Government published the *Housing White Paper*¹³ (February 2017) setting out the Government's plans, for consultation, to deal with some aspects of the housing market and planning system. At the same time as the publication of the *Housing White Paper, A New Approach to Developer Contributions a report by the CIL Review Team* (Submitted October 2016)¹⁴ was released suggesting some changes to the existing CIL process. It is likely that there will be further changes in the planning system (beyond the 2018 NPPF), however what those changes may be is not yet certain (see below).
- 2.53 One of the recommendations of the CIL Review¹⁵ was a new Local Infrastructure Tariff (LIT) that would apply to all development and be set at between 1.75% and 2.5% of the Gross Development Value (GDV). This does not seem to be being taken forward so is not tested.

Reforming Developer Contributions

2.54 In December 2018 the Government launched a further consultation *Reforming Developer Contributions – Technical consultation on draft regulations (MHCLG, December 2018).* This provides further clarity. There changes that are relevant to this study are:

¹⁵ From section 5.1.1



¹² https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation

¹³ https://www.gov.uk/government/collections/housing-white-paper

¹⁴ https://www.gov.uk/government/publications/community-infrastructure-levy-review-report-to-government

Regulation 123 Restrictions and s106 Pooling

2.55 As mentioned above, it is proposed to remove the restrictions on s106 planning obligations in regulation 123. Regulation 123 lists (i.e. the list of infrastructure projects or types of infrastructure that a local authority intends will be, or may be, wholly or partly funded by the Levy). The restriction which prevents local authorities using more than five section 106 obligations to fund a single infrastructure project ('the pooling restriction') will be removed.

Starter Homes

- 2.56 The amended Community Infrastructure Levy Regulations include provisions which will exempt starter homes from the Levy where the dwelling is sold to individuals whose total household annual income is no more than £80,000 (£90,000 in Greater London).
- 2.57 The Government also plans to introduce regulations on the broader aspects of the starter homes policy shortly. Paragraph 64 of the NPPG sets out a policy for a minimum of 10% affordable home ownership units on larger sites. It has now been clarified that it is 'for local areas to work with developers to agree an appropriate level of delivery of starter homes to meet local need, alongside other affordable home ownership and rented tenures. In particular, that there will be no mandatory requirement for local authorities to deliver starter homes. Local authorities will have the flexibility to choose the appropriate affordable home ownership products to meet local need'.

Intermediate Housing

2.58 In this context it is important to note that the 2018 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 ownership¹⁶, 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 64, 2018 NPPF

2.59 This is assumed to apply.

¹⁶ Footnote 29 of the 2018 NPPF clarifies as 'As part of the overall affordable housing contribution from the site'.



Viability Guidance

2.60 There is no specific technical guidance on how to test the viability in the 2018 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 decisions¹⁷ that support the methodology HDH has developed. This study follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012¹⁸ (known as the **Harman Guidance**). This contains the following definition:

An individual development can be said to be viable if, after taking account of all costs, including central and local government policy and regulatory costs and the cost and availability of development finance, the scheme provides a competitive return to the developer to ensure that development takes place and generates a land value sufficient to persuade the land owner to sell the land for the development proposed. If these conditions are not met, a scheme will not be delivered.

2.61 The planning appeal decisions, and the HCA good practice publication¹⁹ suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the EUV, plus a premium. The premium over and above the EUV being set at a level to provide the landowner with a competitive return and the inducement to sell. The Harman Guidance and *Financial viability in planning*, *RICS guidance note, 1st edition* (GN 94/2012) which was published during August 2012 (known as the **RICS Guidance**) set out the principles of viability testing. Additionally, the Planning Advisory Service (PAS)²⁰ provides viability guidance and manuals for local authorities.

²⁰ PAS is funded directly by DCLG to provide consultancy and peer support, learning events and online resources to help local authorities understand and respond to planning reform. (Note: Much of the most recent advice has been co-authored by HDH).



¹⁷ 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

¹⁸ 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).

¹⁹ Good Practice Guide. Homes and Communities Agency (July 2009).



2.62 There is considerable common ground between the RICS and the Harman Guidance, but they are not consistent. The RICS Guidance recommends against the 'current/EUV plus a margin' – which is the methodology recommended in the Harman Guidance.

One approach has been to exclusively adopt current use value (CUV) plus a margin or a variant of this, i.e. existing use value (EUV) plus a premium. The problem with this singular approach is that it does not reflect the workings of the market as land is not released at CUV or CUV plus a margin (EUV plus).....

Financial viability in planning, RICS guidance note, 1st edition (GN 94/2012)

2.63 The Harman Guidance advocates an approach based on Threshold Land Value:

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

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

Viability Testing in Local Plans – Advice for planning practitioners. (June 2012)

2.64 The RICS Guidance dismisses a Threshold Land Value approach as follows:

Threshold land value. A term developed by the Homes and Communities Agency (HCA) being essentially a land value at or above that which it is assumed a landowner would be prepared to sell. It is not a recognised valuation definition or approach.

2.65 In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology. The methodology adopted 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 is central to the assessment of viability. It must be set at a level



to provide competitive 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.

2.66 This approach is in line with that recommended in the Harman Guidance (as endorsed by LGA, PAS) – and also broadly in line with the main thrust of the RICS Guidance of having reference to market value. It is relevant to note that the Harman methodology was endorsed by the Planning Inspector who approved the London Mayoral CIL Charging Schedule in January 2012²¹. In his report, the Inspector dismissed the approach that using historical market value (i.e. as proposed by the RICS) to assess the value of land was a more appropriate methodology than using EUV plus a margin.

²¹ Paragraphs 7 to 9 of REPORT ON THE EXAMINATION OF THE DRAFT MAYORAL COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE by Keith Holland BA (Hons) DipTP MRTPI ARICS an Examiner appointed by the Mayor Date: 27th January 2012





3. Methodology

Viability Testing – Outline Methodology

3.1 There is no statutory technical guidance on how to go about viability testing. This report follows the Harman Guidance and was put to the consultation event on 13th August 2018. 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 profit margin.
- 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) so is, to a large extent, fixed. Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development (construction and fees, etc.) and whilst there is scope to build to different standards and with different levels of efficiency the costs are largely out of the developer's direct control they are what they are depending on the development.





- 3.4 It is well recognised in viability testing that the developer should be rewarded for taking the risks of development. The NPPF terms this the 'competitive return'. 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 the planning authority asks for, the less the developer can afford to pay for the land. The purpose of this study is to quantify the costs of the Council's various policies on development 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, in the NPPF context, the Development Plan is put at 'serious risk' or in the context of the CIL Guidance, whether development is threatened to such an extent that the Plan is not deliverable.
- 3.5 The 'likely 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': the margin above the 'EUV' which would make the landowner sell. Both the RICS Guidance and the PPG make it clear that, when considering land value, this must be done in the context of current and emerging policies.
- 3.6 It is important to note that 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 CIL Regulations.

Limitations of viability testing in the context of the NPPF

- 3.7 The high level and broad-brush viability testing that is appropriate to be used to assess the effect of CIL 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 sets the Council a challenge when considering its proposals. It needs 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. It is clear that 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 and the superseded PPG, the phrase 'competitive return' was used. This is at the core of a viability assessment. The 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
- be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. 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 10-014-20180724)

3.11 There has been much discussion as to what may and may not be a *landowner premium*. The term has not been given a firm definition through the appeal, planning examination or legal processes. 'Competitive return' was considered at the Shinfield Appeal (January 2013)²². This is discussed further in Chapter 6 below. Clarification has been added in the Oxenholme Road Appeal (October 2013)²³ where the inspector confirmed that the methodology set out in Shinfield is very site specific and should only be given limited weight. More recently further clarification has been provided in the Territorial Army Centre, Parkhurst Road, Islington Appeal²⁴(June 2017), which has subsequently been confirmed by the High Court²⁵. This sets out:

37. In my view, the Council's approach is the only method before me that seeks to remove the significant distortion arising from the varied levels of affordable housing provision. Whilst not a perfect means by

²⁵ 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)



²² APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

²³ APP/M0933/ A/13/ 2193338 (Land to the west of Oxenholme Road, Kendal, Cumbria)

²⁴ APP/V5570/W/16/3151698 (Former Territorial Army Centre, Parkhurst Road, Islington, London, N7 0LP)

which to compare market data, this method is to be preferred to the others put forward, recognising the importance of some means of market testing.

38. There is no standard answer to questions of viability, nor is there a single approach for assessing viability. In addition to the guidance contained within the Framework and PPG, there is a range of sector led guidance on viability methodologies, notably the RICS Guidance. This document clearly establishes that site or land value should equate to the market value subject to the 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. This is consistent with PPG.

39. It seems to me that a purely market based approach to site valuation where there are no demonstrably comparable schemes available for benchmarking seeks to prioritise the third limb of paragraph 023 of the PPG dealing with viability. Such an approach simply allows for a comparison against other transacted bids which may or may not have had comparable attributes such as EUV, AUV or abnormal costs for example. Such an approach diminishes the importance of the first limb of the PPG guidance, which requires land value to be informed by policy. This position aligns with Paragraph 4.1.5 of the Mayor's Housing SPG which states that a market value approach should only be accepted where it can be demonstrated to properly reflect policy requirements and take account of site specific circumstances.

45. The Council also highlights variance between transacted sales prices and BLV's used for planning purposes. I attach only limited weight to this evidence because the Council has not identified the actual sites used as examples and has not provided evidence capable of proper interrogation by the appellant for confidentiality reasons. However, the one example that is provided relates to a site subject to a recent Section 106BC appeal. This highlights a significant discrepancy between the two figures, with a purchase price of £9.63M compared to a BLV at planning stage of £4.3M. The RICS Guidance cautions against a reliance on purchase price in arriving at a site value for assessment of financial viability, including having regard to the assumptions made by a developer, which might be unreasonable or overly optimistic. For the reasons set out above, I attach only limited weight to the purchase price in this case.

- 3.12 This notes the importance of comparable data, but stresses the importance of the quality of the comparable. The level of competitive return to the landowner is discussed and the approach taken in this study is set out in the later parts of Chapter 6 below.
- 3.13 It should be noted that this study is about the economics of development. 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 assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.





Existing Available Evidence

- 3.14 The 2018 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 the Council has been reviewed. This falls into three broad types:
- 3.15 Firstly, is that which has been prepared by the Council to inform the emerging Plan and previous plans. These include:
 - a. Charnwood Borough Council Affordable Housing Delivery Project (Andrew Golland Associates, October 2016)
 - b. Charnwood Local Plan Viability Study (DTZ, November 2014).
 - c. Leicester, Leicestershire and Rutland CIL Viability Study (HDH, January 2013).
 - d. Charnwood Borough Council Affordable Housing Economic Viability Assessment (Dr Andrew Golland, Three Dragons, April 2010)
- 3.16 Secondly, is 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. 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 CIL²⁶.

²⁶ These are not referred to specifically in this report as some were submitted to the Council on a confidential basis.



3.17 Thirdly, the Council also holds evidence of what is being collected from developers under the s106 regime. This is being collected outside this study. The Council's policies for developer contributions (including affordable housing) have been considered, and the amounts that have actually been collected from developers taken into account.

Stakeholder Engagement

- 3.18 The PPG and the CIL Guidance require stakeholder engagement particularly with members of the development industry. The preparation of this viability assessment includes specific consultation and engagement with the industry. An informal consultation event was held on the 13th August 2018. Residential and non-residential developers (including housing associations), landowners and planning professionals were invited. Appendix 1 includes the details of those invited and the attendees, and Appendix 2 includes the presentation given. Appendix 3 includes a summary of notes taken.
- 3.19 The event was divided into three parts:
 - a) A recap of viability testing in the context of the 2018 NPPF and updated PPG.
 - b) A presentation of the main assumptions for the viability assessments were set out including development values, development costs, land prices, developers' and landowners' returns.
 - c) A discussion where the consultants and consultees talked through the main points.
- 3.20 It is important to note that the earlier studies were also subject to full consultation.
- 3.21 The comments of the consultees are reflected through this report and the assumptions adjusted where appropriate. There may not be agreement on all points although there is broad consensus on most matters. Where there is disagreement, a judgement has been made and an explanation is set out, as to why the assumption is used.
- 3.22 The main points from the consultation event and subsequent comments received were:
 - a) The overall method and approach are appropriate.
 - b) The Benchmark Land Values was too low.
 - c) The Existing Use Value for agricultural land was too low.
 - d) Developers' return should be calculated relative to GDV at 20%.
 - e) The assumption for s106 costs was too low.
 - f) The strategic sites should be modelled separately.
 - g) Values in Shepshed are similar to those in Loughborough.
- 3.23 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. 7 written responses were received in addition to the comments



made at the event. As the report was being completed, a further written representation was received.

- 3.24 One consultee suggested that there should be agreement across all the assumptions. As is evidenced by the comments made by consultees, whilst there is a general consensus there is a diversity of views. This is inevitable bearing in mind the range of consultees. Further, it was suggested that the affordable housing requirements on sites over 500 units should be agreed between the developer and Council. This approach would not be in line with the PPG which sets out a process for assessing viability and then using that to inform the policies in the Plan.
- 3.25 This opportunity is taken to thank those developers, landowners and agents who attended the event and provided written responses. The consultation process has been carried out fully in accordance with the requirements of the updated PPG and the Harman Guidance.

Viability Process

- 3.26 The assessment of viability as required under the 2018 NPPF and the CIL Regulations is not done using a set formula or calculation. It is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20180724) '...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'.
- 3.27 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 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. Details of the site modelling are set out in Chapter 8. This process ensures that the appraisals are representative of typical development in the Charnwood Borough Council area over the plan-period.





Source: HDH 2018

- 3.28 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 for those sites where information from a current planning permission or application was not available. 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 return a target profit level. 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 in the later parts of Chapter 6 below.
- 3.29 The appraisals are based on existing and emerging policies as summarised in Chapter 7 below, as they stood in July 2018. The Local Plan is at an early stage, the policies used in this assessment will be subject to further changes. For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contributions are tested. It is important to note that should the Council allocate different types of site or develop significantly different policies to those tested in this study, it may be necessary to revisit viability and consider the impact of those further requirements.



3.30 A bespoke viability testing model designed and developed by HDH Planning & Development Ltd specifically for area wide viability testing as required by the NPPF and CIL Regulations²⁷ 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 the Council in assessing the deliverability of the Local Plan.

Development Types

3.31 The modelling in this study was based on the types of development most likely to come forward on the sites within the Plan, based on those within the current iteration of the Charnwood SHELLA. The modelling is set out in Chapter 9. The work in this study is proportionate to allow a judgement to be made as to whether the cumulative impact of the policies would put the Plan at risk.

²⁷ 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).




4. Residential Market

- 4.1 This chapter sets out an assessment of the housing market (including sheltered and extracare housing), providing the basis for the assumptions on house prices to be used in the financial appraisals for the sites tested in the study. The study is concerned not just with the prices but the differences across different areas.
- 4.2 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.

Charnwood's Residential Market

4.3 In the August 2018 consultation, *Towards a Local Plan for Charnwood, Charnwood Local Plan to 2036*, the Borough is put in the following context:

Charnwood is part of a wider housing market and functional economic area for Leicester and Leicestershire. The Leicester and Leicestershire local authorities and partners have worked together to prepare a Strategic Growth Plan for the area. It promotes Charnwood meeting its own need for homes through a strategy that supports an infrastructure led approach to development. A new A46 expressway is proposed which would connect the A46 to the north east of Leicester to the M1 at a new junction to the south of the city. The plan also encourages strategic scale developments in Charnwood to the north east of the city; a 'northern gateway' proposal to the north of the County focused around the A42 and the M1; and managed growth at Loughborough.

4.4 Charnwood lies to the north of and is adjacent to Leicester, with Loughborough as the largest town. Charnwood is a largely rural area stretching into the Wolds to the east towards Melton and across Charnwood Forest to the west. The Borough has a wide range of settlements of different sizes and with differing levels of services. These are set out in the *Charnwood Settlement Hierarchy Assessment (March 2018)*.

Table 4.1 Charnwood Settlement Hierarchy						
Urban Centre	Urban Settlement	Service Centre				
Loughborough	Shepshed	Anstey				
	Birstall	Barrow Upon Soar				
	Thurmaston	Mountsorrel				
	Syston	Quorn				
		Rothley				
		Sileby				

Source: Figure 11 Charnwood Settlement Hierarchy Assessment (March 2018)

- 4.5 In addition to the above, there are numerous smaller 'Other Settlements' and 'Small Village or Hamlet' categories.
- 4.6 Charnwood has the following characteristics:



- a. The area is highly desirable with generally strong house prices and a vibrant property market.
- b. The Borough is well connected to the highways network. The M1 motorway runs through the west of the Borough, and the A6, A46 and A607 provide good links.
- c. The mainline train station is in Loughborough. This has regular services to London (1hour 15 and 1 hour 40) and to the North (via Nottingham) and to Leicester. There are also stations at Syston, Sileby and Barrow Upon Soar.
- d. Loughborough University is a major driver of the local economy with nearly 20,000 students spread across 20 or so departments. Whilst many of the students are accommodated in specialist student accommodation, some also live in the local market adding additional pressures.
- 4.7 Overall the market is perceived to be strong and certainly desirable and aspirational to households seeking to move from Leicester or further afield including London. Through conversations with local agents, the area is perceived to be an attractive place to develop, particularly with higher quality modern homes that are different from the existing stock.

National Trends and Charnwood's relationship with the wider area

- 4.8 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'.
- 4.9 Average house prices across England and Wales have recovered to their pre-recession peak; however, this is strongly influenced by London. Prices in London are now well in excess of the 2007/2008 peak and, as can be seen in the figure below, prices in the Charnwood are also above the peak.



Source: Land Registry (July 2018)



- 4.10 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 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.).
- 4.11 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. As a result, 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.
- 4.12 It is important to note that, at the time of this report, the housing market is actively supported by the Government though products and initiatives such as Help-to-Buy.
- 4.13 There is a degree of uncertainty in the housing market as reported by the RICS. This is, at least in part, due to the uncertainties around the referendum to leave the European Union. The June 2018 RICS UK Residential Market Survey said:

The June 2018 RICS Residential Market Survey results continue to point to a broadly stable picture, at least as far as the headline numbers are concerned. However, the generally subdued tone to the aggregated data is still masking materially divergent trends at a more localised level.

Significantly, the Newly Agreed Sales net balance reading of -7% was the sixteenth successive month in which this metric produced a negative result. This series has a good record as a lead indicator (by around two quarters) of HMRC and Land Registry transactions data and suggests that the modestly softer trend in sales volumes compared with last year (around three per cent lower) will persist over the coming months. Indeed, to the extent that the New Buyer Enquiries series provides a gauge as to the appetite from potential purchasers to acquire property (this series is well correlated with data on mortgage approvals), there is little reason to expect any uplift in sales volumes during the second half of the year. Consistent with this generally uninspiring picture is the rise in time it is taking to complete a property sale from initial listing. This has edged up on the RICS measure from around sixteen weeks in the spring of last year to around eighteen weeks on average at present.

The Residential Survey has in the past highlighted a lack of available second-hand stock as a key impediment to the efficient functioning of the market. It would be presumptuous to conclude at this point that this issue is lessening in importance as an obstacle, particularly as the average inventory of unsold supply per estate agent branch still remains close to historic lows at 43. This series has, however, edged up in each of the last four months, albeit only very marginally.

Moreover, the New Instructions net balance has recorded positive numbers for two consecutive months; this is the first time that this has been case since the early part of 2016. However, whether this can be sustained remains to be seen especially as the run rate on new appraisals of property by valuers is still reportedly down on the same period last year for the whole country. A cautious view on activity is also



justified by the (twelve-month) Sales Expectations series which saw the net balance slip to zero, the lowest figure since October last year.

Meanwhile, the headline Price Balance edged up to +2% in June compared with -2% in May. This is the thirteenth month in a row in which the reading for this indicator has been in a range of +/-10% and is suggestive of the flattish price picture persisting in the near term. That said, it is noteworthy that twelve-month Price Expectations remain in positive territory, even if somewhat less so than previously. Looking further out, the five-year series is still pointing to cumulative house price gains of more than twelve per cent which casts some doubt on the likely uplift in housing supply over this period and the ability of current policies to address the affordability crisis.

Disaggregating the data, it is noticeable that with the exception of London (-41% net balance), the South East (-27%) and East Anglia (-10%) all other parts of the country are recording results consistent with further (if in most cases modest) house price growth. The Newly Agreed Sales data is displaying a little more monthly volatility at a country/regional level but the South East is showing the most consistent negative set of results with London not far behind. At the other end of the scale, the feedback for Northern Ireland and Scotland suggests these two areas are displaying greater resilience.

An ongoing theme from the lettings results is the drop in new instructions coming through to agents. The latest data forms part of the non-seasonally adjusted monthly series (the updated quarterly seasonally adjusted numbers will be published next month). It shows a further drop in instructions during June (-22% net balance); this is the twenty first consecutive month in which the feedback has pointed to lower fresh supply of rental properties coming to market. Anecdotal remarks, unsurprisingly, draw attention to role the change in tax treatment on investment property has played in driving this trend. The Rent Expectations series is pointing to further modest increases over the course of the next twelve months with the deteriorating imbalance between demand (which remains solid) and supply underpinning the trend beyond this time horizon (a cumulative average of around fifteen per cent is projected over the course of the next five years).

- 4.14 When ranked across England and Wales, the average house price for Charnwood is 201st (out of 348) at just over £234,118²⁸. To set this in context, the Council at the middle of the rank (174 Ryedale, in Yorkshire), has an average price of £258,761. It is relevant to note that the Council area's median price is a little lower than the mean at £204,000²⁹.
- 4.15 The figure above shows that prices in the Council area have seen a significant recovery since the bottom of the market in mid-2009. A notable characteristic of the data is that the values of newbuild homes have increased faster than those for existing homes.

²⁹ HPSSA Dataset 9. Median price paid for national and subnational geographies, quarterly rolling year.



²⁸ HPSSA Dataset 12. Mean price paid for national and subnational geographies, quarterly rolling year.



- 4.16 The Land Registry shows that the average price paid for newbuild homes (£310,362) is about £110,000 or 56% higher than the average price paid for existing homes (£198,400).
- 4.17 The rate of sales (i.e. sales per month) in the Council area is a little greater than the wider country, underlining the fact that the local market is an active market.



Source: Land Registry (July 2018)

4.18 This report is being completed after the United Kingdom voted to leave the European Union. It is not yet possible to predict the impact of leaving the EU, beyond the fact that the UK and the UK economy is in a period of uncertainty. Negotiations around the details of the exit are



underway but not concluded, so the future of trade with the EU and wider world are not yet known.

- 4.19 A range of views as to the impact on house prices have been expressed that cover nearly the whole spectrum of possibilities. Bearing in mind Charnwood's housing market's long-term stability as illustrated in the graph above (the 2007 crash was less in the Council area than in London and recovery has been less pronounced) it is relatively unlikely that any extreme market reactions that may be seen in London would be as extreme in the Council area.
- 4.20 There is clearly uncertainty in the market, and 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. Property agents Savills are predicting a 1% increase in the current year, 3% increase next year and a 14.8% increase over the next 5 years in the mainstream East Midlands markets, with a 1.5% increase this year, 1.0% next year and 12.6% over the next 5 years in the prime Midlands and North residential markets³⁰. These predictions are somewhat less than were being predicted before the Brexit referendum.

The Local Market

4.21 A survey of asking prices across the Council area was carried out in July 2018. Through using online tools such as rightmove.com and zoopla.co.uk median asking prices were estimated. This analysis is based on the settlements identified in the hierarchy as set out at the start of this chapter.

³⁰ UK Housing Market Update https://pdf.euro.savills.co.uk/uk/residential---other/uk-housing-market-update-july-2018.pdf / www.savills.co.uk/research_articles/141285/224152-0





Source: Rightmove.com (July 2018)



Source: Zoopla.co.uk (July 2018)

4.22 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.





Source: HDH based on Land Registry Price Paid Data





Source: HDH based on Land Registry Price Paid Data



4.23 The pattern of prices is influenced by the size of the units, with larger detached units prevailing in the more rural areas, and smaller terraces and flats in the urban areas. 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

- 4.24 This study is concerned with the viability of newbuild 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 July 2018 was carried out.
- 4.25 The Land Registry publishes data of all homes sold. Across the Council area 557 newbuild home sales were recorded during 2016, 697 during 2017, and 109 in the first part of 2018³¹. These transactions (as recorded by the Land Registry) are summarised, by the main settlements, as follows and detailed in **Appendix 5**.

³¹ 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.



Table 4.2 Distribution of Newbuild Sales							
	2016	2017	2018	TOTAL			
ANSTEY	32	2	1	35			
BARROW UPON SOAR	18	38	12	68			
BIRSTALL	6	0	0	6			
HAMILTON	44	63	9	116			
HATHERN	16	32	5	53			
LOUGHBOROUGH	119	202	41	362			
MOUNTSORREL	36	67	12	115			
QUENIBOROUGH	34	73	6	113			
QUORN	19	1	0	20			
REARSBY	4	0	0	4			
ROTHLEY	59	93	9	161			
SHEPSHED	46	39	0	85			
SILEBY	58	36	4	98			
SYSTON	53	33	7	93			
THURMASTON	9	12	0	21			
WOODHOUSE EAVES	4	3	0	7			
WYMESWOLD	0	3	3	6			
Total	557	697	109	1,363			

Source: Land Registry (July 2018)

- 4.26 Each house sold requires an Energy Performance Certificate (EPC). This is a public document that can be viewed on the EPC Register³². 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**.
- 4.27 The price paid data from the Land Registry has been married with the homes' floor area from the EPC Register.
- 4.28 The Land Registry data can be broken down by house type and settlement (it is important to note that the Land Registry sorts data by postcode and post town, rather than wards, parishes or other administrative boundaries).



³² https://www.epcregister.com/

Table 4.3 Summary of Price Paid Data by Settlement								
	Detached	Flats	Semi Detached	Terraced	All			
		ANS	TEY					
Count	34	0	1	0	35			
Minimum	£250.000		£106.395	£0	£106.395			
Average	£370.007		£106.395	£0	£362,475			
Maximum	£487.500		£106.395	£0	£487,500			
		BARROW U	PON SOAR		,			
Count	39	0	12	17	68			
Minimum	£232,950		£182,950	£175,500	£175,500			
Average	£404,373		£244,685	£207,792	£327,048			
Maximum	£575,000		£387,995	£244,950	£575,000			
		BIRS	TALL		· · · ·			
Count	3	0	1	2	6			
Minimum	£204,950		£204,950	£154,950	£154,950			
Average	£249,967		£204,950	£154,950	£210,792			
Maximum	£310,000		£204,950	£154,950	£310,000			
		HAMI	LTON					
Count	86	0	17	13	116			
Minimum	£250,000		£185,000	£190,000	£185,000			
Average	£305,194		£236,644	£208,191	£284,277			
Maximum	£369,995		£279,995	£220,500	£369,995			
		HATH	IERN					
Count	32	0	18	3	53			
Minimum	£242,000		£94,332	£94,332	£94,332			
Average	£325,359		£200,148	£104,159	£270,314			
Maximum	£475,000		£230,000	£112,020	£475,000			
		LOUGHB	OROUGH					
Count	150	12	94	106	362			
Minimum	£165,000	£53,950	£109,260	£71,850	£53,950			
Average	£314,175	£124,421	£207,472	£178,306	£240,393			
Maximum	£524,995	£149,000	£322,000	£269,000	£524,995			
		MOUNTS	SORREL					
Count	70	0	35	10	115			
Minimum	£213,995		£178,000	£174,995	£174,995			
Average	£299,386		£219,273	£190,491	£265,535			
Maximum	£404,000		£450,000	£214,995	£450,000			
_	1	QUENIBO	DROUGH					
Count	88	0	17	8	113			
Minimum	£249,995		£160,000	£121,571	£121,571			
Average	£361,060		£256,174	£175,943	£332,175			
Maximum	£535,999		£900,000	£190,995	£900,000			
		QUC	ORN					
Count	20	0	0	0	20			
Minimum	£345,000				£345,000			
Average	£438,490				£438,490			
Maximum	£795,000				£795,000			
	- <u> </u>	REAF	RSBY					
Count	4	0	0	0	4			
Minimum	£439,995				£439,995			
Average	£460,620				£460,620			
Maximum	£479,995				£479,995			



ROTHLEY						
Count	124	0	34	3	161	
Minimum	£242,000		£121,495	£166,995	£121,495	
Average	£331,316		£214,747	£169,662	£303,687	
Maximum	£687,500		£417,500	£171,995	£687,500	
		SHEP	SHED			
Count	42	2	39	2	85	
Minimum	£199,000	£169,950	£163,500	£175,950	£163,500	
Average	£293,215	£174,950	£195,326	£176,450	£242,771	
Maximum	£349,950	£179,950	£259,950	£176,950	£349,950	
		SILE	EBY			
Count	73	12	3	10	98	
Minimum	£193,950	£99,000	£188,950	£98,601	£98,601	
Average	£309,922	£184,125	£189,300	£176,515	£277,213	
Maximum	£424,995	£245,000	£190,000	£280,000	£424,995	
		SYS	TON			
Count	50	0	20	23	93	
Minimum	£212,587		£105,581	£73,500	£73,500	
Average	£297,783		£219,140	£173,590	£250,156	
Maximum	£365,000		£259,995	£235,000	£365,000	
		THURM	ASTON			
Count	0	21	0	0	21	
Minimum		£127,950			£127,950	
Average		£132,756			£132,756	
Maximum		£145,950			£145,950	
		WOODHOL	JSE EAVES			
Count	7	0	0	0	7	
Minimum	£997,500				£997,500	
Average	£1,211,071				£1,211,071	
Maximum	£1,395,000				£1,395,000	
		WYMES	SWOLD			
Count	3	0	3	0	6	
Minimum	£365,000		£237,500		£237,500	
Average	£406,667		£262,498		£334,583	
Maximum	£480,000		£299,995		£480,000	
		А	11			
Count	825	47	294	197	1,363	
Minimum	£165,000	£53,950	£94,332	£71,850	£53,950	
Average	£335,560	£145,539	£214,498	£181,187	£280,582	
Maximum	£1,395,000	£245,000	£900,000	£280,000	£1,395,000	

Source: Land Registry (July 2018)



Tabl	e 4.4 Summary	of Price Paid	Data, with EPC	by Settlement	£/m²
	Detached	Flats	Semi	Terraced	All
			Detached		
		ANS	TEY		
Count	7	0	1	0	8
Minimum	£1,965		£1,637		£1,637
Average	£2,695		£1,637		£2,563
Maximum	£3,846		£1,637		£3,846
_		BARROW U	PON SOAR	L	
Count	39	0	12	17	68
Minimum	£1.992		£2.491	£2.090	£1.992
Average	£2.583		£2.785	£4.022	£2.979
Maximum	£2,999		£3,164	£24,375	£24.375
	~_,000	BIRS	TALL	~,• . •	~,0. 0
Count	3	0	1	2	6
Minimum	f2 214	•	£2,383	£2.540	f2 214
Average	£2,211		£2,383	£2,540	£2,211
Maximum	£2,101		£2,000	£2,540	£2,110
Maximum	22,101	НАМІ		22,040	22,701
Count	84	0	17	13	114
Minimum	£1 0/6	0	£1 740	£1 881	£1 7/0
Average	£1,940		£1,740 £2,068	£1,001 £2,105	£1,740
Maximum	£2,200		£2,000	£2,195	£2,100
IVIAXIIIIUIII	£2,434			£2,552	£2,552
Count	20		10	2	52
Minimum	3Z	0	10	ۍ 1 202	C1 200
Ninimum	£1,700		£1,209	£1,292	£1,209
Average	£2,700		£2,300	£1,303	£2,000
waximum	£4,924			£1,430	£4,924
Count	140			02	007
Count	142	10	93	92	337
IVIINIMUM	£252	£2,112	£1,561	£987	£252
Average	£2,532	£2,447	£2,373	£2,277	£2,416
Maximum	£3,418	£3,148	£2,940	£2,947	£3,418
		MOUNTS	SORREL	10	100
Count	64	0	35	10	109
Minimum	£1,919		£1,728	£2,724	£1,728
Average	£2,440		£2,551	£2,808	£2,509
Maximum	£2,921		£2,968	£2,857	£2,968
		QUENIBO	DROUGH		
Count	82	0	16	8	106
Minimum	£2,037		£2,319	£1,579	£1,579
Average	£2,591		£2,688	£2,116	£2,569
Maximum	£3,077		£3,617	£2,287	£3,617
		QUC	DRN		
Count	20	0	0	0	20
Minimum	£2,037				£2,037
Average	£2,443				£2,443
Maximum	£2,824				£2,824
		REAF	RSBY		
Count	4	0	0	0	4
Minimum	£1,811				£1,811
Average	£1,957				£1,957
Maximum	£2,222				£2,222



ROTHLEY								
Count	121	0	33	3	157			
Minimum	£2,021		£1,736	£2,783	£1,736			
Average	£2,674		£2,503	£2,828	£2,641			
Maximum	£3,718		£3,050	£2,867	£3,718			
		SHEP	SHED					
Count	42	2	39	2	85			
Minimum	£2,073	£2,266	£2,154	£2,707	£2,073			
Average	£2,561	£2,333	£2,411	£2,715	£2,491			
Maximum	£3,782	£2,399	£2,722	£2,722	£3,782			
		SILE	BY					
Count	72	12	3	10	97			
Minimum	£1,969	£1,352	£2,249	£1,174	£1,174			
Average	£2,305	£1,961	£2,254	£1,850	£2,214			
Maximum	£2,566	£2,625	£2,262	£2,321	£2,625			
SYSTON								
Count	49	0	20	23	92			
Minimum	£2,013		£1,676	£1,007	£1,007			
Average	£2,345		£2,267	£1,919	£2,221			
Maximum	£2,765		£2,796	£2,722	£2,796			
THURMASTON								
Count	0	21	0	0	21			
Minimum		£1,972			£1,972			
Average		£2,067			£2,067			
Maximum		£2,194			£2,194			
		WOODHOL	ISE EAVES					
Count	7	0	0	0	7			
Minimum	£2,826				£2,826			
Average	£3,508				£3,508			
Maximum	£3,720				£3,720			
		WYMES	SWOLD					
Count	3	0	3	0	6			
Minimum	£2,897		£2,794		£2,794			
Average	£2,977		£2,912		£2,944			
Maximum	£3,057		£3,000		£3,057			
		A						
Count	771	45	291	183	1,290			
Minimum	£252	£1,352	£1,209	£987	£252			
Average	£2,505	£2,135	£2,424	£2,389	£2,458			
Maximum	£4,924	£3,148	£3,617	£24,375	£24,375			

Source: Land Registry and EPC Register (July 2018)

- 4.29 Across the Borough there is relatively little variance between the different types of housing, although flats are generally a little less expensive than houses. The above data does show some variance across the area, however in many cases the sample size is too small to produce reliable data.
- 4.30 The average price paid is about £2,460/m². The average prices vary by geography:





Source: Land Registry Data and EPC Register, (July 2018)

- 4.31 Whilst there is a variation based on geography, it is relatively modest, the principle driver of the differences is the situation rather than the location of a site. This is well illustrated in the above by 7 transactions in Woodhouse Eaves, the least expensive one of which was over £950,000 that give a 'spike' in the data. Based on the existing data, 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.
- 4.32 At the time of this research (July 2018) there were about 150 new houses and flats being advertised for sale in the Council 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 \pounds 115,000 and going up to \pounds 650,000. The average is just over \pounds 300,000. These are summarised in the following table and set out in detail in **Appendix 6**.

			Minimum	Average	Maximum
	Į	HOUSES			
Riverside Home own	ership				
Strancliffe Gardens	Coates Road	Barrow-upon-So	£2,891	£3,076	£3,203
Davidson Homes			,	,	,
Barley Fields	Barkby Rd	Queniborough	£2,752	£3,119	£3,360
, Sowden Homes	,	- U	,	,	,
Windmill Place	Windmill Road	Loughborough	£2,478	£2,620	£2,763
William Davis Homes	;	<u> </u>	,	,	
Buttercup Fields	Shepshed	Loughborough	£2,233	£2,854	£3,397
Rothley Meadow	Rothley	Loughborough	£3,253	,	£3,526
Grange Park	,	Loughborough	£2,836	£3,180	£4,057
Persimmon				· ·	
Kings Gate	Hathern Road	Shepshed	£2,039	£2,562	£2,937
Barwood Homes					
Storkit Meadows	Rempstone Rd	Wymeswold	£2,629	£2,861	£3,036
Strancliffe Gardens	Cotes Rd	Barrow-upon-Soa	ar	£3,096	`
Jelson Homes					
Hallam Fields	Loughborough Rd	Birstall	£2,795	£3,533	£4,527
Poppyfields	Melton Rd	Barrow-upon-So	£2,395	£2,800	£3,189
Fieldfare		Mountsorrel		£3,552	
The Leys	Cropston Rd	Anstey		£3,181	
David Wilson Homes					
The Chimes	Allendale Rd	Loughborough	£2,889	£3,034	£3,355
Hunters Lodge	Willow Rd	Barrow-upon-So	£2,469		£3,012
Kingston Banks	Costock Rd	Loughborough		£2,889	
Benfield Homes					
Havelock Gardens		Thurmaston			
Westleigh Homes					
Beacon Place	Beacon Rd	Loughborough	£2,720	£2,926	£3,202
Bellway Homes					
Seagrave Park	Seagrave Rd	Sileby	£2,071	£2,300	£2,528
Morris Homes					
Trinity Gardens	Ling Rd	Loughborough	£2,766	£2,882	£3,017
James Sellicks Estate	agent				
	Maplewell Rd	Woodhouse Eave	es	£3,206	
Bloor Homes					
	Cropston Rd	Anstey	£3,090		£4,338
Bentons					
	White St	Quorn		£2,957	
Nicholas Bonfield est	tate agents				
Woodview	Snells Nook Lane	Nanpantan	£2,830	£2,996	£3,158
		FLATS			
Solus Homes					
	Fowke St	Rothley	£3,500		£3,429
Roy Green / Jelson					
Gatehouse Apartmer	Wharncliffe Road	Loughborough	£2,545	£2,953	£3,288
	-				

Source: Market Survey (July 2018)



4.33 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. In most cases the feedback was that the units were 'realistically priced', or that as the market is improving, demand is strong and that significant discounts are no longer offered. When pressed, it appeared that the discounts and incentives offered equate to about 2.5% of the asking prices. It would be prudent to assume that prices achieved, net of incentives offered to buyers, are 2.5% less than the above asking prices.

Price Assumptions for Financial Appraisals

4.34 In the Charnwood Local Plan Viability Study (DTZ, November 2014) the following values were used:

Table 4.6 Residential Values - 2014										
	Prime Rural	Other Rural	Shepshed Infill	Lough- borough Edge	Lough- borough Infill	Lough- borough Infill				
					Higher Value	Lower Value				
£/sqft	230	190	165	200	185	170				
£/m²	2,476	2,045	1,776	2,153	1,991	1,830				

Source: Figure 7.2 Charnwood Local Plan Viability Study (DTZ, November 2014)

4.35 In the CBC Affordable Housing Economic Viability Assessment (Dr Andrew Golland, Three Dragons, April 2010) the following values were used:

Table 4.7 – Residential Values - 2010								
	[Detachec	1	Semis	Terra	aced	Fla	ats
	5 bed	4 bed	3 bed	3 bed	3 bed	2 bed	2 bed	1 bed
	155	140	120	90	80	65	60	45
Prime Charnwood	£2,903	£2,786	£2,583	£2,556	£2,813	£2,846	£3,000	£2,778
Rural East	£2,516	£2,393	£2,250	£2,278	£2,500	£2,538	£2,667	£2,556
North East Rural	£2,355	£2,286	£2,125	£2,167	£2,375	£2,462	£2,500	£2,333
Leicester Fringe	£2,097	£2,000	£1,875	£1,889	£2,063	£2,154	£2,250	£2,111
Thurcaston	£2,032	£1,964	£1,833	£1,833	£2,000	£2,077	£2,167	£2,000
Loughborough	£1,968	£1,893	£1,750	£1,778	£1,938	£2,000	£2,083	£1,889
Soar Valley	£1,935	£1,857	£1,708	£1,722	£1,875	£1,923	£2,083	£1,778
Shepshed	£1,774	£1,714	£1,583	£1,611	£1,750	£1,846	£1,917	£1,667
Thurmaston	£1,742	£1,679	£1,542	£1,556	£1,688	£1,769	£1,833	£1,556

Source: Appendix 1, CBC Affordable Housing Economic Viability Assessment (Dr Andrew Golland, Three Dragons, April 2010)

4.36 These were based on the following sub areas:





Source: Map 3.1 CBC Affordable Housing Economic Viability Assessment (Dr Andrew Golland, Three Dragons, April 2010)

- 4.37 It is necessary to form a view about the appropriate prices for the schemes to be appraised in the study. 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.
- 4.38 Bringing together the evidence above (which we acknowledge is varied), the following approach to value was put to the August 2018 consultation. Three values are used, applying a slightly lower value to the area in and adjacent to Loughborough and Shepshed, and higher values in the remaining areas. In light of the feedback from the August 2018 consultation, Shepshed is included with the Loughborough area.
 - 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 slightly lower value has been attributed to the smaller brownfield sites than the larger brownfield sites.

- c) <u>Urban Flatted Schemes</u>. This is considered to be a separate development type that is only likely to take place in the urban centres.
- d) <u>Large Greenfield Sites.</u> These are the potential strategic sites, and largest greenfield sites (over 200 units or so).
- e) <u>Medium Greenfield Sites</u>. These are the greenfield sites in the range of 20 to 200 units that are likely to be brought forward by a single developer.
- f) <u>Small Greenfield Sites</u>. These areas are in the smaller settlements and villages in the countryside. A premium value is applied in these areas.
- 4.39 Based on the asking prices from active developments, and informed by the general pattern of all house prices across the study area, the prices put to the consultation were as in the table below. It is important to note that this is a broad brush, high level study to test the Council's policy as required by the NPPF. The values between new developments and within new developments will vary considerably.
- 4.40 In applying these values, at this early stage of the plan-making process, 3 broad areas have been used:
 - a. Leicester Fringe the larger (greenfield) urban extension sites that are in effect extensions to the Leicester Urban Area.
 - b. Loughborough / Shepshed and adjacent the town of Loughborough, the built-up area of Shepshed, and the greenfield sites that are adjacent.
 - c. Wider Charnwood the remaining areas of the Borough, including the villages and remaining settlements.
- 4.41 The earlier studies were based on more sub-areas and greater differences across the area resulting in a finer grained approach. Having examined the available evidence (including the Land Registry Price Paid Data that was not available to the earlier studies) there is not sufficient evidence to delineate and break down Charnwood into more sub-areas that could be robustly defended if challenged. It is accepted that there are nuances and variables within the three areas, but in a high-level study of the type being undertaken, it is necessary to take a relatively simplistic approach.



Table 4.8 Pre-consultation Residential Price Assumptions (£/m²)							
Туроlоду	Leicester Fringe	Loughborough and adjacent	Wider Charnwood				
Larger Brownfield		£2,750					
Smaller Brownfield Sites		£2,500	£2,800				
Urban Flats		£2,450					
Large Greenfield	£2,850	£2,850	£3,000				
Medium Greenfield	£2,850	£2,850	£3,000				
Small Greenfield			£3,250				
	0 11511/4	(00 (0)					

Source: HDH (August 2018)

- 4.42 Following the August 2018 consultation, the following points were made:
 - a. Shepshed should be included within the Loughborough price area. This is accepted for the purposes of this study. The two settlements are quite different, not least because they are divided by the M1. Having said this, the values generated by new development in the two settlements are likely to be similar.
 - b. There was general support for the identified differentiation in values identified for the Leicester Fringe/Loughborough and Adjacent Areas and Wider Charnwood. It was noted that values in Shepshed are generally lower that those at the Leicester Fringe. This was acknowledged in the DTZ Assessment of 2014.
- 4.43 As a result of the consultation these assumptions were updated as follows.

Table 4.9 Updated Residential Price Assumptions (£/m²)							
Typology	Leicester Fringe	Loughborough / Shepshed and adjacent	Wider Charnwood				
Larger Brownfield		£2,750					
Smaller Brownfield Sites		£2,500	£2,800				
Urban Flats		£2,450					
Large Greenfield	£2,900	£2,850	£3,000				
Medium Greenfield	£2,900	£2,850	£3,000				
Small Greenfield			£3,250				

Source: HDH (September 2018)

4.44 It is necessary to consider whether the presence of affordable housing would have a discernible impact on sales prices. Affordable housing will be present on many of the sites whose selling prices have informed our analysis. Our view is that any impact can and should be minimised through an appropriate quality design solution.



Ground Rents

4.45 Over the last 10 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.

Affordable Housing

- 4.46 The Council has a policy for the provision of affordable housing although the details of the policy are under review as part of the Local Plan process and development of the new Local Plan. 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.
- 4.47 There are three main types of affordable housing: Social Rent, Affordable Rent and Intermediate Housing Products for Sale. The Council's current policy requirement varies across the Borough, with 20% in the lower value areas, 30% in the mid value and 40% in the highest value areas. The Council's preference set out in the Affordable Housing SPD is that 77% of the affordable housing is for rent with the balance being provided as Intermediate Housing. In the base appraisals, it has been assumed 30% affordable housing as 23% to buy (e.g. Shared Ownership) and 77% affordable housing for rent as Affordable Rent, and then tested a range of options, including delivery as Social Rent and the impact of Intermediate Housing.
- 4.48 The Council does not currently differentiate and stipulate a particular tenure for affordable housing for rent. In this study, affordable housing for rent is assumed to be provided as Affordable Rent (at no more than the relevant Local Housing Allowance cap) in the base appraisals although a range of options are tested.
- 4.49 Since the Council's earlier viability evidence, there have been a number of changes in this regard which are considered below.

Affordable Housing Values

4.50 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.



4.51 In the Budget it was announced that Social and Affordable Rents would be reduced by 1% per year for 4 years³³. The effect of this is to reduce the value of affordable housing to rent. In this regard, Savills said in their paper *Impact On The Housing Sector of the July Budget*:

VALUATIONS

Valuations for Accounts – Existing Use Value Social Housing

The effect of the proposed rent reductions on valuations for accounts is significant.

The scale of the effect is broadly similar across different Provider types and we estimate will result in a reduction in current values of around 25%-30%. The impact will increase in future years. Relative to what they would have been, we estimate valuations will be some 30%-40% lower in ten years time.

The RPs at the higher end of the reduction scale tend to be those with smaller surpluses.

Valuations for Loan Security – Existing Use Value for Social Housing

Valuations for loan security on an EUV-SH basis are undertaken against the background of the rent freedoms granted to mortgagees in possession (and the landlord they sell the stock to) under the insolvency provisions originally in the Rent Influencing Guidance and now in the Rent Standard. Similar exemptions for mortgagees are contained in the Welfare Reform and Work Bill now before Parliament.

Our interpretation of these provisions is that Mortgagees and their successors would be able to charge a rent that they consider 'affordable' to those in low paid employment, and would be able to increase that rent in line with earnings in order to maintain a level affordability ratio (rent over household income). In our view valuations for loan security can therefore be based on rents and rent growth that sit outside the new rent regime.

As a result – on the assumption that the insolvency provisions in the Bill remain as they are - it is our view that the proposal to reduced rents by 1% per annum for the next four years should not significantly affect current loan security valuations. Our valuations would assume the current rent could quickly converge to our opinion of an appropriate 'affordable' rent and continue to grow in line with earnings – which we generally assume over the longer term is broadly equivalent to CPI+1% - and keep in step with growth in the sector over the long term.

However valuations in future years valuations will not grow as previously expected (eg circa 5% relative reduction by year 10) as the starting rent for future valuations will be lower than it otherwise would have been.

Of course the Budget provisions may impact on bad debts, voids and discount rates which may adversely feed through into EUV-SH valuations.

- 4.52 It is clearly necessary to consider the value of affordable housing in this context. From a valuation perspective, the value of affordable housing has been reconsidered from first principles and adjusted the yield by up to 50 basis points (BPS) (i.e. 0.5%)³⁴.
- 4.53 In October 2017 the Government announced that rents will rise by CPI +1% for five years from 2020, reversing this alteration.

³⁴ An increase in yields leads to a reduction in prices.



³³ We understand that the objective is to reduce the overall costs of Housing Benefit / Local Housing Allowance / Universal Credit to the Exchequer.

Social Rent

4.54 The value of a rented property is strongly influenced by the passing rent – although factors such as the condition and demand for the units also have a strong impact. Social Rents are set at a local level through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

Table 4.10 Social Rent							
	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms			
Per Week	£76	£92	£105	£122			
Per Month	£329	£398	£454	£527			
Per Year	£3,944	£4,773	£5,452	£6,320			

Source: HCA Statistical Return

4.55 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 study area – and there is very little such housing being developed. In this study, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 5%.

Table 4.11 Capitalisation of Social Rents										
	1 Bedroom 2 Bedrooms 3 Be									
Gross Rent	£3,944	£4,773	£5,452							
Net Rent	£3,155.03	£3,818.68	£4,361.67							
Value	£63,101	£76,374	£87,233							
m²	50	70	84							
£/m ²	£1,262	£1,091	£1,038							

Source: HDH (July 2018)

- 4.56 On this basis, a value of £1,130/m² across the study area would be assumed. It is important to note that almost all of the affordable housing for rent in Charnwood is likely to be Affordable Rent rather than Social Rent. In the Local Plan Viability Study (DTZ, November 2014) Social Rent was assumed to have a value of 40% of market value.
- 4.57 In this context it is relevant to note that the Social Rents quoted above do not include service charges. Service charges should be set at a level to recover specific scheme specific costs (for example landscape maintenance) so should not impact on the overall value of the unit for the purpose of this assessment.
- 4.58 Through the August 2018 consultation a Housing Association reported that they were typically paying 37% to 38% of Open Market Value for Social Rent, supporting the above assumption.



Affordable Rent

- 4.59 It is important to note that the base modelling in this study is based on Affordable Rent capped at the Local Housing Allowance rather than Social Rent. Under Affordable Rent a maximum rent of no more than 80% of the open market rent for that unit can be charged. One of the aims of the Government's policy on affordable housing is to make the HCA budget go further. The Affordable Rent that is over and above the Social Rent is used by Registered Providers (RPs) to raise capital through borrowing or securitisation³⁵. This supports the building of the affordable units the extra borrowing replacing grant.
- 4.60 The objective of Affordable Rent is that by charging higher rents for the affordable housing, less grant and subsidy is required and thus the development of affordable housing would be self-funded as, on market housing led schemes, grant is only now available in exceptional circumstances, for example on high priority sites where there is still a funding gap after allowing for the higher Affordable Rent. As the amount is uncertain we have assumed no grant will be available in the future.
- 4.61 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. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.).
- 4.62 Following discussion with the Council's housing officers, we have assumed the rent is in line with the Local Housing Allowance cap. These are set relative to market rents. It is assumed that, because a typical Affordable Rent unit will be new, it will command a premium rent that is a little higher than equivalent older private sector accommodation. In estimating the likely level of Affordable Rent, a survey of market rents across the Council area has been undertaken. There is relatively little variation in rents, except for the larger units.

³⁵ The creation and issuance of tradable securities, such as bonds, that are backed by the income generated by an asset, a loan, a public works project or other revenue source. (Source FT Lexicon)





Source: Market Survey (July 2018)

4.63 As part of the reforms to the social security system, housing benefit /local housing allowance is capped at the 3rd 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 by Broad Rental Market Area (BRMA), however these BRMAs do not follow local authority boundaries – all of Charnwood is within the Leicester BRMA. The relevant BRMA LHA caps are shown below. 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 4.12 LHA Caps – Leicester BRMA											
	£/week	£/month	£/year								
Shared	£61.38	£265.98	£3,191.76								
1 Bed	£86.30	£373.97	£4,487.60								
2 Bed	£109.32	£473.72	£5,684.64								
3 Bed	£126.58	£548.51	£6,582.16								
4 Bed	£163.16	£707.03	£8,484.32								

Source: VOA (July 2018)

4.64 These caps are broadly similar to the Affordable Rents being charged as reported in the most recent HCA data release.



Table 4.13 Affordable Rent											
1 Bedroom 2 Bedrooms 3 Bedroor											
Per Week	£85	£103	£117								
Per Month	£368	£448	£509								
Per Year	£4,420	£5,371	£6,103								

Source: HCA Statistical Return (2017)

4.65 The LHA cap can be summarised as follows and forms the basis of the appraisals.



Source: Market Survey, HCA Statistical Return and VOA (July 2018)

4.66 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 5.5%. It is assumed that the Affordable Rent is set at the LHA Cap. On this basis affordable rented property has the following worth.

Table 4.14 Capitalisation of Affordable Rents											
	1 Bedroom 2 Bedrooms 3+ Bedroom										
Gross Rent	£4,488	£5,685	£6,582								
Net Rent	£3,590.08	£4,547.71	£5,265.73								
Value	£65,274	£82,686	£95,741								
m²	50	70	84								
£/m²	£1,305	£1,181	£1,140								

Source: HDH (July 2018)

4.67 Using this method to assess the value of affordable housing, under the Affordable Rent tenure, a value of £1,210/m² across all areas is derived. In the Local Plan Viability Study (DTZ, November 2014) Affordable Rent was assumed to have a value of 45% of market value.



- 4.68 In this context it is relevant to note that the Affordable Rent quoted above, that forms the basis of the assessment does not include service charges. Service charges should be set at a level to recover specific scheme specific costs (for example landscape maintenance) so should not impact on the overall value of the unit for the purpose of this assessment.
- 4.69 Through the consultation it was suggested that a blended value for affordable housing, across tenures, was about 50% of market value.
- 4.70 Through the August 2018 consultation a Housing Association reported that they were typically paying 39% to 44% of Open Market Value for Affordable Rent where the rent is capped at LHA and 45% to 50% where there is no LHA cap. An assumption of 44% has been used in this study.

Intermediate Products for Sale

- 4.71 Intermediate products for sale include shared ownership and shared equity products. The market for these is very difficult at present and we have found little evidence of the availability of such products in the study area. Initially we assumed a value of 65% of open market value for these units.
- 4.72 These values were based on purchasers buying an initial 50% share of a property and a 2.75%³⁶ per annum rent payable on the equity retained. The rental income is capitalised at 5.5% having made a 10% management allowance.
- 4.73 Through the August 2018 consultation a Housing Association suggested that this value was too low and that 82% to 87% of Open Market Value was more appropriate. This assumption has been updated to 80% (on the basis that these units are unlikely to have a value that is greater than that for Starter Homes).

Grant Funding

- 4.74 For many years, the HCA and Local Planning Authorities (LPAs) have aspired to ensure that affordable housing is delivered without grant. When LPAs have negotiated with developers during the planning process, about the number and type of affordable housing to be provided through s106 agreements and planning conditions, the initial basis of those discussions has usually been that the affordable units would be made available without any grant.
- 4.75 In this study, it is assumed that grant is not available.

³⁶ A rent of up to 3% may be charged – although we understand that in this area 2.75% is more usual.



Older People's Housing

- 4.76 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.
- 4.77 Sheltered or retirement housing is self-contained housing, normally developed as flats and other relatively small units. Where these schemes are brought forward by the private sector there are normally warden services and occasionally non-care support services (laundry, cleaning etc.) but not care services.
- 4.78 Extracare housing is sometimes referred to as very sheltered housing or housing with care. It is self-contained housing that has been specifically designed to suit people with long-term conditions or disabilities that make living in their own home difficult, but who do not want to move into a residential care home. Schemes can be brought forward in the open market or in the social sector (normally with the help of subsidy). Most residents are older people, but this type of housing is becoming popular with people with disabilities regardless of their age. Usually, it is seen as a long-term housing solution. Extracare housing residents still have access to means-tested local authority services.
- 4.79 Through the August 2018 consultation it was suggested that Extracare units are not 'housing' and are 'Residential Institutions'. It is accepted that there are a range of options and the definitions that are not always clear. In this study Extracare is assumed to be self-contained housing and within the definition of housing. Not all older people's accommodation will fall within this definition.
- 4.80 The Leicester and Leicestershire Housing and Economic Needs Assessment (HEDNA) has identified the need for both market and affordable older people's housing. The Council therefore asked that this study should test the viability of providing affordable housing within this sector.
- 4.81 HDH has received representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and extracare homes. They have set out a case that Sheltered Housing and Extracare Housing should be tested separately. In line with the RHG representations we have assumed the price of a 1 bed sheltered property 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 is assumed Extracare housing is 25% more expensive than Sheltered.
- 4.82 A typical price of a 3 bed semi-detached home of £201,000 has been assumed in Loughborough and £250,000 in Quorn. On this basis it is assumed Sheltered and Extracare housing has the following worth:



Table 4.15 Worth of Sheltered and Extracare											
Loughborough											
Area (m²) £											
3 bed semi-detached		201,000									
1 bed Sheltered	50	150,750	3,015								
2 bed Sheltered	75	201,000	2,680								
1 bed Extracare	65	188,438	2,899								
2 bed Extracare	80	251,250	3,141								
Quorn											
3 bed semi-detached		250,000									
1 bed Sheltered	50	187,500	3,750								
2 bed Sheltered	75	250,000	3,333								
1 bed Extracare	65	234,375	3,606								
2 bed Extracare	80	312,500	3,906								
	Source: HDH (Ju	ly 2018)									

- 4.83 There are few retirement schemes being marketed or recently sold in the area (including beyond the boundaries of Charnwood) at the time of this study. The prices for the Clear Farm, Quorn scheme developed by McCarthy & Stone have not yet been released, however their Barleythorpe Scheme in Oakham is now marketing 1 bedroom units from £199,950 and 2 bedroom units from £299,950, their Century Court scheme in Nottingham is marketing 2 bedroom flats for £249,950 and their Glens Hills Court scheme at Little Glen Road is marketing 2 bedroom units for £219,000. The Churchill Living scheme, at Coleman Lodge, Little Aston Road is marketing 1 bedroom units from £199,950.
- 4.84 Initially, in addition to the above, an allowance of £3,850/unit was made for ground rent. Some concern was expressed about this approach. This assumption has been removed.
- 4.85 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.



5. Land Values

- 5.1 Chapters 2 and 3 set out the methodology used in this study 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.
- 5.2 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.
- 5.3 In this context it important to note that the PPG says (at PPG ID: 10-015-20140306) that the *price will need to provide an incentive for the land owner to sell in comparison with the other options available*'. It is therefore necessary to consider the EUV as set out in Chapters 2 and 3 above as a starting point.

Current and Alternative Use Values

- 5.4 In order 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.
- 5.5 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 ID: 10-013-20180724

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 together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. 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. 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 ID: 10-015-20180724

- 5.6 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.
- 5.7 The value of the land for 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.
- 5.8 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.
- 5.9 The 'model' approach is outlined below:
 - i. For sites previously in agricultural use, then agricultural land represents the EUV. We have assumed that the 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 we have adopted a 'paddock' value. We have assumed the sites of less than 0.5ha fall into this category.
 - iii. Where the development is on brownfield land we have assumed an industrial value.

Residential Land

- 5.10 In December 2015, DCLG published Land value estimates for policy appraisal³⁷. This sets out land values as at March 2015 and was prepared by the Valuation Office Agency (VOA). The Charnwood figure is £1,150,000/ha. It is important to note this figure assumes nil affordable housing. 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'³⁸.
- 5.11 The VOA assumed that 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

 ³⁷ Land value estimates for policy appraisal. Department for Communities and Local Government, December 2015
 ³⁸ Point 2, Page 15, Land value estimates for policy appraisal. DCLG, December 2015



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. For those local authorities outside London, the hypothetical scheme is for a development of 35 two storeys, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.

5.12 Whilst there are a number of development sites being marketed in the area (within 10 miles of Loughborough) at the time of this study, there are relatively few sites for sale within Charnwood Borough. It has been necessary to look beyond the Borough's boundaries:

Table 5.1 Building Sites for Sale – July 2018										
Site	Notes	Units	ha	Asking Price						
Morley Street	Consent for 72 flats and other uses. No Affordable	72	1.659	£1,750,000						
Newstead Way, Loughborough	Conversions and newbuild. No Affordable	0.480	£1,700,000							
Melton Road, Edwalton	2 executive housing plots	2	0.267	£1,000,000						
Fairways, Loughborough	Currently single large dwelling	5	0.260	£1,000,000						
Longcliff Hill, Old Dalby	Single plot	1	0.634	£950,000						
Main Street Swithland	2 large detached	2	0.348	£900,000						
Beacon Road, Loughborough	4 large detached	4	0.479	£850,000						
Peg Green	Infill site	3	0.380	£600,000						
Talbot St, Whitlock	7 plots. No Affordable	7	0.497	£600,000						
Plot 1 Bramcote, Notts		1	0.101	£500,000						
Plot 2 Bramcote, Notts		1	0.101	£500,000						
The Moor, Coleorton	Redevelopment of large bungalow	2		£385,000						
Brascote	Single large house.	2	0.798	£360,000						
Newton Burgoland	Barn conversion and land	3	1.500	£300,000						
Cross Lane, Mountsorrel	3 plot infill	3	0.108	£250,000						
Top Road Griffydam	Selfbuild plot / Local Occupancy / 80% OMV	1		£225,000						
Tamworth Rd, Ashby De La Zouch	1 pair of semi-detached	2	0.050	£220,000						
Cornwall Drive, Long Eaton	Single plot	1	0.027	£135,000						
North Street, Whitwick	Single plot	1	0.600	£70,000						
Avenue Rd, Coalville	Single plot	1	0.007	£45,000						

Source: Market Survey (July 2018)



5.13 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 8** and summarised in the following table.



		Т	ab	le 5	.2	Re	ece	ent	t S	ale	es	of	Dev	el	ор	me	ent	: L	an	d					
Price Paid / Market Unit	£13,474		£61,224			£44,643		£4,444	£44,989	£62,684	£75,000	£61,000	£73,810		£15,724		£57,031		£52,737	£8,403	£34,411	£66,889	£30,435		
Price Paid / Unit	£13,474		£42,857			£31,250		£3,333	£31,682	£45,301	£52,500	£43,571	£51,667		£9,434		£40,556		£37,111	£5,882	£25,744	£46,822	£21,212		
Price Paid /ha	£257,718		£694,444			£552,486		£67,114	£584,268	£1,253,689	£1,039,604	£1,051,724	£2,066,667		£250,152		£730,000		£521,875	£84,746	£781,011	£877,915	£333, 333		
Sale date	22.2.17	10.5.18	2.10.15	4.5.17	22.9.14	28.1.14		29.3.16	1.9.16	22.4.16	9.4.15	27.2.02	10.11.17	No date	30.6.15	No date	14.12.16		1.8.14	1.4.14	15.5.17	28.4.17	20.10.16		No date
Total Price Paid	£768,000	No price data	£3,000,000	No price data	No price data	£10,000,000		£1,000,000	£2,249,431	£5,390,862	£10,500,000	£1,525,000	£1,550,000	No price data	£1,651,000	No price data	£1,825,000		£5,010,000	£1,000,000	£6,951,000	£8,427,980	£700,000		No price data
TOTAL s106 (£)	£275,000	£271,316	£412,040	£894,295	£222,657	£88,000	£730,143	£2,729,202	£544,051	£250,161	£283,580	£228,628	£66,166	£2,758,265	£143,358	£976,252	£375,137	£1,761,890	£1,261,251	£824,600	£455,657	£1,715,428	£15,010	£3,815,732	£259,688
Affordable % Approved	0.00%	30.00%	30.00%	30.00%	30.56%	30.00%	25.53%	25.00%	29.58%	27.73%	30.00%	28.57%	30.00%	30.00%	40.00%	30.00%	28.89%	16.90%	29.63%	30.00%	25.19%	30.00%	30.30%	25.53%	31.25%
Aff units	0	12	21	48	11	96	24	75	21	33	60	10	ი	60	20	75	13	24	40	51	68	54	10	26	10
Units	57	40	20	160	36	320	94	300	71	119	200	35	30	200	175	250	45	142	135	170	270	180	33	380	32
Site Area (ha)	2.98	2.5	4.32	15.1	1.2	18.1	4.8	14.9	3.85	4.3	10.1	1.45	0.75	15.8	6.6	32.8	2:5	8.7	9.6	11.8	8.9	9.6	2.1	22.5	1.42
Site address	Land adj to Gynsill Court	Gynsill Court Mews, Gynsill Lane	Land off Cropston Road	Fairhaven Farm, Land off Cropston Road	Land at 129 Cropston Road	Hamilton lane	Strancliffe Hall	Melton Road	Land at 95 Nottingham Road	Allendale	Ling Road	Land off Lodge End	Ashmount Special School Beacon Road	Land at Halstead Road	Land off Barkby Road	Land off Mountsorrel Lane	Land at Linkfield Farm	Land off West Cross Lane	Seagrave Road	Peashill Farm	Land off Hathern Road	Land off Tickow Lane	Land at Oakley Road & Hallam	Land off Tickow Lane	Rempstone Road
Parish	Anstey	Anstey	Anstey	Anstey	Anstey	Barkby Thorpe	Barrow upon Soar	Barrow upon Soar	Barrow upon Soar	Loughborough	Loughborough	Loughborough	Loughborough	Mountsorrel	Queniborough	Rothley	Rothley	Rothley	Sileby	Sileby	Shepshed	Shepshed	Shepshed	Shepshed	Wymeswold
	-	2	3	4	5	9	7	8	6	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26

Source: Land Registry and CBC (July 2018)



Table 5.3 Recent Sales of Development Land - Summary										
	£/ha	£/unit								
Median	£639,356	£34,397								
Average	£550,275	£27,850								

5.14 These values are on a whole site (gross area) basis and range considerably.

Source: Land Registry and CBC (July 2018)

- 5.15 It is important to note that several of the above parcels of land did not achieve the policy compliant levels of affordable housing so should be given limited weight. In this regard, we have one caveat and that is in relation to very large sites. Large sites have their own characteristics and are often subject to very 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 Benchmark Land Value of the value of industrial land.
- 5.16 It is necessary to make an assumption about the value of residential land. A value of £500,000/ha is taken as an average value for residential land.

Industrial Land

- 5.17 *Land value estimates for policy appraisal* provides a value figure for industrial land in the East Midlands of £450,000. We have sought further evidence as to industrial values in Charnwood and there is very little available.
- 5.18 CoStar (a property market data service) includes details of industrial land. There are too few transactions in Charnwood so the whole of Leicestershire is considered, these are summarised in Appendix 7. The average is about £1,650,000/ha (£670,000/acre) and the median is less at £255,000/ha (£100,000/acre). The values at the higher end of the range are either smaller sites or those with excellent links to the highways network.
- 5.19 In this study, a value of £500,000/ha is assumed for Charnwood.

Agricultural and Paddocks

5.20 The *RICS/RAU Rural Land Market Survey* reports agricultural land values on a regular basis. The most recent report³⁹ suggests England and Wales values of £20,837/ha (£8,433/acre) for

³⁹ https://www.rics.org/Global/RICS%20RAU%20Rural%20Land%20Market%20Survey%20H2%202017%20-%20FULL.pdf


arable land and \pounds 15,903/ha (\pounds 6,436/acre) for pasture. East Midlands values are a little lower than these.

5.21 A survey of agricultural land for sale has been undertaken:

Table 5.4 Agricultural Land Asking Prices – July 2018							
ha Site £/ha							
Barton in Fabis, 192.3 acres	77.83	£1,750,000	£22,485				
Measham 82.92 acres of farmland	33.6	£1,055,000	£31,399				
Gaddesby 79.2 acres	32.1	£700,000	£21,807				
Wilson, Melbourne, 67.08 acres 27.14 £615,000 £22,660							
Sourco: Markot Survoy (July 2018)							

Source: Market Survey (July 2018)

- 5.22 For agricultural land, a benchmark of £20,000/ha was put to the August 2018 Consultation, however it was suggested that this should be at least £30,000/ha. No evidence was provided to support this contention, however the value has been raised to £25,000/ha (£10,000/acre), being the top of the evidenced range.
- 5.23 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 for village and town edge paddocks is assumed.

Existing Use Values

5.24 In this assessment the following EUV assumptions are used.

Table 5.5 Existing Use Value Land Prices £/ha					
August 2018					
Residential	£500,000				
Industrial	£500,000				
Agricultural	£20,000				
Paddock	£50,000				

Source: HDH 2018

Benchmark Land Values

5.25 The setting of the Benchmark Land Values (BLV) is one of the most controversial 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
- be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. 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 10-014-20180724

- 5.26 At the August 2018 consultation, a BLV, of EUV plus 20%, with a further uplift of £300,000/ha on greenfield sites (being those in agricultural and paddock uses) was suggested. This was a figure that was based on our wider work across the country and was derived before the publication of the 2018 NPPF and updated PPG.
- 5.27 One consultee responded saying:

The proposed benchmark gross land values for green field land are far too low. Whilst we agree that the approach reflects that latest guidance set out by Government in Planning Practice Guidance (Existing Use value plus) that guidance does stress, however, that 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 benchmark values proposed would not meet minimum land values which we have within our option agreements with landowners.

The benchmark gross value which any reasonable landowner would wish to achieve to make land available for development needs to be in the order of £495,000/ha (£200,000/acre). This reflects the need to consider the alternative lifetime returns from agricultural land that would be foregone. It also reflects the fact that Charnwood has a lot of land owned by family Estates who take a long term view on development potential and will simply not develop their land if a reasonable return cannot be achieved. The significance of such influences was acknowledged in the report by John Harman on Viability Testing Local Plans (June 2012 – page 30 refers)

- 5.28 We have further considered how these amounts relate to prices for land in the market (see above), with a view to providing competitive returns to the landowner. Earlier in this chapter we set out that the median paid for residential land was £639,000/ha and the average £550,000/ha, but it was stressed that some of the sites did not achieve the policy compliant levels of affordable housing.
- 5.29 When the sites which do not achieve at least 30% affordable housing are discounted, the median is unchanged, however the average is a little higher.
- 5.30 In this regard, we have one caveat and that is in relation to very large sites. Large sites have their own characteristics and are often subject to very significant infrastructure costs and open space requirements which result in lower values.



- 5.31 It is necessary to make an assumption about the value of residential land. A value of £500,000/ha is taken as an average value for residential land.
- 5.32 In this iteration of this study we have assumed an additional uplift of £500,000/ha on greenfield land to give a BLV that is close to the median price paid for policy compliant land in the area (see Tables 5.2 and 5.3 above).
- 5.33 It is useful to consider the assumptions used in other studies in other parts of England. We have reviewed BLV used by other councils in England in development plans (albeit from before the PPG was updated in July 2018). These are set out in the table below.

Table 5.6 Benchmark Land Values Used Elsewhere					
Local Authority	Threshold Land Value				
Babergh	£370,000/ha				
Cannock Chase	£100,000-£400,000/ha				
Christchurch & East Dorset	£308,000/ha (un-serviced) £1,235,000/ha (serviced)				
East Hampshire	£450,000/ha				
Erewash	£300,000/ha				
Fenland	£1-2m/ha (serviced)				
Greater Norwich DP	£370,000-£430,000/ha				
Reigate & Banstead	£500,000/ha				
Stafford	£250,000/ha				
Staffordshire Moorlands	£1.26-£1.41m/ha (serviced)				
Warrington	£100,000-£300,000/ha				

Source: Planning Advisory Service (collated by URS)

5.34 Care has to be taken drawing on such general figures without understanding the wider context and other assumptions in the studies, but generally the assumptions used in this work are within the range being considered for this assessment.





6. Development Costs

6.1 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 August 2018.

Development Costs

Construction costs: baseline costs

6.2 The cost assumptions are derived from the Building Cost Information Service (BCIS)⁴⁰ data – using the figures re-based for Leicestershire. The cost figure for 'Estate Housing – Generally' is £1,230/m² at the time of this study⁴¹:

Table 6.1	BCIS Cos	ts- £/m² gi	ross intern	al floor ar	ea				
Rebased to Leicestershire (10	Rebased to Leicestershire (105; sample 106)								
Description: Rate per m ² gross	internal floo	r area for th	e building c	ost including	g prelims.				
Last updated: 07-Jul-2018 12:2	22								
	Mean Lowest Lower Median Upper Higher quartiles quartiles								
810.1 Estate housing									
Generally (15)	1,268	614	1,087	1,230	1,393	4,306			
Single storey (15)	1,420	713	1,217	1,361	1,607	4,306			
2-storey (15)	1,233	614	1,072	1,205	1,352	2,426			
3-storey (15)	1,256	795	1,013	1,207	1,422	2,585			
4-storey or above (20)	2,469	1,342	-	2,266	-	4,004			
810.11 Estate housing detached (15)	1,619	952	1,242	1,433	1,661	4,306			
816. Flats (apartments)									
Generally (15)	1,499	738	1,252	1,428	1,694	5,072			
1-2 storey (15)	1,427	869	1,210	1,363	1,571	2,681			
3-5 storey (15)	1,478	738	1,245	1,417	1,689	2,905			
6+ storey (15)	1,860	1,096	1,514	1,799	1,965	5,072			

Source: BCIS (July 2018)

⁴¹ BCIS Rebased to Leicestershire – 16th July 2018.



⁴⁰ BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.

- 6.3 These costs are over 21% higher than those used in the Charnwood Local Plan Viability Study (DTZ, November 2014). As in the 2014 Viability Assessment, Lower Quartile Costs are used for larger sites (over 100 units).
- 6.4 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 1 to 10 units was about 6% higher than for schemes of over 10 units. These adjustments have been made to the smallest schemes modelled in this report.
- 6.5 The base assumption in this report is that homes are built to the basic Building Regulation Part L 2010 Standards but not to higher environmental standards. This is in line with the Government announcement, made at the time of the Summer 2015 Budget in the *Fixing the foundations productivity report*⁴², of its intention not to proceed with the zero carbon buildings policy.

... repeat its successful target from the previous Parliament to reduce net regulation on housebuilders. The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established

- 6.6 As a result, there was no uplift to Part L of the Building Regulations during 2016, and both the 2016 zero carbon homes target and the 2019 target for non-domestic zero carbon buildings were dropped, including the Allowable Solutions programme.
- 6.7 The Department for Communities and Local Government (DCLG) used to publish occasional reviews of the costs of building to the Code for Sustainable Homes (CfSH)⁴³. Whilst the CfSH is not being pursued, these provide useful guidance as to the costs of the implementation of the various environmental standards. In 2014 DCLG published *Housing Standards Review Cost Impacts* (EC Harris, September 2014) that considered the more recent changes in building regulations and the optional additional standards.
- 6.8 In this viability assessment, the median BCIS costs are used as adjusted above.

Construction costs: affordable dwellings

6.9 The procurement route for affordable housing is assumed to be through construction by the developer and then disposal to a housing association on completion. In the past, when considering the build cost of affordable housing provided through this route, we took the view

⁴³ Cost of building to the Code for Sustainable Homes, Updated cost review. (DCLG, Aug 2011)



⁴² https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation

that it should be possible to make a saving on the market housing cost figure, on the basis that one might expect the affordable housing to be built to a slightly different specification than market housing. However, the pressures of increasingly demanding standards for housing association properties have meant that, for conventional schemes of houses at least, it is no longer appropriate to use a reduced build cost; the assumption is of parity.

Other normal development costs

- 6.10 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.
- 6.11 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.
- 6.12 A scale of allowances has been developed for the residential sites, ranging from 10% of build costs for the smaller sites, to 20% for the larger greenfield multi-outlet / multi-phase schemes. On the high-density flatted schemes, we have assumed site costs of 5% (on the basis that it is likely to be on a serviced site and have very limited landscaping and other external works). A range of inconsistent comments were received in relation to this assumption, but it is important to note that this assumption is separate to the assumptions for s106 costs and the assumptions for abnormal costs that are treated separately.
- 6.13 Through the August 2018 consultation, one consultee suggested that 20% was too low for large multi-outlet sites, however no alternative was suggested, and no evidence provided. No such change has been made. Further, a promoter of a potential strategic site suggested that a further allowance needs to be made to cover strategic infrastructure. This is accepted and covered under the *S106 Contributions and the costs of infrastructure* heading below.

Abnormal development costs and brownfield sites

6.14 The treatment of abnormal costs was considered at Gedling Borough Council's Local Plan Examination in Public⁴⁴. There is an argument that it may not be appropriate for abnormals to be built into appraisals in a high-level study 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

 $^{^{44}}$ REPORT TO GEDLING BOROUGH COUNCIL, THE PLANNING INSPECTORATE REF PINS/N3020/429/4, MAY 2015



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.

- 6.15 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. Through the August 2018 consultation it was suggested that this allowance be increased to 10%, although no reason was given.
- 6.16 Abnormal costs will be reflected in land value (and in due course, at the development management stage, in the BLV). 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 a study of this type to standardise land prices across an area.

Fees

6.17 For residential development on reasonably sized sites we have assumed professional fees amount to 10% of build costs. This is likely to vary from site to site but includes the various assessments and appraisals that the Council requires under its various Local Plan policies.

Contingencies

- 6.18 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.
- 6.19 One developer suggested that 2.5% may be low, but made no alternative suggestion.

S106 Contributions and the costs of infrastructure

6.20 For many years, the Council has sought payments from developers to mitigate the impact of the development through improvements to the local infrastructure. Over the last 3 years, on the larger sites, the average payment has been about £6,000/unit. Historically, many of the contributions from smaller sites relate to more general contributions to off-site education and open spaces. In this study it is important that the costs of mitigation are reflected in the analysis. We have assumed all the modelled sites will contribute £6,000/unit towards infrastructure.



- 6.21 This is notably less than the assumption of £7,500/unit used in the Charnwood Local Plan Viability Study (DTZ, November 2014). This change is due to the restrictions on using s106 as set out in the CIL Regulations and PPG.
- 6.22 Through the August 2018 consultation it was suggested that an assumption of £6,500/unit should be made, based on a recent example. Part of the reason given was due to the possible lifting of the s106 pooling restrictions which are subject to the current (January 2019) Government consultation.
- 6.23 Data set out in **Appendix 8** shows that s106 payments have varied from below £300/unit to over £13,000 per unit. The average is £6,000 per unit. This has been used in the base appraisals, although a range of infrastructure costs ranging from £0 to £30,000 per unit has been tested. This approach is appropriate at this stage of the plan-making process, but it will be necessary to keep these under review as the plan-making process continues.

Financial and Other Appraisal Assumptions

VAT

6.24 For simplicity, it has been assumed throughout, that either VAT does not arise, or that it can be recovered in full.

Interest rates

- 6.25 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 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.
- 6.26 The 6% assumption may seem high given the very low base rate figure (0.75% August 2018). 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.
- 6.27 The relatively high assumption of the 6% interest rate, and the assumption 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.
- 6.28 An arrangement fee of 1% of the peak borrowing requirement is also allowed for.

Developers' return

6.29 An allowance needs to be made for developers' profit / return and to reflect the risk of development. Neither the NPPF, nor the CIL Regulations, nor the CIL Guidance provide



useful guidance in this regard so, in reaching this decision, the RICS's 'Financial Viability in *Planning*' (August 2012), the Harman Guidance *Viability Testing Local Plans, Advice for planning practitioners* (June 2012), and the HCA's Economic Appraisal Tool have been referred to. None of these documents are prescriptive, but they do set out some different approaches.

6.30 The RICS Financial Viability in Planning (August 2012) says:

3.3.2 The benchmark return, which is reflected in a developer's profit allowance, should be at a level reflective of the market at the time of the assessment being undertaken. It will include the risks attached to the specific scheme. This will include both property-specific risk, i.e. the direct development risks within the scheme being considered, and also broader market risk issues, such as the strength of the economy and occupational demand, the level of rents and capital values, the level of interest rates and availability of finance. The level of profit required will vary from scheme to scheme, given different risk profiles as well as the stage in the economic cycle. For example, a small scheme constructed over a shorter timeframe may be considered relatively less risky and therefore attract a lower profit margin, given the exit position is more certain, than a large redevelopment spanning a number of years where the outturn is considerably more uncertain.

6.31 The Harman Guidance says:

Return on development and overhead

The viability assessment will require assumptions to be made about the average level of developer overhead and profit (before interest and tax).

The level of overhead will differ according to the size of developer and the nature and scale of the development. A 'normal' level of developer's profit margin, adjusted for development risk, can be determined from market evidence and having regard to the profit requirements of the providers of development finance. The return on capital employed (ROCE) is a measure of the level of profit relative to level of capital required to deliver a project, including build costs, land purchase, infrastructure, etc.

As with other elements of the assessment, the figures used for developer return should also be considered in light of the type of sites likely to come forward within the plan period. This is because the required developer return varies with the risk associated with a given development and the level of capital employed.

Smaller scale, urban infill sites will generally be regarded as lower risk investments when compared with complex urban regeneration schemes or large scale urban extensions.

Appraisal methodologies frequently apply a standard assumed developer margin based upon either a percentage of Gross Development Value (GDV) or a percentage of development cost. The great majority of housing developers base their business models on a return expressed as a percentage of anticipated gross development value, together with an assessment of anticipated return on capital employed. Schemes with high upfront capital costs generally require a higher gross margin in order to improve the return on capital employed. Conversely, small scale schemes with low infrastructure and servicing costs provide a better return on capital employed and are generally lower risk investments. Accordingly, lower gross margins may be acceptable.

This sort of modelling – with residential developer margin expressed as a percentage of GDV – should be the default methodology, with alternative modelling techniques used as the exception. Such an exception might be, for example, a complex mixed use development with only small scale specialist housing such as affordable rent, sheltered housing or student accommodation.

6.32 The HCA's Economic Appraisal Tool, the accompanying guidance for the tool kit, says:



Developer's Return for Risk and Profit (including developer's overheads)

Open Market Housing

The developer 'profit' (before taxation) on the open market housing as a percentage of the value of the open market housing. A typical figure currently may be in the region of 17.5-20% and overheads being deducted, but this is only a guide as it will depend on the state of the market and the size and complexity of the scheme. Flatted schemes may carry a higher risk due to the high capital employed before income is received.

Affordable Housing

The developer 'profit' (before taxation) on the affordable housing as a percentage of the value of the affordable housing (excluding SHG). A typical figure may be in the region of 6% (the profit is less than that for the open market element of the scheme, as risks are reduced), but this is only a guide.

6.33 Paragraph 10-018-20180724 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 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.

- 6.34 It is unfortunate that the above are not consistent, but it is clear that the purpose of including a developers' profit 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 developer's 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.
- 6.35 At the Shinfield appeal⁴⁵ (January 2013) the inspector considered this specifically saying:

Developer's profit

43. The parties were agreed that costs⁴⁶ should be assessed at 25% of costs or 20% of gross development value (GDV). The parties disagreed in respect of the profit required in respect of the affordable housing element of the development with the Council suggesting that the figure for this should be reduced to 6%. This does not greatly affect the appellants' costs, as the affordable housing element is 2%, but it does impact rather more upon the Council's calculations.

44. The appellants supported their calculations by providing letters and emails from six national housebuilders who set out their net profit margin targets for residential developments. The figures ranged from a minimum of 17% to 28%, with the usual target being in the range 20-25%. Those that differentiated between market and affordable housing in their correspondence did not set different profit margins. Due to the level and nature of the supporting evidence, I give great weight [to] it. I conclude

⁴⁶ i.e. the developer's profit / competitive return.



⁴⁵ APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

that the national housebuilders' figures are to be preferred and that a figure of 20% of GDV, which is at the lower end of the range, is reasonable.

- 6.36 Generally, we do not agree that linking the developer's profit to GDV is reflective of risk, as the risk relates to the cost of a scheme the cost being the money put at risk as the scheme is developed. As an example (albeit an extreme one to illustrate the point) we can take two schemes, A and B, each with a GDV £1,000,000, but scheme A has a development cost of £750,000 and scheme B a lesser cost of £500,000. All other things being equal, in A the developer stands to lose £750,000 (and make a profit of £250,000), but in B 'only' £500,000 (and make a profit of £500,000). Scheme A is therefore more risky, and it therefore follows that the developer will wish (and need) a higher return. By calculating profit on costs, the developer's return in scheme A would be £150,000 and in scheme B would be £100,000 and so reflect the risk whereas if calculated on GDV the profits would be £200,000 in both.
- 6.37 Broadly there are four different approaches that could be taken:
 - a. 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.
- 6.38 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.
- 6.39 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.
- 6.40 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 (either site by site or split between market and affordable housing), it is appropriate to make some broad assumptions.



- 6.41 Initially the developer's return was assumed to be 20% of the value of market housing and 6% of the value of affordable housing. In relation to non-residential development an assumption of 15% is used. These assumptions should be considered with the assumption about interest rates in the previous section, where a cautious approach was taken with a relatively high interest rate, and the assumption that interest is charged on the whole of the development cost. Further consideration should also be given to the contingency sum in the appraisals which is also reflective of the risks.
- 6.42 Through the consultation it was suggested that 'profit' should be expressed as a percentage of GDV rather than costs. This is accepted and agreed, 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'. It was suggested that 20% should be used across both market and affordable units with the developer saying the 'assumed return on affordable units of 6% is at odds with what is now routinely being achieved. Funding institutions will now look for a blended return of 20% on GDV for the scheme as a whole (including affordable)'. Another developer suggested that an assumption of 'at least 30%' be used.
- 6.43 Having considered this further and to bring the study fully in line with the PPG, the developers' return is assessed as 17.5% of GDV being in the middle of the suggested range. In a stronger market (for example the Home Counties) a lower percentage may be appropriate and in a weaker market (for example parts of the North East) a higher assumption may be appropriate so as to reflect the relative levels of risk.

Voids

- 6.44 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.
- 6.45 For the purpose of the present study, a three-month void period is assumed for residential developments.

Phasing and timetable

- 6.46 A pre-construction period of six months is assumed for all of the 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 the Council 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.
- 6.47 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. 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 Harman Guidance.

Site Acquisition and Disposal Costs

Site holding costs and receipts

6.48 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

- 6.49 A simplistic approach is taken, it is assumed an allowance 1.5% for acquisition agents' and legal fees. One consultee suggested that this allowance be increased to 2%. It is accepted that acquisition fees can be substantially higher, they can also be lower. This assumption is considered to be reasonable.
- 6.50 Stamp duty is calculated at the prevailing rates.

Disposal costs

- 6.51 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.
- 6.52 One developer suggested that this assumption be increased to 4%. Bearing in mind that this is applied to affordable housing as well as market housing, this assumption is considered to be reasonable.



7. Local Plan Policy Requirements

- 7.1 The specific purpose of this study is to consider the Council's affordable housing targets. Ultimately it will form part of the evidence base to demonstrate the deliverability of the new Local Plan, as required by the NPPF, PPG and CIL Regulations and summarised in Chapter 2 above.
- 7.2 In due course, the Council will consider the advice set out in this report and the wider evidence to settle on a set of planning policies. In this chapter, a range of policy options have been considered and these will further inform the development of Council policy.
- 7.3 This study has necessarily been based on the policies set out in the Charnwood Local Plan Core Strategy (2011 to 2028) as adopted in November 2015. The new Local Plan will develop new policies but it is too early in the process for these to be considered the exception to this is the affordable housing policy which is under review.

Charnwood Local Plan Core Strategy (2011 to 2028)

7.4 The policies in the adopted Charnwood Local Plan Core Strategy (2011 to 2028) are reviewed below. Only those that impact directly on the viability of residential development are listed.

Policy CS 2 - High Quality Design

- 7.5 This policy requires high quality design, but does not impose specific requirements on developers. No additional costs are attributed to this policy (that are not covered in more specific policies covered below).
- 7.6 Policy CS 2 (in the last bullet point) seeks that development will reduce its impact on Climate Change. It is assumed that this policy has been superseded (as set out in Chapter 2 above) and future development will be to Part L of Building Regulations.
- 7.7 Relevant to this policy is *Leading in Design, Supplementary Planning Document, Approved by Cabinet following Public Consultation* (July 2005). This is considered separately below, although this will be superseded by the new Local Plan when it is adopted.

Policy CS 3 - Strategic Housing Needs

7.8 This policy is read with the *Housing Supplementary Planning Guidance (Updated December 2017)*. The policy is not specifically tested as the purpose of this study is to explore the options available to Council in this regard.

Policy CS 12 - Green Infrastructure

7.9 This is a general policy that does set out specific requirements for new development to follow.



Policy CS 15 - Open Spaces, Sports and Recreation

7.10 This policy seeks the following open space requirements to be met:

Table 7.1 Standards for Open Space, Sport and Recreation					
	Quantity Standard Hectares per 1,000 population	Minimum Site Size (hectares)			
Parks	0.32	0.4			
Natural Open Space	2.00	0.05			
Amenity Green Space	0.46	0.1			
Facilities for Children	Within per 480m of each home	0.04			
Facilities for Young People	Within per 480m of each home	0.04			
Outdoor Sports Facilities	2.60	0.28			
Allotments	0.33	0.05			
Indoor sport	To be calculated using the Sport England Facility Calculator				

Source: Figure 2, Charnwood Local Plan Core Strategy (2011 to 2028)

- 7.11 In implementing this policy, it is assumed that these requirements only apply where there would be a shortfall in local provision.
- 7.12 When using the above requirements, it is assumed that each dwelling will generate 2.4 residents. These requirements are incorporated into the modelling as set out in Chapter 8 below.

Policy CS 16 - Sustainable Construction and Energy

- 7.13 This policy does not impose specific requirements on new development rather seeks to encourage the mitigation of 'the effects of climate change by encouraging sustainable design and construction and the provision of renewable energy'.
- 7.14 In this context, it is important to note that the impact of such measures does have a positive impact on house prices⁴⁷. It is difficult to capture the level of such an uplift in a report of this type.

⁴⁷ As reported in *Final Project Report – An Investigation of the effect of EPC ratings on house prices*, Department of Energy & Climate Change (17th June 2013) and EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending, by BRE and funded by the Welsh Government.



Policy CS 17 - Sustainable Travel

7.15 This policy does not impose specific requirements on new development – rather seeks to mitigate the impact of that development. This is one of several policies that seek developer contributions. A range of developer contributions have been tested.

Policy CS 18 - The Local and Strategic Road Network

7.16 This policy does not impose specific requirements on new development – rather seeks to mitigate the impact of that development on the highway network. This is one of several policies that seek developer contributions. A range of developer contributions have been tested.

Policy CS 24 - Delivering Infrastructure

7.17 This policy does not impose specific requirements on new development – rather seeks to mitigate the impact of that development. This is one of several policies that seek developer contributions. A range of developer contributions have been tested.

Supplementary Planning Documents

7.18 The Council has a number of adopted SPDs.

Leading in Design, Supplementary Planning Document, Approved by Cabinet following Public Consultation (July 2005).

7.19 This is broad document that crosses several areas of policy. It will be superseded by the new Plan. It is largely concerned with process and approach, there are however a number of principles and requirements that need to be reflected in this study.

Housing Supplementary Planning Guidance (Updated December 2017).

7.20 This is broad document that goes beyond the provision of affordable housing. There are however a number of principles and requirements. Bearing in mind the nature of this study, these are not specifically tested.

LEICESTERSHIRE PLANNING OBLIGATIONS POLICY

- 7.21 Leicestershire County Council's Planning Obligations Policy, published in December 2014, sets out the principles for the County level developer contributions for schools, roads and transportation social care, libraries and waste management. It provides guidance to Leicestershire local planning authorities and is taken into account by Council in negotiating developer contributions.
- 7.22 In October 2018 Leicestershire County Council published for consultation an updated policy statement which proposes a formula based approach to calculate contributions for all of the types of infrastructure required by the County Council. It is understood that its details are likely to be subject to revision following consultation.



Housing Mix

7.23 Neither the adopted Local Plan nor the SPDs include detail with regard to the mix of market housing required or sought on new development. The Leicester & Leicestershire Housing and Economic Development Needs Assessment (HEDNA), GL Hearn Ltd (January 2017) sets out the required mix of affordable housing by size:

Table 7.2 HEDNA Housing Mix						
Market Housing Affordable Housing						
1 bedroom	0%-10%	60% 70%				
2 bedroom	25%-35%	60%-70%				
3 bedroom	45%-55%	25%-30%				
4+ bedroom	10%-20%	5%-10%				

Source: Tables 55 and 57 HEDNA (GL Hearn Ltd January 2017)

- 7.24 This size mix has formed the basis of the modelling. It is important to note that the Council does not plan to require this mix on each and every site. The specific nature of development sites will continue to inform design (for example higher density flatted schemes are likely to continue to come forward in central Loughborough), but developers are also required to have regard to this mix.
- 7.25 In addition, consideration has been given to the mix of tenures (Social Rent, Affordable Rent, Intermediate Housing) and Starter Homes. In line with the Council's Housing SPD, a mix of 77% Affordable Rent and 23% Intermediate Housing has been taken as a starting point.
- 7.26 The site size threshold has been considered in line with the PPG, bearing in mind that no parts of the Borough are within a 'designated rural area'.
- 7.27 The overall level of affordable housing is considered relative to different levels of developer contributions.
- 7.28 Through the August 2018 consultation it was suggested that, rather than having an affordable housing target, a range (for example 20% to 40%) may be appropriate. Such an approach would not be in line with the updated PPG.

Emerging Areas of Policy

7.29 The new Local Plan is at an early stage. It is therefore appropriate to consider the wider context and changes to the wider planning system.



Space Standards

7.30 The Council is not seeking to introduce minimum space standards at the time of this study⁴⁸. 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.

7.31 The following unit sizes are set out⁴⁹:

Table 7.3 National Space Standards. Minimum gross internal floor areas andstorage (m²)							
number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage		
1b	1р	39 (37)*			1		
	2р	50	58		1.5		
2b	Зр	61	70		2		
	4p	70	79				
3b	4р	74	84	90	2.5		
	5р	86	93	99			
	6р	95	102	108			
4b	5р	90	97	103	3		
	6р	99	106	112			
	7р	108	115	121			
	8p	117	124	130			
5b	6р	103	110	116	3.5		
	7р	112	119	125			
	8p	121	128	134			
6b	7р	116	123	129	4		
	8p	125	132	138			

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

49

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf



⁴⁸ Housing Supplementary Planning Guidance (May 2017) does set out some minimum sizes in terms of occupants relative to bedrooms.

7.32 In this study the units are assumed to be in excess of these National Space Standards.

Accessible and Adaptable

- 7.33 At present the Council is not seeking to introduce a policy requiring a proportion of new homes to be built to higher standards (in terms of accessibility).
- 7.34 The additional costs of the space standards (as set out in the draft Approved Document M amendments included at Appendix B4) are set out in the table below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review Cost Impacts* (EC Harris, September 2014)), reflect accessibility as follows:
 - Category 1 Dwellings which provide reasonable accessibility
 - Category 2 Dwellings which provide enhanced accessibility and adaptability
 - Category 3 Dwellings which are accessible and adaptable for occupants who use a wheelchair.

Table 7.4 Additional Costs of Building to the draft Approved Document Mamendments included at Appendix B4.										
Table 45 – Acce	ss costs :	summa	ry							
			1B Apartme	ent A	2B Apartment	2B -	Terrace	3B Sen detach	ni- ed D	4B etached
Cost all dwelli	ngs (ext	ra over	current i	ndustry	v practice)					
Category 1			-		-		-	-		-
Category 2			£940		£907	£	2523	£521		£520
Category 3 Ada	aptable		£7,607	,	£7,891	£	9,754	£10,30)7 £	210,568
Category 3 Acc	essible		£7,764	Ļ	£8,048	£2	2,238	£22,79	91 £	23,052
Table 45a – Acc	ess relate	ed spac	e cost su	mmary						
	1B Apa	rtment	2B Apa	rtment	2B Te	race	3B Semi-	detached	4B Det	ached
Cost increase for a	dditional n	n2								
Category 2	+ 1 sq.m	£722	+ 1 sq.m	£722	+ 2 sq.m	£1,444	+ 3 sq.m	£2,166	+ 3 sq.m	£2,166
Category 3	+ 8 sq.m	£5,776	+ 14 sq.m	£10,108	+ 21 sq.m	£15,162	+ 24 sq.m	£17,328	+ 24 sq.m	£17,328
Table 45b – Access related space cost after Space cost recovery										
	1B Apa	rtment	2B A	partment	2В	Terrace	3B Sem	i-detached	4B De	tached
Category 2	+ 1 sq.m	£289	+ 1 sq.m	1 £289	+ 2 sq.n	1 £578	+ 3 sq.m	£866	+ 3 sq.m	£866
Category 5		£2,310	+ 14 SQ.1	1 24,04	danda Dau	1 20,00	- + 24 SQ.1	(50.11	+ 24 Sq.m	20,931

Source: Page 38, DCLG publication Housing Standards Review - Cost Impacts (EC Harris, September 2014)



7.35 The additional costs of building to these higher standards are considered. Having discussed this with the Council, a scenario has been tested where 20% of new housing is to Accessible and Adaptable Category 2 standards with 5% to Category 3 (wheelchair standards).

Use of water

- 7.36 Sustainable Urban Drainage Systems (SUDS), are often a requirement. 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 Sustainable Urban Drainage Schemes (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.
- 7.37 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 £100/dwelling⁵⁰.

Self and Custom Build

- 7.38 The Council is considering the inclusion of self-build and custom-build units within sites. Whilst the requirement is yet to be worked up, we have tested a 5% requirement on sites of 20 and larger.
- 7.39 Through the August 2018 consultation it was highlighted that as self-builds are exempt from CIL, there will need to be a mechanism for delivering infrastructure. This is accepted and covered through the s106 assumptions.
- 7.40 Concern was also raised around the consequence of self-build plots not selling. This is difficult to address in a viability study, however comment is made.

Neighbourhood Planning

7.41 Several parishes have 'made' plans and several are emerging

Thurcaston and Cropston Parish Neighbourhood Plan

7.42 This plan was made in December 2018. This Neighbourhood Plan sets out additional requirements for development within the parish and in particular provides helpful detail. It

⁵⁰ Table 26 – Water standards costs summary, '*DCLG publication Housing Standards Review – Cost Impacts*' (EC Harris, September 2014).



does not add to the costs of development, rather being more concerned with the approach and higher level of design.

Thrussington Neighbourhood Plan

7.43 This plan was made in September 2018. Like the Thurcaston and Cropston Parish Neighbourhood Plan, this Neighbourhood Plan sets out additional requirements for development within the parish and in particular provides helpful detail. It does not add to the costs of development, rather being more concerned with the approach and higher level of design.

Barrow upon Soar Neighbourhood Plan

7.44 This plan was made in May 2018 and sets out additional requirements for development within the parish and in particular provides helpful detail. It does not add to the costs of development, rather being more concerned with the approach to higher level of design.

Quorn Neighbourhood Plan

- 7.45 This Neighbourhood Plan was subject to consultation from July to September 2017 and at the end of 2018 was submitted for examination.
- 7.46 This plan is more detailed than those listed above. Specifically it seeks:

POLICY S2: Design Guidance - Design New development will be required to reflect the guidance in the Quorn Village Design Statement (Appendix E).

7.47 This sets out additional requirements for development, in particular provides helpful detail. It does not add to the costs of development, rather being more concerned with the approach and higher level of design.

POLICY H2: HOUSING MIX – Any new housing development proposals should provide a mixture of housing types specifically to meet identified local needs in Quorn. Support will be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people and those with restricted mobility. 4-plus bedroom units may be included in the mix of dwellings but will be expected to comprise a clear minority.

7.48 This policy is broadly similar to the mix of housing identified though the Tables 55 and 57 HEDNA (GL Hearn Ltd January 2017).

POLICY H3: AFFORDABLE HOUSING PROVISION - Development proposals for new housing where there is a net gain of ten or more dwellings should provide at least 40% affordable housing. ... The tenure mix should meet an identified local need as follows: - One third of units will be for social or affordable rent. - One third of units will be for shared ownership provision. - One third of units will be for low cost starter homes for sale

- 7.49 This policy is somewhat different to the Council's emerging policy that seeks (in line with the Council's Housing SPD) a mix of 77% Affordable Rent and 23% Intermediate Housing. The minimum requirements for intermediate products required through national policy are assumed to apply.
- 7.50 The overall requirement is subject to testing in this report.



94

8. Modelling

- 8.1 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 the Council's policies on development viability.
- 8.2 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

- 8.3 The Strategic Housing and Employment Land Availability Assessment (SHELAA) has formed the basis of the modelling. The SHELAA includes 293 sites and over 36,000 dwellings. Some of the SHELAA sites already have planning consent but most have no planning status and will be assessed for inclusion as allocated sites in the Local Plan in due course. Only those that are under consideration for the new Plan are considered in this study.
- 8.4 It is important to note that the SHELAA is not an allocation document, rather it is a list of potential sites that are being considered. The sites included in the final Plan are likely to be selected from amongst the sites submitted for consideration through the SHELAA. Other sites will be found not to be suitable for development. The SHELAA is a working document with new sites being included, and existing sites being excluded over time.

Table 8.1 SHELAA Sites							
Count Total Area Capacity							
Allocation	3	671.55	4,860				
Not Approved	210	1,438.88	22,295				
Approved	80	603.80	8,976				
Total 293 2,714.23 36,131							

Source: Charnwood SHELAA, July 2017

8.5 These are shown on the following plan.





Source: Charnwood SHELAA, July 2017



8.6	The main characteristics of the SHELAA sites are summarised as follows and form the basis
	of the modelling.

Table 8.2 SHELAA Sites by Land Use					
	н	а	Un	iits	
		Brownfield			
Count	72	33.80%			
Sum	126.07	5.97%	2,394	8.82%	
Average	1.75		33		
	·	Greenfield	· · · · · · · · · · · · · · · · · · ·		
Count	140	65.73%			
Sum	1,933.16	91.60%	23,991	88.35%	
Average	13.81		171		
		Mixed			
Count	1	0.47%			
Sum	51.20	2.43%	770	2.84%	
Average	51.20		770		
		Total			
Count	213	100.00%			
Sum	2,110.43	100.00%	27,155	100.00%	
Average	9.91		127		

Source: Charnwood SHELAA, July 2017

8.7 In terms of location, the SHELAA sites are distributed across the Borough.



Table 8.3 Distribution of SHELAA Sites by Parish								
	Sites	Area	Capacity	Average	Average			
		ha	Unit	ha	Units			
Anstey	9	56.08	1,050	6.23	117			
Anstey/Glenfield	1	20.40	380	20.40	380			
Barkby	2	54.90	801	27.45	401			
Barkby Thorpe	2	12.04	181	6.02	91			
Barrow upon Soar	13	56.69	1,065	4.36	82			
Birstall	1	1.82	45	1.82	45			
Burton on the Wolds	5	28.27	456	5.65	91			
Cossington	2	14.89	279	7.45	140			
Cotes	2	133.10	1,002	66.55	501			
Cropston	3	13.84	261	4.61	87			
East Goscote	1	2.90	54	2.90	54			
Hathern	3	3.36	63	1.12	21			
Hoton	3	52.09	793	17.36	264			
Loughborough	31	307.92	4,695	9.93	151			
Loughborough /Shepshed/Hathern	1	465.00	3,200	465.00	3,200			
Mountsorrel	5	2.26	57	0.45	11			
Newtown Linford	6	26.91	502	4.49	84			
Newtown Linford/Markfield	2	9.20	179	4.60	90			
Queniborough	4	20.86	390	5.22	98			
Quorn	8	60.81	1,133	7.60	142			
Ratcliffe on the Wreake	1	0.33	10	0.33	10			
Rearsby	5	17.10	213	3.42	43			
Rothley	11	41.71	686	3.79	62			
Seagrave	4	12.92	103	3.23	26			
Shepshed	19	146.65	2,686	7.72	141			
Sileby	18	55.63	1,145	3.09	64			
Syston	11	132.80	1,670	12.07	152			
Thrussington	5	6.12	124	1.22	25			
Thurcaston	3	51.30	821	17.10	274			
Thurmaston	15	57.36	763	3.82	51			
Walton on the Wolds	1	0.49	12	0.49	12			
Wanlip	3	9.72	179	3.24	60			
Wanlip/Thurcaston&Cropston/Rothley	1	206.00	1,650	206.00	1,650			
Woodhouse	1	0.84	21	0.84	21			
Woodhouse Eaves	1	1.20	10	1.20	10			
Woodthorpe	2	0.74	21	0.37	11			
Wymeswold	8	26.18	455	3.27	57			
Grand Total	213	2,110.43	27,155	9.91	127			

Source: Charnwood SHELAA, July 2017



8.8 When it comes to developing the typologies, it is important that they are related to the size of the SHELAA sites.

Table 8.4 Distribution of SHELAA Sites by Size												
Size	Count		Capacity									
>1,000	5	2%	13,550	38%								
500 - 999	6	2%	4,234	12%								
100-499	61	21%	12,181	34%								
50-99	38	13%	2,764	8%								
25-49	53	18%	1,967	5%								
10-25	58	20%	898	2%								
<10	72	25%	537	1%								
Sub-Total	293	100%	36,131	100%								

Source: Charnwood SHELAA, July 2017

Residential Modelling and Typologies

8.9 To inform the modelling, the characteristics of the sites were considered in terms of location, size and suggested use, as set out in the tables above. We have modelled a set of representative sites in the Council area. The Council's most recent published SHELAA takes a relatively simple approach to development density saying.

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.

Page 9, HELAA Methodology Paper, March 2017

- 8.10 In the SHELAA that has formed the basis of the analysis in the earlier part of this chapter, a simple assumption of 30units/ha has been used by the Council in establishing the site capacity.
- 8.11 In the SPD *Leading in Design, Supplementary Planning Document* (July 2005) the following densities are set out (which were taken from the old Structure Plan):

As a guide, the emerging Leicestershire, Leicester and Rutland Structure Plan (1996 to 2016) proposes that housing developments on sites of 0.3 hectares or more should attain the following minimum net densities (Housing Policy 5):

- 50 dwellings per hectare within and adjoining the centre of Loughborough.
- 40 dwellings per hectare within other town centres, local centres and other locations well served by public transport and accessible to services and facilities.



- 30 dwellings per hectare in other locations.
- 8.12 These remain relevant so the modelling in this study follows these <u>minimum</u> requirements.
- 8.13 In addition to the above, in all cases we have applied the following net developable area assumptions to the modelling. These are taken from the Council's SHELAA.

Table 8.5 Development Densities											
Site Size	Gross to Net Development Ratio										
Up to 0.4ha	100%										
0.4 - 2ha	82.5%										
2 - 35ha	62.5%										
Over 35ha	50%										

Source: Charnwood SHELAA Methodology Paper, (Page 9) March 2017

8.14 The final aspect to the modelling is the effect of *Policy CS 15 - Open Spaces, Sports and Recreation* that seeks the following open space requirements to be met (copied from Chapter 7 above):

Table 8.6 Standards for Open Space, Sport and Recreation										
	Quantity Standard Hectares per 1,000 population	Minimum Site Size (hectares)								
Parks	0.32	0.4								
Natural Open Space	2.00	0.05								
Amenity Green Space	0.46	0.1								
Facilities for Children	Within per 480m of each home	0.04								
Facilities for Young People	Within per 480m of each home	0.04								
Outdoor Sports Facilities	2.60	0.28								
Allotments	0.33	0.05								
Indoor sport	To be calculated using the Sport England Facility Calculator									

Source: Figure 2, Charnwood Local Plan Core Strategy (2011 to 2028)

8.15 When using the above requirements, it is assumed that each dwelling will generate 2.4 residents and would apply to sites of 10 units and larger. It is important to note that these requirements are assessed on a site by site basis and are relative to the local available space. The Council often accepts payments in lieu of onsite provision. It is acknowledged that modelling is never totally representative, however the aim of this work is to broadly test development viability of sites likely to come forward over the plan-period. This will assist with developing the Plan and the policies within it as well as to inform the Council's plan-making. The modelled sites are reflective of development sites in the study area that are likely to come forward during the plan-period.



8.16 Through the August 2018 consultation it was suggested that that the strategic sites should be modelled separately. It is agreed that this is necessary before the Plan is finalised, however it would be inappropriate at this stage which is to establish the parameters of viability and inform the plan-making process. In due course, when sites have been selected (no sites have been selected yet) it will be necessary to undertake this work.

Development assumptions

- 8.17 In arriving at appropriate assumptions for residential development on each site, the built form 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.
- 8.18 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).
- 8.19 A typical current 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.
- 8.20 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.
- 8.21 The main characteristics of the modelled sites are set out in the tables below. It is important to note that these are modelled sites and not actual sites. These modelled typologies have been informed by the sites that are included in the SHELAA and preferred for allocation, both in terms of scale and location. A proportion of the housing to come forward over the planperiod will be on smaller sites, therefore several smaller sites have been included.



	Table 8.	7 Initial M	odelled Sites / Typologies						
Brown 150	Units	150	Large brownfield site. Mix of family housing as per						
	Area	6.00	HEDNA. Modelled at 40units/net ha - 3.75ha / 62.5% net. In excess of CBC POS requirements.						
1	Units/ha	40.00							
Brown 50	Units	50	Medium brownfield site. Mix of family housing as per						
	Area	1.52	HEDNA. Modelled at 40units/net ha - 1.25ha / 82.5% net.						
2	Units/ha	40.00							
Brown 50 HD	Units	50	Higher density medium brownfield site. Mix of family						
	Area	1.21	1.00ha / 82.5% net.						
3	Units/ha	50.00							
Brown 20	Units	20	Medium brownfield site. Mix of family housing as per						
	Area	0.61	HEDNA. Modelled at 40units/net ha - 0.5ha / 82.5% net.						
4	Units/ha	40.00							
Brown 20 HD	Units	20	Medium brownfield site. Mix of family housing as per						
	Area	0.48	HEDNA. Modelled at 50units/net ha - 0.4ha / 82.5% net.						
5	Units/ha	50.00							
Brown 12	Units	12	Small brownfield site. Mix of family housing as per						
6	Area	0.30	HEDNA. Modelled at 40units/net ha 100% net.						
6	Units/ha	40.00							
Brown 9	Units	9	Small brownfield site. Mix of family housing as per						
	Area	0.23	HEDNA. Modelled at 40units/net ha 100% net.						
7	Units/ha	40.00							
Brown 6	Units	6	Small brownfield site. Mix of family housing as per						
	Area	0.15	HEDNA. Modelled at 40units/net ha 100% net.						
8	Units/ha	40.00							
Brown 4	Units	4	Small brownfield site. Modelled at 40units/net ha						
	Area	0.10	0.1ha / 100% net.						
9	Units/ha	40.00							
Brown Plot	Units	1	Single brownfield plot.						
	Area	0.03							
10	Units/ha	40.00							
Large Flatted 50	Units	50	Flatted scheme modelled at 75units/net ha / 82.5%						
	Area	0.81	net.						
11	Units/ha	75.00							
Small Flatted 7	Units	7	Flatted scheme modelled at 60units/net ha / 100%						
	Area	0.12	net.						
12	Units/ha 60.00								



Та	ble 8.7(con	tinued) In	itial Modelled Sites / Typologies						
Green 3,000	Units	3,000	Large greenfield site. Mix of family housing as per						
	Area	200.00	HEDNA. Modelled at 30units/net ha - 100ha / 50% net. In excess of CBC POS requirements						
13	Units/ha	30.00							
Green 1,000	Units	1,000	Large greenfield site. Mix of family housing as per						
	Area	66.67	HEDNA. Modelled at 30units/net ha - 33.33ha / 50% net. In excess of CBC POS requirements.						
14	Units/ha	30.00							
Green 300	Units	300	Medium greenfield site. Mix of family housing as per						
	Area	16.00	net. In excess of CBC POS requirements.						
15	Units/ha	30.00							
Green 150	Units	150	Medium greenfield site. Mix of family housing as per						
	Area	8.00	HEDNA. Modelled at 30units/net ha - 5ha / 62.5% net. In excess of CBC POS requirements.						
16	Units/ha	30.00							
Green 70	Units	70	Medium greenfield site. Mix of family housing as per						
	Area	3.73	HEDNA. Modelled at 30units/net ha - 2.33ha / 62.5% net.						
17	Units/ha	30.00							
Green 30	Units	30	Medium greenfield site. Mix of family housing as per						
	Area	1.21	HEDNA. Modelled at 30units/net ha 1.00ha / 82.5% net.						
18	Units/ha	30.00							
Green 20	Units	20	Medium greenfield site. Mix of family housing as per						
	Area	0.81	HEDNA. Modelled at 30units/net ha 0.6/ha / 82.5% net.						
19	Units/ha	30.00							
Green 12	Units	12	Medium greenfield site. Mix of family housing as per						
	Area	0.40	HEDNA. Modelled at 30units/net ha - 0.4 ha / 100% net.						
20	Units/ha	30.00							
Green 9	Units	9	Small greenfield site. Modelled at 30units/net 100%						
	Area	0.30	net.						
21	Units/ha	30.00							
Green 6	Units	6	Small greenfield site. Modelled at 30units/net 100%						
	Area	0.20	net.						
22	Units/ha	30.00							
Green 4	Units	4	Small greenfield site. Modelled at 30units/net 100%						
	Area	0.13	net.						
23	Units/ha	30.00							
16 Green 70 17 Green 30 18 Green 20 19 Green 12 20 Green 9 21 Green 6 22 Green 4 23 Green Plot 24	Units	1	Small greenfield site. Modelled at 30units/net 100%						
	Area	0.03	net.						
24	Units/ha	30.00							

Source: HDH 2018. Note - Area given as gross area but density calculated on net area.



Table 8.8 Initial Summary of Modelled Sites – Areas and Densities																									
Density	m2/ha	3,568	3,625	4,531	3,476	4,345	3,727	3,511	2,933	3,600	5,400	4,170	3,686	2,663	2,663	2,668	2,665	2,691	2,643	2,607	2,795	2,633	2,200	2,700	4,350
nits/ha	Net	40.00	40.00	50.00	40.00	50.00	40.00	40.00	40.00	40.00	40.00	75.00	60.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Density U	Gross	25.00	33.00	41.25	33.00	41.25	40.00	40.00	40.00	40.00	40.00	61.88	60.00	15.00	15.00	18.75	18.75	18.75	24.75	24.75	30.00	30.00	30.00	30.00	30.00
e	Net	3.75	1.25	1.00	0.50	0.40	0:30	0.23	0.15	0.10	0.03	0.67	0.12	100.00	33.33	10.00	5.00	2.33	1.00	0.67	0.40	0:30	0.20	0.13	0.03
Area Ha	Gross	6.00	1.52	1.21	0.61	0.48	0.30	0.23	0.15	0.10	0.03	0.81	0.12	200.00	66.67	16.00	8.00	3.73	1.21	0.81	0.40	0.30	0.20	0.13	0.03
Units		150	50	50	20	20	12	6	9	4	1	50	2	3,000	1,000	300	150	70	30	20	12	თ	9	4	1
Current Use		Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock						
		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green						
		Brown 150	Brown 50	Brown 50 HD	Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted 7	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
				-	_						0	Ч.	2	ŝ	4	ы.	9	5	∞.	പ	0	5	2	3	4

Source: HDH (August 2018)



- 8.22 Through the consultation it was suggested that all the typologies should be modelled with the full open space requirements (as per *Policy CS 15 Open Spaces, Sports and Recreation).* It is important to note that the requirements are assessed on a site by site basis and are relative to the local available space (so open space is only required on sites where there will be a local shortfall as a result after the development) and that the Council often accepts payments in lieu of on-site provision. The approach taken is therefore felt appropriate.
- 8.23 This modelling generally produces a density of significantly less than 3,000m²/ha. This is due to the predominance of smaller units sought by the Council in line with the recommended mix in the SHMA.
- 8.24 In discussion with the Council, a second set of typologies has been developed with a greater development density (measured as m²/ha). This follows a review of the development densities of recent planning applications which have been significantly greater than those used in the SHELAA. In the alternative modelling a general density of about 3,100m²/ha forms the basis of the subsequent modelling:



Source: HDH (January 2019)

8.25 These revised densities are used in the main analysis in this report.



Older People's Housing

- 8.26 A private sheltered/retirement and an extracare scheme have been modelled, each on a 0.5ha site as follows.
 - a. A private sheltered/retirement scheme of 20 x 1 bed units of 50m² and 25 x 2 bed units of 75m² to give a net saleable area (GIA) of 2,875m². We have assumed a further 20% non-saleable service and common areas to give a scheme GIA of 3,594m².
 - 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 35% non-saleable service and common areas to give a scheme GIA of 6,086m².




9. Residential Appraisals

- 9.1 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 study are one of a number of factors that the Council will consider, including the need for infrastructure and other available evidence, such as the Council's track record in delivering affordable housing and collecting payments under s106.
- 9.2 The appraisals use the residual valuation approach that is, they are designed to assess the value of the 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 described as viable, it is necessary for this value to exceed the EUV by a satisfactory margin.
- 9.3 In order to assist the Council, several sets of appraisals have been run. The initial appraisals are based on the assumptions provided in the previous chapters of this report, including the affordable housing requirement and developer contributions.
- 9.4 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.
- 9.5 As set out above, for each development type the Residual Value is calculated. In the tables in this chapter we have colour coded the results using a simple 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 competitive return for the landowner).
 - 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.
- 9.6 The results are set out and presented for each site and per gross hectare to allow comparison between sites.
- 9.7 It is important to note that a report of this type applies assumptions that are broadly reflective of an area to make an assessment of viability. It is recognised that the fact that a site is shown as viable does not necessarily mean that it will come forward for development and vice versa. Nevertheless, the importance that is placed on viability at the plan making stage by the Government means that the Local Plan will draw on this Study to inform its emerging policies and set the overall parameters for subsequent considerations of affordable housing viability at the planning applications stage.



Financial appraisal approach and assumptions

9.8 On the basis of the assumptions set out in the earlier chapters, we prepared financial appraisals for each of the modelled residential sites. We produced financial appraisals based on the build costs, abnormal costs, and infrastructure costs and financial assumptions for the different options.

Base Appraisals – full policy requirements

- 9.9 These appraisals are based on the following assumptions. In this study the base appraisals have been based on 30% affordable housing. This should not be seen as a shift in the Council's policy aspirations rather it is part of the iterative plan-making process:
 - a. Affordable Housing 30% (77% Affordable Rent, 23% Intermediate)
 b. Design 20% Accessible and Adaptable Category 2, 5% Wheelchair Accessible, Water efficiency.
 c. Developer Contributions CIL N/A s106 £6,000/unit.



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	Site	474,406	-581,044	-581,044	-254,748	-132,280	-78,417	35,426	8,727	-21,591	-5,382	-674,792	-83,014	63,617,975	27,438,607	10,393,222	4,561,503	1,218,137	545,966	309,994	484,075	590,367	312,160	186,001	79,139
	Net ha	126,508	-464,835	-581,044	-509,495	-330,699	-261,390	157,447	58,178	-215,908	-215,277	-1,012,189	-711,550	636,180	823,158	1,039,322	912,301	522,059	545,966	464,991	1,210,188	1,967,891	1,560,798	1,395,010	2,374,171
Residual Value (£)	Gross ha	79,068	-383,489	-479,361	-420,334	-272,827	-261,390	157,447	58,178	-215,908	-215,277	-835,056	-711,550	318,090	411,579	649,576	570,188	326,287	450,422	383,618	1,210,188	1,967,891	1,560,798	1,395,010	2,374,171
Units		150	50	50	20	20	12	6	9	4	٢	50	7	3000	1000	300	150	70	30	20	12	6	9	4	1
	Net	3.75	1.25	1.00	0.50	0.40	0.30	0.23	0.15	0.10	0.03	0.67	0.12	100.00	33.33	10.00	5.00	2.33	1.00	0.67	0.40	0.30	0.20	0.13	0.03
Area (ha)	Gross	6.00	1.52	1.21	0.61	0.48	0.30	0.23	0.15	0.10	0.03	0.81	0.12	200.00	66.67	16.00	8.00	3.73	1.21	0.81	0.40	0.30	0.20	0.13	0.03
		Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock
		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
		L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj					
		Brown 150	Brown 50	Brown 50 HD	Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted 7	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
		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 22	Site 23	Site 24

Source: HDH (September 2018)



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Та	ble	9.	1b	R	esi	ide	enti	al	Deve	elo	pm	en	t –	Le	eice	est	er	Fri	ing	e a	anc	N I	/id	er	Ch	arı	nw	00	d
									30%	Af	for	dat	ole,	s1	06	£6	6,00	00/	un	it									
(£)	Site	69,335,035	29,807,006	11,150,436	4,936,316	1,402,590	625,539	361,763		Site	73,573	192,795	135,381	245,691	122,718	54,843	23,446	80,769,155	34,543,804	12,664,866	5,685,943	1,771,494	784,685	465,302	484,075	590,367	312,160	186,001	79,139
sidual Value (Net ha	693,350	894,210	1,115,044	987,263	601,110	625,539	542,645		Net ha	147,147	481,987	451,271	1,091,959	818,121	548,426	937,857	807,692	1,036,314	1,266,487	1,137,189	759,212	784,685	697,954	1,210,188	1,967,891	1,560,798	1,395,010	2,374,171
Res	Gross ha	346,675	447,105	696,902	617,040	375,694	516,070	447,682	Residual Value (£)	Gross ha	121,396	397,640	451,271	1,091,959	818,121	548,426	937,857	403,846	518,157	791,554	710,743	474,507	647,365	575,812	1,210,188	1,967,891	1,560,798	1,395,010	2,374,171
Units		3000	1000	300	150	70	30	20	Units		20	20	12	6	9	4	1	3000	1000	300	150	70	30	20	12	6	9	4	1
(ha)	Net	100.00	33.33	10.00	5.00	2.33	1.00	0.67		Net	0.50	0.40	0.30	0.23	0.15	0.10	0.03	100.00	33.33	10.00	5.00	2.33	1.00	0.67	0.40	0.30	0.20	0.13	0.03
Area	Gross	200.00	66.67	16.00	8.00	3.73	1.21	0.81	Area (ha)	Gross	0.61	0.48	0.30	0.23	0.15	0.10	0.03	200.00	66.67	16.00	8.00	3.73	1.21	0.81	0.40	0.30	0.20	0.13	0.03
		Agricultural			Industrial	Agricultural	Paddock	Paddock	Paddock	Paddock	Paddock																		
		Green			Brown	Green																							
		Leicester Fringe			Wider Charnwood																								
		Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20			Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
		Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19			Site 4	5 Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24



- 9.10 The results vary across the modelled sites, although this is largely due to the different assumptions around the nature of each typology. The additional costs associated with brownfield sites result in significantly lower values. The results for the Leicester Fringe sites are a little higher than for those in and adjacent to Loughborough and Shepshed. The higher values in the wider Charnwood area give slightly higher Residual Values.
- 9.11 The Residual Value is not a good 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.
- 9.12 In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner with a competitive return, and induce them to sell the land for development as set out in Chapter 6 above.



	Table 9.2a Residential Development v Benchmark Land Value												
	Loughbor	ough & Shepshe	d & Adjacen	t									
	- 30% A	ffordable, s106 £	6,000/unit										
			Alternative Use Value	Benchmark Land Value	Residual Value								
Site 1	Brown 150	L & S and Adj	500,000	600,000	79,068								
Site 2	Brown 50	L & S and Adj	500,000	600,000	-383,489								
Site 3	Brown 50 HD	L & S and Adj	500,000	600,000	-479,361								
Site 4	Brown 20	L & S and Adj	500,000	600,000	-420,334								
Site 5	Brown 20 HD	L & S and Adj	500,000	600,000	-272,827								
Site 6	Brown 12	L & S and Adj	500,000	600,000	-261,390								
Site 7	Brown 9	L & S and Adj	500,000	600,000	157,447								
Site 8	Brown 6	L & S and Adj	500,000	600,000	58,178								
Site 9	Brown 4	L & S and Adj	500,000	600,000	-215,908								
Site 10	Brown Plot	L & S and Adj	500,000	600,000	-215,277								
Site 11	Large Flatted 50	L & S and Adj	500,000	600,000	-835,056								
Site 12	Small Flatted 7	L & S and Adj	500,000	600,000	-711,550								
Site 13	Green 3,000	L & S and Adj	25,000	530,000	318,090								
Site 14	Green 1,000	L & S and Adj	25,000	530,000	411,579								
Site 15	Green 300	L & S and Adj	25,000	530,000	649,576								
Site 16	Green 150	L & S and Adj	25,000	530,000	570,188								
Site 17	Green 70	L & S and Adj	25,000	530,000	326,287								
Site 18	Green 30	L & S and Adj	25,000	530,000	450,422								
Site 19	Green 20	L & S and Adj	25,000	530,000	383,618								
Site 20	Green 12	L & S and Adj	50,000	560,000	1,210,188								
Site 21	Green 9	L & S and Adj	50,000	560,000	1,967,891								
Site 22	Green 6	L & S and Adj	50,000	560,000	1,560,798								
Site 23	Green 4	L & S and Adj	50,000	560,000	1,395,010								
Site 24	Green Plot	L & S and Adj	50,000	560,000	2,374,171								

Source: HDH (September 2018)



Table 9.2b Residential Development v Benchmark Land Value – Leicester Fringe															
30% Affordable, s106 £6,000/unit															
	Alternative Benchmark Residual Use Value Land Value Value														
Site 13	Green 3,000	Leicester Fringe	25,000	530,000	346,675										
Site 14	Green 1,000	Leicester Fringe	25,000	530,000	447,105										
Site 15	Green 300	Leicester Fringe	25,000	530,000	696,902										
Site 16	Green 150	Leicester Fringe	25,000	530,000	617,040										
Site 17	Green 70	Leicester Fringe	25,000	530,000	375,694										
Site 18	Green 30	Leicester Fringe	25,000	530,000	516,070										
Site 19 Green 20 Leicester Fringe 25,000 530,000 447,682															
	Sol	rce: HDH (Septembe	r 2018)												

Source: HDH (September 2018)

	Table 9.2c Residential Development v Benchmark Land Value													
		Wider Charnwood	d											
	30%	Affordable, s106 £6,	000/unit											
			Alternative Use Value	Benchmark Land Value	Residual Value									
Site 4	Brown 20	Wider Charnwood	500,000	600,000	121,396									
Site 5	Brown 20 HD	Wider Charnwood	500,000	600,000	397,640									
Site 6	Brown 12	Wider Charnwood	500,000	600,000	451,271									
Site 7	Brown 9	Wider Charnwood	500,000	600,000	1,091,959									
Site 8	Brown 6	Wider Charnwood	500,000	600,000	818,121									
Site 9	Brown 4	Wider Charnwood	500,000	600,000	548,426									
Site 10	Brown Plot	Wider Charnwood	500,000	600,000	937,857									
Site 13	Green 3,000	Wider Charnwood	25,000	530,000	403,846									
Site 14	Green 1,000	Wider Charnwood	25,000	530,000	518,157									
Site 15	Green 300	Wider Charnwood	25,000	530,000	791,554									
Site 16	Green 150	Wider Charnwood	25,000	530,000	710,743									
Site 17	Green 70	Wider Charnwood	25,000	530,000	474,507									
Site 18	Green 30	Wider Charnwood	25,000	530,000	647,365									
Site 19	Green 20	Wider Charnwood	25,000	530,000	575,812									
Site 20	Green 12	Wider Charnwood	50,000	560,000	1,210,188									
Site 21	Green 9	Wider Charnwood	50,000	560,000	1,967,891									
Site 22	Green 6	Wider Charnwood	50,000	560,000	1,560,798									
Site 23	Green 4	Wider Charnwood	50,000	560,000	1,395,010									
Site 24	Green Plot	Wider Charnwood	50,000	560,000	2,374,171									

Source: HDH (September 2018)

9.13 There is a clear distinction between greenfield and brownfield sites.



a. The development on brownfield sites is shown as unviable with the Residual Value being below the BLV in most cases – and on some sites it is actually negative. This applies to all typologies subject to 30% affordable housing and on those sites below the affordable housing threshold of 10 units in the Loughborough / Shepshed area. This is mainly down to the additional costs associated with bringing forward brownfield sites.

In the higher value Wider Charnwood area, the smaller brownfield sites that are below the affordable housing threshold are generally viable.

It is important to note that, on brownfield sites, the affordable housing is only sought on the net new development as Paragraph 63 of the 2018 NPPF says

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount⁵¹.

The appraisals do <u>not</u> make any allowance in this regard.

b. With the greenfield sites all the typologies generate positive Residual Values and one that is above the EUV. In several cases, the Residual Value is below the BLV, indicating that viability is marginal, although it is timely to note that the Council's experience on the ground is that 30% is achieved on most applicable greenfield sites.

This is considered further below.

c. The modelling includes several very large typologies. If such sites are included in the Plan they will need particular consideration as they may have significant infrastructure costs over and above those that relate to smaller sites.

At the time of this report, no decisions about the inclusion (or not) of sites have been taken and therefore the levels of site-specific strategic infrastructure and mitigation required to make them acceptable have yet to be considered. It is therefore premature to provide definitive advice as to the deliverability of such sites. In due course, when the Council has completed the work assessing the strategic infrastructure and mitigation requirements, it will be necessary to consider any strategic sites individually – in line with the updated PPG that says:

Why should strategic sites be assessed for viability in plan making?

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as



⁵¹ Footnote 28 of the 2018 NPPF clarifies:

²⁸ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

Paragraph: 005 Reference ID: 10-005-20180724

In this regard specific reference is drawn to paragraph 10-006 of the PPG.

How should site promoters engage in viability assessment in plan making?

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. 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....

Paragraph: 006 Reference ID: 10-006-20180724

In the meantime, 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.

- d. The results of the appraisals in the Wider Charnwood area are better than those in the Leicester Fringe area, which in turn are slightly better than the larger sites in the remainder of the Borough. This is due to the differences in values.
- 9.14 As mentioned above, the analysis, in relation to the greenfield sites, is not reflective of the Council's experience through the development management process where affordable housing targets are normally achieved. This is, at least in large part, due to the impact of housing mix and density. Impact of housing mix and density is considered further below.

Impact of Housing Mix and Density

9.15 The Council's HEDNA suggests (as set out in Chapter 7 above) a mix of housing that is made up as follows, and has been used in the above analysis:

Table	9.3 HEDNA Housir	ng Mix
	Market Housing	Affordable Housing
1 bedroom	0%-10%	60% 70%
2 bedroom	25%-35%	00%-70%
3 bedroom	45%-55%	25%-30%
4+ bedroom	10%-20%	5%-10%

Source: Tables 55 and 57 HEDNA (GL Hearn Ltd January 2017)

9.16 In addition, the Council's SHELAA is based on a net density of 30 units per ha. As set out in Table 8.8 above, when combined with the density assumptions, the development densities



are typically less than 2,700m²/ha on larger greenfield sites. Typically, development densities would be expected to be in the range of 3,000 m²/ha to 3,200 m²/ha and such densities are the norm in Charnwood Borough. The consequence of the approach to the modelling is that there is about 20% less development per ha than would normally be expected and this has an impact on viability.

9.17 The modelling has been updated, as set out in Table 8.9 above, to include more larger units and based on a density of 32units/ha.

Table 9.4 Initial I	Development Densities										
Site Size	Gross to Net Development Ratio										
Up to 0.4ha	100%										
0.4 - 2ha	82.5%										
2 - 35ha	62.5%										
Over 35ha	50%										

9.18 Further the modelling is based on the following net to gross assumptions:

9.19 This is somewhat less than the Council's experience. In discussion with the Council, these have been updated as follows:

Table 9.5 Updated De	evelopment Densities							
Site Size	Gross to Net Development Ratio							
Up to 0.4ha	100%							
0.4 - 2ha	85%							
2 - 35ha	75%							
Over 35ha 65%								
Source: CBC and HDF	I (January 2019)							

9.20 The following table is based on the above changes which give a development density of about 3,100m²/ha. This is at the lower end of the 'normal' range in the current market. The detailed appraisal base results are included in **Appendix 9**.



Source: Charnwood SHELAA Methodology Paper, (Page 9) March 2017

Table 9.6a Residential Development v Benchmark Land Value – Increased Density													
Loughborough & Shepshed & Adjacent													
	- 30% A	fordable, s106 £	6.000/unit										
		,	Alternative Use Value	Benchmark Land Value	Residual Value								
Site 1	Brown 150	L & S and Adj	500,000	600,000	84,312								
Site 2	Brown 50	L & S and Adj	500,000	600,000	-379,726								
Site 3	Brown 50 HD	L & S and Adj	500,000	600,000	-474,658								
Site 4	Brown 20	L & S and Adj	500,000	600,000	-417,054								
Site 5	Brown 20 HD L & S and Adj 500,000 600,000												
Site 6	Brown 12 L & S and Adj 500,000 600,000 -254,												
Site 7	Brown 9 L & S and Adj 500,000 600,000 165,												
Site 8	Brown 6 L & S and Adj 500,000 600,000 600												
Site 9	Brown 4	L & S and Adj	500,000	600,000	-215,246								
Site 10	Brown Plot	L & S and Adj	500,000	600,000	-215,277								
Site 11	Large Flatted 50	L & S and Adj	500,000	600,000	-835,056								
Site 12	Small Flatted 7	L & S and Adj	500,000	600,000	-711,550								
Site 13	Green 3,000	L & S and Adj	25,000	530,000	517,256								
Site 14	Green 1,000	L & S and Adj	25,000	530,000	666,965								
Site 15	Green 300	L & S and Adj	25,000	530,000	960,763								
Site 16	Green 150	L & S and Adj	25,000	530,000	847,834								
Site 17	Green 70	L & S and Adj	25,000	530,000	495,919								
Site 18	Green 30	L & S and Adj	25,000	530,000	607,170								
Site 19	Green 20	L & S and Adj	25,000	530,000	568,327								
Site 20	Green 12	L & S and Adj	50,000	560,000	1,480,963								
Site 21	Green 9	L & S and Adj	50,000	560,000	2,309,705								
Site 22	Green 6	L & S and Adj	50,000	560,000	2,028,395								
Site 23	Green 4	L & S and Adj	50,000	560,000	1,817,254								
Site 24	Green Plot	L & S and Adj	50,000	560,000	2,631,507								



Table 9.6b Residential Development v Benchmark Land Value – Leicester Fringe – Increased Density														
30% Affordable, s106 £6,000/unit														
Alternative Benchmark Residual Use Value Value														
Site 13	3 Green 3,000 Leicester Fringe 25,000 530,000 560													
Site 14	Green 1,000	Leicester Fringe	25,000	530,000	721,207									
Site 15	Green 300	Leicester Fringe	25,000	530,000	1,027,464									
Site 16	Green 150	Leicester Fringe	25,000	530,000	913,943									
Site 17	Green 70	Leicester Fringe	25,000	530,000	564,475									
Site 18	Green 30	Leicester Fringe	25,000	530,000	686,739									
Site 19	Site 19 Green 20 Leicester Fringe 25,000 530,000 648,391													

Table 9.6c Residential Development v Benchmark Land Value														
	Wider Charnwood – Increased Density													
	30% A	fordable, s106 £6,	000/unit											
			Alternative Use Value	Benchmark Land Value	Residual Value									
Site 4	Brown 20	Wider Charnwood	500,000	600,000	129,033									
Site 5	Brown 20 HD	Wider Charnwood	500,000	600,000	408,813									
Site 6	Brown 12	Wider Charnwood	500,000	600,000	464,674									
Site 7	Brown 9	Wider Charnwood	500,000	600,000	1,111,886									
Site 8	Brown 6	Wider Charnwood	500,000	600,000	824,869									
Site 9	Brown 4	Wider Charnwood	500,000	600,000	553,334									
Site 10	Brown Plot	Wider Charnwood	500,000	600,000	937,857									
Site 13	Green 3,000	Wider Charnwood	25,000	530,000	648,190									
Site 14	Green 1,000	Wider Charnwood	25,000	530,000	829,691									
Site 15	Green 300	Wider Charnwood	25,000	530,000	1,160,866									
Site 16	Green 150	Wider Charnwood	25,000	530,000	1,046,163									
Site 17	Green 70	Wider Charnwood	25,000	530,000	701,586									
Site 18	Green 30	Wider Charnwood	25,000	530,000	845,878									
Site 19	Green 20	Wider Charnwood	25,000	530,000	808,519									
Site 20	Green 12	Wider Charnwood	50,000	560,000	1,480,963									
Site 21	Green 9	Wider Charnwood	50,000	560,000	2,309,705									
Site 22	Green 6	Wider Charnwood	50,000	560,000	2,028,395									
Site 23	Green 4	Wider Charnwood	50,000	560,000	1,817,254									
Site 24	Green Plot	Wider Charnwood	50,000	560,000	2,631,507									

Source: HDH (January 2019)

The results are improved with higher Residual Values. As in the initial analysis at the start of 9.21 this chapter, there is a clear distinction between greenfield and brownfield sites.



a. The development on brownfield sites is shown as unviable with the Residual Value being below the Benchmark Land Value in most cases – and on some sites it is negative. This applies to all typologies subject to 30% affordable housing and on those sites below the affordable housing threshold of 10 units in the Loughborough / Shepshed area. This is mainly down to the additional costs associated with bringing forward brownfield sites.

In the higher value Wider Charnwood area, the smaller brownfield sites that are below the affordable housing threshold are generally viable.

It is important to note that, on brownfield sites, the affordable housing is only sought on the net new development as Paragraph 63 of the 2018 NPPF says:

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount⁵².

The appraisals do not make any allowance in this regard.

- b. With the greenfield sites all the typologies generate positive Residual Values and one that is above the EUV. In most cases the Residual Value is well above the BLV, indicating that greenfield sites are likely to be viable in a full policy-on scenario.
- c. As above, the modelling includes several very large typologies. The Residual Value is still close to the BLV. If such sites are included in the Plan they will need particular consideration as they may have significant infrastructure costs over and above those that relate to smaller sites.
- d. The results of the appraisals in the Wider Charnwood area are better than those in the Leicester Fringe area, which in turn are slightly better than the larger sites in the remainder of the Borough. This is due to the differences in values.
- 9.22 To inform the plan-making process, a range of scenarios have been tested. All of the following analysis is based on the higher density modelling.

Affordable Housing

9.23 The plan-making process is at a relatively early stage. The core purpose of this study is to consider an appropriate affordable housing target. In the following sections the total amount of affordable housing has been considered, as has the tenure mix.



⁵² Footnote 28 of the 2018 NPPF clarifies:

²⁸ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

Overall Requirement

9.24 The current affordable housing target is 20% / 30% / 40% depending on the location. The following analysis shows the scope for a range of requirements. This analysis assumes that development bears site specific, strategic infrastructure and mitigation costs of £6,000/unit. This analysis is based on a tenure mix of 77% Affordable Rent, 23% Intermediate Housing.



	Table 9.7a Impact of Varied Affordable Housing																										
	Loughborough & Shepshed & Adjacent																										
	40%	-77,554	-576,108	-720,135	-615,176	-521,915	-522,248	165,123	60,704	-215,246	-215,277	-1,089,699	-931,946	387,945	505,463	755,572	649,474	309,640	397,022	349,200	1,139,458	2,309,705	2,028,395	1,817,254	200,100,4		
	35%	4,594	-477,917	-597,396	-516,115	-393,258	-386,689	165,123	60,704	-215,246	-215,277	-962,377	-821,748	452,661	586,214	858,168	748,654	402,780	502,096	458,764	1,310,211	2,309,705	2,028,395	1,817,254	505°		
	30%	84,312	-379,726	-474,658	-417,054	-267,061	-254,637	165,123	60,704	-215,246	-215,277	-835,056	-711,550	517,256	666,965	960,763	847,834	495,919	607,170	568,327	1,480,963	2,309,705	2,028,395	1,817,254	001001		
	25%	162,603	-282,024	-352,530	-317,993	-142,327	-123,215	165,123	60,704	-215,246	-215,277	-707,734	-601,352	581,850	747,716	1,063,358	947,014	589,059	712,244	677,891	1,651,716	2,309,705	2,028,395	1,817,254	100,100,2		
	20%	240,894	-186,864	-233,579	-221,173	-17,593	8,206	165,123	60,704	-215,246	-215,277	-580,413	-491,154	646,445	828,467	1,165,953	1,046,194	682,199	817,317	787,455	1,822,468	2,309,705	2,028,395	1,817,254	00,100,1		
	15%	319, 185	-91,703	-114,629	-125,142	107,141	139,627	165,123	60,704	-215,246	-215,277	-453,091	-381,229	711,040	909,218	1,268,549	1,145,374	775,339	922,391	897,018	1,993,221	2,309,705	2,028,395	1,817,254	100,100,4		
	10%	397,476	3,458	4,322	-29,111	231,875	271,049	165,123	60,704	-215,246	-215,277	-327,246	-274,435	775,635	989,970	1,371,144	1,244,554	868,478	1,027,465	1,006,582	2,163,973	2,309,705	2,028,395	1,817,254	100'100'2		
	5%	475,767	98,618	123,273	66,919	355,696	402,470	165,123	60,704	-215,246	-215,277	-203,747	-167,641	840,012	1,070,721	1,473,739	1,343,734	961,618	1,132,539	1,116,146	2,334,726	2,309,705	2,028,395	1,817,254	100,100,1		
Residual Value	%0	554,058	191,188	238,985	162,950	478,020	533,236	165,123	60,704	-215,246	-215,277	-80,248	-60,848	904,070	1,151,472	1,576,335	1,442,914	1,054,758	1,237,612	1,225,709	2,505,478	2,309,705	2,028,395	1,817,254	2001-001		
Viability	e Housing	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000			
Alternative Use Value	Affordab	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	000 500		
		L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj													
		Brown 150	Brown 50	Brown 50 HD	Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted 7	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4			
		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 22	Site 23	1000		



			Т	ak	ole	9	.7	bΙ	mpa	act	t o	of \	/a	rie	ed	A	ffc	oro	da	ble	e ł	Ю	us	sir	ng					
					L	ei	се	st	er F	rir	ng	ea	an	d	W	id	er	С	ha	rn	W	00	bd							
	40%	427,844	554,899	816,344	709,682	372,062	469,026	422,206		40%	-107,044	106,285	142,901	1,111,886	824,869	553, 334	937,857	507,399	653,771	937,888	830,097	496,906	613,032	568,217	1,139,458	2,309,705	2,028,395	1,817,254	2,631,507	
	35%	494,372	638,053	921,904	811,813	468,268	577,882	535,298		35%	10,994	258,529	303,788	1,111,886	824,869	553, 334	937,857	577,795	741,731	1,049,377	938, 130	599,246	729,455	688, 368	1,310,211	2,309,705	2,028,395	1,817,254	2,631,507	
	30%	560,901	721,207	1,027,464	913,943	564,475	686,739	648, 391		30%	129,033	408,813	464,674	1,111,886	824,869	553,334	937,857	648, 190	829,691	1,160,866	1,046,163	701,586	845,878	808,519	1,480,963	2,309,705	2,028,395	1,817,254	2,631,507	
	25%	627,429	804,361	1,133,024	1,016,074	660,681	795,596	761,484		25%	247,071	556,918	623,134	1,111,886	824,869	553,334	937,857	718,586	917,652	1,272,355	1,154,196	803,926	962,301	928,670	1,651,716	2,309,705	2,028,395	1,817,254	2,631,507	
	20%	693,957	887,516	1,238,584	1,118,205	756,888	904,453	874,577		20%	362,837	702,014	780,911	1,111,886	824,869	553, 334	937,857	788,747	1,005,612	1,383,844	1,262,228	906,266	1,078,725	1,048,821	1,822,468	2,309,705	2,028,395	1,817,254	2,631,507	
	15%	760,485	970,670	1,344,144	1,220,336	853,094	1,013,310	987,669		15%	476,732	847,110	935,720	1,111,886	824,869	553, 334	937,857	858,540	1,093,572	1,495,334	1,370,261	1,008,606	1, 195, 148	1,168,972	1,993,221	2,309,705	2,028,395	1,817,254	2,631,507	
	10%	826,747	1,053,824	1,449,704	1,322,467	949,301	1,122,167	1,100,762		10%	589,229	992,206	1,089,053	1,111,886	824,869	553,334	937,857	928,333	1,181,532	1,606,823	1,478,294	1,110,946	1,311,571	1,289,122	2,163,973	2,309,705	2,028,395	1,817,254	2,631,507	
	5%	892,717	1,136,978	1,555,264	1,424,598	1,045,507	1,231,024	1,213,855		5%	701,726	1,137,302	1,242,386	1,111,886	824,869	553,334	937,857	998,126	1,269,493	1,718,312	1,586,327	1,213,286	1,427,994	1,409,273	2,334,726	2,309,705	2,028,395	1,817,254	2,631,507	
Residual	%0	958,687	1,220,132	1,660,823	1,526,729	1,141,714	1,339,881	1,326,948	Residual Value	%0	814,222	1,282,398	1,395,719	1,111,886	824,869	553, 334	937,857	1,067,919	1,357,453	1,829,801	1,694,360	1,315,626	1,544,417	1,529,424	2,505,478	2,309,705	2,028,395	1,817,254	2,631,507	
Viability Those hold	e Housing	530,000	530,000	530,000	530,000	530,000	530,000	530,000	Viability Threshold	e Housing	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	560,000	
Alternative	Affordabl	25,000	25,000	25,000	25,000	25,000	25,000	25,000	Alternative Use Value	Affordabl	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000	
		Leicester Fringe			Wider Chamwood	Wider Charnwood																								
		Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20			Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot	
		Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19			Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24	



- 9.25 The analysis shows that almost all greenfield sites are viable at 30% affordable housing, however many of the brownfield sites are not.
- 9.26 The results are not only sensitive to the amounts of affordable housing, but also the type (tenure) of affordable housing provided. This is explored further below

Affordable Tenure Mix

9.27 The analysis in the base appraisals (above) assumes that the 30% affordable housing is provided as 77% Affordable Rent and 23% Intermediate Housing. As set out in Chapter 2 above, the 2018 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 ownership⁵³, 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...

NPPF Paragraph 64, 2018

9.28 In the following analysis, this is assumed to apply and the effect of this is tested. The following analysis shows the impact of a range of tenure mixes. Firstly, different amounts of single tenures are assessed.





Table 9.8a I	mp	ba	ct	O	fν	a	rie	ed	A	ff	01	rd	al	bl	е	Т	en	ure Mix	x				
Lough	bc	orc	bu	gł	ז א	2 3	Sh	e	ps	sh	ec	k k	&	A	d	ja	ce	nt		 			
	30%	310,282 -74,905	-93,631	120,926	152,047 165,123	60,704	-215,277	-405,692 -365,000	667,538	853,737 1.189.215	1,072,653	728,226	848,398 846.288	1,884,057	2,309,705	2,028,395	2,631,507						
	25%	350,911 -30,124	-37,655 E0.646	180,996	215,688 165,123	60,704	-215,277	-350,438	707,086	903,360 1.253.735	1,134,363	782,648	913,267 909.525	1,987,627	2,309,705	2,028,335	2,631,507						
	20%	391,540 14,656	18,320	241,065	279,328 165,123	60, 704	-215,277	-296,400 -257.615	746,633	952,982 1.318.255	1,196,073	837,070	978, 136 972. 762	2,091,197	2,309,705	2,028,399	2,631,507						
	15%	432,170 59,437	74,296	301,135	342,969 165,123	60,704	-215,277	-242,362	786,180	382.775	257,783	891,492	043,005	2,194,768	2,309,705	617.254	631,507						
	10%	472,799	130,146 74 252	360,202	406,610 165,123	60,704	-215,277	-168,324	825,477	447.295	319,494	945,914	099.236	298,338	309,705	817.254	631,507						
	5%	513,429 148,032	185,040 110 ac 1	110,001	470,251 165,123	60, 704	215,277	134,286	364, 774	101,849 1, 511,815 1	381,204 1,	000,336	172,743 1,162,473 1,	401,908 2,	309, 705 2,	317.254 1	531,507 2,						
	30%	15,919	90,933	83,997	76,278	60,704	15,277	63,307	72,366	11,176 1, 92.524 1,	80,680 1,5	26,529 1,0	35,115 1, 85,300 1.	60,559 2,4	09,705 2,3	17.254 1.1	31,507 2,0						
	25%	06,355 19,053 -4	48,816 -5 17 500 -5	38,904 -3	24,446 -3	50,704	5,277 -2	14,610 -9 30 081 -8	4,442 4	01,225 6 6.493 8	11,052 7	31,234 4	52,198 5 8.702 4	1,378 1,3	09,705 2,3	7.254 1.8	31,507 2,6						
	20%	5,896 1(7,058 -3£	8,822 -4	4,854 -22	2,779 -2 5,123 16	0,704 6	5,277 -21	5,914 -8' 2.057 -69	6,519 54	1,275 71 0.461 1.00	1,425 86	5,939 50	9,281 60 2.103 60	2,198 1,55	9,705 2,30	7.254 1.81	1,507 2,60						
	15%	6,436 19 (849 -24)	400 20	195 -9	3,889 -7.	704 6	277 -21	13.4 -56	595 61	429 1.12	797 1,00	,644 63.	5,364 76 .505 732	018 1,74	1,705 2,30	254 1.81	507 2,63						
	%0	977 285 640 -136	299 -171	244 49	556 78 123 165	704 60	277 -215	743 -517 847 -434	671 688	373 881 398 1.234	169 1,111	348 740	446 886 906 855	838 1,933	705 2,309	395 2,028 254 1.817	507 2,631						
	*	70 -26,0	62 -33,2	54 193,	24 230,1 23 165,	04 60.	77 -215,2	95 -368. ⁷	16 760,0	23 971, 66 1.348.	42 1,222,	53 845,	29 1,003,4 08 978.5	58 2,123,4	05 2,309.	54 1.817.	07 2,631,						
	.,	14 464,5 16 83,5	104,4	336,7	165,1 165,1	N4 60,7	7 -215,2	12 -224,4 13 -184.8	832,6	1,061,4 7 1,462.3	1,332,5	1 950,0	2 1, 120,5	2,314,6	5 2,309,7	1.817.2	7 2,631,5						
33		3 -459,26	3 -574,08	-366,69	5 -358,50 3 165,12	60,70	-215,27	t -930,43 -790.64	448,77	581,86 856.66	745,39	390'06	497,25	1,226,32	2,309,70	1.817.25	2,631,50						
25%		-347,818	-434,777	-224,907	-209,775 165,123	60,704	-215,277	-787,214	524,786	676,796 976,611	861,646	500,849	620,64 (572.34	1,439,52(2,309,705	2,028,395	2,631,507						
20%		180,086 -238,334	-297,918	-83,657	-61,042 165,123	60,704	-215,277	-643,997	600,793	771,731	977,900	611,630	744,039 703.018	1,652,711	2,309,705	2,028,339	2,631,507						
15		273,579 -130,306	-162,882	57,593	87,692 165,123	60, 704	-215,277	-500,779 -420,502	676,801	866,666 1.216.501	1,094,153	722,412	833.691	1,865,903	2,309,705	2,028,395	2,631,507						
*01		367,072	-27,847	198,843	236,425 165,123	60,704	-215,277	-358,106	752,809	961,601 1.336,445	1,210,407	833,194	990,826 964.364	2,079,095	2,309,705	2,028,395	2,631,507						
		460,565 85,751	107,188	339,499	385,158 165,123	60,704	-215,277	-219,177	828,729	1,056,537	1,326,660	943,976	1,114,219	2, 292, 286	2,309,705	2, U28, 395	2,631,507						
					+									~									
loos stunal Vankue O%	%0	554, 068 191, 188	238,985 162.060	478,020	533, 236 165, 123	60,704	215,277	-80, 248 -60, 848	904,070	151,472 576.335	442, 914	054,758	237,612 225,709	505,478	309, 705	028,395	631,507						
reshirty I reshirty I al Rent	e Rent ediate	000'000	000'000	000'000	000'000	000'000	000'000	000'008	000'083	530,000 1,	530,000 1.	530,000 1,	530,000 1,	560,000 2,	560,000 2,	560.000 2,	60,000 2,						
Value Social Social	Affordabl	00'00	9 000'00	000'00	00,000	9 000'00	00'00	000'00	25,000	25,000 £	25,000	25,000 £	25,000 2	50,000	50,000	20,000	0000						
Alte Use		8 8	26 4	5 85	88	26 2	5 85	25 2	5						.,								
		S and Ad	S and Ad	S and Ad	S and Ad	S and Ad	S and Adj	S and Ad	S and Ad	k S and Adj S and Adj	S and Adj	S and Ad	S and Ad	S and Ad	S and Ad	S and Ad	s and Adj						
		L8 L8	- 8 -	L C		- L8	L8	L 8	L8	LS	L8	L &	L &	L8	- R	2	, s						
		150 50	50 HD	20 HD	9	9	Plot	Flatted 50 Flatted 7	3,000	1,000	150	70	8 8	12	6	4 0	Plot						
	+	te 2 Brown	te 3 Brown	te 5 Brown	te 7 Brown	te 8 Brown	te 10 Brown	te 11 Large	te 13 Green	te 14 Green. e 15 Green	te 16 Green	te 17 Green	te 18 Green	te 20 Green	te 21 Green	re 22 Green	te 24 Green						
		ທີ່ເຈັ	้เจิ	ด้เดี	ซิซี	ŝ	ົ່າທີ່	3	จ้	ភី	ι δ	ŝ	ທີ່ທີ່	ð	ŝ	ñ Ö	5						



Table 9.8b I	Impact of Varied Affordable Tenure Mix
Leices	ester Fringe and Wider Charnwood
20% 11, 3820 11, 3820	911.256 91.256 91.256 91.126 930.267 930.267 930.269 931.228 931.228 931.228 931.427 11.11.808 829.367 946.119 11.101.008 937.857 946.119 11.101.008 553.396 11.101.008 553.396 11.101.008 553.396 11.101.254 11.1
25% 25% 962,735	982,736 887,741 887,666 987,182 289,182 289,867 987,867 11,11,12,464 893,867 11,11,12,464 893,867 11,11,12,464 893,867 11,11,12,464 893,867 11,11,12,464 11,11,12,464 893,867 11,11,12,464 11,11,12,112,112,112,112,112,112,112,11
20% 20% 235,590 014,215	01.01.215 270.715 200,0
15% 15% 856.346	19.06 64.04 11.0 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04 21.04 20.04
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- 9.29 Whilst it is not the Council's intention to seek a single tenure of affordable housing, the analysis clearly shows that the Residual Values where the affordable housing is provided as Intermediate Housing is notably higher than when as it is provided either as Social Rent or Affordable Rent.
- 9.30 Where the affordable housing is provided as Affordable Rent, the Residual Value is higher than where the affordable housing is provided as Social Rent.
- 9.31 Bearing in mind the requirement for 10% of the housing to be available for affordable home ownership and the need for a range of housing products, several different mixes are tested.



Tab	ble	9.9	9a	Ir	np	a	ct	0	f	Va	ari	e	d	A	ffe	or	da	ab	le	T	er	nu	re	Mix
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		30%	20%	10%	98,827 -328,947	-411,184	-364,912	-203,796	-188,323	60 704	-215,246	-215,277	-755,519	-645,593	521,698	967.516	854,480	502,786	614,301	5/6,544 1.445.571	2,309,705	2,028,395	1,817,254 2 631 507	
		30%	10%	10%	106, 732 333. 441	416,801	369,527	209,395	194,192	60 704	215,246	215,277	766,477	354,680	529,561	862,286	366,242	514,941	526,922	91,08/ 190,315	309,705	028,395	817,254 531 507	Lanitor
		30%	% NZ	10%	4,637	2,418 -	4,141 <	4,993	0,060	0 704	5,246 -2	5,277 -:	7,436 -7	3,768 -(7,423	2,030 6	8,004	7,095	9,543 (5,058 1.4	9,705 2,3	8,395 2,1	7,254 1,3	inter interior
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		% %		6	5 192, 9 -219	6 -274,	7 -253,	-62,	-39°	3 165, 4 60	6 -215,	7 -215,	0 -612,	0 -522,	8 597, ⁻	3 1 087 -	.'026 9	2 613,	5 737,1	6 1.658.	5 2,309,	5 2,028,	7 2 631	49 (c) 12
		25	109	10%	200,22	-280,28	-257,85	-68,14	-45,45	169,12	-215,24	-215,27	-623,26	-531,30	605,56	1 099 41	982,49	625,72	750,31	1.703.50	2,309,70	2,028,39	2 631 50	
		25%	5%	10%	196,273 -222.048	-277,560	-255,618	-65,345	-42,524	60 704	-215,246	-215,277	-617,780	-526,756	601,637	1 093 437	976,614	619,645	744,005	/14,488 1.681.135	2,309,705	2,028,395	1,817,254 2 631 507	
		25%	15%	10%	204,178 226.410	283,012	260,097	-70,944	-48,393	60 704	215,246	215,277	628,739	535,844	609,500	105.389	988,377	631,799	756,625	725.878	309,705	028,395	817,254 631 507	
		20%	10%	10%	6.201 -	5,251	8,614	3,105	3,275	5,123 0.704	5,246	5,277	0,042	7,920	1,576	2,128 9.358 1	8,749	6,504	3,708	6.698 1.	9,705 2,	8,395 2,	7,254 1,	in Dodit
		20%	3% 5%	%0	766 25 020	525 -14	374 -14	905 7	209 10	704 6	246 -21	277 -21	563 -48	376 -40	645 68	382 1.21	868 1,09	427 73	398 87	326 1.91 326 1.91	705 2,30	395 2,02	254 1,81 507 2.63	
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		20,	6	109	285,81	-139, 79	-144,13	78,70	109,14	169,12	-215,24	-215,27	-469,08	-398,83	673,71	05,208 1 207 40	1,086,98	724,35	861,08	83/,89 1.871.95	2,309,70	2,028,39	1,817,25 2 631 50	
		15%	%C	10%	379,306 -3.811	-4,763	-34,892	219,954	257,877	165,123 60 704	-215,246	-215,277	-327,253	-278,820	749,721	957,292 1 327 350	1,203,240	835,132	984,481	908,563 2.085.146	2,309,705	2,028,395	1,817,254 2 631 507	
		15%	5%	10%	383, 259 -5. 992	-7,490	-37,131	217,155	254,942	60 704	-215,246	-215,277	-332,571	-283,231	753,652	333.326	209,121	841,209	990,791	9/5,834 107,518	309, 705	028,395	817,254	
		10%		10%	72,799	30,146	74,352	30,202	06,610 Sr 400	55, 123 SO 704	15,246 -	15,277 -	38,324 -	59,231 -	25,477	17 295 1	9,494 1.	15,914	07,874	99,236 98,338 2.	09,705 2,	28,395 2,	17,254 1, 31 507 2	
		5%		5%	.032 1	,040	,651	,111 3	,251 4	704	,246 -2	,277 -2	,286 -1	,039 -1	,774 8:	815 1.4	204 1.3	,336 94	,743 1,10	,4/3 1,0 .908 2.2	,705 2,3	,395 2,03	,254 1,8 507 2.6	
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	Viability	Overall %	dable Ren	ermediate	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	
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			Le	ic	es	te	r F	rin	g	ea	an	d	N	/io	de	r (Ch	a	'n	W	00	d							
30%	20%	10%	562,907	1,030,514	916,945	567,576 689,960	652,102		30%	2000	10%	145,229	428,667	485,894	1,111,886 824.869	553,334	937,857 645 224	826,129	1,156,509	1,041,875	697,156 841 278	803,218	1,445,571	2,309,705	2,028,395	1,817,254 2,631,507			
%% %	10%	10%	572,164	1,044,587	930,794	581,887 704.820	669,225		30%	10%	10%	160,457	447,334	505,734	824,869	553,334	937,857 ee7 373	841.102	1,174,824	1,059,898	715,779 860.616	825,501	1,490,315	2,309,705	2,028,395	1,817,254 2,631,507			
30%	20%	10%	581,422	,058,660	944,643	596,197 719.680	686,348		30%	20%	10%	175,685	466,002	525,301	824,869	553,334	937,857 660,420	856.075	1,193,138	1,077,921	734,402 879 955	847,784	,535,058	2,309,705	2,028,395	,817,254 2,631,507			
25%	15%	10%	641,677	822,069	,037,389	682,706 818,467	787,837		25%	15%	10%	287,401	605,901	675,965	,111,886 824,869	553,334	937,857 770 640	931.364	,289,127	,170,701	820,981 980.011	949,077	,658,763 1	,309,705	,028,395	,817,254 1 ,631,507 2			
25%	5% 10%	10%	650,934	833,574 168,756 1,	051,238 1,	697,016 833.327	804,960		25%	5%	10%	302,335	624,042	695,532	111,886 1 824,869	553, 334	937,857 744 666	946.337	307,441 1	188,724 1	839,604 999 350	971,360	703,506 1	309,705 2	028,395 2	817,254 1 631,507 2			
25%	10% 5%	10%	346,306	61,719 1,	44,314 1,	89,861	96,398		25%	10% E%	10%	294,868	314,971	385,749	111,886 1, 324,869	553,334	337,857 225 642	38,850	298,284 1,	179,712 1,	330,293 389 681	960,218	381,135 1,	309,705 2,	28,395 2,	317,254 1, 331,507 2,			
25%	15%	10%	55,563 6	75,792 1,1	58,163 1,0	04,172 (40.757 8	13,521 7		25%	150/	10%	09,803	33,113	05,316	24.869 8	53,334	137,857	4/,030 53.823 5	16,599 1,2	97,735 1,	148,916 v	82,501 9	25,878 1,6	09,705 2,3	128,395 2,1	31,507 2,6			
20%	10%	10%	29,704 6	2.925 1.1	1,683 1,0	12,146 7	10,694 8		20%	100/	10%	11,686 3.	38,827 6	33,866 7	11,886 1,1	53,334 5.	37,857 9	11.571 90	1,3	17,550 1,1	53,430 8	7,218 9	16,698 1,7.	99,705 2,3	28,395 2,0	17,254 1,8 31,507 2,6.			
20%	5%	10%	5,076 72	6,190 90 5,888 1,29	4,758 1,17	4,991 81 4.403 96	2,133 94		20%	5%	10%	4,429 44	9,756 75	4,358 88	4.869 82	3,334 55	7,857 90	4.084 1.05	0,902 1,44	8,538 1,3	4,118 9t 8,414 1.13	6,077 1,11	4,326 1,91	9,705 2,30	8,395 2,02	7,254 1,8: 1,507 2,63			
20%	10%	10%	,447 725	,43/ 92t .852 1.285	,833 1,164	.836 80 ²	572 932		20%	10%	10%	,173 434	,685 789	,850 874	,886 1,11 ⁻ .869 82 [,]	,334 550	,857 93 30	,598 1.04	,745 1,430	,527 1,308	,806 95 ⁴ 745 1125	,935 1,106	,954 1,894	,705 2,309	,395 2,028	,254 1,81, ,507 2,63			
<u>دي</u> بي	5%	%0	067 720	026 028 021 028	278 1,157	965 797 480 946	306 923		15%	5%	%0	420 427	469 780	302 864	869 1,111	334 553	857 937	832 1.036	363 1,421	352 1,299	632 944 479 1118	794 1,094	146 1,871	705 2,309	395 2,028	254 1,817 507 2,631			
2%	20%	1 1	343 799,	558 1,018, 558 1,403,	02 1,278,	20 912, 10 1.075.	68 1,059,		5%	20/	1	577 563,	540 955,	310 1,049,	369 1,111, 369 824.	334 553,	357 937, 204 006	319 1.141.	520 1,554,	364 1,428,	943 1,068, 148 1.257	35 1,240,	518 2,085,	705 2,309,	395 2,028,	254 1,817, 507 2,631,			
- 		%	39 803,6	73 1,024,5 90 1,410,0	22 1,285,2	920,1 37 1.082.9	1,067,8		%		. 1	570,6	54 964,5	54 1,058,8	50 1,111,8 59 824.8	34 553,3	57 937,8	56 1.149.3	31 1,563,5	78 1,437,3	57 1,077,9 12 1 267 1	53 1,251,5	38 2,107,5	05 2,309,7	95 2,028,3	07 2,631,5			
		6 10	3 877,13	7 1,527,19	6 1,398,72	4 1,028,09 4 1.203.98	4 1,195,04		% 10		40	5 699,66	6 1,130,25	6 1,233,75	0 1,111,80 9 824.86	4 553,33	7 937,85	0 1.247.06	1,686,98	9 1,557,17	1 1,192,49 5 1 396 21	8 1,386,65	8 2,298,33	5 2,309,7(5 2,028,39	4 1,817,2 ⁴ 7 2,631,50			
ې بې		5%	917,91	1,168,65	1,462,72	1,084,90	1,260,99		5.		59	2 756,94	3 1,206,32	9 1,314,73	9 1,111,88 9 824.86	t 553,33	937,85	3 1,024,19 3 1,302.26	1,758,39	1,625,76	7 1,254,04	1,458,03	3 2,401,90	5 2,309,70	2,028,39	1,817,25 2,631,50			
Residual Value			958,687	1,220,132 1,660,823	1,526,729	1,141,714 1.339.881	1,326,948	Residua Value	%0			814,222	1,282,396	1,395,719	824.865	553,334	937,857	1,007,918	1,829,801	1,694,360	1,315,626	1,529,424	2,505,478	2,309,705	2,028,395	1,817,254 2,631,507			
Viability Thres hold Overall %	Social Rent dable Rent	termediate	530,000	530,000	530,000	530,000 530.000	530,000	Viability Threshold	Overall %	Social Rent	termediate	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000			
Alternative Use Value	Affor	-	25,000	25,000	25,000	25,000 25.000	25,000	Alternative Use Value		Affor		500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000			
			ter Fringe	ster Fringe ter Fringe	ter Fringe	ster Fringe ter Fringe	ter Fringe					Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood	Charnwood Charnwood			
	\parallel		Leices	Leices	Leices	Leices	Leices			+	+	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider	Wider			
			reen 3,000	reen 1,000	reen 150	reen 70 'een 30	reen 20					own 20	rown 20 HD	rown 12	e nwo	rown 4	rown Plot	reen 3,000	reen 300	reen 150	reen 70	teen 20	reen 12	reen 9	reen 6	reen 4 een Plot			
			Site 13 G.	Site 15 G	Site 16 G	Site 17 G Site 18 G	Site 19 G					Site 4 BI	Site 5 B.	Site 6 B	Site / B	Site 9 Br	Site 10 B	Site 14 G	Site 15 G	Site 16 G.	Site 17 G	Site 19 G	Site 20 G	Site 21 G.	Site 22 G	Site 23 G Site 24 G			



- 9.32 The results are quite nuanced. For example, at 25% affordable housing, there is only between £10,000/ha and £20,000/ha difference in the Residual Value where the rented affordable housing is provided as Affordable Rent rather than Social Rent. This is only a small difference in the overall context of the development economics of a site.
- 9.33 We understand that the housing associations' preference is to deliver Affordable Rented units, as this fits into their wider business models. We therefore suggest caution around developing a policy around the Social Rent tenure.
- 9.34 Having taken into account the requirement for 10% of the housing to be available for affordable home ownership and the need for a range of housing, it is preferable (and in line with the PPG) to be clear as to the mix of housing required (including tenure) to be specified. It may be necessary for the Council to be flexible about the mix on sites where viability is challenged by the developer at the development management stage.

Developer Contributions

9.35 The above analysis considered the impact of affordable housing on development viability. The following analysis considers the ability to bear developer contributions. In the following tables, no provision is made for affordable housing and no distinction is made between whether or not developer contributions are as CIL or under s106.



Table S Loughborou	9.1 Jgh	0ส 1 8	n lı A S	mj Sh	oa ej	ict osl	o he	f \ ed	Va &	ri A	ec \d	d C jao)e ce	eve ent	elc t –	op - N)ei No	r C A	o ff	ntı ore	rik da	outions ble Housing
	-	7.273	11,245	64,056	52,664	30, 130 50. 564	29,183	39,238	29,295	30,266	37,362	65 605	33 401	67,103	19,250	07,685	08,063	91,955 54 880	59.116	76,196	136,558	
-	2 500	5.396	5,759 -6	7,199 -7	6,208 -6	2,071 -5 8.017 -4	3,685 -8	3,740 -9	3,087 -1,2	3,341 -1,2	4,201 -1,6	0,940 5	6 950 7	0,148 1,0	3,798 9	4,672 5	3,641 6	7,971 5 3.075 1.7	7.302 1.5	5,992 1,2	9,148 1,0	6,447 1,8
-	5	217 6	273 -52	342 -65	752 -56	023 -42 469 -34	187 -72	242 -83	878 -1,12	415 -1,12	053 -1,47	968 -1,41 275 60	499 77	193 1,12	346 97	658 56	219 67	987 65 261 1 83	489 1.63	178 1,35	704 1,11	533 <u>1</u> , 9
	L L L L L L L L L L L L L L L L L L L	0 523, 8 122.	8 -440,	550,	17 -479,	5 -317, 2 -245.	-618, -618,	4 -728,	0 -1,016,	0 -1,016,	5 -1,311,	9 -1,259, 1 636	820	8 1,173,	5 1,028,	5 621,	7 739,	3 723, 8 1 011	5 1,715.	5 1,434,	7 1,201,	1,999,
	J3 003	179.03	-354,78	-443,48	-393,26	-211,97 -142.92	-512,68	-622,74	-910,67	-909,49	-1,147,90	-1,100,80 671 61	864 04	1,226,23	1,082,89	678,64	804,79	790,00	1,793,67	1,512,36	1,282,69	2.082.74
	000 000	235,859	-271,565	-339,456	-307,666	-106,927 -40.374	-409,142	-517,246	-804,462	-802,564	-984,757	-941,651 706 946	907.597	1,279,283	1,137,443	735,632	870,375	856,019 2 067 634	1,871,862	1,590,551	1,363,691	2,165,886
-	C4.7 E00	292.681	-188,468	-235,585	-223,627	-1,879 62.173	-306,595	-411,748	-698,253	-695,639	-821,608	-782,492 742 281	951 146	1,332,328	1,191,992	792,619	935,953	922,035 2 1 45 821	1.950.048	1,668,738	1,444,684	2,249,033
	C1E 000	349.502	-105,371	-131,713	-139,589	103,169 164.720	-204,047	-308,467	-592,045	-589,436	-658,460	-623, 333	004 605	1,385,373	1,246,540	849,606	1,001,532	988,052 2 224 007	2.028.234	1,746,924	1,525,678	2.332.179
-	C12 E00	406.323	-22,274	-27,842	-55,550	208,218 267,268	-101,500	-205,919	-485,837	-485,503	-495,312	-464,175 812 052	1 038 244	1,438,418	1,301,088	906,592	1,067,110	1,054,068	2,106,421	1,825,111	1,606,671	2.415.328
-	640.000	463.144	60,823	76,029	28,488	313,190 369.815	1,048	-103,372	-380,425	-381,570	-333,984	-308,377 848 287	1 081 793	1,491,463	1,355,637	963,579	1,132,688	1,120,084 2 380 380	2,184,607	1,903,297	1,687,665	2,498,472
-	C7 E00	519.965	143,052	178,816	112,527	416,209 472.363	103,595	-824	-277,188	-277,637	-175,399	-153,671 883 204	1 125 342	1,544,508	1,410,185	1,020,566	1,198,266	1,186,100 2.458.566	2,262,794	1,981,483	1,768,658	2,581,619
-	000	576.787	222,866	278,583	196,565	519,125 573.463	206,142	101,723	-173,952	-173,704	-16,814	1,035 017 081	1 168,891	1,597,553	1,464,733	1,077,553	1,263,844	1,252,116 2 536 753	2,340,980	2,059,670	1,849,652	2,664,769
-	500	633,608	302,062	377,578	279,964	619,242 674.029	308,690	204,271	-70,715	-69,771	141,772	155,741 052 750	1 212 441	1,650,598	1,519,282	1,134,540	1,329,422	1,318,132 2 614 030	2,419,166	2,137,856	1,930,645	2,747,912
D	Value	50.429	381,258	476,572	362,379	719,358 774.594	411,237	306,818	32,522	34,162	298,140	310,447 987 536	1 255 990	1,703,643	1,573,830	1,191,526	1,395,000	1,384,148 2 603 125	2.497.353	2,216,043	2,011,311	2,831,056
Long the second s	Threshold	600,000	600,000	600,000	600,000	600,000 600.000	600,000	600,000	600,000	600,000	600,000	600,000 530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	200000
Altermenii	Use Value	500.000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000 25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	20,000
	č	& S and Adi	& S and Adj	& S and Adj	. & S and Adj	& S and Adj & S and Adi	& S and Adj	& S and Adj	& S and Adj	& S and Adj	& S and Adj	& S and Adj & S and Adi	& S and Adi	& S and Adj	& S and Adi	& S and Adj	& S and Adj	A and Ad				
		Brown 150 L	Brown 50 L	Brown 50 HD L	Brown 20 L	Brown 20 HD L Brown 12 L	Brown 9	Brown 6	Brown 4 L	Brown Plot L	Large Flatted 50 L	Small Flatted 7 L	Green 1 000	Green 300 L	Green 150 L	Green 70 L	Green 30 L	Green 20 L	Green 9 L	Green 6	Green 4 L	Green Plot
		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 21	Site 22	Site 23	Site 24



Table	9.1	0b	Imp	ba	ct c	of \	Va	arie	ed)e	ve	elo	ope	ər	C	on	ıtr	ib	ut	ic	ons
Leicester F	ring	ge a	Ind	W	/ide	er (Cł	ha	rn	W	0	od		N	0	Af	fo	rc	la	bl	e	Housing
	620,851 802,061	151,591 003,065	594,641 710,331	693,193		£30,000	30,493 245 649	315,648 445,535	136,226	159,586	437,740	-59,901	101,040	320,569	170,696	/68,552	914,000 895.670	754,889	559,116	276,196	036,558	833,300
	,186 ,610	,636 1, ,614 1,	,910	,209		,500	,532 666	,000	,773	,039 -	,503 -	,032	50/3	,614 1,	,244 1,	,539	,440 686	,075 1,	,302 1,	,992 1,	,148 1,	,447 1,
531 E521	2 656 9 845	1 1,204 2 1,057	t 651 3 775	3 759		527	114	4 418 9 547	1 238	3 -57	5 -334	5 44 766		9 1,373	3 1,225	825	+ 30U	1 1,833	9 1,637	3 1,355	4 1,119	1,916
255.000	691,522 889,150	1,257,68 ⁻ 1,112,162	708,614 841,488	825,226		£25,000	198,57(647,719	341,32	45,50	-231,26	147,96	4 0.7E 4 8C	1,426,659	1,279,790	882,520 1 0 4 6 0 2 4	1,040,024 1 027 703	1,911,26	1,715,489	1,434,178	1,201,704	1, 999, 590
525 £00	726,857 932,708	1,310,726 1,166,710	765,601 907,066	891,242		£22,500	281,930	621,630 748,285	443,868	148,056	-128,029	251,899 027 240	1 070 000	1,479,704	1,334,341	939,513	1, 111, 0UZ	1,989,448	1,793,675	1,512,365	1,282,697	2,082,740
	762,192 976,257	,363,771 ,221,259	822,588 972,644	957,258		£20,000	364,345	7.21,746 848,414	546,416	250,603	-24,792	355,832 977,695	012,000	,532,749	,388,889	996,499	159 734	067,634	,871,862	,590,551	,363,691	.,165,886
12200	797,528 019,806	416,816 1 275,807 1	879,575 038,222	023,274		£17,500	445,794	821,863 946,147	648,963	353,151	78,444	459,765 007 044	3U1,344	585,794 1	443,438 1	053,486	275,750	145,821 2	950,048 1	668,738 1	444,684 1	249,033
	32,863 .	59,861 1, 30,355 1,;	36,561 3	89,290 1,		15,000	25,887	43,880	49,871	55,698	81,681	63, 698	+ Z, I Z I	38,839 1,	97,986 1,4	10,4/3 1,1	00,000 1,100	24,007 2,	28,234 1,	46,924 1,	25,678 1,4	32,179 2.,
	1,198 83 1,06	,906 1,46 ,904 1,33	,548 93 ,378 1,10	;306 1,08		;,500 £	, 980 52	, 035 92 , 613 1, 02	,437 74	1,246 45	,918 18	,631 56	,430 34 20E 1 20	,884 1,63	,534 1,49	,460 1,11	782 1.20	,193 2,22	,421 2,02	111 1,72	,671 1,52	,326 2,33
	43 868 54 1,106	51 1,522 52 1,384	35 993 56 1,169	22 1,155		00 £12	73 605	46 1,141	03 850	93 558	55 284	64 667 76 077	118 01	74 1,244 29 1,691	83 1,552	4/ 1,16/	92 1,373 98 1357	80 2,302	07 2,106	97 1,825	65 1,606	72 2,415
	0 903,0 3 1,150,4	5 1,575,9 0 1,439,4	2 1,050,5 1 1,234,9	3 1,221,3		0 £10,0	686,0	9 1, 122,2	951,0	1 660,7	2 388,1	771,5	1,012,2	1,744,9	1,607,0	1,224,4	1,433,4	3 2,380,3	1 2,184,6	3 1,903,2	3 1,687,6	2,498,4
09773	937,82(1,194,00	1,628,991 1,494,000	1,107,52 1,300,53	1,287,33		£7,50	766,16	1,222,32	1,051,56	763,34	491,39	875,49	1,047,00	1,797,974	1,661,63	1,281,43	1 489 81	2,458,56	2,262,79	1,981,483	1,768,658	2,581,616
55 000	972,598 1,237,552	1,682,041 1,548,549	1,164,509 1,366,112	1,353,354		£5,000	846,259	1,322,444 1,434,812	1,150,979	865,888	594,629	979,430 1 081 820	1 274 070	1,851,019	1,716,179	1,338,420 4 E70 E40	1,570,040	2,536,753	2,340,980	2,059,670	1,849,652	2,664,765
22 22	1,007,375 1,281,101	1,735,086 1,603,097	1,221,495 1,431,690	1,419,370		£2,500	926,352 1 177 EEO	1,422,560	1,248,712	968,435	697,865	1,083,363	1,110,007	1,904,064	1,770,728	1,395,407	1 621 847	2,614,939	2,419,166	2,137,856	1,930,645	2,747,912
Residual Value ED	,042,152 ,324,650	,788,131 ,657,645	,278,482 ,497,268	,485,386	Residual Value	£0	,006,445	,630,278	,346,445	,069,611	801,102	,187,296	101,300	,400,330 ,956,674	,825,276	,452,394	687 863	,693,125	,497,353	,216,043	,011,311	,831,058
itability resolution resolution	30,000 1 30,000 1,	30,000 1 30,000 1.	30,000 1 30,000 1,	30,000 1	/iability reshold	utions	00,000	00,000 1,	00,000	00,000 1,	000'000;	00,000 1	20,000	30,000 1.	30,000 1	30,000 1	30,000	60,000 2,	60,000 2	60,000 2	60,000 2	560, 000 Z
athe V (alue Thr er Contribut	5,000 5 5,000 5	5,000 5	5,000 5 5,000 5	5,000 5	lative V alue Thr	er Contrib	0,000 E	0000 6	0,000 6),000 G),000 6	0000	000	; 000	5,000 5	3 000	2 000	,000 5	0,000 5	0,000 5	0,000 5	2000
Altern Use V	56	25	52	25	Alterr Use V	Develop	20(200	500	500	500	500	7 K	52	5	17	25	20	20	20	5	ŭ -
	Leicester Fringe Leicester Fringe	Leicester Fringe Leicester Fringe	Leicester Fringe Leicester Fringe	Leicester Fringe			Wider Charnwood	Wider Charnwood Wider Charnwood	Wider Charnwood	Wider Charnwood	Wider Charnwood	Wider Charnwood	Wider Charmwood	Wider Charnwood	Wider Charnwood	Wider Charnwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood
	Green 3,000 Green 1,000	Green 300 Green 150	Green 70 Green 30	Green 20			Brown 20	Brown 20 HD Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Green 3,000	Green 300	Green 150	Green /0	Green 20 Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
	Site 13 Site 14	Site 15 Site 16	Site 17 Site 18	Site 19			Site 4	Site 6	Site 7	Site 8	Site 9	Site 10	Olte 13	Site 15	Site 16	Site 1/	Site 10	Site 20	Site 21	Site 22	Site 23	Site 24



9.36 This analysis shows that, across the Borough, most greenfield sites can bear up to £30,000/unit in developer contributions (in the absence of affordable housing).

Affordable Housing v Developer Contributions

- 9.37 The essential balance for the plan-making process is the relationship between affordable housing and developer contributions. The base appraisals assume 30% affordable housing and £6,000/unit (market and affordable housing).
- 9.38 In the following tables, the results of appraisals with affordable housing from 5% to 30% and developer contributions from £0 per unit to £30,000 per unit are set out. All other policy requirements are assumed to apply.



Loughborough and Shepshed and Adjacent.

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	£30,000	-74,875	-709,436	-886,795	-751,725	-658,787	-586,115	-829,183	-938,238	-1,229,295	-1,230,266	-1,766,777	-1,688,484	000,043	002,000 06.4.507	820.070	414 545	502.990	482.391	1.584,136	1,559,116	1.276.196	1.036.558	1.833.300				£30,000	-157,022	-807,627	-1,009,533	-850,786	-787,443	-721,674	-029, 103 -030, 238	-1.229.295	-1,230,266	-1,896,192	-1,798,682	434,879	571,899	861,912	720,890	321,405	397,916	372,828	1,413,384	1,559,116	1,276,196	1,036,558
	£27,500	-15,254	-623,950	-779,938	-665,269	-550,717	-480,617	-723,685	-833,740	-1,123,087	-1,123,341	-1,601,654	-1,529,325	000,040	1 017 552	874.618	471 532	568.568	548.408	1.662.323	1,637,302	1.355.992	1,119,148	1.916.447				£27,500	-97,402	-722,141	-902,676	-764,330	-679,374	-616,176	-833 740	-1.123,087	-1,123,341	-1,731,069	-1,639,523	470,908	615,448	914,957	775,438	378, 392	463,494	438,844	1,491,570	1,637,302	1,355,992	1,119,148
	£25,000	43,926	-538,464	-673,080	-578,813	-442,647	-376,891	-618,187	-1 28,242	-1,016,878	-1,016,415	-1,438,374	-1,3/0,166	100,110	1 070 597	a2a 167	528,510	634.146	614.424	1.740.509	1,715,489	1.434.178	1.201.704	1.999.593				£25,000	-37,782	-636,655	-795,819	-677,874	-571,304	-510,678	-010,10/ -728,242	-1.016.878	-1,016,415	-1,565,946	-1,480,364	506,938	658,997	968,002	829,987	435,379	529,072	504,860	1,569,756	1,715,489	1,434,178	1,201,704
	£22,500	100,747	-452,978	-566,223	-492,358	-336,709	-274,343	-512,689	-022,/44	-910,670	-909,490	-1,275,226	-1,211,008	200,002	1 123 642	083 715	585 505	699.724	680.440	1.818.695	1,793,675	1.512.365	1.282.697	2.082.740				£22,500	21,838	-551,169	-688,962	-591,418	-463,234	-405,765	-5.12,009	-910.670	-909,490	-1,402,548	-1,321,206	542,421	702,546	1,021,047	884, 535	492, 366	594,650	570,876	1,647,943	1,793,675	1,512,365	1,282,697
	£20,000	157,568	-367,493	-459,366	-405,902	-231,661	-171,796	-409,142	-01/,240	-804,462	-802,564	-1,112,078	-1,051,849	0.42,001	1 176 6R7	1 038 263	642.492	765.302	746.456	1.896.882	1.871.862	1.590.551	1.363.691	2.165.886				£20,000	79,277	-465,684	-582,104	-504,963	-356,395	-303,217	-403, 142 -517 246	-804.462	-802,564	-1,239,399	-1,162,047	577,757	746,095	1,074,092	939,083	549,352	660,228	636,892	1,726,129	1,871,862	1,590,551	1,363,691
	£17,500	214,390	-283,628	-354,535	-319,658	-126,613	-69,248	-306,595	-411,/48	-698,253	-695,639	-948,930	-892,690	011,001	1 220 732	1 002 812	699 479	830.880	812.472	1.975.068	1,950,048	1.668.738	1,444,684	2.249.033				£17,500	136,099	-380,198	-475,247	-418,507	-251,346	-200,670	-411 748	-698.253	-695,639	-1,076,251	-1,002,888	613,092	789,644	1,127,137	993,632	606, 339	725,806	702,908	1,804,316	1,950,048	1,668,738	1,444,684
	£15,000	271,211	-200,531	-250,664	-235,619	-21,564	33,299	-204,047	-308,407	-592,045	-589,436	-785,782	-/33,531	1 13,022	1 282 777	1 1 47 360	756.466	896.458	878.488	2.053.255	2,028,234	1.746.924	1.525.678	2.332.179				£15,000	192,920	-295,692	-369,615	-332,051	-146,298	-98,122	-204,047 -308 467	-592.045	-589,436	-913,103	-843,729	648,427	833,193	1,180,182	1,048,180	663,326	791,384	768,924	1,882,502	2,028,234	1,746,924	1,525,678
	£12,500	328,032	-117,434	-146,793	-151,581	83,484	135,847	-101,500	-205,919	-485,837	-485,503	-622,634	-5/4,3/3	067 400	1 335 R22	1 201 GOR	813 453	962.036	944.504	2.131.441	2,106,421	1.825.111	1.606.671	2.415.326				£12,500	249,741	-212,595	-265,743	-247,611	-41,250	4,425	-101,300	-485,837	-485,503	-749,955	-684,571	683,763	876,742	1,233,227	1,102,728	720,313	856,962	834,940	1,960,688	2,106,421	1,825,111	1,606,671
	£10,000	384,853	-34, 337	-42, 921	-67,542	188,532	238,394	1,048	-103,372	-380,425	-381,570	-459,485	-415,214	1 004 040	1 388 867	1 256 457	870.439	1.027.614	1.010.520	2.209.627	2,184,607	1.903.297	1.687,665	2.498.472				£10,000	306, 562	-129,498	-161,872	-163,573	63,798	106,973	-103.372	-380.425	-381,570	-586,807	-525,412	719,098	920,291	1,286,272	1,157,277	777,300	922,540	900,956	2,038,875	2,184,607	1,903,297	1,687,665
	£7,500	441,674	48,760	60,950	16,496	293,580	340,941	103,595	-824	-277,188	-277,637	-298,898	-260,465	4 044 E04	1 441 012	1 311 005	927 426	1.093.192	1.076.536	2.287.814	2,262,794	1.981.483	1.768.658	2.581.619				£7,500	363,383	-46,401	-58,001	-79,534	168,846	209,520	-824	-277.188	-277,637	-423,659	-367,259	754,433	963,840	1,339,317	1,211,825	834,286	988,118	966,972	2,117,061	2,262,794	1,981,483	1,768,658
	£5,000	498,496	131,222	164,028	100,535	396, 903	443,489	206, 142	101,723	-173,952	-173,704	-140,313	-105,759	4 000 4 40	1 404 957	1 365 553	984.413	1.158.770	1.142.552	2.366.000	2,340,980	2.059.670	1.849.652	2.664.765				£5,000	420,205	36,696	45,870	4,504	273, 894	312,068	200,142	-173.952	-173,704	-263,812	-212,553	789,769	1,007,389	1,392,362	1,266,373	891,273	1,053,696	1,032,988	2,195,248	2,340,980	2,059,670	1,849,652
	£2,500	555,317	211,369	264,212	184,573	499,921	545,147	308,690	204,271	-70,715	-69,771	18,272	48,947	4 104 600	1 548 002	1 420 102	1 041 400	1.224.348	1.208.568	2.444.187	2,419,166	2.137.856	1.930.645	2.747.912				£2,500	477,026	119,392	149,239	88,543	377,598	414,615	204 271	-70.715	-69,771	-105,227	-57,847	824,642	1,050,938	1,445,407	1,320,922	948,260	1,119,274	1,099,005	2,273,434	2,419,166	2,137,856	1,930,645
Residual Value	£0	612,138	290, 565	363, 206	268, 204	600,480	645,713	411,237	300, 818	32,522	34, 162	176,857	203,653	320,411 4 47E 000	1 601 047	1 474 650	1 008 387	1.289.926	1.274.584	2.522.373	2,497,353	2.216.043	2.011.311	2.831.058		Docidual	Value	60	533,847	199,872	249,840	172,581	480,616	516,831	306.818	32.522	34,162	53,358	96,859	859,419	1,094,487	1,498,452	1,375,470	1,005,247	1,184,852	1,165,021	2,351,621	2,497,353	2,216,043	2,011,311
Viability Threshold	ntributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	000,000	600,000	600,000	600,000	600,000	200,000	230,000	530.000	530.000	530.000	530.000	560.000	560,000	560.000	560.000	560.000		Winklind	Threshold	ntributions	600,000	600,000	600,000	600,000	600,000	600,000	800,000	600.000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000
Alternative Use Value	eveloper Col	500,000	500,000	500,000	500,000	500,000	500,000	500,000	200,000	500,000	500,000	500,000	500,000	23,000	25,000	25,000	25,000	25.000	25.000	50.000	50,000	50.000	50.000	50,000		A Itemative	Use Value	eveloper Co	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500.000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000
	ă	L & S and Adj	L & S and Ad	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj		L& Sand Adi	L& S and Adi	L& S and Adi	L&S and Adi	L & S and Adi				ă	L & S and Adj	L & Sand Adi	L & S and Adi	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj	L & S and Adj																
ō		Brown 150	Brown 50	Brown 50 HD	Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted /	Green 3,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot		raapie nousing, varied u			Brown 150	Brown 50	Brown 50 HD	Brown 20	Brown 20 HD	Brown 12	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted 7	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4
		Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	010 10	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24		1U% AITO			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	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 22	Site 23



		Use Value Developer Co	Threshold	Value	£2.500	£5.000	£7.500	£10.000	£12.500	£15.000	£17.500	£20.000	£22.500	£25.000	£27.50(_
a d Damme dEO	1 o C 2 2 4			466 660	200 70E	2 44 04 4	205,000	200 0.24	474 460	44 4 600	57 000	000,024	000,227	110,000	170 550	
6 1 Brown 150		nnn'nne	e00,000	400,000	398, / 35	341,914	280,092	228,271	1/1,450	114,629	808, 1C	600-	-00,309	-119,930	066,871-	
e 2 Brown 50	L & S and Adj	500,000	600,000	107,561	24,633	-58,464	-141,561	-224,658	-307, 755	-392,903	-478,389	-563,874	-649,360	-734,846	-820,332	Ŷ
e 3 Brown 50 HD	L & S and Adj	500,000	600,000	134,451	30, 791	-73,080	-176,952	-280,823	-384,694	-491,128	-597,986	-704,843	-811,700	-918,557	-1,025,415	-1,10
e 4 Brown 20	L & S and Adj	500,000	600,000	76,550	-7,488	-91,527	-175,565	-259,604	-344,656	-431,112	-517,568	-604,023	-690,479	-776,935	-863,391	ģ
e 5 Brown 20 HD	L & S and Adi	500,000	600,000	358,293	254,208	149,160	44,112	-60.936	-165.984	-271.032	-376,080	-483.821	-591.891	-699,961	-808,030	-91
e 6 Brown 12	L & S and Adi	500,000	600.000	385.741	283.194	180.646	78,099	-24,449	-126,996	-229,543	-332,091	-435.241	-540.739	-646.237	-751.735	-85
a 7 Brown O		500,000	600,000	411 237	308 600	206 142	103 505	1 048	-101 500	200 042	-306 505	-400 142	-512,680	-618 187	-723 685	6.00
e / DIUMI 9		200,000		111,237	200,020	404 700	100,030	10.040	-101,300	200 467	444 740	F47 046	500,210-	700,107	000'07 1-	220-
		nnn'nne	000,000	300,010	204, 211	101,123	-024	-100,0/1-	-200,918	-300,407	-411,/40	047, 110-	-022,144	-120,242	-033,740	ROR-
e 9 Brown 4	L & S and Adj	500,000	600,000	32,522	-70,715	-173,952	-277,188	-380,425	-485,837	-592,045	-698,253	-804,462	-910,670	-1,016,878	-1,123,087	-1,229
e 10 Brown Plot	L & S and Adj	500,000	600,000	34,162	-69,771	-173,704	-277,637	-381,570	-485,503	-589,436	-695,639	-802,564	-909,490	-1,016,415	-1,123,341	-1,230
e 11 Large Flatted 50	L & S and Adi	500,000	600,000	-70,141	-228.726	-387.832	-550,980	-714,128	-877.276	-1.040.425	-1.203.573	-1.366.721	-1.530.238	-1.695.361	-1.860.484	-2.025.
a 10 Small Flatted 7	L C and Adi	200,000	600,000	-0.024	-164 640	210 246	-476 AE1	635 610	704 760	052 027	1112 086	1 272 2AE	1 421 404	-1 FOD FED	-1 740 721	1 000
		000,000	200,000	100.001	104,040	010,040	104'0.4-	010,000-	010100	-900,921	000°CL1'L-	-1,212,240	+0+'10+'1-	200,000,1-	405 400	5000 I -
e 13 Green 3,000	L & S and Ad	000,62	000,056	195,301	Anc'na/	1/29,1/4	009,039	504,5U3	619,100	283,833	548,497	513, 10Z	411,498	441,408	405,438	309,
e 14 Green 1,000	L & S and Adj	25,000	530,000	1,013,736	970,187	926,638	883,089	839,540	795,991	752,442	708,893	665,344	621,795	578,246	534,696	491,
e 15 Green 300	L & S and Adj	25,000	530,000	1,395,857	1,342,812	1,289,767	1,236,722	1,183,677	1,130,632	1,077,587	1,024,542	971,497	918,452	865,407	812,362	759,
e 16 Green 150	L & S and Adi	25.000	530.000	1.276.290	1.221.742	1.167.193	1.112.645	1.058.097	1.003.548	949.000	894.452	839.903	785.355	730.807	676.258	621.
e 17 Green 70	L & S and Adi	25,000	530.000	912.107	855.120	798.133	741.147	684.160	627.173	570.186	513,199	456.213	399.226	342, 239	285.252	228.
- 18 Green 30	8 Cand Adi	25,000	520.000	1 070 778	1 014 200	048 677	0.02 0.04	817 AGG	761 000	696 210	620 722	EEE 1EA	100 576	173 008	359.420	COC
		20,000	200,000	1,073,170	1,014,200	340,022	110,000	004, 110	000,101	000,010	020,132	to: 100	1010,010	420, 330	000,420	100
e 19 Green 20	L & S and Adj	000,62	530,000	1,059,467	989,441	923,425	857,409	/91,393	1/25,3/ /	659,360	593,344	521,328	461,312	395,296	328,969	261,0
e 20 Green 12	L & S and Adj	50,000	560,000	2,180,868	2,102,682	2,024,495	1,946,309	1,868,122	1,789,936	1,711,750	1,633,563	1,555,377	1,477,190	1,399,004	1,320,818	1,242,6
e 21 Green 9	L & S and Adj	50,000	560,000	2,497,353	2,419,166	2,340,980	2,262,794	2,184,607	2,106,421	2,028,234	1,950,048	1,871,862	1,793,675	1,715,489	1,637,302	1,559,1
e 22 Green 6	L & S and Adj	50,000	560,000	2,216,043	2,137,856	2,059,670	1,981,483	1,903,297	1,825,111	1,746,924	1,668,738	1,590,551	1,512,365	1,434,178	1,355,992	1,276,1
3 23 Green 4	L & S and Adj	50,000	560,000	2,011,311	1,930,645	1,849,652	1,768,658	1,687,665	1,606,671	1,525,678	1,444,684	1,363,691	1,282,697	1,201,704	1,119,148	1,036,5
e 24 Green Plot	L & S and Adi	50.000	560.000	2.831.058	2.747.912	2.664.765	2.581.619	2.498.472	2.415.326	2.332.179	2.249.033	2.165.886	2.082.740	1.999.593	1.916.447	1.833.0
Affection of the break of the b	- Developed For															
% Altordable Housing, va	iea Developer Contrib	suoun		:			Ī		Ī	Ī	Ī	Ī	Ī			
		Alternative	Viability Three hold	Value												
		Developer Co	ontributions	£0	£2.500	£5.000	£7.500	£10.000	£12.500	£15.000	£17.500	£20.000	£22.500	£25.000	£27.500	£30.0
a 1 Brown 150	& S and Adi	500.000	600 000	377.265	320.444	263.623	206 801	149 980	93 159	36 183	-23.217	-82,837	-142 457	-202 077	-262 349	-323 6
		200,000		10 660	70 620	-162 676	-006 700	-220.122	-405 800	404.004	576 670	C DOE	-747 661	022 264	-010.050	1 000
		000,000	000,000	12,303	070'01-	100,001-	-230,122	-320,122	010	-40 -,004	- 010'010-	-007'00-	100,141-	+00,000-	-919,909	-1,000,1-
e 3 Brown 50 HD	L & S and Ad	500,000	600,000	15,/12	-88, 160	-192,031	-295, 902	-400,152	-507,010	-613,867	-120,124	-827,581	-934,439	-1,041,692	-1, 149, 949	-1,258,
e 4 Brown 20	L & S and Adj	500,000	600,000	-19,480	-103,519	-187,557	-271,596	-357,261	-443,717	-530,173	-616,629	-703,084	-789,540	-875,996	-962,451	-1,048,
e 5 Brown 20 HD	L & S and Adj	500,000	600,000	234,523	129,474	24,426	-80,622	-185,670	-290,718	-396,339	-504,409	-612,478	-720,548	-828,617	-936,687	-1,044,
e 6 Brown 12	L & S and Adj	500,000	600,000	254,320	151,772	49,225	-53, 322	-155,870	-258,417	-360,965	-465,302	-570,800	-676,299	-781,797	-887,295	-992,
a 7 Brown 9	R S and Adi	500.000	600 000	411 237	308,690	206 142	103 595	1 048	-101.500	-204 047	-306 595	-409 142	-512 689	-618 187	-723 685	-829
		100,000		010 000	000 000	104 100	100	010 04	000 010	1000	444 740	040 141	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	010 012	000 410	
e o brown o	L & S and Ad	nnn'nnc	000,000	300,818	204,271	101,723	-824	-103,372	-200,919	-308,407	-411,/48	0#7,11C-	-0.22,144	-128,242	-833,740	-939,
e 9 Brown 4	L & S and Adj	500,000	600,000	32,522	-70,715	-173,952	-277,188	-380,425	-485,837	-592,045	-698,253	-804,462	-910,670	-1,016,878	-1,123,087	-1,229,2
e 10 Brown Plot	L & S and Adj	500,000	600,000	34,162	-69,771	-173,704	-277,637	-381,570	-485,503	-589,436	-695,639	-802,564	-909,490	-1,016,415	-1,123,341	-1,230,2
e 11 Large Flatted 50	L & S and Adj	500,000	600,000	-193,640	-352,225	-515,154	-678,302	-841,450	-1,004,598	-1,167,746	-1,330,894	-1,494,530	-1,659,653	-1,824,775	-1,989,898	-2,155,0
e 12 Small Flatted 7	L & S and Adi	500.000	600.000	-116.728	-271.434	-427.491	-586.649	-745.808	-904.967	-1.064.126	-1.223.284	-1.382.443	-1.541.602	-1.700.760	-1.860.181	-2.021
- 13 Cross 2 000		25,000	520,000	704 DED	EDE 01E	CED E70	CJE JAA	200 000	664 670	E10 220		440.060	110 000	376 000		euc
		23,000	200,000	100,000	030, 310	e/c'non	117,020	203,303	010:00	013,230	403,302	100,000	4 12,020	313,330	003,900	1000
e 14 Green 1,000	L & S and Ad	25,000	530,000	932,985	889,430	188, 648	802,338	158,789	/ 15,240	6/1,691	628,142	584,593	541,043	491,494	453,945	410,
e 15 Green 300	L & S and Adj	25,000	530,000	1,293,261	1,240,216	1,187,171	1,134,126	1,081,081	1,028,036	974,991	921,946	868,901	815,856	762, 811	709,766	656,7
e 16 Green 150	L & S and Adj	25,000	530,000	1,177,110	1,122,562	1,068,013	1,013,465	958,917	904,368	849,820	795,272	740,723	686,175	631,627	577,078	522,
e 17 Green 70	L & S and Adj	25,000	530,000	818,967	761,980	704,994	648,007	591,020	534,033	477,046	420,060	363, 073	306,086	249,099	192,112	135,1
e 18 Green 30	L & S and Adi	25,000	530,000	974,705	909,127	843,549	777,971	712.393	646,814	581,236	515,658	450,080	384,502	318,924	253,346	186.6
a 19 Green 20	L & S and Adi	25.000	530.000	945.893	879.877	813.861	747.845	681.829	615.813	549.797	483.781	417.765	351.749	284.160	216.230	147.3
		E0.000	200,000	0.010,000	1 004 000	1 050 740	4 776 666	1 607 970	1 640 464	4 640 007	1 460 044	1 204 674	1 206 420	1 220 261	1 150.065	4 0.74
e 20 Green 12	L & S and Adj	50,000	560,000	2,010,116	1,931,929	1,853,743	1,775,556	1,697,370	1,619,184	1,540,997	1,462,811	1,384,624	1,306,438	1,228,251	1,150,065	1,071,
e 21 Green 9	L & S and Adj	50,000	560,000	2,497,353	2,419,166	2,340,980	2,262,794	2,184,607	2,106,421	2,028,234	1,950,048	1,871,862	1,793,675	1,715,489	1,637,302	1,559,
e 22 Green 6	L & S and Adj	50,000	560,000	2,216,043	2,137,856	2,059,670	1,981,483	1,903,297	1,825,111	1,746,924	1,668,738	1,590,551	1,512,365	1,434,178	1,355,992	1,276,
e 23 Green 4	L & S and Adj	50,000	560,000	2,011,311	1,930,645	1,849,652	1,768,658	1,687,665	1,606,671	1,525,678	1,444,684	1,363,691	1,282,697	1,201,704	1,119,148	1,036,5



£27,500 £30,000	-347,093 -408,422	1,019,827 -1,106,432	1,274,783 -1,383,040	1,061,535 -1,149,064	1,065,344 -1,173,414	1,022,854 -1,128,352	-723,685 -829,183	-833,740 -939,238	1,123,087 -1,229,295	1,123,341 -1,230,266	2,119,313 -2,284,436	1,972,458 -2,133,465	274,498 237,830	373,194 329,645	607,171 554,126	477,898 423,350	98,973 40,507	146,000 77,389	101,510 32,242	979,313 901,126	1,637,302 1,559,116	1,355,992 1,276,196	1,119,148 1,036,558	, 916,447 1,833,300			£27,500 £30,000	-431,837 -493,166	1,119,694 -1,206,300	1,399,618 -1,507,875	1,162,314 -1,249,843	1,194,001 -1,302,376	1,158,413 -1,263,911	-723,685 -829,183	-833,740 -939,238	1,123,087 -1,229,295	1,123,341 -1,230,266	2,248,728 -2,413,851	2,084,734 -2,245,742	207,982 171,107	292,443 248,670	504,394 450,011	378,718 324,170	2,573 -57,221	35,947 -32,861	-13,451 -82,719	808,560 730,374	1,637,302 1,559,116	,355,992 1,276,196	1,119,148 1,036,558
£25,000	-285,764	-933,221	-1,166,527 -	- 975,057	-957,274	-917,356	-618,187	-728,242	-1,016,878 -	-1,016,415 -	-1,954,190	-1,811,450	310,528	416,743	660,216	532, 447	155,959	213,479	170,778	1,057,499	1,715,489	1,434,178	1,201,704	1,999,593			£25,000	-370,508	-1,033,089	-1,291,361	-1,074,785	-1,085,931	-1,052,915	-618,187	-728,242	-1,016,878 -	-1,016,415 -	-2,083,605 -:	-1,923,726 -:	244,857	335, 992	557,621	433,267	62,156	104,756	55,817	886,747	1,715,489	1,434,178	1,201,704
£22,500	-224,605	-846,616	-1,058,270	-888,601	-849,205	-811,858	-512,689	-622,744	-910,670	-909,490	-1,789,067	-1,651,800	346,558	460,292	713,261	586,995	212,946	279,429	239,350	1,135,685	1,793,675	1,512,365	1,282,697	2, 082, / 40			£22,500	-309,179	-946,483	-1,183,104	-987,662	-977,861	-947,417	-512,689	-622,744	-910,670	-909,490	-1,918,482	-1,762,719	281,088	379,541	610,666	487,815	119,806	172,839	125,085	964,933	1,793,675	1,512,365	1,282,697
£20,000	-164,985	-760,256	-950,320	-802,145	-741,135	-706,360	-409,142	-517,246	-804,462	-802,564	-1,623,944	-1,492,641	382,588	503,841	766, 306	641,543	269, 933	345,007	307,279	1,213,872	1,871,862	1,590,551	1,363,691	2, 105,880			£20,000	-247,849	-859,878	-1,074,847	-901,206	-869,792	-841,919	-409,142	-517,246	-804,462	-802,564	-1,753,359	-1,602,839	317,118	423,090	663, 711	542, 363	176, 793	239, 933	194,353	1,043,119	1,871,862	1,590,551	1,363,691
£17,500	-105,364	-674,770	-843,463	-715,689	-633,065	-600,862	-306,595	-411,748	-698,253	-695,639	-1,458,821	-1,333,482	418,618	547,390	819,351	696,092	326,920	410,585	374,217	1,292,058	1,950,048	1,668,738	1,444,684	2, 249,033			£17,500	-187,512	-773,272	-966,590	-814,750	-761,722	-736,421	-306,595	-411,748	-698,253	-695,639	-1,588,236	-1,443,680	353,147	466,639	716,756	596,912	233,780	305,511	262,469	1,121,306	1,950,048	1,668,738	1,444,684
£15,000	-45,744	-589,284	-736,606	-629,234	-524,996	-495,364	-204,047	-308,467	-592,045	-589,436	-1,295,068	-1,174,324	454,643	590,940	872,396	750,640	383, 907	476, 163	440,233	1,370,245	2,028,234	1,746,924	1,525,678	2,332,179			£15,000	-127,892	-687,475	-859,344	-728,294	-653,652	-630,923	-204,047	-308,467	-592,045	-589,436	-1,423,113	-1,284,522	389,177	510,188	769,801	651,460	290,767	371,089	330, 399	1,199,492	2,028,234	1,746,924	1,525,678
£12,500	13,876	-503, 799	-629,748	-542,778	-416,926	-389,866	-101,500	-205,919	-485,837	-485,503	-1,131,919	-1,015,165	489,978	634,489	925,441	805,188	440,893	541,741	506,249	1,448,431	2,106,421	1,825,111	1,606,6/1	2,415,320			£12,500	-68, 271	-601,989	-752,487	-641,839	-545,583	-525,425	-101,500	-205,919	-485,837	-485,503	-1,259,241	-1,125,363	425,207	553,737	822,846	706,008	347,754	436,667	396,685	1,277,679	2,106,421	1,825,111	1,606,671
£10,000	71,689	-418,313	-522,891	-456,322	-310,404	-287,291	1,048	-103,372	-380,425	-381,570	-968,771	-856,006	525,314	678,038	978,486	859,737	497,880	607,319	572,265	1,526,617	2,184,607	1,903,297	1,687,605 C00,780,1	2,498,472			£10,000	-8,651	-516,504	-645,630	-555,383	-437,513	-419,927	1,048	-103,372	-380,425	-381,570	-1,096,093	-966,204	460,719	597,287	875,891	760,557	404,740	502,245	462,702	1,355,865	2,184,607	1,903,297	1,687,665
£7,500	128,510	-332, 827	-416,034	-369, 867	-205,356	-184,744	103,595	-824	-277,188	-277,637	-805,623	-696,847	560,649	721,587	1,031,531	914,285	554,867	672,897	638,281	1,604,804	2,262,794	1,981,483	1,/68,658	2,581,619			£7,500	50,219	-431,018	-538, 772	-468, 927	-330,090	-316,165	103,595	-824	-277,188	-277,637	-932,945	-807,046	496,054	640,836	928,936	815,105	461,727	567,823	528,718	1,434,051	2,262,794	1,981,483	1,768,658
£5,000	185,332	-248,785	-310,982	-283,588	-100,308	-82,196	206,142	101,723	-173,952	-173,704	-642,475	-537,689	595,985	765,136	1,084,576	968,833	611,854	738,475	704,297	1,682,990	2,340,980	2,059,670	1,849,652	2,004,705			£5,000	107,041	-345,532	-431,915	-382,472	-225,041	-213,618	206,142	101,723	-173,952	-173,704	-769,796	-647,887	531,390	684,385	981,981	869,653	518,714	633,401	594,734	1,512,238	2,340,980	2,059,670	1,849,652
£2,500	242, 153	-165,688	-207,110	-199,549	4,741	20,351	308,690	204,271	-70,715	-69,771	-479,327	-378,530	631,320	808,685	1,137,621	1,023,382	668,841	804,053	770,313	1,761,177	2,419,166	2,137,856	1,930,645	2,747,912			£2,500	163,862	-260,849	-326,061	-296,016	-119,993	-111,070	308,690	204,271	-70,715	-69,771	-606,648	-488,728	566,725	727,934	1,035,026	924,202	575,701	698,979	660,750	1,590,424	2,419,166	2,137,856	1,930,645
Value £0	298,974	-82,591	-103,239	-115,511	109,789	122,899	411,237	306,818	32,522	34,162	-317,140	-223,522	666,655	852,234	1,190,666	1,077,930	725,827	869,631	836,330	1,839,363	2,497,353	2,216,043	2,011,311	2,831,158,2		Residual	03	220,683	-177,752	-222,190	-211,541	-14,945	-8,523	411,237	306,818	32,522	34,162	-443,500	-330,315	602,061	771,483	1,088,071	978,750	632,688	764,557	726,766	1,668,611	2,497,353	2,216,043	2,011,311
Threshold ontributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	000'099	nnn'nac		Viability Three hold	ontributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000
Use Value Developer C	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	000'09	nnning	tions	Alternative	Developer C	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000
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	Site 1 B.	ite 2 B	ite 3 B.	ite 4 B.	ite 5 B.	Site 6 B	Site 7 B.	Site 8 B.	Site 9 B.	Site 10 B.	Site 11 La	ite 12 S.	ite 13 G	ite 14 G	ite 15 G	ite 16 G	te 17 G	te 18 G	te 19 G	te 20 G	te 21 G	te 22 G	6 23 G	16 Z4 C	% Affora		t	te 1 B	te 2 B	te3 B.	te 4 B.	te 5 B	e6 B	te 7 B	te 8 B	te 9 B	te 10 B	te 11 Li	te 12 S	te 13 G	te 14 G	te 15 G	e 16 G	te 17 G	te 18 G	te 19 G	te 20 G	te 21 G	te 22 G	te 23 G

Source: HDH (January 2019)

9.39 In the Loughborough and Shepshed area (including greenfield sites adjacent to the built-up area) the development of housing on brownfield sites is shown to be challenging. This is not



in line with the Council's experience on the ground where development is forthcoming and is delivering affordable housing. Recent examples of this are:



The application site measured 1.6 hectares which included the Ridgemere Centre which had a lawful use as a storage and distribution centre.

The scale and massing of the buildings sought to ensure that the overall character and feel of the new development would be in keeping with the surroundings and contribute towards enhancing the quality of the built environment and sense of community.

The development comprised 41 units with 30% of the housing as affordable. In accordance with policy the affordable housing was well related to, and indistinguishable from, the market housing on the site and distributed across a number of different areas. The Council sought 12 units of affordable housing with 9 socially rented units and 3 newbuild homes to buy. Smaller houses for the affordable units were requested to reflect demand.

Source: CBC (October 2018)





Source: CBC (October 2018)



This former factory site on Linkfield Road, Mountsorrel was redeveloped to provide 46 dwellings. The application site extended to around one hectare and comprised a vacant site following the demolition of the factory that fronted onto Linkfield Road. The development included provision for 14 affordable dwellings representing 30% of the overall development.

It was considered that the development of the land for housing would make effective use of a previously developed site as encouraged by Government planning policy. A previous application on the site was supported by an Employment Land and

Viability Report that concluded the pre-existing building was not in a suitable position for employment in today's market as there were too many access and environmental constraints. The building was old fashioned in terms of its design and amenity, and there



was no demand for such a large building. It was not considered that refurbishment or redevelopment of the site for employment use was viable.

There were extensive negotiations in respect of the affordable housing provision. A total of 14 affordable dwellings were specified. The tenure and location of the affordable dwellings was acceptable and accord with the Council's Supplementary Planning Document on Affordable Housing.



Source: CBC (October 2018)

This former school site on Beacon Road, Loughborough is currently under construction and is being developed to provide 30 dwellings. The application site extends to 0.74 hectare and previously comprised vacant land and buildings of the former Ashmount Special School. The school has relocated to the Charnwood College Campus at Thorpe Hill, Loughborough. The development includes provision for 9 affordable dwellings representing 30% of the overall development.

The existing buildings on the site did not contribute towards the character of the area and were considered to detract from the quality of the area given the institutional forms and position on the site set back from the road resulting in a gap in the frontage. The proposal in terms of the design retains key site features such as the frontage trees which will reduce the visual presence of the new dwellings which in turn follow the forms and positioning of



the adjacent dwellings to the east resulting in a continuous built frontage creating a more complete streetscape.

The change to residential does not detract from the area and provides an opportunity to enhance what is a primarily residential area with additional residential development of a form and scale that responds positively to the surrounding context.

In respect of the affordable housing provision, a total of 9 affordable dwellings were specified to provide 2 one bed affordable rent bungalows and 7 two bed intermediate/rent houses.

Source: CBC (October 2018)

- 9.40 Whilst the results of this study indicate the delivery of brownfield sites is challenging, it is clear that these are being delivered and they are delivering affordable housing.
- 9.41 As part of the plan-making process, it is necessary for the Council to demonstrate a deliverable supply of development sites. At this stage it is recommended that the Council is cautious about counting brownfield sites towards the 5 year land supply and assuming that they are deliverable, unless there is wider evidence (for example a recent planning consent or commitment from the site's developer) that the site will actually be forthcoming.
- 9.42 Bearing in mind that brownfield sites are coming forward and are delivering affordable housing, it is recommended that these sites are not subject to a zero affordable housing target. These sites are likely to be in the most sustainable locations, however there are relatively few of them. It is recommended, in line with the PPG⁵⁴, that brownfield sites within Loughborough and Shepshed may be an exception, when viability testing will be accepted at the development management stage.
- 9.43 The smaller greenfield sites in the Loughborough and Shepshed and Adjacent areas are all shown as viable and have substantial scope to make developer contributions up to £30,000/unit or so. The Council can be confident that this type of development will be forthcoming.

Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; 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); or where a recession or similar significant economic changes have occurred since the plan was brought into force.





⁵⁴ Should viability be assessed in decision-taking?

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.

9.44 The results of the greenfield sites adjacent to Loughborough and Shepshed are considered together with those for the Leicester Fringe and Wider Charnwood below.

Leicester Fringe and Wider Charnwood

9.45 These two areas are considered together.



Table	9	.12	2a	4	٩f	fo	rd	al	ole	e H	0	นร	sir	ng	V	<i>י</i> ۱	/a	ri	e	l k	De	V	elo	pp	e	r (Co	on	tr	ib	utions
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			£30,000	554, 323	718,907	1,046,031	900,934	498,434 604 476	580,101				£30,000	487,084	635,753	940,472	798,803	402,228	492,618	467,008				£30,000	419,649	552,599	834,912	090,072	200,000	353,915	
			£27,500	589,658	762,456	1,099,076	955,483 555,483	555,421	646,117				£27,500	523, 114	679,302	993,517	853, 352	459,214	558, 196	533,024				£27,500	455,679	596, 148	88/,95/	127,161	440.220	419,931	
			£25,000	624,993	806,005	,152,121	,010,031	512,408	712,133				£25,000	558,465	722,851	,046,562	902,900	516,201	623,774	599,040				£25,000	491,709	639,697	941,002	805,769	E1 A 017	485,947	
			£22,500	660,329	849,554	205,166 1	064,579 1	700,000	778,149				£22,500	593,800	766,400	099,607 1	962,448	573,188	689,352	665,056				£22,500	527,272	683,246	994,047	800,317	F00 40E	551,963	
			20,000	95,664	93,103	58,211 1,	19,128 1,	20,381	44,165				20,000	29,136	09,949	52,652 1,	16,997	30,175	54,930	31,072				20,000	62,607	26,795	47,092	14,800	46.070	17,979	-
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			£10,00	837,00	1,067,30	1,470,36	1,337,32	954,32	1, 120,05				£10,00	770,47	984,14	1,364,83	1,235,19	858,12	1,017,24	995,13				£10,00	703,94	900,96	1,209,21	1,133,05		882,04	
			£7,500	871,850	1,110,846	1,523,437	1,391,869	1,011,315	1,131,077				£7,500	805,812	1,027,694	1,417,877	1,289,738	915,109	1,082,820	1,061,153				£7,500	739,284	944,540	1,312,317	1,187,607	010,010	948,060	
			£5,000	906,628	1,154,398	1,576,482	1,446,418	1,068,302	1,240,261				£5,000	840,658	1,071,243	1,470,922	1,344,287	972,096	1,148,398	1,127,169				£5,000	774,620	988,089	1,305,302	1,242,150 075 000	1 000 544	1,014,076	
			£2,500	941,405	1,197,947	1,629,527	1,500,966	1,125,289	1,326,277		Ī		£2,500	875,435	1,114,793	1,523,967	1,398,835	1,029,082	1,213,976	1,193,185				£2,500	809,465	1,031,638	1,418,40/	1,296,704	1 1 0E 110	1,080,092	
		Residual	£0	976,182	1,241,496	1,682,572	1,555,514	182,276	1,300,411		·	Residual Value	£0	910,212	1,158,342	1,577,012	1,453,383	1,086,069	1,279,554	1,259,201		Recidual	Value	£0	844,242	1,075,187	,4/1,452	202,100,1	170 607	1,146,108	
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			£27,500	388,244	512,994	782, 397	649,090	340,482	305,877				£27,500	320,809	429,839	676,837	546,959	170,595	231,625	189,221			£27 500	253,257	346,685	571,277	444,828	74,060	119,437	
			£25,000	424,274	556,543	835,442	703,638	323,788	372,855				£25,000	356,839	473,388	729,882	601,507	227,582	297,203	257,436			£25,000	289,405	390,234	624,322	499,376	131,375	187,235	070°50
			£22,500	460,304	600,092	888,487	758,186	30U, / / D	438,871				£22,500	392,869	516,937	782,927	656,055	284,569	362,781	325,366			£22 500	325,434	433,783	677,367	553,924	188,362	253,924	CRR OOT
			£20,000	496,079	643,641	941,532	812,735	431,102 537 216	504,887				£20,000	428,899	560,487	835,972	710,604	341,555	428,359	391,794			£20.000	361,464	477,332	730,412	608,473	245,349	319,502 070 004	210°374
			17,500	31,414	87,190	94,577	67,283	144,749	570,903				217,500	64,886	04,036	89,017	65,152	398,542	93,937	l57,810			17 500	<u>97,494</u>	520,881	83,457	63,021	02,336	85,080	11.1
			15,000 £	36,750 5	30,739 6	47,622 6	21,831 8	21,/30 6	36,919 5				15,000 £	00,222 4	47,585 6	42,062 ε	19,700 7	55,529 3	59,515 4	23,826 4			15 000 F	33,524 3	34,431 5	36,502 7	17,569 €	59,322 3	50,658	60.101
			2,500 £1	2,085 56	4,288 73	0,667 1,04	5,380 92	3, / 22 30 3 0ED 66	2,935 63				2,500 £1	5,557 50	1,134 64	5,107 94	4,249 81	2,516 45	5,093 55	9,842 52			2 500 £1	9,029 43	7,980 56	9,547 83	2,118 71	s, 309 35	5,236 45 5,740 44	tt
			,000 £1:	,421 60:	,837 77.	,712 1,10	,928 971	, /US 0U	,951 70;				,000 £1:	,892 53	,683 69	,152 99:	,797 87.	,503 51	,671 62	,858 58			-F1	,364 46	,529 60	,592 88:	,666 77:	,296 41	,814 511 	
			500 £10	756 637	386 817	757 1,153	476 1,030	000 000	967 768				500 £10	228 570	232 734	197 1,048	345 928	489 569	249 690	874 655			500 £10	504 504	078 651	537 942	214 826	283 473	392 581	10/
			00 £7,5	91 672,7	35 861,3	02 1,206,7	25 1,085,4	84 865 1	83 834,9				00 £7,5	63 606,2	81 778,2	42 1,101,1	94 983,3	76 626,4	27 756,2	90 721,8			4 L3 00	35 539.6	27 695,0	82 995,6	63 881,2	70 530,2	71 647,3	500 B
			0 £5,0(7 708,0	4 904,90	7 1,259,8(3 1,140,02	2 1/3/06	900,96				0 £5,0(8 641,56	0 821,78	7 1,154,24	2 1,037,89	3 683,47	5 821,82	5 787,89			55 OC	575.00	5 738,62	7 1,048,68	1 935,7(5 587,27	712,9	0.45,12
			£2,50	743,42	948,48	1,312,84	1,194,57	000,000	996 996				£2,50	676,89	865,33	1,207,28	1,092,44;	740,46	887,40	853,90			£2 £0	610,37	782,17	1,101,72	990,31	644,25	778,54	- 0 J
		Residual	Value £0	778,272	992,033	1,365,892	1,249,121	0333,030 1 061 840	1,033,015		Pacidual	Value	£0	712,234	908,879	1,260,332	1,146,990	797,450	952,984	919,922		Residual	Value	645,705	825,725	1,154,772	1,044,859	701,243	844,127	200°00
		Viability	Threshold ntributions	530,000	530,000	530,000	530,000	530,000	530,000		Viability	Threshold	ntributions	530,000	530,000	530,000	530,000	530,000	530,000	530,000		Viability	Inreshold	530,000	530,000	530,000	530,000	530,000	530,000	
	ns	Alternative	Use Value	25,000	25,000	25,000	25,000	25,000	25,000	ž	Alternative	Use Value	eveloper Co	25,000	25,000	25,000	25,000	25,000	25,000	25,000	su	Alternative	Use Value	25,000	25,000	25,000	25,000	25,000	25,000	
	Contributio		– ă	Fringe	Fringe	Fringe	Fringe	ringe Eringe	Fringe	Contributio			Ğ	Fringe	Fringe	Fringe	Fringe	Fringe	Fringe	Fringe	Contributio			Fringe	Fringe	Fringe	Fringe	Fringe	Fringe	
	Developer			Leicester.	Leicester	Leicester	Leicester	Leicester	Leicester.	Developer				Leicester	Leicester	Leicester	Leicester	Leicester	Leicester	Leicester	Developer			Leicester	Leicester	Leicester	Leicester	Leicester	Leicester	
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		0,000	7,545	3,528	4,649	6,226	9,586	7,740	9,901	0,948	1,422	9,080	2,663	6,212	8,445	5,519	4,136	9,116	(e, 196	6,558	3,300	na	rn 	IW	0,000	5,584	1,285	3, 763	6,226	9,586	7,740	9, 901	3 461	7.591	4,630	3,872	2,022	5,368	3,384	9,116	6, 196	6,558	3,300
		500 £3	507 -8	576 16	196 28	773 13	339 -15	503 -43	332 -5	283 66	371 85	125 1,20	211 1,06	199 66	023 79	535 77	323 1,58	302 1,55	992 1,27	148 1,03	447 1,83		_		500 £3	545 -20	333 1	310 12	773 13	339 -15	503 -43		92 000 76	536 1.09	179 95	859 56	500 68	384 65	570 1,41	302 1,55	392 1,27	148 1,03	447 1,83
		0 £27,5	2 -3,6	3 268,5	4 387,	1 238,7	8 -57,(6 -334,6	5 44,(969 696,2	0 894,9	0 1,262,7	0 1,117,2	6 723,1	1 864,(1 841,5	9 1,662,3	9 1,637,3	8 1,355,9	4 1,119,7	3 1,916,4				0 £27,5	7 -121,5	1 116,0	8 226,:	1 238,7	8 -57,(-334,5	24 ⁴ ,0	0,020 0 807 0	1 1.150.6	7 1,009,	620,8	8 747,(0 721,:	6 1,491,5	9 1,637,3	8 1,355,9	4 1,119,1	3 1,916,4
		£25,00	80,53	372,38	489,74	341,32	45,50	-231,26	147,96	731,61	938,52	1,315,17	1,171,76	780,18	929,60	907,55	1,740,50	1,715,48	1,434,17	1,201,70	1,999,59				£25,00	-37,50	221,38	328,85	341,32	45,50	-231,26	747,96	850.56	1.203.68	1,063,72	677,84	813,17	787,40	1,569,75	1,715,48	1,434,17	1,201,70	1,999,59
		£22,500	164,570	475,401	590,508	443,868	148,056	-128,029	251,899	766,954	982,069	1,368,215	1,226,308	837,173	995,179	973,567	1,818,695	1,793,675	1,512,365	1,282,697	2,082,740				£22,500	46,532	326,099	431,405	443,868	148,056	-128,029	251,899	894.109	1.256.726	1,118,275	734,833	878,756	853,416	1,647,943	1,793,675	1,512,365	1,282,697	2,082,740
		£20,000	248,587	576,650	691,074	546,416	250,603	-24,792	355,832	802,289	1,025,618	1,421,260	1,280,857	894,160	1,060,757	1,039,583	1,896,882	1,871,862	1,590,551	1,363,691	2,165,886				£20,000	130,570	429,118	533, 297	546,416	250,603	-24,792	305,832	937.658	1.309.771	1,172,824	791,820	944, 334	919,432	1,726,129	1,871,862	1,590,551	1,363,691	2,165,886
		£17,500	331,002	676,767	791,640	648,963	353,151	78,444	459,765	837,625	,069,167	,474,305	,335,405	951,146	,126,335	,105,599	,975,068	,950,048	,668,738	,444,684	,249,033				£17,500	214,609	531,671	633,862	648,963	353,151	78,444	459,765	981 207	362.816	,227,372	848,806	,009,912	985,449	,804,316	,950,048	,668,738	,444,684	,249,033
		£15,000	413,391	776,883	890,547	749,871	455,698	181,681	563,698	872,928	112,716 1	527,350 1	389,953 1	008,133	191,913 1	171,615 1	053,255 1	028,234 1	746,924 1	525,678 1	332,179 2				£15,000	297,659	631,787	734,428	749,871	455,698	181,681	503,698	024 756	415.861 1	281,920 1	905,793	075,490 1	051,465	882,502 1	028,234 1	746,924 1	525,678 1	332,179 2
		212,500	193,484	376,999	988,280	350,437	558,246	284,918	367,631	307,705	156,265 1,	580,395 1,	144,502 1,	065,120 1,	257,491 1,	237,632 1,	131,441 2,	106,421 2,	325,111 1,	306,671 1,	115,326 2,				212,500	380,074	731,903	334,947	350,437	558,246	284,918	007,000	557, 300 DER 305 1	1. 1000	336,469 1,	962,780	141,068 1,	117,481 1,	960,688 1,	106,421 2,	325,111 1,	306,671 1,	115,326 2,
		10,000 £	73,577	77,116 8	86,013 9	51,003 8	60,793 5	88, 155	71,564 6	42,483 §	99,814 1,1	33,440 1,5	99,050 1,4	22,107 1,0	23,069 1,2	03,648 1,2	09,627 2,1	84,607 2,1	03,297 1,8	87,665 1,6	98,472 2,4				10,000 £	61,080	32,020 7	32,680 8	51,003 8	60, 793	88, 155	70 500 5	11 854 1 (21.951 1.4	91,017 1,3	19,767 8	06,646 1,1	83,497 1,1	38,875 1,9	84,607 2,1	03,297 1,8	87,665 1,6	98,472 2,4
		,500 £	,670 5	,232 9	,746 1,0	,569 9	,341 6	,392 3	,497 7	,260 9	,363 1,1	,485 1,6	,598 1,4	,094 1,1	,647 1,3	,664 1,3	,814 2,2	,794 2,1	,483 1,9	,658 1,6	,619 2,4				,500 £	,173 4	,136 8	,413 9	,569 9	,341 6	,392 3	,49/ /	403 11	.996 1.5	,565 1,3	,754 1,0	,224 1,2	,513 1,1	,061 2,0	,794 2,1	,483 1,9	,658 1,6	,619 2,4
		00 £7	63 653	48 1,077	79 1,183	79 1,051	88 763	29 491	30 875	37 977	12 1,243	30 1,686	47 1,553	80 1,179	25 1,388	80 1,369	00 2,287	80 2,262	70 1,981	52 1,768	65 2,581				00 £7	66 541	52 932	46 1,030	79 1,051	88 763	29 491	30 8/5	44 3U/ 52 1 155	41 1.574	14 1,445	40 1,076	02 1,272	29 1,249	48 2,117	80 2,262	70 1,981	52 1,768	65 2,581
		0 £5,0	5 733,7	t 1,177,3	2 1,281,4	2 1,150,9	865,8	594,6	3 979,4	1,012,0	1,286,9	5 1,739,5	5 1,608,1	7 1,236,0	3 1,454,2	3 1,435,6	7 2,366,0	3 2,340,9	3 2,059,6	5 1,849,6	2,664,7				0 £5,0	9 621,2	3 1,032,2	1,128,1	2 1,150,9	5 865,8	594,6	9/9,4	1 1 1 1 9 4 2,2	3 1.628.0	1,500,1	7 1,133,7	1,337,8	5 1,315,5	t 2,195,2	3 2,340,9	3 2,059,6	5 1,849,6	2,664,7
		£2,500	813,856	1,277,46	1,379,213	1,248,71	968,43	697,86	1,083,36	1,046,81	1,330,46	1,792,57	1,662,69	1,293,06	1,519,800	1,501,69	2,444,187	2,419,16	2,137,856	1,930,64	2,747,91				£2,500	701,359	1,132,36	1,225,879	1,248,71	968,43	697,86	1,083,36	1 242 50	1.681.08	1,554,66	1,190,72	1,403,380	1,381,54	2,273,43	2,419,16	2,137,856	1,930,64	2,747,91
	Residual Value	£0	893,949	1,377,581	1,476,945	1,346,445	1,069,611	801,102	1,187,296	1,081,592	1,373,672	1,845,620	1,717,243	1,350,054	1,585,381	1,567,712	2,522,373	2,497,353	2,216,043	2,011,311	2,831,058		Docidual	Value	£0	781,452	1,232,485	1,323,612	1,346,445	1,069,611	801,102	1,18/,296	1,011,739 1,286,050	1.734.131	1,609,210	1,247,714	1,468,958	1,447,561	2,351,621	2,497,353	2,216,043	2,011,311	2,831,058
	Viability Threshold	tributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	560,000		Winbility	Threshold	tributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530.000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	560,000
	Alternative Use Value	veloper Con	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000		A Hornotino	Use Value	veloper Con	500,000	500,000	500,000	500,000	500,000	500,000	200,000	25,000	25.000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000
ntributions		De	poowu	poowu	poowu	poowu	poowu	poowu	poowu	poowu	poowu	poowu	poovu	poowu	boow	poowu	poovu	boowr	poowu	poowu	hood				Dev	poovu	poowu	poowu	poowu	poowu	poowu	poowl	poon	poow	poowu	poowu	poowu	poowu	hood	poowu	poowu	poovu	poowu
veloper Co			Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	0.000	n Jadolava			Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan	Wider Chan						
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able Housing			rown 20	rown 20 HD	rown 12	rown 9	rown 6	rown 4	rown Plot	reen 3,000	ireen 1,000	ireen 300	treen 150	ireen 70	hreen 30	ireen 20	ireen 12	hreen 9	reen 6	ireen 4	hreen Plot	able Hende				rown 20	rown 20 HD	rown 12	rown 9	rown 6	rown 4	rown Plot	reen 3,000	reen 300	reen 150	ireen 70	ireen 30	ireen 20	ireen 12	ireen 9	ireen 6	reen 4	reen Plot
% Afford			Site 4 B	site 5 B	lite 6 B	Site 7 B	ite 8 B	ite 9 B	Site 10 B	Site 13 G	Site 14 G	site 15 G	site 16 G	site 17 G	Site 18 G	site 19 G	site 20 G	Site 21 G	Site 22 G	site 23 G	site 24 G					ite 4 B	ite 5 B	ite 6 E	ite 7 B	ite 8 E	ite 9 E	ite 10 E	ite 14	ite 15 G	ite 16 G	tite 17 G	ite 18 G	site 19 G	Site 20 G	site 21 G	site 22 G	Site 23 G	ite 24 G



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		£30,000	-323,622	-140,959	-37, 123	136.226	-159 586	-437 740	-59 901	50, 120	675 501	986.102	846,597	461,533	565,599	535,217	1,242,631	1,559,116	1,276,196	1,036,558	1,833,300				£30,000	-444,905	-293,202	-198,009	136,226	-159,586	-437,740	-59,901	448,766	007,041 074,040	720 664	359 193	449.175	415,066	1,071,879	1,559,116	1,276,196	1,036,558	1,833,300
		£27,500	-239,583	-35,911	65.424	238,773	-57 039	-334 503	44 032	EEE 400	719 050	1.039.147	901,146	518,519	631,177	601,233	1,320,818	1,637,302	1,355,992	1,119,148	1,916,447		Ī		£27,500	-358,449	-188,154	-95,462	238,773	-57,039	-334,503	44,032	484,796	001,030	100,128	416 179	514 753	481,082	1,150,065	1,637,302	1,355,992	1,119,148	1,916,447
		£25,000	-155,545	69,137	167,972	341.321	45 508	-231 266	147 965		762 599	1.092.192	955,694	575,506	696,755	667,249	1,399,004	1,715,489	1,434,178	1,201,704	1,999,593				£25,000	-273,583	-83,106	7,085	341,321	45,508	-231,266	147,965	520,432	0/4,039	900,7 UZ	473 166	580.331	547,099	1,228,251	1,715,489	1,434,178	1,201,704	1,999,593
		£22,500	-71,506	174,185	270.519	443.868	148.056	-128.020	751 800	EDE 160	806 148	1.145.237	1,010,242	632,493	762,333	733,265	1,477,190	1,793,675	1,512,365	1,282,697	2,082,740				£22,500	-189,545	21,942	109,633	443,868	148,056	-128,029	251,899	555,768 710,100	1 10,100	002 200	530 153	645 909	613,115	1,306,438	1,793,675	1,512,365	1,282,697	2,082,740
		£20,000	12,532	279,234	373.067	546.416	250 603	-24 792	355 832	664 400	849.697	1.198.282	1,064,791	689,480	827,911	799,282	1,555,377	1,871,862	1,590,551	1,363,691	2,165,886				£20,000	-105,506	126,990	212,180	546,416	250,603	-24,792	355,832	591,103 701 707	101,13/	1,000,732 066.760	587 140	711 488	679, 131	1,384,624	1,871,862	1,590,551	1,363,691	2.165.886
		£17,500	96,571	382,834	475.614	648.963	353 151	78 444	450 765	EDE 004	893, 246	1.251.327	1,119,339	746,467	893,489	865,298	1,633,563	1,950,048	1,668,738	1,444,684	2,249,033				£17,500	-21,468	232,038	314,728	648,963	353,151	78,444	459,765	626,438	4 4 20 007	1, 103,007	644 127	777 066	745,147	1,462,811	1,950,048	1,668,738	1,444,684	2.249.033
		£15,000	180,609	485,852	576,651	749,871	455 698	181 681	563.608	722 160	4.32, 109 936 796	1.304.372	1,173,887	803,453	959,067	931,314	1,711,750	2,028,234	1,746,924	1,525,678	2,332,179				£15,000	62,571	336,551	417,275	749,871	455,698	181,681	563,698	661,774	4 400 000	1,132,002 1 DEF DEA	701 113	842 644	811,163	1,540,997	2,028,234	1,746,924	1,525,678	2.332,179
		£12,500	264,316	586,807	677.217	850.437	558 246	284 918	667.631	767 505	980.345	1.357.417	1,228,436	860,440	1,024,645	997,330	1,789,936	2,106,421	1,825,111	1,606,671	2,415,326		-		£12,500	146,609	439,569	519,440	850,437	558,246	284,918	667,631	697,109	034, 304 4 0 4 0 003	1,243,327	758 100	908,222	877,179	1,619,184	2,106,421	1,825,111	1,606,671	2.415.326
		£10,000	346, 731	686,924	777 783	951.003	660 793	388 155	771 564	000 000	0U2,04U	1.410.462	1,282,984	917,427	1,090,223	1,063,346	1,868,122	2,184,607	1,903,297	1,687,665	2,498,472		Ī		£10,000	230,648	541,828	620,005	951,003	660, 793	388, 155	771,564	732,445	4 000 070	1,230,3/2	R15 087	973 800	943, 195	1,697,370	2,184,607	1,903,297	1,687,665	2.498,472
		£7,500	428,677	787,040	877.081	1.051.569	763 341	401 302	875,497	001 674	1 067 443	1.463.507	1,337,532	974,414	1,155,801	1,129,362	1,946,309	2,262,794	1,981,483	1,768,658	2,581,619		-		£7,500	313,388	641,944	720,571	1,051,569	763,341	491,392	875,497	767,780	3/3,402 4 010 044	1 770 400	872.074	1 039 378	1,009,211	1,775,556	2,262,794	1,981,483	1,768,658	2.581.619
		£5,000	508,770	887,156	974.814	1.150.979	REF RRB	594 629	979 430	070,464	1 1 1 1 0 992	1.516.552	1,392,081	1,031,401	1,221,379	1,195,378	2,024,495	2,340,980	2,059,670	1,849,652	2,664,765				£5,000	395,803	742,060	821,137	1,150,979	865,888	594,629	979,430	802,658	1,023,032	200,004,1	070,070 0.061	1 104 956	1,075,227	1,853,743	2,340,980	2,059,670	1,849,652	2.664.765
		£2,500	588,863	987,272	1.072.547	1.248.712	968 435	500, 4-30 607 865	1 083 363	000 000	307,220 1 154 541	1.569.597	1,446,629	1,088,387	1,286,957	1,261,394	2,102,682	2,419,166	2,137,856	1,930,645	2,747,912				£2,500	476,366	842,177	919,214	1,248,712	968,435	697,865	1,083,363	837,436	1,000,001	1 220 506	086.047	1 170 534	1,141,243	1,931,929	2,419,166	2,137,856	1,930,645	2.747.912
	Residual Value	£0	668,956	1,087,389	1.170.280	1.346.445	1 069 611	801 102	1 1 87 296	042,001	342,000 1 198 090	1.622.642	1,501,177	1,145,374	1,352,535	1,327,410	2,180,868	2,497,353	2,216,043	2,011,311	2,831,058		:	Value	£0	556,459	942,293	1,016,947	1,346,445	1,069,611	801,102	1,187,296	872,213	1, 110, 150	1 202 114	1 043 034	1 236 112	1,207,259	2,010,116	2,497,353	2,216,043	2,011,311	2.831.058
	Viability Threshold	ntributions	600,000	600,000	600.000	600,000	800,000	800,000	800,000	50000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	560,000			Viability Threshold	ntributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	230,000	230,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	560,000
1S	Alternative Use Value	veloper Cor	500,000	500,000	500.000	500.000	500,000	200,000	500,000	25,000	25,000	25.000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000		IS	Alternative Use Value	veloper Cor	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	20'000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000
eveloper Contribution		De	Wider Chamwood	Wider Chamwood	Mider Chammood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Charnwood		Jeveloper Contributio		De	Wider Chamwood	Wider Charmwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood												
rdable Housing, Varied D			Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Cross 2 000	Green 3,000 Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot		rdable Housing, Varied L			Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Green 3,000	Green 1,000	Green 300	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
5% Affo			site 4	site 5	site 6	site 7	ite 8	te o	tite 10	110 10	the 12	ite 15	ite 16	ite 17	ite 18	ite 19	ite 20	ite 21	site 22	site 23	site 24		U% AffC			ite 4	ite 5	ite 6	ite 7	ite 8	ite 9	ite 10	ite 13	011E 14	11E 13	te 17	te 18	Site 19	site 20	Site 21	Site 22	Site 23	ite 24



	•	Та	ab	le	9 9	9 .'	13	3c	: 1	Af	fc	or	da	ab	le	e I	Ho W	ou /ic	ıs le	in r	g C	v ha	V rr	ar าพ	ie	d or	d 1	e١	ve	lo	p	er	C	0	nt	tri	b	ut	io	n	S		
		£30,000	-566, 639	-446,752	-358,896	136,226	-159,586	-437,740	-59,901	377,402	499,581	763,123	630,531	256,853	332,752	293,609	901,126	1,559,116	1,276,196	1,036,558	1,833,300				£30,000	-688,372	-603,750	-522,860	136,226	-159,586	-437,740	-59,901	300,030 411 620	651 634	522.499	154,513	216.029	169,305	730,374	1,559,116	1,276,196	1,036,558	1,833,300
		£27,500	-480, 183	-340,398	-256,348	238,773	-57,039	-334,503	44,032	413,432	543, 130	816, 168	685,080	313,840	398, 330	360,932	979,313	1,637,302	1,355,992	1,119,148	1,916,447				£27,500	-601,917	-495,680	-417,362	238,773	-57,039	-334,503	44,032	342,000 455 160	704 679	577.047	211.500	281.907	237,905	808,560	1,637,302	1,355,992	1,119,148	1,916,447
		£25,000	-393,727	-235,350	-153,801	341,321	45,508	-231,266	147,965	449,462	586,679	869,213	739,628	370,826	463,908	426,948	1,057,499	1,715,489	1,434,178	1,201,704	1,999,593		Ī		£25,000	-515,461	-387,610	-314,687	341,321	45,508	-231,266	147,965	3/ 0,U30 408 710	757 724	631.595	268,486	347.485	305,834	886,747	1,715,489	1,434,178	1,201,704	1,999,593
		£22,500	-307,583	-130,302	-51,253	443,868	148,056	-128,029	251,899	485,372	630,228	922,258	794,176	427,813	529,486	492,964	1,135,685	1,793,675	1,512,365	1,282,697	2,082,740				£22,500	-429,005	-282,545	-212,139	443,868	148,056	-128,029	251,899	414,120 542 268	810 760	686.144	325.473	413.063	372,813	964,933	1,793,675	1,512,365	1,282,697	2,082,740
		£20,000	-223,544	-25,254	51,294	546,416	250,603	-24,792	355,832	520,708	673,777	975,303	848,725	484,800	595,064	558,980	1,213,872	1,871,862	1,590,551	1,363,691	2,165,886				£20,000	-342,549	-177,497	-109,592	546,416	250,603	-24,792	355,832	430, 137 585 817	863 814	740.692	382.460	478.641	438,829	1,043,119	1,871,862	1,590,551	1,363,691	2,165,886
		£17,500	-139,506	79,795	153,842	648,963	353,151	78,444	459,765	556,043	717,326	1,028,348	903,273	541,787	660,642	624,996	1,292,058	1,950,048	1,668,738	1,444,684	2,249,033				£17,500	-257,544	-72,449	-7,045	648,963	353,151	78,444	459,765	400,040 620 366	016 REG	795.240	439.447	544.219	504,845	1,121,306	1,950,048	1,668,738	1,444,684	2,249,033
		£15,000	-55,467	184,843	256,389	749,871	455,698	181,681	563,698	591,378	760,875	1,081,393	957,821	598,774	726,220	691,012	1,370,245	2,028,234	1,746,924	1,525,678	2,332,179				£15,000	-173,506	32,599	95,503	749,871	455,698	181,681	563,698	520,303 672 015	040 004	849.789	496.434	609.797	570,861	1,199,492	2,028,234	1,746,924	1,525,678	2,332,179
		£12,500	28,571	289,891	358,937	850,437	558,246	284,918	667,631	626,714	804,424	1,134,438	1,012,370	655,760	791,798	757,028	1,448,431	2,106,421	1,825,111	1,606,671	2,415,326				£12,500	-89,467	137,647	198,050	850,437	558,246	284,918	667,631 FF0.040	716 464	1 022 949	904.337	553.420	675.375	636,877	1,277,679	2,106,421	1,825,111	1,606,671	2,415,326
		£10,000	112,609	393,286	461,484	951,003	660,793	388, 155	771,564	662,049	847,973	1,187,483	1,066,918	712,747	857,377	823,044	1,526,617	2,184,607	1,903,297	1,687,665	2,498,472				£10,000	-5,429	242,695	300,598	951,003	660, 793	388, 155	//1,564	760 013	1 075 994	958,885	610.407	740.953	702,893	1,355,865	2,184,607	1,903,297	1,687,665	2,498,472
		£7,500	196,648	496,304	562,794	1,051,569	763,341	491,392	875,497	697,384	891,522	1,240,528	1,121,467	769,734	922,955	889,060	1,604,804	2,262,794	1,981,483	1,768,658	2,581,619		Ī		£7,500	78,610	347,002	403,145	1,051,569	763,341	491,392	8/5,49/	020,909 803 562	1 129 039	1.013.434	667.394	806.531	768,909	1,434,051	2,262,794	1,981,483	1,768,658	2,581,619
		£5,000	280,045	596,964	663,360	1,150,979	865,888	594,629	979,430	732,720	935,071	1,293,573	1,176,015	826,721	988,533	955,076	1,682,990	2,340,980	2,059,670	1,849,652	2,664,765				£5,000	162,648	450,020	505,583	1,150,979	865,888	594,629	9/9,430	847 111	1 182 084	1.067.982	724.381	872.109	834.925	1,512,238	2,340,980	2,059,670	1,849,652	2,664,765
		£2,500	362,460	697,081	763,926	1,248,712	968,435	697,865	1,083,363	767,643	978,620	1,346,618	1,230,563	883,708	1,054,111	1,021,092	1,761,177	2,419,166	2,137,856	1,930,645	2,747,912				£2,500	246,687	551,985	606,149	1,248,712	968,435	697,865	1,083,363	RQU RED	1 235 120	1.122.530	781.368	937.688	900,941	1,590,424	2,419,166	2,137,856	1,930,645	2,747,912
	Residual Value	60	443,962	797,197	863,614	1,346,445	1,069,611	801,102	1,187,296	802,420	1,022,169	1,399,663	1,285,112	940,694	1,119,689	1,087,108	1,839,363	2,497,353	2,216,043	2,011,311	2,831,058			Value	£0	329,117	652,101	706,714	1,346,445	1,069,611	801,102	1,18/,296	034 200	1 288 174	1.177.079	838.354	1.003.266	966,957	1,668,611	2,497,353	2,216,043	2,011,311	2,831,058
	Viability Threshold	ntributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	560,000	560,000	560,000	560,000	560,000			Viability Threshold	ntributions	600,000	600,000	600,000	600,000	600,000	600,000	600,000	530,000	530,000	530.000	530,000	530.000	530,000	560,000	560,000	560,000	560,000	560,000
ns	Alternative Use Value	eveloper Col	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	50,000		ns 	Alternative Use Value	eveloper Co	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25.000	25,000	25.000	25,000	50,000	50,000	50,000	50,000	50,000
Developer Contributic		Ď	Wider Chamwood		Developer Contributio		Ĩ	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Chamwood	Wider Charnwood	Wider Chamwood																													
ordable Housing, Varied L			Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot		ordable Housing, Varied L			Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Green 3,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
25% Aff.			Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24		30% Ath			Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 13	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 24



- 9.46 The Residual Values generated for the greenfield sites in the wider Charnwood area (i.e. not specifically on the Leicester Fringe or adjacent to Loughborough and Shepshed) are a little higher (as values are a little higher) than for the typologies modelled on the Leicester Fringe. Both these areas are slightly better than the sites that are adjacent to Loughborough and Shepshed. However, the results are similar.
- 9.47 In all cases the sites generate a Residual Value that is in excess of £600,000/ha when modelled with 30% affordable housing, but without developer contributions. With £10,000/unit in strategic infrastructure and mitigation costs, the Residual Value is still over £400,000/ha. Having said this, the BLV is taken to be £530,000/ha so these sites can't be taken to be viable at this level of overall policy requirement.
- 9.48 Each of the typologies has different characteristics so it is not appropriate to make detailed comparisons between the tables set out above. It is however possible to generalise. Very approximately a £5,000/unit or so increase in developer contributions is balanced by a 5% or so decrease in the affordable housing target. Some typologies are more sensitive than others (for example those with higher densities as the results are on a £/ha basis).
- 9.49 With regard to the potential strategic sites, as recognised by the PPG (and set out earlier in this chapter), the delivery of such sites is likely to be key to the overall Plan, so they will need to be modelled individually as and when they are identified. This modelling will be based on the specific site characteristics and the known infrastructure requirements. Only if they can be demonstrated to be deliverable should they be included in the emerging Plan.
- 9.50 In the meantime, and as set out earlier, it is recommended 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.

Recommended Affordable Housing Targets

- 9.51 Before moving on to consider Commuted Sums it is necessary to consider the above results and recommend an affordable housing target.
 - a. As set out in Table 5.2 above, the Council has a good track record in achieving 30% affordable housing. On occasion less has been achieved, although it is clear that 30% has been the historic norm.
 - b. In line with Paragraph 64 of the 2018 NPPF⁵⁵, it assumed that 10% of the new housing will be Intermediate Housing and the balance of the affordable housing will be

⁵⁵ 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 ownership⁵⁵, unless this would exceed the



affordable for rent. This is more than the 23% of affordable housing (which is 7% of the overall housing at a 30% requirement) assumed in the base appraisals set out at the start of this chapter (so will have a positive effect on viability).

- c. The results are improved where the affordable housing for rent is provided as Affordable Rent rather than Social Rent.
- d. This is one of the first plan-wide viability assessments to be completed under the 2018 NPPF and the updated PPG. In setting the BLV we have drawn on recent market evidence of policy compliant schemes (based on Land Registry data), as a result the BLV is somewhat higher than we would have assumed previously.
- 9.52 Based on the evidence set out in this report, we would recommend that the overall affordable housing target be set at 30%.
- 9.53 For the sake of clarity, a zero affordable housing target is not recommended on the brownfield sites as the Council has a good track record of securing and delivering affordable housing from such sites.
- 9.54 If the Council were to pursue an affordable housing mix that follows that recommended in the HEDNA and the 30 units/ha density assumption, an affordable housing target of less than 30% would be recommended.

Commuted Sums

9.55 The Council's preference is for affordable housing to be delivered on-site. This approach is in line with Paragraph 62 of the 2018 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.

NPPF Paragraph 62, 2018

9.56 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'.

level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups...



Review of plan policy formulae

- 9.57 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 almost all of those we looked at which had developed a specific formula, had used one which derived from the Housing Corporation's⁵⁶ 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.
- 9.58 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.
- 9.59 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

- 9.60 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.
- 9.61 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 (ie the 30%) of affordable housing contribution previously recommended.
- 9.62 The difference between (a) and (b) is the loss in site value due to the affordable housing policy contribution. This is set out in the following table:

⁵⁶ 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.



	Per	Affordable	62,633	57,668	57,668	58,586	60,209	65,656	40,663	61,990	77,645	85,496	82,650	77,616	77,260	80,562	106,720	ĺ	Per	Affordable	63,748	79,956	87,967	85,109	80,172	80,042	83,156		Per Affordable	69.211	70,593	77,587	67,264	84,577	92,908	90,027	85,283	85,605	88,346	106,720
Value	Difference		2,818,476	865,022	865,022	351,517	361,251	236,362	609,946	55,790,601	23,293,596	7,694,647	3,719,250	1,629,946	695,341	483,369	384,193	Value	Difference		57,373,009	23,986,780	7,916,993	3,829,911	1,683,613	720,376	498,939	Value	Difference	415.266	423,556	279,314	60.537.826	25,373,149	8,361,685	4,051,235	1,790,948	770,447	530,077	384,193
Residual	No Affordable		3,324,348	289,679	289,679	98,757	231,767	159,971	-64,847	130,394,782	55,359,223	19,704,183	9,018,212	3,076,377	1,365,014	901,257	939,554	Residual	No Affordable		138,272,125	58,660,202	20,760,293	9,542,058	3,329,999	1,477,810	975,697	Residual	No Affordable	493.468	621,769	418,716	154.026.811	65,262,159	22,872,512	10,589,751	3,837,241	1,703,401	1,124,577	939,554
	With	Affordable	505,872	-575, 343	-575, 343	-252,760	-129,484	-76, 391	-674, 792	74,604,181	32,065,627	12,009,536	5,298,962	1,446,431	669,673	417,888	555, 361		With	Affordable	80,899,116	34,673,422	12,843,300	5,712,147	1,646,385	757,433	476,758		With 1	78.202	198,212	139,402	93,488,985	39,889,010	14,510,827	6,538,516	2,046,293	932,954	594,499	555,361
its	Affordable		45	15	15	6	6	4	15	006	300	90	45	21	6	9	4	its	Affordable		006	300	6	45	21	6	9	its	Affordable	9	9	4	006	300	6	45	21	6	9	4
'n	AII		150	50	50	20	20	12	50	3,000	1,000	300	150	20	30	20	12	Un	AII		3,000	1,000	300	150	70	30	20	Ū	AI	20	20	12	3.000	1,000	300	150	70	30	20	12
			Industrial	Agricultural	Paddock				Agricultural			Industrial	Industrial	Industrial	Agricultural	Paddock																								
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9.63 Taking the appraisal for Site 16 in the Loughborough and Shepshed area, as an example, the Residual Value with no affordable housing, i.e. 150 market dwellings, is £9,018,212. With 30% affordable housing, the Residual Value falls to £5,298,962. The developer's contribution is £3,719,250; divided by 38 affordable dwellings (30% of 150), this gives a cost of £82,650 per affordable dwelling.



9.64 The calculated contributions in the tables above vary, but the average is about £80,000/unit.

Suggested guidance

- 9.65 Paragraph 62 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 the Council were to take this option, we would recommend a £80,000/unit payment per affordable unit not delivered on-site. The Council 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 recommend that the Council prepares guidance setting out the amount of the payment, and to allow a simple review should viability change.
- 9.66 Alternatively, the Council 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.

Self and Custom Build

- 9.67 The Council is at an early stage of developing policy in this regard, and is considering seeking the inclusion of self-build and custom-build units within sites. Whilst any requirement is yet to be worked up, we have considered a 5% requirement on sites of 20 and larger. It is assumed that this policy will be implemented on a 'whole plot' basis, so sites over 20 units would be required to provide 1 plot, sites over 40 units would be required to provide 2 plots and so on.
- 9.68 If a developer is to sell a plot as a serviced self-build plot they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom-build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot.
- 9.69 As set out in Chapter 7 above, the developer's return is calculated as 17.5% of the GDV. This varies from site to site but is typically around £50,000/unit sold that is to say the analysis assumes the profit for the willing developer is about £50,000/unit.
- 9.70 As set out in Chapter 5 above (see Table 5.1), we have undertaken a review of development plots currently on the market within 10 miles of Loughborough. The minimum asking price is £45,000, and goes up to many times this, although it important to note that these are not in the 'estate housing' situation, mostly being larger single plots.
- 9.71 The modelling in the Viability Assessment is based on 35 units per net ha with allowance for open space. On this basis, a self-build plot is likely to be about 0.03ha or so. A plot price of



£50,000 would give to a land value of over \pounds 1,500,000⁵⁷. This is substantially above the BLV and allows plenty of scope for the services to be laid on to the plot or plots. It is also well above the developer's return of £50,000 or so that would be forgone from developing the unit.

9.72 Based on the above analysis it is unlikely that the requirements for self-build plots will adversely impact on viability.

Impact of Change in Values and Costs

- 9.73 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 10.08% over the next 3 years⁵⁸. We have tested a scenario with this increase in build costs.
- 9.74 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 four price change scenarios, minus 10% and 5%, and plus 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.

⁵⁸ See Table 1.1 (Page 7) of in *Quarterly Review of Building Prices* (Issue No 149 – June 2018)



⁵⁷ It is not suggested that estate housing generates values of this level – this is the level based on values of small building sites for sale more widely.

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9.75 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to impact on the deliverability of the Plan.

Review

9.76 The direction of the market, as set out in Chapter 4 above, is improving, and there is an improved sentiment that the economy and property markets are improving. There is however some level of uncertainty. Bearing in mind the Council's wish to develop housing, and the requirements to fund infrastructure, it is recommended that the Council 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.

Older People's Housing

9.77 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 £50,000 (across the whole site). The full appraisals are set out in Appendix 10 below:



T	al	ble	9 g).1	6	0	ld	er	Pe	eo	pl	e' :	s I	Hc	us	sin	g,	Α	p	ora	ais	sal	R	les	ul	ts	(£	E/h	na))	
	40%	0	-2,056,420	25,000	530,000	-4,112,840			40%	0	-2,933,335	500,000	600,000	-5,866,669			40%	0	-5,411,481	25,000	530,000	-10,822,962			40%	0	-6,472,017	500,000	600,000	-12,944,034	
	35%	0	-1,809,910	25,000	530,000	-3,619,820			35%	0	-2,686,824	500,000	600,000	-5,373,649			35%	0	-5,023,388	25,000	530,000	-10,046,776			35%	0	-6,083,924	500,000	600,000	-12,167,848	
	30%	0	-1,563,400	25,000	530,000	-3,126,799			30%	0	-2,440,314	500,000	600,000	-4,880,628			30%	0	-4,635,295	25,000	530,000	-9,270,590			30%	0	-5,695,831	500,000	600,000	-11,391,662	
	25%	0	-1,316,889	25,000	530,000	-2,633,779			25%	0	-2,193,804	500,000	600,000	-4,387,607			25%	0	-4,247,202	25,000	530,000	-8,494,404			25%	0	-5,307,738	500,000	600,000	-10,615,476	
	20%	0	-1,070,379	25,000	530,000	-2,140,758			20%	0	-1,947,293	500,000	600,000	-3,894,587			20%	0	-3,859,109	25,000	530,000	-7,718,218			20%	0	-4,919,645	500,000	600,000	-9,839,290	
	15%	0	-823,869	25,000	530,000	-1,647,737			15%	0	-1,700,783	500,000	600,000	-3,401,566			15%	0	-3,471,016	25,000	530,000	-6,942,032			15%	0	-4,531,552	500,000	600,000	-9,063,104	
	10%	0	-577,358	25,000	530,000	-1,154,717			10%	0	-1,454,273	500,000	600,000	-2,908,545			10%	0	-3,082,923	25,000	530,000	-6,165,846			10%	0	-4,143,459	500,000	600,000	-8,286,918	
	2%	0	-330,848	25,000	530,000	-661,696			5%	0	-1,207,762	500,000	600,000	-2,415,525			5%	0	-2,694,830	25,000	530,000	-5, 389, 660			5%	0	-3,755,366	500,000	600,000	-7,510,732	
Sheltered	%0	0	-84,338	25,000	530,000	-168,675		Sheltered	%0	0	-961,252	500,000	600,000	-1,922,504		Extracare	%0	0	-2,306,737	25,000	530,000	-4,613,474		Extracare	%0	0	-3,367,273	500,000	600,000	-6,734,547	
	E %	CIL £/m2	Site	£/ha	£/ha	£/ha			Е %	CIL £/m2	Site	£/ha	£/ha	£/ha			Е %	CIL £/m2	Site	£/ha	£/ha	£/ha			Е %	CIL £/m2	Site	£/ha	£/ha	£/ha	
Greenfield	AFFORDABL		Residual Land Worth	Existing Use Value	Benchmark Land Value	Residual Value		Brownfield	AFFORDABL		Residual Land Worth	Existing Use Value	Benchmark Land Value	Residual Value		Greenfield	AFFORDABL		Residual Land Worth	Existing Use Value	Benchmark Land Value	Residual Value		Brownfield	AFFORDABL		Residual Land Worth	Existing Use Value	Benchmark Land Value	Residual Value	

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Source: HDH (September 2018)



- 9.78 It is likely that most older people's development would come forward on brownfield sites (typically being within walking distance of local services).
- 9.79 Based on this analysis, neither Sheltered Housing nor Extracare Housing are able to bear affordable housing in Charnwood, although it is understood that the Council has sought and achieved affordable housing from Extracare schemes in the past.



10. Affordable Housing Viability

- 10.1 This final chapter 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 national planning policy. As this is a summary chapter, some of the content of earlier chapters is repeated.
- 10.2 This Charnwood Borough Council Affordable Housing Viability Assessment sets out the methodology used, the key assumptions adopted, and the results. It has been prepared to assist the Council with the assessment of the viability of the emerging Local Plan. The 2018 National Planning Policy Framework (2018 NPPF), the updated Planning Practice Guidance (PPG) (July 2018) and the Harman Viability Guidance require stakeholder engagement particularly with members of the development industry. Consultation has taken place and, whilst there was not universal agreement, a broad consensus was achieved.

Viability Testing under the 2018 NPPF and Updated PPG (July 2018)

- 10.3 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the 2018 NPPF. The overall requirement (as set out at PPG 10-001-20180724) 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 ...'.
- 10.4 This Affordable Housing Viability Assessment takes a proportionate approach, building on the Council's existing available evidence, and considers the effect of the local and national policies that will apply to new development.
- 10.5 The PPG sets out that (at PPG 10-002-20180724) 'drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers'. This report informs that process and has included a consultation with the development industry.
- 10.6 The principal purpose of this study is to consider an appropriate affordable housing target and to provide advice around the tenure mix. In line with the PPG (at PPG 10-002-20180724) the 'policy requirements, particularly for affordable housing' are considered in a way that 'takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable'. A range of levels of affordable housing have been tested against a range of levels of developer contributions.
- 10.7 In due course, when the site selection process has progressed further, the Council will specifically engage with the promoters of the key sites in the Plan. At the time of this report the Council has not identified any particular strategic sites, rather options are being explored.



- 10.8 This study is based on typologies that have been developed by having regard to the potential sites identified through the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA). This viability assessment draws on a wide range of data sources.
- 10.9 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV+) approach (at PPG 10-013-20180724):

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+).

- 10.10 The updated PPG is much clearer than the previous iteration on this saying (at PPG 10-014-20180724) that the landowner's premium should '... be informed by market evidence including current uses, costs and values wherever possible. Where recent market evidence is used to inform assessment of benchmark land value this evidence should be based on developments which are compliant with policies, including for affordable housing. ...'.
- 10.11 Research has been undertaken into the price paid for land with a recent, policy compliant planning consent. Having disregarded outliers, the average is £639,000/ha with a median of £550,000/ha. We have used a BLV, on greenfield sites, of £530,000/ha. The BLV is the amount the Residual Value must exceed for the development to be considered viable. It is notable that this BLV is somewhat higher than the figure put to the consultation and it is probably higher than would have been used before the PPG was updated in July 2018.

Technical Viability Guidance

- 10.12 There is no specific technical guidance on how to test the viability in the 2018 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 used. This study follows the *Viability Testing in Local Plans Advice for planning practitioners* (LGA/HBF Sir John Harman) June 2012 (the Harman Guidance).
- 10.13 In line with the updated PPG, this study follows the EUV Plus (EUV+) methodology. The methodology adopted 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 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 consent.
- 10.14 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 developer's return (Construction + fees + finance charges)

=

RESIDUAL VALUE

- 10.15 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.
- 10.16 The assessment of viability is a quantitative and qualitative process. The basic viability methodology involves preparing financial development appraisals for a representative range of 'typologies', and using these to assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied by the Council, and on HDH's own experience of development. This process ensures that the appraisals are representative of typical development in the Charnwood Borough Council area over the plan-period.
- 10.17 The local housing markets were surveyed, in order 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, in order to arrive at appropriate built form assumptions for those sites where information from a current planning permission or application was not available. These in turn informed the appropriate build cost figures. A number of 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 a site and still make a return.
- 10.18 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.
- 10.19 The appraisals are based on the policies, as they stood in July 2018. For appropriate sensitivity testing a range of options including different levels of affordable housing provision and different levels of developer contributions were tested. Should the Council allocate different types of site or develop further policies over and above those tested in this study, it may be necessary to revisit viability and consider the impact of those further requirements.
- 10.20 A bespoke viability testing model designed and developed by HDH, specifically for area wide viability testing as required by the NPPF and CIL Regulations, is used. The model does not 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 the Council in assessing the deliverability of the Local Plan.



Existing Available Evidence

10.21 The NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of the potential impact of CIL should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed.

Stakeholder Engagement

- 10.22 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this viability assessment includes specific consultation and engagement with the industry. An informal consultation event was held on the 13th August 2018. There was not agreement on all points although there was broad consensus on most matters. The main points from the consultation event and subsequent comments received were:
 - a) The overall method and approach are appropriate.
 - b) The BLV was too low.
 - c) The EUV for Agricultural Land was too low.
 - d) Developers' return should be calculated relative to GDV at 20%.
 - e) The assumption for s106 costs was too low.
 - f) The strategic sites should be modelled separately.
 - g) Values in Shepshed are similar to those in Loughborough.

Residential Market

- 10.23 An assessment of the housing market has been undertaken, providing the basis for the assumptions on house prices to be used in the financial appraisals for the sites tested in the study. The study is concerned not just with the prices but the differences across different areas.
- 10.24 Average house prices across England and Wales have recovered to their pre-recession peak; however, this is strongly influenced by London. Prices in London are now well in excess of the 2007/2008 peak and, as can be seen in the figure below, prices in the Council area are also above the peak.
- 10.25 When ranked across England and Wales, the average house price for Charnwood is 201st (out of 348) at just over £234,118 (median £204,000). Prices in Charnwood have seen a significant recovery since the bottom of the market in mid-2009. A notable characteristic of the data is that the values of newbuild homes have increased faster than that for existing homes.





Source: Land Registry (July 2018)

- 10.26 The Land Registry shows that the average price paid for newbuild homes (£310,362) is about £110,000 or 56% higher than the average price paid for existing homes (£198,400).
- 10.27 This report is being completed after the UK voted to leave the EU. It is not yet possible to predict the impact of leaving the EU, beyond the fact that the UK and the UK economy is in a period of uncertainty.

The Local Market

- 10.28 A survey of asking prices across the Council area was carried out in July 2018. In addition, recent newbuild sales prices from the Land Registry have been reviewed and a survey of new homes for sale during July 2018 carried out. The Land Registry publishes data of all homes sold. Across the Council area 557 newbuild home sales were recorded during 2016, 697 during 2017, and 109 in the first part of 2018. Each house 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 homes' floor area from the EPC Register.
- 10.29 The Land Registry data can be broken down by house type and settlement. Across the Borough there is relatively little variance between the different types of housing, although flats are generally a little less expensive than houses. The average price paid is about £2,460/m².





10.30 Whilst there is a variation based on geography, it is relatively modest, the principle driver of the differences is the situation rather than the location of a site. 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.

Price Assumptions for Financial Appraisals

10.31 Bringing together the evidence, the following approach to value has been taken. Three values areas are used (in light of the feedback from the August 2018 consultation, Shepshed is included with the Loughborough area).

а.	Leicester Fringe –	the larger (greenfield) urban extension sites that are in effect extensions to the Leicester Urban Area.
b.	Loughborough / Shepshed and	adjacent – the town of Loughborough, the built-up area of Shepshed and the greenfield sites that are adjacent.
С.	Wider Charnwood –	the remaining areas of the Borough, including the villages and smaller settlements.

10.32 It is accepted that there are nuances and variables within these areas, but in a high level study of the type being undertaken, it is necessary to take a relatively simplistic approach.



Table 10.	1 Updated Residenti	al Price Assumptions	(£/m²)
Typology	Leicester Fringe	Loughborough / Shepshed and adjacent	Wider Charnwood
Larger Brownfield		£2,750	
Smaller Brownfield Sites		£2,500	£2,800
Urban Flats		£2,450	
Large Greenfield	£2,900	£2,850	£3,000
Medium Greenfield	£2,900	£2,850	£3,000
Small Greenfield			£3,250

Source: HDH (September 2018)

Affordable Housing

- 10.33 In this study, it is assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP).
 - a. Social Rent a value of £1,130/m² across the study area is assumed.
 - b. Affordable Rent an assumption that Affordable Rent has a value of 44% of Open Market Value has been used in this study.
 - c. Intermediate Products for Sale it is assumed that this tenure has a value of 80% of Open Market Value.

Older People's Housing

10.34 Housing for older people is generally a growing sector due to demographic changes and the aging population. A value of £3,200/m² is used for Sheltered Housing and £3,400/m² is used for Extracare Housing.

Land Values

10.35 An important element of the assessment is the value of the land. Under the method 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.

Existing Use Values

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



Table 10.2 Existing Use	Value Land Prices £/ha
Augus	t 2018
Residential	£500,000
Industrial	£500,000
Agricultural	£20,000
Paddock	£50,000

Source: HDH 2018

Benchmark Land Values

- 10.37 The updated PPG makes reference to Benchmark Land Values (BLV). It is therefore necessary to specifically address this.
- 10.38 At the August 2018 consultation, a BLV of EUV plus 20%, with a further uplift of £300,000/ha on greenfield sites (being those in agricultural and paddock uses) was suggested. It was further considered as to how this amounts relate to prices for land in the market, with a view to providing a premium to the landowner. In this iteration of this study an additional uplift of £500,000/ha on greenfield land is assumed to give a BLV that is close to the median price paid in the area.

Development Costs

10.39 The costs and other assumptions required to produce financial appraisals for the development typologies have been considered.

Construction costs: baseline costs

- 10.40 The cost assumptions are derived from the BCIS⁵⁹ data using the figures re-based for Leicestershire. As in the 2014 Viability Assessment, Lower Quartile Costs are used for larger sites (over 100 units).
- 10.41 Additional allowances are made for small schemes.

Other normal development costs

10.42 In addition to the BCIS £/m² build cost figures, allowance is 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 10% of build costs for the smaller sites, to 20% for the larger greenfield multi-outlet / multi-phase schemes. On the high-density flatted schemes, we have assumed site costs of

⁵⁹ BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors.



5% (on the basis that it is likely to be on a serviced site and have very limited landscaping and other external works).

Abnormal development costs and brownfield sites

- 10.43 An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.
- 10.44 Generally, 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 a study of this type to standardise land prices across an area.

Fees

10.45 For residential development on reasonably sized sites we have assumed professional fees amount to 10% of build costs. This is likely to vary from site to site, but includes the various assessments and appraisals that the Council requires under its various Local Plan policies.

Contingencies

10.46 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 and on central locations. 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

10.47 Historically, s106 payments have varied from below £300/unit to over £13,000/unit. The average is £6,000/unit. This has been used in the base appraisals, although a range of infrastructure costs ranging from £0 to £30,000 per unit has been tested.

Interest rates

10.48 The appraisals assume 6% pa for total debit balances. No allowance is made for any equity provided by the developer. An arrangement fee of 1% of the peak borrowing requirement is also allowed for.

Developers' return

- 10.49 Initially the developers' return was assumed to be 20% of the value of market housing and 6% of the value of affordable housing. In relation to non-residential development, an assumption of 15% is used.
- 10.50 Through the consultation it was highlighted that 'profit' should be expressed as a percentage of GDV rather than costs. This is accepted and agreed, 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'. It



was suggested that 20% should be used across both market and affordable units with the developer saying the 'assumed return on affordable units of 6% is at odds with what is now routinely being achieved. Funding institutions will now look for a blended return of 20% on GDV for the scheme as a whole (including affordable)'. Another developer suggested that an assumption of 'at least 30%' be used.

10.51 Having considered this further and to bring the study fully in line with the PPG the developers' return is assessed as 17.5% of GDV being in the middle the range suggested in the PPG. In a stronger market (for example the Home Counties) a lower percentage may be appropriate and in a weaker market (for example parts of the North East) a higher assumption may be appropriate so as to reflect the relative levels of risk.

Phasing and timetable

10.52 It is assumed a maximum, per outlet, delivery rate of 50 units/year. On a site with 30% affordable housing this equates to 35 market units/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. 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 Harman Guidance.

Acquisition costs

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

Disposal costs

10.55 For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts.

Local Plan Policy Requirements

- 10.56 The specific purpose of this study is to consider the Council's affordable housing targets. Ultimately it will form part of the evidence base to demonstrate the deliverability of the new Local Plan, as required by the NPPF, PPG and CIL Regulations and summarised in Chapter 2 above.
- 10.57 In due course, the Council will consider the advice set out in this report and the wider evidence to settle on a set of planning policies. In this chapter, a range of policy options have been considered and these will further inform the development of Council policy.
- 10.58 This study has necessarily been based on the assumption that the policies set out in the Charnwood Local Plan Core Strategy (2011 to 2028) as adopted in November 2015 will be carried forward. The new Local Plan will develop new policies, but it is too early in the process



for these to be considered – the exception to this is the affordable housing policy which is under review.

Modelling

10.59 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 Appraisals

10.60 In order to assist the Council, several sets of appraisals have been run. The initial appraisals are based on the assumptions provided in the previous chapters of this report, including the affordable housing requirement and developer contributions.

Base Appraisals - full policy requirements

- 10.61 These appraisals are based on 30% affordable housing (77% Affordable Rent, 23% Intermediate), 20% Accessible and Adaptable Category 2, 5% Wheelchair Accessible, Water efficiency, no CIL and s106 contributions of £6,000/unit.
- 10.62 The results vary across the modelled sites. The additional costs associated with brownfield sites result in significantly lower values. The results for the Leicester Fringe sites are a little higher than for those in and adjacent to Loughborough and Shepshed.
- 10.63 There is a clear distinction between greenfield and brownfield sites.
 - a. The development on brownfield sites is shown as unviable with the Residual Value being below the BLV in most cases and on some sites it is negative. This applies to all typologies subject to 30% affordable housing and on those sites below the affordable housing threshold of 10 units in the Loughborough / Shepshed area. This is mainly down to the additional costs associated with bringing forward brownfield sites.

In the higher value Wider Charnwood area, the smaller brownfield sites that are below the affordable housing threshold are generally viable.

It is important to note that, on brownfield sites, the affordable housing is only sought on the net new development as Paragraph 63 of the 2018 NPPF says

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount⁶⁰.

The appraisals do <u>not</u> make any allowance in this regard.

⁶⁰ Footnote 28 of the 2018 NPPF clarifies:



²⁸ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

- b. With the greenfield sites all the typologies generate positive Residual Values and one that is above the EUV. In several cases, the Residual Value is below the BLV, indicating that viability is marginal, although it is timely to note that the Council's experience on the ground is that 30% is achieved on most applicable greenfield sites.
- c. The modelling includes several very large typologies. If such sites are included in the plan they will need particular consideration as they may have significant infrastructure costs over and above those that relate to smaller sites.

At the time of this report, no decisions about the inclusion (or not) of sites have been taken and therefore the levels of site-specific strategic infrastructure and mitigation required to make them acceptable have yet to be considered. It is therefore premature to provide definitive advice as to the deliverability of such sites. In due course, when the Council has completed the work assessing the strategic infrastructure and mitigation requirements, it will be necessary to consider any strategic sites individually – in line with the updated PPG that says:

Why should strategic sites be assessed for viability in plan making?

It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.

Paragraph: 005 Reference ID: 10-005-20180724

In this regard specific reference is drawn to paragraph 10-006-20180724 of the PPG.

How should site promoters engage in viability assessment in plan making?

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. 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....

Paragraph: 006 Reference ID: 10-006-20180724

In the meantime, 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.

d. The results of the appraisals in the Wider Charnwood area are better than those in the Leicester Fringe area, which in turn are slightly better than the larger sites in the remainder of the Borough. This is due to the differences in values.



10.64 The analysis, in relation to the greenfield sites is not reflective of the Council's experience through the development management process where affordable housing targets are normally achieved – particularly on greenfield sites. This is, at least in large part due to the impact of housing mix and density. Impact of housing mix and density has been specifically considered.

Impact of Housing Mix and Density

- 10.65 The Council's HEDNA suggests (as set out in Chapter 7 above) a mix of housing that is made up predominantly of 2 and 3 bedroom homes. Further, the Council's SHLAA is based in a net density of 30 units/ha. When these two factors are combined, the development densities (i.e. the amount of floor space on a given area) are typically less than 2,700m²/ha on larger greenfield sites. Typically, in the current market, development densities would be expected to be in the range of 3,000 m²/ha to 3,200 m²/ha. The consequence of this is less development per ha than would normally be expected and this has an impact on viability.
- 10.66 The modelling has been updated, to include more larger units and based on a density of 32 units/ha. In addition the net to gross assumptions (the proportion of a site that is actually developed) has been adjusted to be more in line with local development patterns.
- 10.67 The subsequent analysis is based on the above changes which give a development density of about 3,100m²/ha. This is at the lower end of the 'normal' range in the current market. On this basis the results are improved with higher Residual Values. As in the initial analysis, there is a clear distinction between greenfield and brownfield sites.
 - a. The development on brownfield sites is shown as unviable with the Residual Value being below the BLV in most cases and on some sites it is negative. This applies to all typologies subject to 30% affordable housing and on those sites below the affordable housing threshold of 10 units in the Loughborough / Shepshed area. This is mainly down to the additional costs associated with bringing forward brownfield sites.

In the higher value Wider Charnwood area, the smaller brownfield sites that are below the affordable housing threshold are generally viable.

It is important to note that, on brownfield sites, the affordable housing is only sought on the net new development as Paragraph 63 of the 2018 NPPF says

To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount⁶¹.

The appraisals do not make any allowance in this regard.



⁶¹ Footnote 28 of the 2018 NPPF clarifies:

²⁸ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

- b. With the greenfield sites all the typologies generate positive Residual Values and one that is above the EUV. In most cases the Residual Value is well above the BLV, indicating that greenfield sites are likely to be viable in a full policy-on scenario.
- c. As above, the modelling includes several very large typologies. The Residual Value is still close to the BLV. If such sites are included in the Plan they will need particular consideration as they may have significant infrastructure costs over and above those that relate to smaller sites.
- d. The results of the appraisals in the Wider Charnwood area are better than those in the Leicester Fringe area, which in turn are slightly better than the larger sites in the remainder of the Borough. This is due to the differences in values.
- 10.68 To inform the plan-making process, a range of scenarios have been tested. All of the following analysis is based on the higher density modelling.

Affordable Housing

- 10.69 The plan-making process is at a relatively early stage. The core purpose of this study is to consider an appropriate affordable housing target. The total amount of affordable housing has been considered, as has the tenure mix.
- 10.70 The current affordable housing target is 20% / 30% / 40% depending on the location. A range of requirements are tested (assuming that development bears site specific, strategic infrastructure and mitigation costs of £6,000/unit and a tenure mix of 77% Affordable Rent, 23% Intermediate Housing).
- 10.71 The analysis shows that whilst some brownfield sites are not viable at 30% affordable housing, most greenfield sites are. The results are not only sensitive to the amounts of affordable housing, but also the type (tenure) of affordable housing provided.
- 10.72 The analysis in the base appraisals assumes that the 30% affordable housing is provided as 77% Affordable Rent and 23% Intermediate Housing. The 2018 NPPF sets out a requirement for low cost home ownership as part of the affordable housing mix. Whilst it is not the Council's intention to seek a single tenure of affordable housing, analysis shows that the Residual Values where the affordable housing is provided as Intermediate Housing is notably higher than when it is provided either as Social Rent or Affordable Rent. Where the affordable housing is provided as Affordable Rent, the Residual Value is higher than where the affordable Rent.
- 10.73 Bearing in mind the requirement for 10% of the housing to be available for affordable home ownership, and the need for a range of housing products, several different mixes are tested.
- 10.74 The results are quite nuanced. For example, at 25% affordable housing, there is only between £10,000/ha and £20,000/ha difference in the Residual Value where the rented affordable housing is provided as Affordable Rent rather than Social Rent. This is only a small difference in the overall context of the development economics of a site.



10.75 Having taken into account the requirement for 10% of the housing to be available for affordable home ownership and the need for a range of housing, it is preferable (and in line with the PPG), to be specific as to the mix of housing required (including tenure). It may be necessary for the Council to be flexible about the mix on sites where viability is challenged by the developer at the development management stage (rather than the overall amount).

Developer Contributions

10.76 This analysis shows that, across the Borough, most greenfield sites can bear up to £30,000/unit in developer contributions (in the absence of affordable housing).

Affordable Housing v Developer Contributions

- 10.77 The essential balance for the plan-making process is the relationship between affordable housing and developer contributions. Appraisals with affordable housing from 5% to 30% and developer contributions from £0 per unit to £30,000 per unit have been run. All other policy requirements are assumed to apply.
- 10.78 In the Loughborough and Shepshed area (including greenfield sites adjacent to the built-up area) the development of housing on brownfield sites is shown to be challenging. This is not in line with the Council's experience on the ground where development is forthcoming and is delivering affordable housing.
- 10.79 In due course, as part of the plan-making process, it will be necessary for the Council to demonstrate a deliverable supply of development sites. At this stage it is recommended that the Council is cautious about allocating and or counting brownfield sites towards the 5 year land supply and assuming that they are deliverable, unless there is wider evidence (for example a recent planning consent or commitment from the site's developer) that the site will actually be forthcoming⁶².
- 10.80 Bearing in mind that brownfield sites are coming forward and are delivering affordable housing, it is recommended that these sites are not subject to a zero affordable housing target. These sites are likely to be in the most sustainable locations, however there are relatively few of them. It is recommended, in line with PPG paragraph 007, that brownfield sites within Loughborough and Shepshed are an exception when viability testing will be accepted at the development management stage.
- 10.81 The smaller greenfield sites in the Loughborough and Shepshed and Adjacent area all shown as viable and have substantial scope to make developer contributions. The Council can be confident that this type of development will be forthcoming.

⁶² It is understood that that the Council's current practice is only to count brownfield sites that are consented in its assessment of 5 year land supply.



- 10.82 The results of the greenfield sites adjacent to Loughborough and Shepshed are considered together with those for the Leicester Fringe and Wider Charnwood.
- 10.83 The Residual Values generated for the greenfield sites in the wider Charnwood area (i.e. not specifically on the Leicester Fringe or adjacent to Loughborough and Shepshed) are a little higher (as values are a little higher) than for the typologies modelled on the Leicester Fringe. Both these areas are slightly better than the sites that are adjacent to Loughborough and Shepshed. However, the results are similar.
- 10.84 In all cases the sites generate a Residual Value that is in excess of £600,000/ha when modelled with 30% affordable housing, but without developer contributions. With £10,000/unit in strategic infrastructure and mitigation costs, the Residual Value is still over £400,000/ha. Having said this the BLV is taken to be £530,000/ha so these sites can't be taken to be viable at this level of overall policy requirement.
- 10.85 Each of the typologies has different characteristics so it is not appropriate to make detailed comparisons, it is however possible to generalise. Very approximately, a £5,000/unit or so increase in developer contributions is balanced by a 5% or so decrease in the affordable housing target.
- 10.86 With regard to the potential strategic sites, as recognised by the PPG (and set out earlier in this chapter), the delivery of such sites is likely to be key to the overall Plan so they will need to be modelled individually as and when they are identified. This modelling will be based on the specific site characteristics and the known infrastructure requirements. Only if they can be demonstrated to be deliverable should they be included in the emerging Plan.
- 10.87 In the meantime, it is recommended that the Council continues to engage with the owners in line with the advice set out in the Harman Guidance.

Recommended Affordable Housing Targets

- 10.88 It is necessary to consider the above results and recommend an affordable housing target.
 - a. The Council has a good track record in achieving 30% affordable housing. On occasion less has been achieved, although it is clear that 30% has been the historic norm.
 - b. In line with Paragraph 64 of the 2018 NPPF, it assumed that 10% of the new housing will be Intermediate Housing and the balance of the affordable housing will be affordable for rent.
 - c. The results are improved where the affordable housing for rent is provided as Affordable Rent rather than Social Rent.
 - d. This is one of the first plan-wide viability assessments to be completed under the 2018 NPPF and the updated PPG. In setting the BLV we have drawn on recent market evidence of policy compliant schemes (based on Land Registry data), as a result the BLV is somewhat higher than we would have assumed previously.



- 10.89 Based on the evidence we would recommend that the overall affordable housing target be set at 30%.
- 10.90 For the sake of clarity, a zero affordable housing target is not recommended on the brownfield sites as the Council has a good track record of securing and delivering affordable housing from such sites.
- 10.91 If the Council were to pursue an affordable housing mix that follows that recommended in the HEDNA and the 30units/ha density assumption, an affordable housing target of less than 30% would be recommended.

Commuted Sums

- 10.92 The Council's preference is for affordable housing to be delivered on-site. This approach is in line with Paragraph 62 of the 2018 NPPF.
- 10.93 Paragraph 62 of the 2018 NPPF is clear that off-site provision or financial contribution in lieu 'can be robustly justified'. On this basis, the 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 the Council were to take this option, we would recommend a £85,000/unit payment per affordable unit not delivered on-site. The Council 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 recommend that the Council prepares guidance setting out the amount of the payment, to allow a simple review should viability change.
- 10.94 Alternatively, the Council 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.

Self and Custom Build

- 10.95 The Council is at an early stage of developing policy in this regard and is considering seeking the inclusion of self-build and custom-build units within sites. Whilst any requirement is yet to be worked up, we have considered a 5% requirement on sites of 20 and larger. It is assumed that this policy will be implemented on a 'whole plot' basis, so sites over 20 units would be required to provide 1 plot, sites over 40 units would be required to provide 2 plots and so on.
- 10.96 If a developer is to sell a plot as a serviced self-build plot they would not receive the profit from building the unit, they would however receive the price for the plot. If they were to provide the plot as a custom-build plot (i.e. where the developer designs and builds to the buyer's design and specifications) they would receive a payment for the land, the costs of construction and the price paid would incorporate the developer's return. The impact on viability is therefore the balance between the profit foregone and the receipt for the serviced plot.



10.97 It is unlikely that the requirements for self-build plots will adversely impact on viability.

Older People's Housing

- 10.98 As well as mainstream housing, the sheltered and extracare sectors are considered separately. Appraisals were run for a range of affordable housing requirements. It is likely that most older people's development would come forward on brownfield sites (typically being within walking distance of local services).
- 10.99 Based on this analysis, neither Sheltered Housing nor Extracare Housing are able to bear affordable housing in Charnwood.

Conclusions

- 10.100 This report has been prepared at an early stage of the plan-making process. Paragraph 10-002-20180724 of the PPG sets out that '*drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers*', so whilst this report will form an element of the evidence that the Council will use, it would be too early to make definitive recommendations or draw absolute conclusions.
- 10.101 The key points to be carried into the iterative plan-making process are:
 - a. The Council has a good track record in achieving 30% affordable housing. On occasion less has been achieved, although it is clear that 30% has been the historic norm.
 - b. In line with Paragraph 64 of the 2018 NPPF, it assumed that 10% of the new housing will be intermediate housing and the balance of the affordable housing will be affordable for rent. This is more than the 23% of affordable housing assumed in the base appraisals set out at the start of this chapter (so will have a positive effect on viability).
 - c. The results are improved where the affordable housing for rent is provided as Affordable Rent rather than Social Rent.
 - d. This is one of the first plan-wide viability assessments to be completed under the 2018 NPPF and the updated PPG. In setting the BLV we have drawn on recent market evidence of policy compliant schemes (based on Land Registry data), as a result the BLV is somewhat higher than we would have assumed previously.
- 10.102 Based on the evidence set out in this report and the Council's track record, we would recommend that the overall affordable housing target be set at 30%.



Appendix 1 – Consultees

Local Plan Viability Workshop – 13th August 2018

Invitee List

Adlinaton Advance Housing and Support Ltd Andrew Granger & Co Andrew Hiorns Town Planning Arcus Consulting Services Ltd **Barratts Bidwells Bloor Homes Midlands BNP** Paribas Real Estate UK **Burnett Planning** Cala Homes (South) Ltd Carter Jonas LLP CBRE Ltd Cerda Planning Ltd CTIL David Wilson Homes (East Midalands) and **Thurcaston Park Trust** David Wilson Homes East Midlands **Derwent Living DLP Planning Consultants** E A Lane & Sons **EMH Group** Fairhurst Faulks, Perry, Culley & Rech Fisher German LLP Fox Bennett Fox Strategic Land & Property Foxpark Limited Framptons **Gladmans Development** GVA **GVA** Grimley Hallam Land Management Hanover Housing Association Hanson UK Harris Lamb Hawksmoor Heaton Planning Ltd Holmes Antill Home Builders Federation Ltd Homes for the Homeless, Leicestershire Home-Start Charnwood Howkins & Harrison

Indigo Planning Ltd Jas. Martin & Co John Martin & Associates John Ormond House **Knight Frank** Landmark Planning Limited LHA-ASRA Group Lichfields Longhurst Group M & S Solicitors Marcus Bates Ltd Marrons Planning Mather Jamie Ltd Metropolitan Development Services Metropolitan Housing Trust Midland Heart Midlands Rural Nathaniel Lichfield & Partners Nottingham Community Housing Association Oxalis Planning Peacock and Smith Ltd Pegasus Group Persimmon Homes Persimmon Homes & Charles Church Plainview Planning Ltd Planinfo Planning and Design Group Planware Ltd Redrow Homes East Midlands Ltd Richborough Estates Ltd, Riverside Housing Savills SSA Planning Limited Stansgate Planning Consultancy Stonewater Taylor Wimpey **Tetlow King Planning** The Abbeyfield Loughborough Society The Bridge Housing Association Turley Associates Ltd WDA Planning Ltd Westleigh Developments Limited William Davis Limited



Attendees List

Matt Rice	EMH Group
Phil Bamford	Gladman
Sue Green	Home Builders Federation Ltd
Dan Jelley	Jelson
Nick Baker	Lichfields on behalf of CEG
Brian Mullin	Marrons Planning
Andrew Bamber	Mather Jamie
Richard Pitt	Mather Jamie
Steve Lewis-Roberts	Pegasus Group
George Breed	Persimmon Homes & Charles Church
Sarah Allsop	Redrow
Camilla Edwards	Riverside
Martin Fox	Stonewater
Peter Waterfield	William Davis
Jake Robinson	William Davis



Appendix 2 – Consultation Presentation

The pages in this appendix are not numbered.










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2018 NPPF

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. Sites that are not major development, and 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 (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. (NPPF Glossary)

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CIL Regulations

Regulation 14 (as amended) - Setting rates

- In setting rates (including differential rates) in a charging schedule, a charging authority must an appropriate balance between—
 - (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and.
 - (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area..

(2)

2018 NPPF (67)

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; and
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

Updated PPG (July 2018)

...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)

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)

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'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
- Greater transparency

















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)





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New	вш	ICLE	ASK	(I r	חר	гР	rices	
	Dui	IG /	101	11	19		11000	
					<u> </u>			
			WALKSE.	Minimum	Average	Maximum		
	Riverside Home own	rship	10000					
	Strandiffe Gardens	Coates Road	Barrow-upon-So	£2,891	£3,076	£3,203		
	Davidson Homes							
	Barley Fields	Barkby Rd	Queniborough	£2,752	£3,119	£3,360		
	Sowden Nomes							
	Windmill Place	Windmill Road	Loughborough	£2,478	£2,620	£2,763		
	William Davis Homes	(h h . d		(2,222)	0.074	(2, 202		
	Bothley Meadow	snepsned Bothley	Loughborough	£2,233 £3,253	12,854	£3,397 £3,526		
	Grance Park	manney.	Loughborough	62.836	F3 180	£3,520 £4.057		
	Persimmon		torg-uo-eng-					
	Kings Gate	Hathern Road	Shepshed	£2,039	£2,562	£2,937		
	Barwood Homes							
	Storkit Meadows	Rempstone Rd	Wymeswold	£2,629	£2,861	£3,036		
	Strandiffe Gardens	Cotes Rd	Barrow-upon-Sol	K.	£3,096			
	Jelson Homes							
	Hallam Fields	Loughborough Rd	Birstall	£2,795	£3,533	£4,527		
	Poppyfields	Melton Rd	Barrow-upon-So	£2,395	£2,800	£3,189		
	Fieldfare		Mountsorrel		23,552			
	The Leys	Cropston No	Anstery		13,181			
	The Chimps	Allendale Rd	Louiskh orough	63 690	62.024	42.165		
	Hunters Lodge	Willow Bri	Barrow unon So	62,460	13,034	£3,002		
	Kingston Banks	Costock Rd	Loughborough		£2.889	10,000		
	Benfield Homes							
	Havelock Gardens		Thurmaston					
	Westleigh Homes							
	Beacon Place	Beacon Rd	Loughborough	£2,720	£2,926	£3,202		
	Bellway Homes							
	Seagrave Park	seagrave Hd	Sileby	12,071	12,300	12,528		
	Trinity Gardens	Line Bd	Loughborough	62.766	£2.882	£3.017		
	James Sellicks Estate	appent	congelo de origen	12,700	12,002	13,017		
		Maple well Rd	Woodhouse Eave	15	£3.206			
	Bloor Homes							
		Cropston Rd	Anstey	£3,090		£4,338		
	Bentons							
		White St	Quorn		£2,957			
	Nicholas Bonfield est	ate agents						
	Woodview	Snells Nook Lane	Nanpantan	£2,830	12,996	£3,158		
	Solus Homes	1	TUAIS		1			- III -
		Fowke St	Rothley	£3,500		£3.429		100
	Roy Green / Jelson	tance of		-4.00		13,943		· 🕂
	Gatehouse Apartmen	Wharnrliffe Board	Loughborough	£2.545	£2.953	63 288		



	Summary of P	rice Paid Data	a, with EPC I	by Settlemen	t
	Detached	Flats	Semi	Terraced	All
			Detached		
		All			
Count	825	47	294	197	1,363
Minimum	£165,000	£53,950	£94,332	£71,850	£53,950
Average	£335,560	£145,539	£214,498	£181,187	£280,582
Maximum	£1,395,000	£245,000	£900,000	£280,000	£1,395,000
		All	l		
Count	771	45	291	183	1,290
Minimum	£252	£1,352	£1,209	£987	£252
Average	£2,505	£2,135	£2,424	£2,389	£2,458
Maximum	£4,924	£3,148	£3,617	£24,375	£24,375

Land Registry PPD & EPC





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1	adiacent	
	£2,750	
	£2,500	£2,800
	£2,450	
£2,850	£2,850	£3,000
£2,850	£2,850	£3,000
		£3,250
	£2,850 £2,850	£2,750 £2,500 £2,450 £2,850 £2,850 £2,850 £2,850 £2,850

Social Rent

	Table 4.9 Capitalisation	n of Social Rents	
	1 Bedroom	2 Bedrooms	3+ Bedrooms
Gross Rent	£3,944	£4,773	£5,452
Net Rent	£3,155.03	£3,818.68	£4,361.67
Value	£63,101	£76,374	£87,233
m ²	50	70	84
£/m ²	£1,262	£1,091	£1,038



Affordable Housing

- Affordable Rent
 - LHA CAP; Management 10%; Voids and bad debts 4%; Repairs 6%; Yield 5.5%

= £1,210/m²

- Intermediate
 - 50% Share; Rent 2.75%; Management 10%; Yield 5.5%

= 65% OMV

Social Rent

= £1,130/m2

	1 Bedroom	2 Bedrooms	3+ Bedrooms
Gross Rent	£4,488	£5.685	£6.582
Net Rent	£3,590.08	£4,547.71	£5,265.73
Value	£65,274	£82,686	£95,741
m²	50	70	84
£/m²	£1,305	£1,181	£1,140

Table 4.14	Worth of Retiremen	t and Extracare	
	Loughborough		
	Area (m ²)	£	£/m ²
3 bed semi-detached		201,000	
1 bed Sheltered	50	150,750	3,015
2 bed Sheltered	75	201,000	2,680
1 bed Extracare	65	188,438	2,899
2 bed Extracare	80	251,250	3,141
	Quorn		
3 bed semi-detached		250,000	
1 bed Sheltered	50	187,500	3,750
2 bed Sheltered	75	250,000	3,333
1 bed Extracare	65	234,375	3,606
2 bed Extracare	80	312,500	3,906

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Land Registry Prices Paid

Updated PPG (July 2018)

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use together with the right to implement any development for which there are policy compliant extant planning consents, including realistic deemed consents, but without regard to alternative uses. 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. 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 10-016)

Updated PPG (July 2018)

To define land value for any viability assessment, a benchmark land value should be established on the basis of the <u>existing use value (EUV)</u> 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+). (PPG 10-013)

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Existing Use Value £/ha Agricultural Land £20,000/ha Paddock Land £50,000/ha Industrial Land £500,000/ha Residential Land £500,000/ha

Paragraph 10-012 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 overfreeds 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

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Updated PPG (July 2018)

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)

Developn	nent Costs 1
Construction	BCIS – Median £1,230/m ²
 Small sites 	+13% / +6%
Site Costs	5% to 20%
 Brownfield 	+5%
• Fees	10%
 Contingencies 	2.5% / 5%
	39

Development Costs 2

S106 - £/unit

Strategic Sites
Other
Other
£1,500

No CIL

Interest
6% plus fees

Competitive Return 20% / 6% Value
Sales 3.5%

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Updated PPG (July 2018)

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)

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. (PPG 10-002)

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	Housing Mix	x
	-	
	HEDNA Housing Mi	x
	HEDNA Housing Mix Market Housing	x Affordable Housing
1 bedroom	HEDNA Housing Mix Market Housing 0%-10%	x Affordable Housing
1 bedroom 2 bedroom	HEDNA Housing Miz Market Housing 0%-10% 25%-35%	x Affordable Housing 60%-70%
1 bedroom 2 bedroom 3 bedroom	HEDNA Housing Min Market Housing 0%-10% 25%-35% 45%-55%	x Affordable Housing 60%-70% 25%-30%

Cumulative Impact of Policy

- Affordable Housing
- Developer Contributions s106 and CIL
- Housing Mix From HEDNA
- Space Standards (NDSS)
- Accessible and Adaptable (20% Cat 2 / 5% Cat 3)
- Water
- SUDS
- Public Open Space
- Self Build



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	Мс	odelling	g 1	
	Table 8.2 Pc	otential Sites by	/ Land Use	
	На		Units	
		Brownfield		
Count	72	33.80%		
Sum	126.07	5.97%	2,394	8.82%
Average	1.75		33	
		Greenfield		
Count	140	65.73%		
Sum	1,933.16	91.60%	23,991	88.35%
Average	13.81		171	
		Mixed		
Count	1	0.47%		
Sum	51.20	2.43%	770	2.84%
Average	51.20		770	
		Total		
Count	213	100.00%		
Sum	2,110.43	100.00%	27,155	100.00%
Average	9.91		127	

	Mod	elling	3	
Ta	able 8.4 Distribution	n of Potential	Sites by Size	
Size	Count		Capacity	
>1 000	5	2%	13,550	38%
/1,000				
500 - 999	6	2%	4,234	12%
500 - 999 100-499	6	2%	4,234	12% 34%
500 - 999 100-499 50-99	6 61 38	2% 21% 13%	4,234 12,181 2,764	12% 34% 8%
500 - 999 100-499 50-99 25-49	6 61 38 53	2% 21% 13% 18%	4,234 12,181 2,764 1,967	12% 34% 8% 5%
500 - 999 100-499 50-99 25-49 10-25	6 61 38 53 58	2% 21% 13% 18% 20%	4,234 12,181 2,764 1,967 898	12% 34% 8% 5% 2%
500 - 999 100-499 50-99 25-49 10-25 <10	6 61 38 53 58 72	2% 21% 13% 18% 20% 25%	4,234 12,181 2,764 1,967 898 537	12% 34% 8% 5% 2% 1%



Modelling 4 Larger Brownfield Sites. 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. Smaller Brownfield Sites. 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. Urban Flatted Schemes. This is considered to be a separate development type that is only likely to take place in the urban centres. Large Greenfield Sites. These are the potential strategic sites, and largest greenfield sites (over 200 units or so). • Medium Greenfield Sites. These are the greenfield sites in the range of 20 to 200 units that are likely to be brought forward by a single developer. • Small Greenfield Sites. These areas are in the smaller settlements and villages in the countryside. A premium value is applied in these areas.

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	Modelling 5									
			- WICCA	51111	ig (,				
			Current Use	Units	Area I	la	Density U	nits/ha	Density	
					Gross	Net	Gross	Net	m2/ha	
L	Brown 150	Brown	Industrial	150	6.00	3.75	25.00	40.00	3,568	
2	Brown 50	Brown	Industrial	50	1.52	1.25	33.00	40.00	3,625	
3	Brown 50 HD	Brown	Industrial	50	1.21	1.00	41.25	50.00	4,531	
1	Brown 20	Brown	Industrial	20	0.61	0.50	33.00	40.00	3,476	
5	Brown 20 HD	Brown	Industrial	20	0.48	0.40	41.25	50.00	4,345	
ŝ	Brown 12	Brown	Industrial	12	0.30	0.30	40.00	40.00	3,727	
7	Brown 9	Brown	Industrial	9	0.23	0.23	40.00	40.00	3,511	
8	Brown 6	Brown	Industrial	6	0.15	0.15	40.00	40.00	2,933	
9	Brown 4	Brown	Industrial	4	0.10	0.10	40.00	40.00	3,600	
10	Brown Plot	Brown	Industrial	1	0.03	0.03	40.00	40.00	5,400	
11	Large Flatted 50	Brown	Industrial	50	0.81	0.67	61.88	75.00	4,170	
12	Small Flatted 7	Brown	Industrial	7	0.12	0.12	60.00	60.00	3,686	
13	Green 3,000	Green	Agricultural	3,000	200.00	100.00	15.00	30.00	2,663	
14	Green 1,000	Green	Agricultural	1,000	66.67	33.33	15.00	30.00	2,663	
15	Green 300	Green	Agricultural	300	16.00	10.00	18.75	30.00	2,668	
16	Green 150	Green	Agricultural	150	8.00	5.00	18.75	30.00	2,665	
17	Green 70	Green	Agricultural	70	3.73	2.33	18.75	30.00	2,691	
18	Green 30	Green	Agricultural	30	1.21	1.00	24.75	30.00	2,643	
19	Green 20	Green	Agricultural	20	0.81	0.67	24.75	30.00	2,607	
20	Green 12	Green	Paddock	12	0.40	0.40	30.00	30.00	2,795	
21	Green 9	Green	Paddock	9	0.30	0.30	30.00	30.00	2,633	
22	Green 6	Green	Paddock	6	0.20	0.20	30.00	30.00	2,200	
23	Green 4	Green	Paddock	4	0.13	0.13	30.00	30.00	2,700	
24	Green Plot	Green	Paddock	1	0.03	0.03	30.00	30.00	4.350	

- Benchmark land value should, be based upon existing use value, allow for a premium to landowners reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and be informed by market evidence.
- where recent market evidence is used to inform assessment of benchmark land value this
 evidence should be based on developments which are compliant with policies, including for
 affordable housing.
- 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.
- ... The [landowners] 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. 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. 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.

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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 competitive returns?
- · Land owner's have expectations (life changing?)
- Will land come forward?

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A Pragmatic Viability Test

Existing Use Value

- Plus 20%
- Plus £350,000/ha on greenfield

Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes
- Sites to change
- IDP costs required

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	Table 9.2a Resider	ntial Development v	Benchmark I	and Value	
	Loughborough and Ad	jacent Areas - 30%	Affordable, s1	106 £2,500/ur	nit
			Alternative	Viability	Residual
			Use Value	Threshold	Value
Site 1	Brown 150	L'boro & Adj	500,000	600,000	95,097
Site 2	Brown 50	L'boro & Adj	500,000	600,000	-310,635
Site 3	Brown 50 HD	L'boro & Adj	500,000	600,000	-388,294
Site 4	Brown 20	L'boro & Adj	500,000	600,000	-338,278
Site 5	Brown 20 HD	L'boro & Adj	500,000	600,000	-173,058
Site 6	Brown 12	L'boro & Adj	500,000	600,000	-169,935
Site 7	Brown 9	L'boro & Adj	500,000	600,000	-302,501
Site 8	Brown 6	L'boro & Adj	500,000	600,000	-338,761
Site 9	Brown 4	L'boro & Adj	500,000	600,000	-271,111
Site 10	Brown Plot	L'boro & Adj	500,000	600,000	-373,867
Site 11	Large Flatted 50	L'boro & Adj	500,000	600,000	-620,203
Site 12	Small Flatted 7	L'boro & Adj	500,000	600,000	-534,390
Site 13	Green 3,000	L'boro & Adj	20,000	324,000	284,847
Site 14	Green 1,000	L'boro & Adj	20,000	324,000	368,290
Site 15	Green 300	L'boro & Adj	20,000	324,000	594,421
Site 16	Green 150	L'boro & Adj	20,000	324,000	517,679
Site 17	Green 70	L'boro & Adj	20,000	324,000	326,520
Site 18	Green 30	L'boro & Adj	20,000	324,000	448,638
Site 19	Green 20	L'boro & Adj	20,000	324,000	389,208
Site 20	Green 12	L'boro & Adj	50,000	360,000	1,130,379
Site 21	Green 9	L'boro & Adj	50,000	360,000	1,099,042
Site 22	Green 6	L'boro & Adj	50,000	360,000	839,951
Site 23	Green 4	L'boro & Adj	50,000	360,000	1,310,335
Site 24	Green Plot	L'boro & Adj	50,000	360,000	2,164,844

Loughborough and Adjacent only

					Area	i (ha)	Units	Res	sidual Value	(£)
					Gross	Net		Gross ha	Net ha	Sit
Site 1	Brown 150	L'boro & Adj	Brown	Industrial	6.00	3.75	150	95,097	152,156	570,58
Site 2	Brown 50	L'boro & Adj	Brown	Industrial	1.52	1.25	50	-310,635	-376,528	-470,66
Site 3	Brown 50 HD	L'boro & Adj	Brown	Industrial	1.21	1.00	50	-388,294	-470,660	-470,66
Site 4	Brown 20	L'boro & Adj	Brown	Industrial	0.61	0.50	20	-338,278	-410,034	-205,01
Site 5	Brown 20 HD	L'boro & Adj	Brown	Industrial	0.48	0.40	20	-173,058	-209,767	-83,90
Site 6	Brown 12	L'boro & Adj	Brown	Industrial	0.30	0.30	12	-169,935	-169,935	-50,98
Site 7	Brown 9	L'boro & Adj	Brown	Industrial	0.23	0.23	9	-302,501	-302,501	-68,06
Site 8	Brown 6	L'boro & Adj	Brown	Industrial	0.15	0.15	6	-338,761	-338,761	-50,81
Site 9	Brown 4	L'boro & Adj	Brown	Industrial	0.10	0.10	4	-271,111	-271,111	-27,11
Site 10	Brown Plot	L'boro & Adj	Brown	Industrial	0.03	0.03	1	-373,867	-373,867	-9,34
Site 11	Large Flatted 50	L'boro & Adj	Brown	Industrial	0.81	0.67	50	-620,203	-751,761	-501,174
Site 12	Small Flatted 7	L'boro & Adj	Brown	Industrial	0.12	0.12	7	-534,390	-534,390	-62,346
Site 13	Green 3,000	L'boro & Adj	Green	Agricultural	200.00	100.00	3000	284,847	569,695	56,969,498
Site 14	Green 1,000	L'boro & Adj	Green	Agricultural	66.67	33.33	1000	368,290	736,581	24,552,683
Site 15	Green 300	L'boro & Adj	Green	Agricultural	16.00	10.00	300	594,421	951,073	9,510,733
Site 16	Green 150	L'boro & Adj	Green	Agricultural	8.00	5.00	150	517,679	828,286	4,141,428
Site 17	Green 70	L'boro & Adj	Green	Agricultural	3.73	2.33	70	326,520	522,433	1,219,009
Site 18	Green 30	L'boro & Adj	Green	Agricultural	1.21	1.00	30	448,638	543,804	543,804
Site 19	Green 20	L'boro & Adj	Green	Agricultural	0.81	0.67	20	389,208	471,767	314,51
Site 20	Green 12	L'boro & Adj	Green	Paddock	0.40	0.40	12	1,130,379	1,130,379	452,152
Site 21	Green 9	L'boro & Adj	Green	Paddock	0.30	0.30	9	1,099,042	1,099,042	329,713
Site 22	Green 6	L'boro & Adj	Green	Paddock	0.20	0.20	6	839,951	839,951	167,990
Site 23	Green 4	L'boro & Adj	Green	Paddock	0.13	0.13	4	1,310,335	1,310,335	174,71
Site 24	Green Plot	L'boro & Adj	Green	Paddock	0.03	0.03	1	2,164,844	2,164,844	72,16
										受



Appendix 3 – Consultation Notes

Affordable Housing Viability Assessment – Meeting Note – 13/08/18

Questions/Comments

- Given the focus on viability at the plan making stage, it was suggested that there needs to be sufficient contingencies built in to the assessment as the policy will cover a plan period of at least 15 years.
- Clarification was requested about whether 'Loughborough and adjacent' includes Shepshed.
- It was suggested that consideration should be given to refreshing the assessment when the price paid data is updated.
- Clarification was requested about whether individual sites will be explored in more detail once they have been identified as a preferred option.
- It was suggested that it will be difficult to achieve £1300 sqm on social rent.
- It was suggested that social rent at 40% of open market value is more realistic than 45%.
- It was suggested that 50% blended value across tenure splits is more realistic and that the proposed levels are too high.
- The period of time over which the assessment is considering previous success with affordable housing delivery was questioned.
- Clarification was requested on whether the Existing Use Value figures are gross.
- Clarification was requested about whether the modelling distinguishes between open market sites and those under option, as this can make a significant difference.
- It was suggested that the assessment is not sufficiently considering larger Sustainable Urban Extension sites through the typologies.
- Some were sceptical about the land prices used.
- It was suggested that the build costs are below what the industry would expect.
- It was highlighted that there is a relationship between viability and the type of Affordable Housing, particularly in relation to starter homes.
- It was suggested that the S106 £/unit is wrong and needs to be increased significantly. Clarification on how these will be set was requested.
- It was suggested that sales fees at 3.5% are low.
- It was suggested that Existing Use Value is too high on large greenfield sites.
- Concerns were raised about the timescales available to respond to the consultation.
- It was highlighted that it is important that there is a good relationship with infrastructure providers.





Appendix 4 – Price Maps

















Appendix 5 – Land Registry PPD and EPC Data

Date	Туре	saon	paon	street	locality	town	postcode	Price Paid	EPC	£/m2
									m2	
07/01/2016	D		8	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£249,995	111	£2,252
08/01/2016	F	APARTMENT 1	GRACE HOUSE, 11	UPPER BROWN STREET		LEICESTER	LE1 5TE	£75,000	56	£1,339
08/01/2016	F	APARTMENT 6	GRACE HOUSE, 11	UPPER BROWN STREET		LEICESTER	LE1 5TE	£75,000	53	£1,415
08/01/2016	D		18	CELANDINE ROAD	SHEPSHED	LOUGHBOROUGH	LE12 9QT	£294,000	78	£3,769
11/01/2016	Т		223	HIGHLAND DRIVE		LOUGHBOROUGH	LE11 2RP	£207,000	91	£2,275
15/01/2016	S		47	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£249,950	121	£2,066
15/01/2016	S		49	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£259,000	111	£2,333
15/01/2016	D		17	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£264,995	114	£2,325
15/01/2016	D		87	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£193,950	78	£2,487
18/01/2016	S		1	HENRY ROBSON DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7ZF	£204,950	110	£1,863
18/01/2016	S		8	CATTERICK WAY	HAMILTON	LEICESTER	LE5 1ER	£207,995	109	£1,908
22/01/2016	S		231	HIGHLAND DRIVE		LOUGHBOROUGH	LE11 2RP	£212,000	91	£2,330
22/01/2016	F		21	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 7WX	£200,000	88	£2,273
22/01/2016	S		18	CATTERICK WAY	HAMILTON	LEICESTER	LE5 1ER	£220,995	127	£1,740
22/01/2016	D		1	EXETER CLOSE	SYSTON	LEICESTER	LE7 2DT	£299,995	149	£2,013
27/01/2016	Т		79	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£98,601	84	£1,174
27/01/2016	Т		81	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£98.601	84	£1.174
27/01/2016	Т		83	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£98,601	84	£1,174
27/01/2016	D		26	CELANDINE ROAD	SHEPSHED	LOUGHBOROUGH	LE12 9QT	£295.000	78	£3.782
29/01/2016	S		57	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£268,000	119	£2,252
29/01/2016	D		9	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£279.995	127	£2.205
29/01/2016	S		2	HENRY ROBSON DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7ZF	£204.950	110	£1.863
29/01/2016	D		16	CROWSON DRIVE	QUORN	LOUGHBOROUGH	LE12 8FA	£440.000	216	£2.037
29/01/2016	D		1	HUTTON CLOSE	QUORN	LOUGHBOROUGH	LE12 8WS	£457.500	200	£2,288
29/01/2016	D		17	WYKES CLOSE	QUORN	LOUGHBOROUGH	LE12 8WT	£380.750	167	£2.280
29/01/2016	D		140	BIRSTALL MEADOW ROAD	BIRSTALL	LEICESTER	LE4 3NF	£204.950	83	£2,469
29/01/2016	D		46	KILN ORCHARD WAY	BIRSTALL	LEICESTER	LE4 3NT	£310.000	140	£2.214
29/01/2016	D		7	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2FR	£310.000	126	£2,460
04/02/2016	D		3	PARK FARM MEWS	ROTHLEY	LEICESTER	LE7 7UN	£395.000	153	£2,582
05/02/2016	Т		229	HIGHLAND DRIVE		LOUGHBOROUGH	LE11 2RP	£207.000	91	£2.275
05/02/2016	D		28	CATTERICK WAY	HAMILTON	LEICESTER	LE5 1ER	£289,995	134	£2,164
08/02/2016	D		113	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£218,950	100	£2,190
08/02/2016	F	FLAT 3	1	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 7WX	£110.000	43	£2,558
08/02/2016	D		2	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£212.587	87	£2,444
08/02/2016	D		4	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£307,484	149	£2.064
11/02/2016	D		2	LADY MARTIN DRIVE	WOODHOUSE EAVES	LOUGHBOROUGH	LE12 8WX	£1.105.000	300	£3.683
12/02/2016	ŝ			HIGHI AND DRIVE		LOUGHBOROUGH	L F11 2RP	£225.000	96	£2,344
12/02/2016	ŝ		115	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WI	£188,950	84	£2,249
12/02/2016	D		8	WYKES CLOSE	QUORN	LOUGHBOROUGH	LE12 8WT	£382.750	167	£2,292
12/02/2016	D		1	RENNOCKS CLOSE	QUORN	LOUGHBOROUGH	LE12 8W7	£480.000	187	£2.567
12/02/2016	D		6	EXETER CLOSE	SYSTON	LEICESTER	LE7 2DT	£319,995	140	£2,286



15/02/2016	D		51	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£359,000	162	£2,216
15/02/2016	D		15	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£249,995	111	£2,252
15/02/2016	D		98	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WJ	£274.995		#DIV/0!
15/02/2016	D		100	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WJ	£269.397		#DIV/0!
19/02/2016	T		225	HIGHLAND DRIVE		LOUGHBOROUGH	L F11 2RP	£199,000	91	£2,187
19/02/2016	F	FLAT 5	9 THE MALTINGS	HIGH STREET	SILEBY	LOUGHBOROUGH	LE12 7W/X	£99,000	47	£2 106
19/02/2016	Ś	1 2/(1 0	20			LEICESTER		£219,000	117	£1 872
10/02/2010	D D		5	DARK FARM MEWS	ROTHLEV	LEICESTER		£687 500	264	£2,604
19/02/2010			15					£007,500	125	£2,004
22/02/2010			15	WIKES CLOSE				£300,240	100	£2,039
25/02/2016	D		20			LOUGHBURUUGH		2375,000	107	£2,240
25/02/2016	р Т		11	POLYANTHA SQUARE	REARSBY	LEICESTER	LE7 4ZE	£479,995	243	£1,975
26/02/2016			227	HIGHLAND DRIVE		LOUGHBOROUGH	LE11 2RP	£199,000	91	£2,187
26/02/2016	D		7	BOYLE DRIVE		LOUGHBOROUGH	LE11 2UN	£274,950	104	£2,644
26/02/2016	D		5	WELCHMAN CLOSE		LOUGHBOROUGH	LE11 2US	£219,950	83	£2,650
26/02/2016	D		1	JOHN FREAR DRIVE	SYSTON	LEICESTER	LE7 2DN	£365,000	164	£2,226
26/02/2016	D		3	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£319,995	149	£2,148
26/02/2016	D		1	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2FR	£269,995	108	£2,500
26/02/2016	D		9	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£300,000	126	£2,381
26/02/2016	S		15	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2FR	£239,995	105	£2,286
26/02/2016	D		7	RAMBLER CLOSE	REARSBY	LEICESTER	LE7 4ZH	£442,495	243	£1,821
26/02/2016	D		20	GRETTON DRIVE	ANSTEY	LEICESTER	LE7 7PZ	£320,000		#DÍV/0!
26/02/2016	D		24	GRETTON DRIVE	ANSTEY	LEICESTER	LE7 7PZ	£260.000		#DIV/0!
26/02/2016	D		44	SUMMERFIELD DRIVE	ANSTEY	LEICESTER	L E7 70A	£460,000		#DIV/0!
26/02/2016	Š		18		ROTHLEY	LEICESTER		£102,005	70	£2 757
26/02/2016	ŝ		20		ROTHLEY	LEICESTER		£102,005	70	£2,757
26/02/2016	6		20		POTHLEY			£132,335	70	£1,736
20/02/2010	5		21			LEICESTER		£121,495	20	£1,730
20/02/2010			27		RUTHLET			£230,000	09	£2,009
29/02/2016	D		37					£305,000	140	£2,500
01/03/2016	D		10		BARROW UPON SOAR	LOUGHBOROUGH	LE12 8VVG	£500,000	199	£2,513
04/03/2016	D		25	BECK CRESCENT		LOUGHBOROUGH	LE11 201	£360,000	162	£2,222
04/03/2016	S		9	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 900	£199,000	91	£2,187
07/03/2016	D		7	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£312,995	137	£2,285
10/03/2016	D		9	POLYANTHA SQUARE	REARSBY	LEICESTER	LE7 4ZE	£439,995	243	£1,811
11/03/2016	D		52	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£287,000	122	£2,352
11/03/2016	D		53	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£319,000	125	£2,552
11/03/2016	Т		18	NEWMAN CLOSE		LOUGHBOROUGH	LE11 2UR	£182,950	77	£2,376
11/03/2016	F	FLAT 1	9 THE MALTINGS	HIGH STREET	SILEBY	LOUGHBOROUGH	LE12 7WX	£105,000	40	£2,625
11/03/2016	D		4	LADY MARTIN DRIVE	WOODHOUSE EAVES	LOUGHBOROUGH	LE12 8WX	£1,395,000	375	£3,720
11/03/2016	D		6	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£312,500	126	£2,480
11/03/2016	D		1	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£322,995	143	£2.259
11/03/2016	D		46	SUMMERFIELD DRIVE	ANSTEY	LEICESTER	L F7 7QA	£399,995		#DIV/0!
16/03/2016	ŝ		5	HENRY ROBSON DRIVE	MOUNTSORREI	LOUGHBOROUGH	L F12 77F	£179,950	73	£2,465
17/03/2016	Ť		235			LOUGHBOROUGH	LE11 2RP	£212,000	91	£2,330
18/03/2016	D		41	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	L F12 7WI	£274 950	113	£2 433
18/03/2016	S		117	SOUTHFIELD AVENUE	SILEBY		LE12 7W/	£188 950	84	£2,400
18/03/2016	ň		8	BLACKERIARS ROAD	SYSTON	LEICESTER		£324 995	142	£2,248
10/03/2010			44					COCE 000	140	E2 170
10/03/2010	D		41	DROOKFIELD ROAD	NUTHLET	LLIGEOTER		1295,000	119	LZ,419



18/03/2016	S	19	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£121,495	70	£1,736
24/03/2016	D	58	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£327,000	132	£2,477
24/03/2016	D	59	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£319,000	125	£2,552
24/03/2016	S	33	KNOX ROAD		LOUGHBOROUGH	LE11 2UP	£154,950	74	£2,094
24/03/2016	Т	14	NEWMAN CLOSE		LOUGHBOROUGH	LE11 2UR	£182,950	77	£2,376
24/03/2016	D	8	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£409,750	164	£2,498
24/03/2016	Т	12	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£214,750	91	£2,360
24/03/2016	Т	14	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£209,750	87	£2,411
24/03/2016	т	16	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£174.750	63	£2.774
24/03/2016	т	18	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£174.750	63	£2.774
24/03/2016	т	22	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£174.750	63	£2.774
24/03/2016	т	24	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£174.750	63	£2.774
24/03/2016	D	10	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£311.995	137	£2.277
24/03/2016	D	8	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WQ	£315.000	160	£1.969
24/03/2016	D	20	CELANDINE ROAD	SHEPSHED	LOUGHBOROUGH	LE12 9QT	£279.000	78	£3.577
24/03/2016	ŝ	1	STUART JONES CLOSE	BIRSTALL	LEICESTER	LE4 3PF	£204.950	86	£2.383
24/03/2016	D	7	CATTERICK WAY	HAMILTON	LEICESTER	LE5 1ER	£315.000	151	£2.086
24/03/2016	D	10	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£319,995	149	£2,148
24/03/2016	D	15	MILLSTONE LANE	QUENIBOROUGH	LEICESTER	LE7 2FN	£399.995	164	£2,439
24/03/2016	ŝ	11	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2FR	£239,995	105	£2.286
24/03/2016	D	17	ALERED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£344,995	139	£2,482
24/03/2016	D	19	ALERED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£357,500	147	£2,432
24/03/2016	D	10	POLYANTHA SQUARE	REARSBY	LEICESTER	L F7 47F	£479,995	216	£2,222
24/03/2016	D	22	GRETTON DRIVE	ANSTEY	LEICESTER	L E7 7P7	£357,000		#DIV/0
24/03/2016	D	5	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£254,995	91	£2.802
24/03/2016	D	25	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£248,000	91	£2 725
24/03/2016	D	3	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£250,000	65	£3,846
29/03/2016	D	9	CATTERICK WAY	HAMILTON	LEICESTER	LE5 1ER	£334,995	151	£2 219
30/03/2016	F	22	MEADOW LANE		LOUGHBOROUGH	LE0 1210	£85,000	27	£3 148
30/03/2016	S	233			LOUGHBOROUGH	LE11 2RP	£199,000	91	£2 187
30/03/2016	Ď	26	CARNATION ROAD		LOUGHBOROUGH	LE11 200	£274 750	108	£2 544
30/03/2016	D	5	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£315,995	137	$f_{2,307}$
30/03/2016	D	6		SILEBY		LE12 7DP	£314 995	137	£2,001
31/03/2016	т	7	ALL SAINTS VIEW	SILLED I	LOUGHBOROUGH	LE12707	£241 000	108	£2,200
31/03/2016	Ť	9	ALL SAINTS VIEW		LOUGHBOROUGH	LE11 102	£245,000	108	£2,201
31/03/2016	О	1	CARNATION ROAD		LOUGHBOROUGH	LE11 200	£277 750	109	£2,200
31/03/2016	D	8	CORNELOWER ROAD			LE11 2UW	£234 750	81	£2,898
31/03/2016	D	22		SILEBY	LOUGHBOROUGH	LE12 7DP	£311 995	137	£2,000
31/03/2016	D	9	BUCKTHORN DRIVE	BARROW LIPON SOAR	LOUGHBOROUGH	LE12 8WG	£445.000	183	£2,217
31/03/2016	D	23	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH		£275 000	113	£2,402
31/03/2016	Б	5	EXETER CLOSE	SYSTON	LEICESTER	LE 12 000	£320,000	158	£2,404
31/03/2016	р	21	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 261	£269,000	113	£2,000
31/03/2016	Б	17	BURROW DRIVE	ROTHLEY	LEICESTER		£300,000	137	£2,000
31/03/2016	S	7	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£102,005	70	£2,203
31/03/2016	ŝ	ģ		ROTHLEY	LEICESTER		£102,005	70	£2,757
01/04/2016	S	<i>उ</i> २	PRIMROSE CLOSE	SHEPSHED			£100 000	Q1	£2,137
01/04/2010	Л	0 0			LEICESTER		£165,000	31	#DIV/0
01/04/2010	U	J	DOGWORTHWAT		LIGLOILK		2400,000		



05/04/0040	~						0400.000		00 407
05/04/2016	S	1	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 900	£199,000	91	£2,187
07/04/2016	D	12	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£324.995	143	£2.273
08/04/2016	П	ΔΔ	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NO	£265,000	96	£2 760
00/04/2010	č	40					2200,000	00	22,100
08/04/2016	5	40	ALAN TURING ROAD		LOUGHBOROUGH	LETT ZNQ	£220,000	91	£2,418
08/04/2016	D	61	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£295,000	114	£2,588
08/04/2016	S	12	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LF12 9QA	£186.000	82	£2,268
12/04/2016	ñ	2			LEICESTER		£25/ 005	11/	£2,237
12/04/2010	5	2					2234,333	000	22,207
15/04/2016	D	2	RENNOCKS CLOSE	QUURN	LOUGHBOROUGH	LE12 800Z	£549,950	233	£2,360
15/04/2016	D	5	RENNOCKS CLOSE	QUORN	LOUGHBOROUGH	LE12 8WZ	£435,950	167	£2,610
20/04/2016	D	36	CATTERICK WAY	HAMII TON	I FICESTER	LE5 1ER	£290,000	149	£1,946
22/04/2016	6	20					£184.050	77	£2,402
22/04/2010	2	23					2104,330	74	22,402
22/04/2016	5	31	KNOX ROAD		LOUGHBOROUGH	LE11 20P	£154,950	74	£2,094
22/04/2016	D	35	KNOX ROAD		LOUGHBOROUGH	LE11 2UP	£219,950	83	£2,650
22/04/2016	D	4	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£275.000	113	£2.434
22/04/2016	т	1/		BIRSTALL	LEICESTER		£15/ 050	61	£2 540
22/04/2010	÷	14					2154,350	01	22,040
22/04/2016	D	11		RUTHLEY	LEICESTER	LE//IVV	£259,995	89	£2,921
25/04/2016	S	11	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£220,995	85	£2,600
28/04/2016	D	20	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£264.995	114	£2.325
28/04/2016	Ŧ	7			LEICESTER	1 E7 2EN	£121 571	77	£1 570
20/04/2010	÷	1					2121,371	0	21,373
28/04/2016	1	9	MILLSTONE LANE	SYSTON	LEIGESTER	LE/ZEN	£98,477	68	£1,448
28/04/2016	Т	11	MILLSTONE LANE	SYSTON	LEICESTER	LE7 2FN	£121,571	77	£1,579
29/04/2016	S	48	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£220,000	91	£2,418
29/04/2016	D	67	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NO	£295 000	114	£2 588
20/04/2010	D D						2200,000	0.4	22,000
29/04/2016	D	11	BUYLE DRIVE		LOUGHBOROUGH	LETT ZUN	£224,950	84	£2,678
29/04/2016	D	37	KNOX ROAD		LOUGHBOROUGH	LE11 2UP	£195,000	77	£2,532
29/04/2016	D	17	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£289,950	113	£2,566
29/04/2016	т	63	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	I F12 7WI	£194 950	84	£2,321
20/04/2016	Ť	10			LEICESTER		£154,050	61	62 540
29/04/2010		10		DIRGTALL	LEIGESTER		£154,950		£2,540
29/04/2016	S	9	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE72DS	£212,995	79	£2,696
29/04/2016	D	2	EXETER CLOSE	SYSTON	LEICESTER	LE7 2DT	£344,995	158	£2,184
29/04/2016	D	12	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£249.995	93	£2.688
20/04/2016	Ē	1			LEICESTER	1 E7 2ED	£3/0 005	130	£2 518
23/04/2010	5	4		QUENIBOROUOII			2049,990	100	22,510
29/04/2016	D	21	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEIGESTER	LE7 2FR	£273,995	108	£2,537
29/04/2016	D	22	BROOKFIELD ROAD	ROTHLEY	LEICESTER	LE7 7RX	£306,000	119	£2,571
29/04/2016	D	3	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£259,995	89	£2,921
29/04/2016	D	23	YEOMAN WAY	ROTHLEY	I FICESTER	I F7 7TW	£249 995	89	£2 ⁸⁰⁹
20/04/2016	5	20		ANOTEV			C420,000	100	C2 E00
29/04/2010	5	2		ANSTET	LEIGESTER		£430,000	100	£2,590
29/04/2016	D	6	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£435,000		#DIV/0!
03/05/2016	D	4	BUCKTHORN DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WG	£495,000	199	£2,487
04/05/2016	S	4	PETER TWINN DRIVE		I OUGHBOROUGH	LF11 2QY	£209,000	91	£2,297
05/05/2016	n N	65					£200,000	11/	£2 544
00/05/2010	÷	00			LOUGHBOROUGH		2290,000	114	22,044
06/05/2016	I	23	THE MALTINGS	SILERY	LOUGHBOROUGH	LE12 /VVX	£280,000	121	£2,314
09/05/2016	D	27	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£379,000	162	£2,340
10/05/2016	D	63	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£294.000	122	£2,410
13/05/2016	Р	4 1	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NO	£319 000	125	£2 552
12/05/2010	Š	יד ס		SHEDSHED			£100 0E0	020	£2,00Z
13/03/2010	3	Ζ	NUNASIERI GARDENS				£109,900	02	12,310
13/05/2016	D	10	BOSWORTHWAY	ANSIEY	LEICESTER	LE/ /UB	£425,000		#DIV/0!



1308/2016 D 1 HARRISON CLOSE ANSTEY LEICSSTER LET 7UD LS30.000 PMIV/01 2005/2016 D 6 GRANTION ROAD SIMPSHED LOUGHBOROUGH LEI12 yeP F19.260 83 F2.325 2005/2016 D 1 VESMEAD ROAD SIMPSHED LOUGHBOROUGH LEI 2 yeP F19.260 83 F2.325 2005/2016 D 1 YEOMANWAY ROTHLEY LEICSSTER LET 7TW E24.498 01 F3.802 2005/2016 D 24 WENNAMENYE RUTHLEY LEICSSTER LET 7TW E24.498 01 F3.802 2705/2016 D 6 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 YPO E27.803 77.823.715 2705/2016 D 18 HOUGHTONOUGH LEICSSTER LE7 3PE E33.968 126 E2.540 2705/2016 D 19 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LEICSSTER LE7 2PE E33.969 126 <th>13/05/2016</th> <th>D</th> <th>15</th> <th>BOSWORTH WAY</th> <th>ANSTEY</th> <th>LEICESTER</th> <th>LE7 7UB</th> <th>£440,000</th> <th></th> <th>#DIV/0!</th>	13/05/2016	D	15	BOSWORTH WAY	ANSTEY	LEICESTER	LE7 7UB	£440,000		#DIV/0!
2005/2016 D 6 CARNATION ROAD LOUGHBOROUGH EI1 2UU E30,000 12 22,459 2005/2016 S 97 IVESHEAD ROAD SHEPSHED LOUGHBOROUGH EE12 9FQ E11 2UU E30,000 12 22,349 2005/2016 D 1 YEOMAWWAY ROTHLEY LEICESTER E77,710 E24,459 07,000 0	13/05/2016	D	1	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£320,000		#DIV/0!
2006/2016 S 97 IVESHEAD ROAD SHEPSHED LOUGHBOROUGH E12 9EP E12.9E0 83 E2.325 2006/2016 F 8 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH E12 9EP E179,860 91 2.302 2406/2016 S 6 PARK FARM MEWS ROTHLEY EICESTER E771W E24.965 01 70 2.302 2708/2016 S 39 NNOX ROAD LOUGHBOROUGH E12 12P E21.960 71 2.336 2708/2016 S 1 PHMMOSE CLOSE SHEPSHED LOUGHBOROUGH E12 9PO 221.200 77 E2.345 2708/2016 S 18 HOUGHTON WAY BIRSTALL EICESTER E7 27F E31.995 126 2.540 2708/2016 D 18 HOUGHTON WAY BIRSTALL EICESTER E7 27F E31.995 126 2.540 2708/2016 D 19 MDORATRY GARDENS SHEPSHED LOUGHBOROUGH EICESTER E7 7TU </td <td>20/05/2016</td> <td>D</td> <td>6</td> <td>CARNATION ROAD</td> <td></td> <td>LOUGHBOROUGH</td> <td>LE11 2UU</td> <td>£300,000</td> <td>122</td> <td>£2,459</td>	20/05/2016	D	6	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£300,000	122	£2,459
2008/2016 F 8 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 9FQ £179,950 75 £2,390 2808/2016 D 1 YEDMAN WAY ROTHLEY LEICESTER LE7 7UN £24,395 91 12,302 2808/2016 S 39 KNOX ROAD LOUGHBOROUGH LE11 2UP £24,968 87 72,336 2708/2016 S 1 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 9FQ £12,900 75 £2,338 2708/2016 S 1 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 9FQ £12,900 75 £2,330 2708/2016 S 1 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 9FQ £13,905 16 £2,340 2708/2016 D 6 PORRITI WAY QUENBOROUGH LEICESTER LE7 2FP £319,950 16 £2,540 2708/2016 D 2 HARRISON LOSE ANSTEY LEICESTER LE7 7UD £24,960 <td>20/05/2016</td> <td>S</td> <td>97</td> <td>IVESHEAD ROAD</td> <td>SHEPSHED</td> <td>LOUGHBOROUGH</td> <td>LE12 9EP</td> <td>£192,950</td> <td>83</td> <td>£2,325</td>	20/05/2016	S	97	IVESHEAD ROAD	SHEPSHED	LOUGHBOROUGH	LE12 9EP	£192,950	83	£2,325
24/05/2016 D 1 YEOMAN WAY ROTHLEY LEICESTER LE7 TW £254,955 91 £2.82 26/05/2016 S 39 KNOX ROAD LOUGHBOROUGH LE11 2UP £204,950 87 £2.325 27/05/2016 D 244 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 2UP £182,950 79 £2.316 27/05/2016 D 6 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 2UU £169,000 73 £2.315 27/05/2016 D 6 PRIMEOSE CLOSE SHEPSHED LOUGHBOROUGH LE12 2UU £169,000 73 £2.316 27/05/2016 D 6 PORTITWAY GUENBOROUGH LEICESTER LE7 ZPR £319,865 128 £2.540 27/05/2016 D 19 MEDLEGREEN ROTHEY LEICESTER LE7 ZPR £319,86 128 £2.540 27/05/2016 D 19 MEDLEGREEN ROTHEY LEICESTER LE7 ZPR £319,860 <	20/05/2016	F	8	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£179,950	75	£2,399
28/05/2016 S 6 PARK FARM MEWS ROTH LEY LEICESTER LE7 7UN 2417,500 #D/V/01 27/05/2016 S 39 KNOX ROAD LOUGHBOROUGH LE12 2PC 27/05/2016 S 1 MONASTERY GARDENS SILEBY LOUGHBOROUGH LE12 PC 27/21,82,90 79 22,316 27/05/2016 S 21 PRIMROSE CLOSE SILEBY ALL LEICESTER LE12 PC 27/12,900 75 22,333 27/05/2016 D 6 MONASTERY GARDENS SILEBY LOUGHBOROUGH LE12 PC 27/21,900 75 22,333 27/05/2016 D 18 HOUGHTON WAY BIRSTALL LEICESTER LE7 2FP 23/19,995 126 62,540 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 7UD 223/900 19 22,995 r/10/10 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD 223/900 12,258 10/10 22,3960	24/05/2016	D	1	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£254,995	91	£2,802
27/05/2016 S 39 KNOX ROAD LOUGHBOROUGH E11 2UP £204,950 87 £2.352 27/05/2016 D 24 JENHAM DRIVE SLEEY LOUGHBOROUGH E11 2UP £204,950 87 £2.352 27/05/2016 D 6 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH E12 PG £12.80 75 £2.315 27/05/2016 D 18 HOUGHTO WAY BIRSTALL LEICESTER LE12 PUP £234,950 87 £2.316 27/05/2016 D 6 PORRITI WAY QUENIBOROUGH LEICESTER LE7 2FR £319,995 126 £2.540 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 2FR £319,995 126 £2.350 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 2VD £237,000 113 £2.483 27/05/2016 D 2 MIDDLE GREEN ROTHLEY LEICESTER LE7 2VD £33,980	26/05/2016	S	6	PARK FARM MEWS	ROTHLEY	LEICESTER	LE7 7UN	£417,500		#DÍV/0!
27/05/2016 D 24 JENHAM DRIVE SILEBY LOUGHBOROUGH E1:2 7D 27:27:9363 127 22:23 27/05/2016 D 6 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH E1:2 9FQ 21:23 7:23:31 27/05/2016 S 21 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH E1:2 9FQ 21:23:00 7:5 22:33 27/05/2016 D 6 PORRITT WAY QUENIBOROUGH LEICESTER LE7:27E 23:19:95 1:26 2:2.34 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7:27E 2:319:95 1:26 2:2.496 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7:7UD 2:23:96 90 2:2.53 27/05/2016 D 27 ATCH DRIVE BARROW UPON SOAR LOUGHBOROUGH E1:1 2UN 2:23:96 90 2:23:95 27/05/2016 D 27 ATCH DRIVE BARROW UPON SOAR LOUGHBOROUGH E1:1 2	27/05/2016	S	39	KNOX ROAD		LOUGHBOROUGH	LE11 2UP	£204.950	87	£2.356
27/05/2016 S 1 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 9FQ £122,505 79 £2,316 27/05/2016 D 16 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9FQ £128,000 73 £2,316 27/05/2016 D 16 PORRITT WAY QUENIBOROUGH LEICESTER LE7 2FP £319,995 126 £2,540 27/05/2016 D 23 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2FP £319,995 126 £2,460 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 7UB £26,000 119 £2,466 27/05/2016 D 47 ATTKEN WAY ANSTEY LEICESTER LE7 7UD £28,900 90 £2,568 27/05/2016 D 47 ATTKEN WAY LOUGHBOROUGH LE12 4WN £224,950 90 £2,563 31/05/2016 S 1 BOUNASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 4WN £24,960 \$2,376 31/05/2016 S 1 BOUNASTERY	27/05/2016	D	24	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£279.995	127	£2.205
27/05/2016 D 6 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 SUC 27.15 27.05	27/05/2016	S	1	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£182.950	79	£2,316
27/05/2016 S 21 PRIMROSE CLOSE SHED LOUGHBOROUGH LE12 9UU F169,000 73 F2,317 27/05/2016 D 6 PORRITT WAY QUENIBOROUGH LEICESTER LE7 2FP £319,995 126 £2,540 27/05/2016 D 13 MIDDLE GREEN ROTHLEY LEICESTER LE7 2FP £319,995 126 £2,540 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 7TB £297,000 119 £2,460 27/05/2016 D 29 HARNISON CLOSE ANSTEY LEICESTER LE7 7UB £280,000 111 £2,378 31/05/2016 D 2 LARCH DRIVE SHEPSHED LOUGHBOROUGH LE12 WW £281,900 711 £2,378 31/05/2016 D 2 LARCH DRIVE SHEPSHED LOUGHBOROUGH LE12 WW £231,950 741 £2,379 31/05/2016 D 5 SOUTHFIELD AVENUE SHEPSHED LOUGHBOROUGH <thle12 <="" td="" ww<=""><td>27/05/2016</td><td>D</td><td>6</td><td>MONASTERY GARDENS</td><td>SHEPSHED</td><td>LOUGHBOROUGH</td><td>LE12 9FQ</td><td>£212,500</td><td>75</td><td>£2.833</td></thle12>	27/05/2016	D	6	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£212,500	75	£2.833
27/05/2016 D 18 HOUGHTON WAY BIRSLL LEICESTER LE4 3PE £234,950 87 £2,701 27/05/2016 D 23 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2FR £319,995 126 £2,540 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 7UB £460,000 229 £1,965 27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 7UB £460,000 229 £1,965 27/05/2016 D 47 ATKEN WAY ANSTEY LEICESTER LE7 7UB £460,000 229 £1,965 31/05/2016 D 2 LARCH DRIVE BARROW UPON SOAR LOUGHBOROUCH LE1 2WN £23,950 90 £2,550 31/05/2016 D 55 SOUTHFIED AVENUE SARROW UPON SOAR LOUGHBOROUCH LE1 2WN £23,950 90 £2,550 0106/2016 D 5 SOUTHFIED AVENUE SARROW UPON SOAR LOUGHBOROUCH </td <td>27/05/2016</td> <td>S</td> <td>21</td> <td>PRIMROSE CLOSE</td> <td>SHEPSHED</td> <td>LOUGHBOROUGH</td> <td>LE12 9UU</td> <td>£169.000</td> <td>73</td> <td>£2.315</td>	27/05/2016	S	21	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9UU	£169.000	73	£2.315
27/65/2016 D 6 PORRITT WAY OUENIBOROUGH LEICESTER LE7 2FP £319,995 126 £2,540 27/05/2016 D 19 MIDDLE GREEN MARAD QUENIBOROUGH LEICESTER LE7 2FF £319,995 126 £2,540 27/05/2016 D 19 BOSWORTH WAY ANSTEY LEICESTER LE7 7VB £46,000 229 £29,995 £219,855 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 7UB £46,000 229 £25,55 31/05/2016 D 2 LARCH DRIVE SHEPSHED LOUGHBOROUGH LE12 2WN £25,600 111 £2,589 31/05/2016 D 55 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE12 7WL £31,490 111 £2,389 31/05/2016 D 17 BLACKFRIARS ROAD SYSTON LEICESTER LE7 27WL £33,495 18 £2,340 02/06/2016 D 1 CATTERICK WAY HAMILTON <td>27/05/2016</td> <td>D</td> <td>18</td> <td>HOUGHTON WAY</td> <td>BIRSTALL</td> <td>LEICESTER</td> <td>LE4 3PE</td> <td>£234.950</td> <td>87</td> <td>£2,701</td>	27/05/2016	D	18	HOUGHTON WAY	BIRSTALL	LEICESTER	LE4 3PE	£234.950	87	£2,701
27/05/2016 D 23 ALFRED BELSHAW ROAD CUENIBOROUGH LEICESTER LE7 2FR C31 9 095 126 22.30 27/05/2016 D 1 BOSWORTH WAY ANSTEY LEICESTER LE7 7UB 25406 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 7UB 2549,995 #DIV/O 31/05/2016 D 47 ATTKEN WAY BARROW UPON SOAR LOUGHBOROUGH LE12 2W 22.855 30 22.355 31/05/2016 S 3 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 2W 22.857 22.379 01/06/2016 S 1 BOUNDARY CLOSE MOUNTSORREL LOUGHBOROUGH LE12 2W 23.31,950 141 22.379 01/06/2016 D 17 BLACKFRIARS ROAD SYSTON LEICESTER LE7 2W LS3.4995 158 E2.302 01/06/2016 D 1 CATTERICK WAY HAMITON LEICESTER LE7 2W E2.302 01/06/2016 <td>27/05/2016</td> <td>D</td> <td>6</td> <td>PORRITT WAY</td> <td>QUENIBOROUGH</td> <td>LEICESTER</td> <td>LE7 2FP</td> <td>£319,995</td> <td>126</td> <td>£2,540</td>	27/05/2016	D	6	PORRITT WAY	QUENIBOROUGH	LEICESTER	LE7 2FP	£319,995	126	£2,540
27/05/2016 D 19 MIDDLE GREEN ROTHLEY LEICESTER LE7 75P 22/97/000 119 12/465 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD 2529,950 29 F1,965 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD 2529,950 90 22,558 31/05/2016 D 2 LARCH DRIVE SHEPSHED LOUGHBOROUGH LE12 SVIL 223,1850 111 22,558 31/05/2016 D 55 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE12 SVIL 231,850 19 22,354 02/06/2016 D 17 BLACKRIARS ROAD SYSTON LEICESTER LE12 GWL 24,945 55 22,326 02/06/2016 D 17 BLACKRIARS ROAD SYSTON LEICESTER LE12 VIN 223,44,995 128,236 10/06/2016 D 5 BLACKRIARS ROAD SYSTON LEICESTER LE12 VIN 22	27/05/2016	D	23	ALERED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£319,995	126	£2,540
27/05/2016 D 1 BOSWORTH WAY ANSTEY LEICESTER LE7 TUB 2450,000 220 21 27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 TUB L258,905 #DIVIO 31/05/2016 D 47 AITKEN WAY BARROW UPON SOAR LOUGHBOROUGH LE12 2WN L229,950 90 £2,379 31/05/2016 S 3 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 ZWL £23,319,80 141 £2,379 01/06/2016 D 1 BOUNDARY CLOSE MOUNTSORREL LOUGHBOROUGH LE12 TWL £31,490 141 £2,379 01/06/2016 D 1 CATTERICK WAY HAMILTON LEICESTER LE7 TUB £43,4995 126 £2,302 01/06/2016 D 5 BUCKFRIARS ROAD SYSTON LEICESTER LE7 TUB £23,600 312 £2,362 10/06/2016 D 5 BUCKFRIARS ROAD SYSTON LEICESTER LE7 TUB	27/05/2016	D	19	MIDDLE GREEN	ROTHLEY	LEICESTER	LE7 7SP	£297,000	119	£2,496
27/05/2016 D 29 HARRISON CLOSE ANSTEY LEICESTER LE7 VID 2253 935 TOW TOW 31/05/2016 D 47 AITKEN WAY LOUGHBOROUGH LE11 2UJ £223 930 00 £255 31/05/2016 D 2 LARCH DRIVE BARROW UPON SOAR LOUGHBOROUGH LE12 8WN £231,095 00 111 £2,568 31/05/2016 D 55 SOUTHFLELD AVENUE SLEEBY LOUGHBOROUGH LE12 8WN £331,095 01 12,234 02/06/2016 D 17 BLACKERIARS ROAD SYSTON LEICESTER LE7 20S £344,095 185 £2,349 02/06/2016 D 1 CATTERICK WAY HAMILTON LEICESTER LE7 20S £344,095 185 £2,365 10/06/2016 D 5 LADY MARTIN DRIVE WOODHOUSE EAVES LOUGHBOROUGH LE12 8WG £353,000 230 £2,376 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LE7 20S £22,306<	27/05/2016	D	1	BOSWORTHWAY	ANSTEY	LEICESTER	L F7 7UB	£450,000	229	£1,965
31/05/2016 D 47 AITKEN WAY INDEC LOUGHBOROUGH LET 2UJ £229.960 90 £2.558 31/05/2016 D 2 LARCH DRIVE BARROW UPON SOAR LOUGHBOROUGH LET 2UJ £229.960 90 £2.558 31/05/2016 D 25 SOUTHFIELD AVENUE SHEPSHED LOUGHBOROUGH LET 2WL £231,950 141 £2.379 01/06/2016 D 55 SOUTHFIELD AVENUE BLEBY LOUGHBOROUGH LET 2WL £331,950 141 £2.379 07/06/2016 D 17 BLACKFRIARS ROAD SYSTON LEICESTER LET 2DS £344,995 158 £2.302 10/06/2016 D 1 CATERICK WAY HAMILTON LEICESTER LET 2DS £344,995 158 £2.302 10/06/2016 D 5 LADY MARTIN DRIVE WAODHOUSE EAVES LOUGHBOROUGH LET 2WK £1.150,000 34 £2.358 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER	27/05/2016	D	29	HARRISON CLOSE	ANSTEY	LEICESTER		£259,995	220	#DIV/0
31/05/2016 D 1 LARCH DRIVE BARROW UPON SOAR LOUGHBOROUGH LE12 8WN £285,000 10 £22588 31/05/2016 S 3 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LE12 8WN £285,000 10 £2379 01/06/2016 D 55 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE12 WNL £331,950 141 £2,379 02/06/2016 D 17 BLACKFRIARS ROAD SYSTON LEICESTER LE7 2DS £344,995 158 £2,102 00/06/2016 D 1 CATTERICK WAY HAMILTON LEICESTER LE7 2DS £344,995 158 £2,302 10/06/2016 D 5 BUCKTHORN DRIVE WOODHOUSE EAVES LOUGHBOROUGH LE12 8WX £1,95,000 334 £3,758 10/06/2016 D 25 BLACKFRIARS ROAD SYSTON LEICESTER LE7 2DS £24,806 71 £2,366 10/06/2016 D 1 FLEY DRINE MOODHOUSE EAVES LOU	31/05/2016	D	47	AITKEN WAY			LE112LL	£229,000	90	f2 555
31/05/2016 S 3 MONASTERY GARDENS SHEPSHED LOUGHBOROUGH LET2 9FQ £187,950 7.9 £2,379 01/06/2016 D 55 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LET2 9FQ £187,950 141 £2,354 07/06/2016 D 17 BLACKFRIARS ROAD SYSTON LEICESTER LET2 FR £2344,995 158 £2,184 08/06/2016 D 1 CATFERICK WAY HAMILTON LEICESTER LET2 BVG £244,995 158 £2,184 10/06/2016 D 5 BUCKTHORN DRIVE BARROW UPON SOAR LOUGHBOROUGH LET2 8WG £1,195,000 34 £3,578 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LET2 8WX £1,195,000 34 £3,378 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LET2 8WX £1,195,000 34 £2,345 10/06/2016 D 1 FILEY DRIVE MAMTIN DRIVE WOODHOUSE EAV	31/05/2016	ň	2		BARROW LIPON SOAR	LOUGHBOROUGH	LE12.8W/N	£285,000	111	£2,000
STIOLOGE D<	31/05/2016	ŝ	3	MONASTERY GARDENS	SHEPSHED			£187 950	70	£2,000
00/06/2016 5 1 BOUNDARY CLOSE MOUNTSORREL LOUGHBOROUGH LE12 TML D20,000 10.3 E1,728 07/06/2016 D 17 BLACKFRIARS ROAD SYSTON LEICESTER LE7 ZDS £344,995 158 £2,302 10/06/2016 S 1 BOYLE DRIVE LOUGHBOROUGH LE11 ZIN £204,950 87 £2,302 10/06/2016 D 5 BOYLE DRIVE LOUGHBOROUGH LE12 SWX £1,195,000 334 £3,232 10/06/2016 D 25 BLACKFRIARS ROAD SYSTON LEICESTER LE7 ZDS £2,360 13 £2,345 10/06/2016 D 25 BLACKFRIARS ROAD SYSTON LEICESTER LE7 ZDS £265,000 113 £2,345 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LE7 ZDS £265,000 113 £2,345 10/06/2016 D 1 FLEX TWING ROAD LOUGHBOROUGH LE11 ZNQ £265,000 114 £2,342	01/06/2016	D	55		SILEBY	LOUGHBOROUGH	LE 12 51 Q	£331,950	141	£2,373
OD/06/2016 D 17 DOUD/MIT NOT COMPANIEL ED0/07/06/2016 E12 Tolk E17 DN E17 DN <td>02/06/2016</td> <td>ŝ</td> <td>1</td> <td>BOUNDARY CLOSE</td> <td>MOUNTSORREI</td> <td></td> <td></td> <td>£178.000</td> <td>103</td> <td>£1,504</td>	02/06/2016	ŝ	1	BOUNDARY CLOSE	MOUNTSORREI			£178.000	103	£1,504
D/002010 D D D/DACK (MICK WAY HAMILTON LEICESTER LET 2DS 1244,393 135 126 £2,356 10/06/2016 S 1 BOYLE DRIVE LOUGHBOROUGH LEIL 2WG £236,995 87 £2,356 10/06/2016 D 5 BUCKTHORN DRIVE BARROW UPON SOAR LOUGHBOROUGH LEIL 2WG £355,000 334 £3,578 10/06/2016 D 25 BLACKFRIARS ROAD SYSTON LEICESTER LE7 2DS £266,000 113 £2,345 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LE7 7LW £270,000 #DIV/01 13/06/2016 D 1 FILEY DRIVE HAMILTON LEICESTER LE7 12NQ £377,000 146 £2,332 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £377,000 146 £2,302 17/06/2016 S 133 GREAT CENTRAL ROAD LOUGHBOROUGH LE11 2NQ £377,000 146	07/06/2016	D D	17	BLACKERIARS ROAD	SVSTON	LEICESTER		£311 0,000	158	£2,720
OD/06/2016 D I ON TERROR NT Instruction ELE OF ER ER OF OF	08/06/2010	D D	1			LEICESTER		£280.005	126	£2,104
10/06/2016 D 1 DOTLE DRIVE BARROW UPON SOAR LOUGHBOROUGH LE12 8WX £1,195,000 230 £2,326 10/06/2016 D 5 LADY MARTIN DRIVE WOODHOUSE EAVES LOUGHBOROUGH LE12 8WX £1,195,000 230 £2,326 10/06/2016 D 25 BLACKFRIARS ROAD SYSTON LEICESTER LE7 2DS £266,000 113 £2,345 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LE7 7LW £27,000 #DIV/01 13/06/2016 D 1 FILEY DRIVE HAMILTON LEICESTER LE17 8LW £37,700 146 £2,345 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £373,000 162 £2,342 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £373,000 162 £2,342 17/06/2016 D 71 GODDACRE ROAD HATHERN LOUGHBOROUGH LE11 2NX £268,000	10/06/2016	6	1		HAMIETON			£203,335	97	£2,302
10/06/2016 D S DOCK THOURDER DOCK THOUSE CAVES LOUGHBOROUGH LE12 8WX £1,195,000 334 £3,578 10/06/2016 D 25 BLACKFRIARS ROAD SYSTON LEICESTER LE7 2DS £265,000 #DIV/01 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LE7 7LW £270,000 #DIV/01 13/06/2016 D 1 FILEY DRIVE HAMILTON LEICESTER LE7 7LW £277,000 146 £2,582 17/06/2016 D 69 ALAN TURING ROAD LOUGHBOROUGH LE11 EVQ £377,000 146 £2,582 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LE11 EVQ £373,000 162 £2,302 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 EVQ £373,000 162 £2,302 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 EVQ £373,000 162 £2,402 17/0	10/06/2010	D D	5		BARROW LIPON SOAR			£535.000	230	£2,330
10/06/2016 D 25 BLACKFRIARS ROAD SVSTON LEUCESTER LET 28/W £265,000 344 £2,345 10/06/2016 D 2 GEARY CLOSE ANSTEY LEICESTER LET 7LW £265,000 #DI/V0I 13/06/2016 D 1 FILEY DRVE HAMILTON LEICESTER LET 7LW £265,000 #DI/V0I 13/06/2016 D 69 ALAN TURING ROAD LOUGHBOROUGH LET1 2NQ £377,000 146 £2,582 17/06/2016 S 133 GREAT CENTRAL ROAD LOUGHBOROUGH LET1 2NQ £268,000 112 £2,345 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LET1 2NQ £268,000 112 £2,345 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LET1 2NQ £268,000 112 £2,402 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LET1 2NQ £268,000 112 £2,402 17/06/2016 D 1 GOODACRE ROAD HATHERN LOUGHBOROUGH LET2 5NX £275,000	10/06/2010		5					£335,000	230	£2,520
10:00/2016 D 23 DEAGN MIKES KAD STON LEICE STER LET 203 220,000 #20,900 13/06/2016 D 1 FILEY DES ANSTEY LEICESTER LE7 7LW £270,000 #20,900 13/06/2016 D 69 ALAN TURING ROAD LOUGHBOROUGH LE11 12NQ £373,000 162 £2,822 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LE11 12NQ £373,000 162 £2,302 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £373,000 162 £2,402 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £268,000 111 £2,402 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £275,000 140 £1,492 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £275,000 140 £1,492 17/06/2016 S	10/06/2010	D D	5		SVSTON	LOUGHBOROUGH		£1,195,000	112	£3,370
10:00/2016 D 2 GEAR FOLOSE ANSTET LEICESTER LET FUW Z27,000 #DIV/0 13:06/2016 D 1 FILEY DRIVE HAMILTON LEICESTER LE5 / ET £31,4995 141 £2,234 15/06/2016 D 69 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £377,000 146 £2,234 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £373,000 182 £2,302 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £268,000 111 £2,414 17/06/2016 S 27 KNOX ROAD LOUGHBOROUGH LE12 5NX £308,000 66 £4,667 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £308,000 66 £4,667 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/	10/06/2010		20		ANGTEV	LEICESTER		£203,000	115	#DIV/0
13/06/2016 D 1 FILE	12/06/2016	D	2			LEICESTER		£210,000	1 / 1	#DIV/0!
15/06/2016 D 69 ALAN TURING ROAD LOUGHBOROUGH LE11 1FQ £3/7,000 140 £2,362 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LE11 1FQ £180,000 83 £2,169 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £268,000 111 £2,414 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2VP £184,950 77 £2,402 17/06/2016 D 71 GODDACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £275,000 140 £1,964 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £308,000 66 £4,667 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,177 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED	15/06/2016		1		HAIVILTON			2314,995	141	£2,234
17/06/2016 S 133 GREAT CENTRAL ROAD LOUGHBOROUGH LETT IFQ £180,000 83 £2,169 17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LETT IPQ £373,000 162 £2,302 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LETT 2NQ £268,000 111 £2,414 17/06/2016 S 27 KNOX ROAD LOUGHBOROUGH LETT 2NQ £275,000 140 £1,964 17/06/2016 D 1 GOODACRE ROAD HATHERN LOUGHBOROUGH LET2 5NX £275,000 140 £1,964 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LET2 5NX £275,000 140 £1,964 17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LET2 90A £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LET2 90A £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED	15/06/2016	0	09			LOUGHBOROUGH		2377,000	140	£2,302
17/06/2016 D 40 ALAN TURING ROAD LOUGHBOROUGH LETT 2NQ £37,3000 162 £2,302 17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LETT 2NQ £268,000 111 £2,414 17/06/2016 S 27 KNOX ROAD LOUGHBOROUGH LETT 2NQ £268,000 140 £1,964 17/06/2016 D 1 GOODACRE ROAD HATHERN LOUGHBOROUGH LET2 5NX £275,000 140 £1,964 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LET2 5NX £308,000 66 £4,667 17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LET2 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LET2 9QA £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LET2 9QA £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE	17/06/2016	5	133			LOUGHBOROUGH	LETTTFQ	£180,000	83	£2,169
17/06/2016 D 71 ALAN TURING ROAD LOUGHBOROUGH LE11 2NQ £268,000 111 £2,414 17/06/2016 S 27 KNOX ROAD LOUGHBOROUGH LE11 2VP £184,950 77 £2,402 17/06/2016 D 1 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £275,000 140 £2,402 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £308,000 66 £4,667 17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE12 9UU £163,500 77 £2,272 22/06/2016 F 33 HAVELOCK GARDENS THURMA	17/06/2016	D	40			LOUGHBOROUGH	LETT ZNQ	£373,000	162	£2,302
17/06/2016 S 27 KNOX ROAD LOUGHBOROUGH LE11 20P £184,950 77 £2,402 17/06/2016 D 1 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £275,000 140 £1,964 17/06/2016 D 7 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £308,000 66 £4,667 17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 77 £2,727 22/06/2016 F 33	17/06/2016	D	71	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£268,000	111	£2,414
17/06/2016 D 1 GOUDACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £275,000 140 £1,964 17/06/2016 D 7 GOUDACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £308,000 66 £4,667 17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,240 21/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9UJ £163,500 73 £2,240 21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE12 9QA £128,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 <td>17/06/2016</td> <td>5</td> <td>21</td> <td></td> <td></td> <td>LOUGHBOROUGH</td> <td>LE11 2UP</td> <td>£184,950</td> <td>11</td> <td>£2,402</td>	17/06/2016	5	21			LOUGHBOROUGH	LE11 2UP	£184,950	11	£2,402
17/06/2016 D 7 GOUDACKE ROAD HATHERN LOUGHBOROUGH LE12 SNX £308,000 66 £4,667 17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE12 9UU £128,950 64 £2,015 23/06/2016 F 33 HAVELOCK GARDENS THURMASTON LEICESTER LE4 8DX £128,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 </td <td>17/06/2016</td> <td>D</td> <td>1</td> <td>GOODACRE ROAD</td> <td>HATHERN</td> <td>LOUGHBOROUGH</td> <td>LE12 5NX</td> <td>£275,000</td> <td>140</td> <td>£1,964</td>	17/06/2016	D	1	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£275,000	140	£1,964
17/06/2016 S 8 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 10 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 22/06/2016 F 33 HAVELOCK GARDENS THURMASTON LEICESTER LE4 8DX £129,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D	17/06/2016	D	1	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£308,000	66	£4,667
17/06/2016 S 10 BUTTERCOP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £199,000 91 £2,187 17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE11 2UN £209,950 77 £2,727 22/06/2016 F 33 HAVELOCK GARDENS THURMASTON LEICESTER LE4 8DX £128,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	17/06/2016	S	8	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£199,000	91	£2,187
17/06/2016 S 17 PRIMROSE CLOSE SHEPSHED LOUGHBOROUGH LE12 9UU £163,500 73 £2,240 21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE11 2UN £209,950 77 £2,727 22/06/2016 F 33 HAVELOCK GARDENS THURMASTON LEICESTER LE4 8DX £128,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	17/06/2016	S	10	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£199,000	91	£2,187
21/06/2016 D 3 BOYLE DRIVE LOUGHBOROUGH LE11 2UN £209,950 77 £2,727 22/06/2016 F 33 HAVELOCK GARDENS THURMASTON LEICESTER LE4 8DX £128,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	17/06/2016	S	1/	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 900	£163,500	/3	£2,240
22/06/2016 F 33 HAVELOCK GARDENS THURMASTON LEICESTER LE4 8DX £128,950 64 £2,015 23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	21/06/2016	D	3	BOYLE DRIVE		LOUGHBOROUGH	LE11 2UN	£209,950	11	£2,727
23/06/2016 S 14 BUTTERCUP LANE SHEPSHED LOUGHBOROUGH LE12 9QA £189,000 82 £2,305 23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	22/06/2016	F	33	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£128,950	64	£2,015
23/06/2016 D 10 ALFRED BELSHAW ROAD QUENIBOROUGH LEICESTER LE7 2DU £446,995 218 £2,050 23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	23/06/2016	S	14	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£189,000	82	£2,305
23/06/2016 D 12 HARRISON CLOSE ANSTEY LEICESTER LE7 7UD £325,000 #DIV/0! 24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	23/06/2016	D	10	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£446,995	218	£2,050
24/06/2016 D 3 JENHAM DRIVE SILEBY LOUGHBOROUGH LE12 7DP £331,995 144 £2,306	23/06/2016	D	12	HARRISON CLOSE	ANSIEY	LEICESTER	LE7 7UD	£325,000		#DIV/0!
	24/06/2016	D	3	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£331,995	144	£2,306



24/06/2016	F	4	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£169,950	75	£2,266
24/06/2016	S	5	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£189,950	79	£2,404
24/06/2016	D	4	EXETER CLOSE	SYSTON	LEICESTER	LE7 2DT	£344,995	158	£2,184
24/06/2016	D	14	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£399,995	164	£2,439
24/06/2016	D	2	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£254,995	93	£2,742
24/06/2016	D	4	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£399,995	164	£2,439
24/06/2016	D	6	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£394,995	158	£2,500
24/06/2016	D	10	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£404.995	164	£2,469
24/06/2016	D	12	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£439.995	216	£2.037
24/06/2016	D	2	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£245.000	92	£2.663
24/06/2016	D	15	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£299,995	119	£2,521
24/06/2016	D	17	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£299.995	119	£2.521
27/06/2016	т	16	NEWMAN CLOSE	-	LOUGHBOROUGH	LE11 2UR	£182,950	77	£2.376
27/06/2016	Ď	5	FILEY DRIVE	HAMILTON	LEICESTER	LE5 1ET	£324.995	151	£2.152
27/06/2016	S	39	GRETTON DRIVE	ANSTEY	LEICESTER	LE7 7PZ	£106.395	65	£1.637
28/06/2016	Ď	28	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£314.750	95	£3.313
29/06/2016	D	2	SHARPE WAY	SILEBY	LOUGHBOROUGH	LE12 7XA	£279.995	127	£2,205
29/06/2016	D	21	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£344,995	158	£2,184
29/06/2016	D	8	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£450.000		#DIV/0!
30/06/2016	D	38	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£279.750	109	£2.567
30/06/2016	D	12	JENHAM DRIVE	SII FBY	LOUGHBOROUGH	L F12 7DP	£279,995	127	£2,205
30/06/2016	ŝ	6	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£209,995	76	£2,763
30/06/2016	ŝ	8	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	LF12 7WW	£209,995	76	£2,763
30/06/2016	D	17	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	LF12 7WW	£255,000	110	£2,318
30/06/2016	ŝ	19	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£209,995	76	£2,763
30/06/2016	ŝ	21	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	LF12 7WW	£207.000	76	£2,724
30/06/2016	D	23	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	LF12 7WW	£269,995	110	£2,455
30/06/2016	T	25	THE MAI TINGS	SILEBY	LOUGHBOROUGH	L F12 7WX	£275.000	140	£1,964
30/06/2016	D	2	BARRS WAY	MOUNTSORREI	LOUGHBOROUGH	L F12 7XU	£274,995	112	£2,455
30/06/2016	ŝ	7	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	L F12 9FQ	£199,950	79	£2,531
30/06/2016	Š	9	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£189,950	79	£2,404
30/06/2016	ŝ	11	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	L F12 9FQ	£195,950	83	£2,361
30/06/2016	ŝ	3	TODMORDEN CLOSE	HAMII TON	I FICESTER	LE5 1EN	£208,995	84	£2,488
30/06/2016	Ď	23	BLACKERIARS ROAD	SYSTON	LEICESTER	LE0 121	£319,995	141	£2,269
30/06/2016	D	16	BROOKFIELD ROAD	ROTHLEY	LEICESTER	LE7 7RX	£249,995		#DIV/0!
30/06/2016	D	6	OLD SCHOOL WAY	ROTHLEY	LEICESTER	LE7 7TS	£450,000	149	£3.020
30/06/2016	D	8	OLD SCHOOL WAY	ROTHLEY	LEICESTER	LE7 7TS	£400,000	134	£2,985
30/06/2016	D	4	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£244,995	90	£2,722
30/06/2016	D	6	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£309 995	137	£2 263
30/06/2016	D	8	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£312,000	137	£2 277
30/06/2016	D	10	YEOMAN WAY	ROTHLEY	LEICESTER	LE7 7TW	£309,995	137	f_{2}^{2}
30/06/2016	D	14	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£350,815	107	#DIV/0!
30/06/2016	D	16	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£359,995		#DIV/0
01/07/2016	D	19	KNOX ROAD		LOUGHBOROUGH	LE1 2UP	£207,000	91	f2 275
01/07/2016	D	2	CORNELOWER ROAD		LOUGHBOROUGH	LE11 2UW	£409 750	164	£2 498
01/07/2016	D	2	CATTERICK WAY	HAMII TON	LECESTER	LE5 1ER	£305,000	140	£2 179
01/07/2016	D D	7			LEICESTER	LES 1ET	£331 405	151	£2 105
01/01/2010	D	1			LEIGEOTEIX		2001,400	101	22,130



01/07/2016	т		15		NOTAVA			£210.005	100	£2 019
01/07/2010	Ť		17		STOTON			£219,995	100	£2,010
01/07/2016	I D		17		SISION			£220,995	109	£2,000
04/07/2016	D		21					£220,995	405	22,071
05/07/2016	D		6		BARROW UPON SOAR	LOUGHBOROUGH	LE12 8VVIN	1365,000	135	£2,704
06/07/2016	D		63			LOUGHBOROUGH	LE11 20J	£215,000	83	£2,590
07/07/2016	D		3	HUITON CLOSE	QUORN	LOUGHBOROUGH	LE12 8WS	£360,000	140	£2,571
08/07/2016	D		75	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£254,000	121	£2,099
08/07/2016	F	FLAT 4	1	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 7WX	£170,000	102	£1,667
08/07/2016	S		1	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£208,995	84	£2,488
08/07/2016	D		3	FILEY DRIVE	HAMILTON	LEICESTER	LE5 1ET	£303,495	149	£2,037
08/07/2016	Т		11	HERTFORD CLOSE	SYSTON	LEICESTER	LE7 2FA	£226,995	109	£2,083
15/07/2016	S		8	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£230,000	91	£2,527
21/07/2016	D		4	LARCH DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WN	£290,000	111	£2.613
22/07/2016	D		73	ALAN TURING ROAD		LOUGHBOROUGH	L F11 2NQ	£301,000	125	£2,408
22/07/2016	D		9	GOODACRE ROAD	HATHERN		LE12 5NX	£325,000	66	£4 924
22/07/2016	S		12	GOODACRE ROAD	HATHERN			£227,000	Q/	£2 415
22/07/2016	D		10		SVSTON			£244.005	150	£2,410
22/07/2010	D c		19					2344,995	150	£2,104
25/07/2010	5		11		OUODN	LOUGHBOROUGH		£215,000	95	£2,203
25/07/2016	D		48A			LOUGHBOROUGH	LE12 8AJ	£795,000	285	£2,789
29/07/2016	D		14		SILEBY	LOUGHBOROUGH	LE12 /DP	£416,995	210	£1,986
29/07/2016	D		21	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 /DP	£268,995	114	£2,360
29/07/2016	D		23	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£316,995	137	£2,314
29/07/2016	D		25	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£283,995	127	£2,236
29/07/2016	D		27	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£283,995	127	£2,236
29/07/2016	Т		59	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£193,950	84	£2,309
29/07/2016	D		67	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£274,950	113	£2,433
29/07/2016	D		1	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£359,995	150	£2,400
29/07/2016	D		3	RENNOCKS CLOSE	QUORN	I OUGHBOROUGH	LF12 8WZ	£480,000	170	£2,824
29/07/2016	D		12	YEOMAN WAY	ROTHLEY	LEICESTER	LET TW	£254 995	92	£2 772
29/07/2016	D		18	HARRISON CLOSE	ANSTEY	LEICESTER		£330,000	02	#DIV//0
01/08/2016	D		70		ANOTET			£305,000	11/	£2 675
01/00/2010			22					2303,000	02	C2 556
01/00/2010			32			LOUGHBOROUGH		£237,750	93	£2,000
03/08/2016	D		1	WYKES CLOSE	QUORN	LOUGHBOROUGH	LE12 8W1	£472,900	200	£2,305
04/08/2016	D		4	RENNOCKS CLOSE	QUURN	LOUGHBOROUGH	LE12 8WZ	£480,000	233	£2,060
05/08/2016	D		30	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£234,750		#DIV/0!
05/08/2016	D		16	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£379,995	178	£2,135
05/08/2016	D		1	HERTFORD CLOSE	SYSTON	LEICESTER	LE7 2FA	£239,995	103	£2,330
12/08/2016	D		83	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£301,000	114	£2,640
12/08/2016	D		6	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£313,000	124	£2,524
12/08/2016	D		110	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WJ	£300,000	134	£2,239
18/08/2016	Т		137	GREAT CENTRAL ROAD		LOUGHBOROUGH	LE11 1FQ	£167.000	74	£2.257
19/08/2016	D		4	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£318.000	128	£2,484
19/08/2016	F	17	THE MAI TINGS	HIGH STREET	SII FBY	I OUGHBOROUGH	I F12 7WX	£220,000	121	£1.818
19/08/2016	T		16	CYPRESS ROAD	BARROW UPON SOAR	LOUGHBOROUGH	L F12 8WA	£200,000	80	£2,500
19/08/2016	Ť		20	CYPRESS ROAD	BARROW LIPON SOAR		L F12 8\W/A	£199 500	80	£2 404
19/08/2016	'n		112			LEICESTER		£204 005	134	£2 201
25/09/2016	6		105					£100 000	Q/	£2,201
23/00/2010	3		105	SOUTHFIELD AVENUE	JILLDI	LUUGHDUKUUGH		2190,000	04	12,202



25/08/2016	D		4	BARRS WAY	MOUNTSORREL	LEICESTER	LE12 7XU	£369.995	150	£2.467
25/08/2016	Ť		22	CYPRESS ROAD	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WA	£200.610	80	£2,508
26/08/2016	D		4	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£315.000	114	£2,763
26/08/2016	T		61	SOUTHFIELD AVENUE	SII FBY	LOUGHBOROUGH	L F12 7WI	£192,950	84	£2,297
26/08/2016	F	FLAT 6	9	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 7WX	£173.000	128	£1.352
26/08/2016	D		3	WYKES CLOSE	QUORN	LOUGHBOROUGH	LE12 8WT	£393 250	147	£2 675
26/08/2016	D		6	RENNOCKS CLOSE	QUORN	LOUGHBOROUGH	LE12 8WZ	£425,000	187	f2 273
26/08/2016	D		25	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12.9FQ	£224 950	88	£2,556
26/08/2016	D		27	MONASTERY GARDENS	SHEPSHED		LE12 9FO	£309 950	130	£2 384
26/08/2016	F		38	HAVELOCK GARDENS	THURMASTON	LEICESTER		£143 950	73	£1 972
26/08/2016	F		41	HAVELOCK GARDENS	THURMASTON	LEICESTER		£129 950	64	£2 030
26/08/2016	F		42	HAVELOCK GARDENS	THURMASTON	LEICESTER		£144 950	73	£1 986
26/08/2016	Ť		12			LEICESTER		£204 005	84	£2,300
26/08/2016	Ť		14			LEICESTER		£204,995	8/	£2,440
26/08/2016	'n		0					£200,333	04	#DIV/0
20/00/2010			10	CEARY CLOSE				£275,000		#DIV/0
20/00/2010	D S		10			LEICESTER		2330,000	110	#DIV/0!
20/00/2010	о с		5			LEICESTER		£244,000	112	£2,179
20/00/2010	3		3			LEICESTER		£240,995	112	£2,200
20/00/2010	3		1				LE7 75P	£244,000	112	£2,179
20/00/2010	U T		10			LEICESTER		£404,995	134	£3,022
30/08/2016	I		18	CIPRESS RUAD	BARROW UPON SOAR	LOUGHBOROUGH		£195,000	8	£24,375
31/08/2016	D		3	GEARY GLOSE	ANSTEY	LEICESTER		£260,000	95	£2,737
31/08/2016	D		33	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 /UD	£360,000		#DIV/0!
02/09/2016	S		6	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£235,000	100	£2,350
02/09/2016	S		20	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£230,000	91	£2,527
02/09/2016	D		10	BAUM DRIVE	MOUNTSORREL	LEICESTER	LE12 7WW	£233,000	95	£2,453
02/09/2016	D		2	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£250,000	117	£2,137
05/09/2016	D		20	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£215,995	85	£2,541
06/09/2016	D		54	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£287,000	122	£2,352
07/09/2016	F		34	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£145,950	73	£1,999
09/09/2016	S		8	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£235,000	100	£2,350
09/09/2016	D		71	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£284,950	114	£2,500
09/09/2016	S		9	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£216,995	95	£2,284
09/09/2016	S		11	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9UU	£196,000	91	£2,154
09/09/2016	D		107	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£264,995	119	£2,227
12/09/2016	D		45	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£295,000	114	£2,588
12/09/2016	D		108	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WJ	£295,995	134	£2,209
13/09/2016	D		114	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WJ	£320,000	140	£2,286
14/09/2016	S		14	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£230,000	94	£2,447
15/09/2016	S		24	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£165,000	75	£2,200
15/09/2016	D		5	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£310,000	66	£4,697
16/09/2016	S		10	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£227,000	91	£2,495
16/09/2016	F		37	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£127.950	64	£1,999
16/09/2016	D		6	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£325.000	149	£2.181
20/09/2016	D		6	BUCKTHORN DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WG	£550,000	234	£2,350
22/09/2016	D		19	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£199.000	96	£2.073
22/09/2016	D		10	WOOLERTON DRIVE	ROTHLEY	LEICESTER		£291 000	144	£2 021
22/00/2010	5		10	WOOLEN ON DINVE		LEIGEOTEIX	2277011	2201,000	144	~~,021



23/00/2016	П	15	BLACKERIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£274 005	113	£2 434
23/00/2016	Б	8			LEICESTER		£214,005	117	£2,404
26/00/2016	6	15					£167 000	72	£2,032
20/09/2010	5	15				LE 12 900	£107,000	100	22,200
29/09/2016	5	2		MOUNTSORREL			£176,000	103	£1,720
30/09/2016	5	28			LOUGHBOROUGH	LETTTP	£165,000	/5	£2,200
30/09/2016	S	23	KNOX ROAD		LOUGHBOROUGH	LE11 20P	£228,000	100	£2,280
30/09/2016	S	25	KNOX ROAD		LOUGHBOROUGH	LE11 20P	£225,000	100	£2,250
30/09/2016	D	4	CORNFLOWER ROAD		LOUGHBOROUGH	LE11 2UW	£354,750	144	£2,464
30/09/2016	D	2	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£264,750	104	£2,546
30/09/2016	D	4	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£244,750	81	£3,022
30/09/2016	S	15	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£219,750	77	£2,854
30/09/2016	S	26	CYPRESS ROAD	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WA	£214.995	76	£2.829
30/09/2016	D	10	MONASTERY GARDENS	SHEPSHED	I OUGHBOROUGH	LE12 9FQ	£349,950	153	£2,287
30/09/2016	D	12	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12.9FQ	£334,950	140	£2,393
30/09/2016	D D	14	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 0FQ	£334 950	140	£2,000
30/00/2016	Б	6			LEICESTER		£364,005	160	£2,000
30/09/2010	D	0					2304,995	109	22,100
30/09/2016	D	4			LEICESTER		£300,995	134	£2,240
30/09/2016	D	109	LAVERTON ROAD	HAMILTON	LEICESTER	LES TWG	£299,995	139	£2,158
30/09/2016	D	22	BLACKFRIARS ROAD	SYSION	LEICESTER	LE7 2DS	£295,735	141	£2,097
30/09/2016	D	8	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£464,995	185	£2,513
30/09/2016	D	1	PORRITT WAY	QUENIBOROUGH	LEICESTER	LE7 2FP	£369,995	147	£2,517
30/09/2016	D	3	PORRITT WAY	QUENIBOROUGH	LEICESTER	LE7 2FP	£357,495	139	£2,572
30/09/2016	D	5	PORRITT WAY	QUENIBOROUGH	LEICESTER	LE7 2FP	£322,495	126	£2,559
30/09/2016	D	25	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£322,495	126	£2,559
30/09/2016	D	4	GEARY CLOSE	ANSTEY	LEICESTER	LE7 7LW	£310.000		#DÍV/0!
30/09/2016	S	3	MIDDLE GREEN	ROTHLEY	I FICESTER	LE7 7SP	£244,995	112	£2,187
30/09/2016	ŝ	9	MIDDLE GREEN	ROTHLEY	LEICESTER	LE7 7SP	£246,995	112	£2 205
30/09/2016	ň	ő	WOOLERTON DRIVE	ROTHLEY	LEICESTER		£298.000	116	£2,560
03/10/2016	Б	65		SILEBY			£284 050	11/	£2,500
06/10/2010	6	11					£107.000	66	£2,500
00/10/2010	5	 FF		HATHERN			£197,000	110	£2,900
07/10/2016	D	55			LOUGHBOROUGH		£264,000	119	£2,210
07/10/2016	D	4	WILSON DRIVE		LOUGHBOROUGH	LE112RW	£230,000	91	£2,527
07/10/2016	D	16	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£315,000	114	£2,763
07/10/2016	S	24	CYPRESS ROAD	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WA	£209,500	76	£2,757
13/10/2016	D	16	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£326,000	125	£2,608
14/10/2016	S	135	GREAT CENTRAL ROAD		LOUGHBOROUGH	LE11 1FQ	£183,000	83	£2,205
14/10/2016	D	4	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£245,000	93	£2,634
14/10/2016	D	7	HUTTON CLOSE	QUORN	LOUGHBOROUGH	LE12 8WS	£360,000	140	£2,571
14/10/2016	D	1	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£314.000	121	£2,595
14/10/2016	D	6	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£292.000	134	£2,179
14/10/2016	D	24	BLACKERIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£344,995	158	£2 184
14/10/2016	D D	37	HARRISON CLOSE	ANSTEV	LEICESTER		£465,000	213	£2 183
20/10/2016	Б	91		ANOTET			£365.000	1//6	£252
20/10/2010	5	01					2000,000	1440	£20Z
20/10/2010	э т	11		NUTILET			1244,990	112	LZ, 10/
21/10/2016	I	141			LOUGHBOROUGH		£105,000	11	£2,143
21/10/2016	D	30	CARNATION ROAD		LOUGHBOROUGH	LE11 200	£309,750	122	£2,539
21/10/2016	D	31	BAUM DRIVE	MOUNTSORREL	LEICESTER	LE12 7WW	£339,995	143	£2,378



21/10/2016	D		6	SHARPE WAY	SILEBY	LOUGHBOROUGH	LE12 7XA	£281,995	127	£2,220
21/10/2016	П		10	I ADY MARTIN DRIVE	WOODHOUSE EAVES		LE12 8\//X	£1 395 000	375	£3 720
21/10/2010	5		10			LEIGEOTED		21,000,000	575	20,720
21/10/2016	D		4	WOOLER I ON DRIVE	RUTHLEY	LEIGESTER	LE/ /UH	£295,000	114	£2,588
21/10/2016	D		12	WOOLERTON DRIVE	ROTHLEY	LEICESTER	LE7 7UH	£382,000	144	£2,653
25/10/2016	S		2	COLTMAN DRIVE		LOUGHBOROUGH	I F11 1FP	£165 000	75	£2 200
26/10/2016	č		-					C102,000	00	C2 205
25/10/2016	3		32			LOUGHBOROUGH		£163,000	03	£2,205
27/10/2016	D		11	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£279,995	128	£2,187
27/10/2016	D		7	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£379.995	147	£2.585
28/10/2016	П		1/	WICKET CLOSE			LE11 2BE	£442,000	165	£2 670
20/10/2010	5		14	WICKET CLOSE				2442,000	105	22,073
28/10/2016	D		20	WICKET CLOSE		LOUGHBOROUGH	LETT ZBF	£322,000	125	£2,576
28/10/2016	D		51A	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£379,000	162	£2,340
28/10/2016	F	11	THE MALTINGS	HIGH STREET	SILEBY	LOUGHBOROUGH	LE12 7WX	£217.500	127	£1.713
28/10/2016	n		16	MONASTERY CARDENS	SHEDSHED			£274.050	115	£2 201
20/10/2010			10	MONASTERT GARDENS		LOUGHBOROUGH		2274,930	115	22,391
28/10/2016	D		18	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£284,950	118	£2,415
28/10/2016	D		35	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£329,500	151	£2,182
28/10/2016	D		5	OLD SCHOOL WAY	ROTHLEY	LEICESTER	1 F7 7TS	£389 995	128	£3 047
20/10/2016	D D		4		DOTHLEY			C404.005	174	CO 045
26/10/2016	U -		4	SCHULARS DRIVE	RUTHLET	LEIGESTER		1494,995	174	£2,645
28/10/2016	D		20	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£487,500		#DIV/0!
28/10/2016	D		31	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£419.995		#DIV/0!
28/10/2016	П		35	HARRISON CLOSE	ANSTEV	LEICESTER		£410 005		#DIV//0
20/10/2010	5		00			LEIOEOTER		2410,000	405	#DIV/0:
28/10/2016	D		16	WOOLERTON DRIVE	RUTHLEY	LEIGESTER	LE/ /UH	£428,000	165	£2,594
31/10/2016	D		6	GEARY CLOSE	ANSTEY	LEICESTER	LE7 7LW	£299,995		#DIV/0!
04/11/2016	D		85	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£369.000	144	£2.563
04/11/2016	T		0					£170,000	79	£2,205
04/11/2010			0		0110001	LOUGHBOROUGH		2179,000	10	12,293
04/11/2016	D		9	HUTTON CLOSE	QUORN	LOUGHBOROUGH	LE12 8005	£355,500	135	£2,633
04/11/2016	D		26	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£284,995	113	£2,522
04/11/2016	т		5	HERTFORD CLOSE	SYSTON	LEICESTER	1 F7 2FA	£73 500	73	£1 007
04/11/2016	D		10			LEICESTER		6212,000	106	62 494
04/11/2010	0		10	WOOLERTON DRIVE		LEIGESTER		2313,000	120	£2,404
07/11/2016	S		19	PRIMROSE CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 900	£167,000	73	£2,288
09/11/2016	F		39	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£128,950	62	£2,080
09/11/2016	D		39	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£310.000	149	£2.081
10/11/2016	T		121					£182.000	92	£2,222
10/11/2010	' -		121			LOUGHBOROUGH		2103,000	02	22,232
11/11/2016	D		18	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£311,000	114	£2,728
11/11/2016	S		17	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£215,000	94	£2,287
11/11/2016	F		5	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 7WX	£225.000	123	£1.829
11/11/2016	П		3	BLICKTHORN DRIVE	BARROW LIPON SOAR	LOUGHBOROUGH	LE12 8\//G	£435,000	173	£2 514
11/11/2010			5					2400,000	444	22,014
11/11/2016	D		3	LARCH DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LETZ 8VVIN	£309,500	1.1.1	£2,788
15/11/2016	D		2	HERTFORD CLOSE	SYSTON	LEICESTER	LE7 2FA	£219,995	80	£2,750
18/11/2016	S		131	GREAT CENTRAL ROAD		LOUGHBOROUGH	LE11 1FQ	£183.000	83	£2.205
18/11/2016	F		3	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 7\//X	£205,000	115	£1 783
04/44/0040	5					LOCOTED		2203,000	110	21,703
21/11/2016	D		14	WOOLERTON DRIVE	ROTHLEY	LEIGESTER	LE7 /UH	£381,000	148	£2,574
23/11/2016	D		50	ALAN TURING ROAD		LOUGHBOROUGH	LE11 2NQ	£252,000	96	£2,625
24/11/2016	D		237	HIGHLAND DRIVE		LOUGHBOROUGH	LE11 2RP	£280.000	114	£2,456
24/11/2016	ŝ		43		MOUNTSORREI		LE12 7\A/\A/	£212 005	76	£2,802
24/11/2010	5		40					2212,990	10	22,003
24/11/2016	F		15	THE MALTINGS	SILEBY	LOUGHBOROUGH	LE12 /WX	£240,000	133	£1,805
24/11/2016	D		5	CATTERICK WAY	HAMILTON	LEICESTER	LE5 1ER	£329,000	151	£2,179
25/11/2016	S		7	ΚΝΟΧ ΒΟΑΠ		LOUGHBOROUGH	I F11 2UP	£187 000	78	f2 397
	0					2000/100/10000/1		~101,000	.5	~_,001



25/11/2016	D		33	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£384.995	166	£2.319
25/11/2016	D		35	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£271.000	110	£2,464
25/11/2016	Ŝ		45	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£211.995	76	£2,789
25/11/2016	D		47	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	L F12 7WW	£274,995	110	£2,500
25/11/2016	D		1	SHARPE WAY	SILEBY	LOUGHBOROUGH	L F12 7XA	£292,995	127	£2,307
25/11/2016	D		8	SHARPE WAY	SILEBY		LE12 7XA	£309,995	137	£2 263
25/11/2016	D		22	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FO	£339,950	144	£2,200
25/11/2016	D D		31	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH		£339,000	140	£2,001
25/11/2016	F				THURMASTON	LEICESTER		£120.050	61	£2,420
23/11/2010		HOUSE	GARDENS		THURMASTON	LIGEOTEIX		2123,330	01	22,100
25/11/2016	D		29	BLACKFRIARS ROAD	SYSTON	LEICESTER	LE7 2DS	£284,995	114	£2,500
25/11/2016	D		1	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£264,995	93	£2,849
25/11/2016	D		3	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£439,995	216	£2,037
25/11/2016	D		11	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FL	£409,995	158	£2,595
25/11/2016	D		2	PORRITT WAY	QUENIBOROUGH	LEICESTER	LE7 2FP	£454,995	185	£2,459
25/11/2016	D		8	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£349,995	128	£2,734
25/11/2016	D		34	SUMMERFIELD DRIVE	ANSTEY	LEICESTER	LE7 7QA	£260,000	95	£2,737
28/11/2016	D		24	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£229,995	95	£2,421
28/11/2016	D		4	OLD SCHOOL WAY	ROTHLEY	LEICESTER	LE7 7TS	£485,000	174	£2,787
29/11/2016	D		10	WYKES CLOSE	QUORN	LOUGHBOROUGH	LE12 8WT	£445,000	200	£2,225
30/11/2016	D		2	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£404,000	177	£2,282
30/11/2016	D		29	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£329,995	135	£2,444
30/11/2016	D		24	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£269,950	104	£2,596
30/11/2016	D		26	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£337,950	140	£2,414
30/11/2016	D		29	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FQ	£310.950	130	£2.392
30/11/2016	т		10	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£199,995	84	£2,381
30/11/2016	D		16	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£289,995	128	£2,266
01/12/2016	T		6	WILSON DRIVE		LOUGHBOROUGH	L F11 2RW	£157,000	76	£2,066
02/12/2016	F		7	THE MAI TINGS	SILEBY	LOUGHBOROUGH	LE12 7WX	£245,000	122	£2,000
02/12/2016	ח		111			LEICESTER	LE5 1WG	£299,995	139	£2 158
02/12/2016	D		31	BLACKERIARS ROAD	SYSTON	LEICESTER	LE0 100	£239,000	103	£2,100
02/12/2016	ŝ		5		ROTHLEY	LEICESTER		£221,000	100	£2,000
07/12/2016	т		15		ROTTLET			£268,000	111	£2,210
07/12/2010	'n		33			LEICESTER		£200,000	1/0	£2,414
00/12/2010			24		HAMETON			£365,000	127	£2,521
09/12/2010			17					£305,000	140	£2,004 £1.064
09/12/2010			20					£275,000	140	£1,904
09/12/2010			29					£329,995	101	£2,019
09/12/2010			20					£319,990	133	£2,400
09/12/2016	D S		12					£375,000	234	£2,407
09/12/2016	3		24			LEICESTER		£232,000	117	£1,903
09/12/2016	D 		18	WALLACE HEALEY CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FQ	£419,995	164	£2,561
12/12/2016	1 -		34	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2DU	£101,250	68	£1,489
12/12/2016	+		36	ALFRED BELSHAW ROAD	SYSTON	LEICESTER		£101,250	63	£1,607
12/12/2016	<u> </u>		5	JELLIS CLOSE	SYSTON	LEIGESTER		£122,328	((£1,589
12/12/2016	T		(JELLIS CLOSE	SYSTON	LEICESTER	LE7 2FH	£101,250	68	£1,489
12/12/2016	T		9	JELLIS CLOSE	SYSTON	LEICESTER	LE7 2FH	£122,328	77	£1,589
12/12/2016	Т		11	JELLIS CLOSE	SYSTON	LEICESTER	LE7 2FH	£148,375	93	£1,595



13/12/2016	D	2	BUTTERCUP LANE	SHEPSHED	LOUGHBOROUGH	LE12 9QA	£249.000	95	£2.621
13/12/2016	D	26	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£340.000	151	£2.252
14/12/2016	F	43	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£129,950	62	£2,096
14/12/2016	D	8	WOOLERTON DRIVE	ROTHLEY	LEICESTER	LE7 7UH	£322,000	125	£2,576
15/12/2016	D	28	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£250,000	148	£1,689
15/12/2016	D	21	KNOX ROAD		LOUGHBOROUGH	LE11 2UP	£244.000	96	£2.542
15/12/2016	D	20	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£250.000	117	£2.137
16/12/2016	S	6	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£165.000	75	£2,200
16/12/2016	D	3	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£267.000	96	£2,781
16/12/2016	D	12	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£352.000	137	£2.569
16/12/2016	D	2	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£389,995	-	#DIV/0!
16/12/2016	S	1	KING CRESCENT SOUTH		LOUGHBOROUGH	LE11 2XD	£217.750		#DIV/0!
16/12/2016	D	18	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£379,995	178	£2.135
16/12/2016	D	69	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£300.000	141	£2,128
16/12/2016	D	26	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£274,995	112	£2,455
16/12/2016	D	37	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£244,995	95	£2.579
16/12/2016	D	3	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£299.950	118	£2,542
16/12/2016	ŝ	22	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£230.000	117	£1.966
16/12/2016	D	30	ALERED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2DU	£284,995	108	£2,639
16/12/2016	ŝ	32	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2DU	£254,995	105	£2,429
16/12/2016	Ť	6	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£205,000	79	£2,595
16/12/2016	Ť	8 1	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£209.000	79	£2.646
16/12/2016	Ś	1	JELLIS CLOSE	SYSTON	LEICESTER	LE7 2FH	£259,995	93	£2,796
16/12/2016	D	5	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	L F7 2FI	£361,495	138	£2,620
16/12/2016	D	6	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GE	£305,450	109	£2,802
16/12/2016	D	3	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£256,995		#DIV/0!
16/12/2016	D	8	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£259,995	110	£2,364
16/12/2016	D	1	SCHOLARS DRIVE	ROTHLEY	LEICESTER	LET 7TT	£400,000	134	£2,985
16/12/2016	D	6	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£414,995	160	£2,594
19/12/2016	D	26	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£305,000	114	£2,675
19/12/2016	D	16	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£364,995	150	£2,433
19/12/2016	D	8	BARRSWAY	MOUNTSORREI	LOUGHBOROUGH	L F12 7XU	£359,995	176	£2,045
19/12/2016	D	10	BARRSWAY	MOUNTSORREI	LOUGHBOROUGH	L F12 7XU	£357,995	150	£2,387
19/12/2016	ŝ	31	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£195.000	79	£2,468
19/12/2016	D	9	MACLAREN TODD CLOSE	QUENIBOROUGH	LEICESTER	L F7 2FI	£444,995	216	£2,060
21/12/2016	D	7	BUCKTHORN DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WG	£430.000	176	£2,443
21/12/2016	D	2	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£342.950	140	£2,450
21/12/2016	ŝ	29	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£185.000	79	£2.342
21/12/2016	Ď	12	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£289,995	95	£3.053
	_		WAY						,
22/12/2016	S	26	COLTMAN DRIVE		I OUGHBOROUGH	I F11 1FP	£165.000	75	£2,200
22/12/2016	Ď	10	CORNFLOWER ROAD		LOUGHBOROUGH	LE11 2UW	£277.750		#DIV/0!
22/12/2016	D	18	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	L F12 7WW	£312,995	133	£2,353
22/12/2016	D	41	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£244,995	95	£2.579
22/12/2016	D	4	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£270.000	91	£2.967
22/12/2016	D	4	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£349.995	129	£2.713
22/12/2016	s	3	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£249,995	110	£2.273
	-	-							



22/12/2016	S	5	ELDERBERRY DRIVE	ROTHI FY	I F	FICESTER	1 F7 7TU	£248,995	110	£2,264
22/12/2016	D	7		ROTHLEY	 F	FICESTER		£255,995	89	£2 876
23/12/2016	D	27	BAUM DRIVE	MOUNTSORREI			LE127WW	£339,995	143	$f_{2,378}$
03/01/2017	ŝ	4	DOBLE CRESCENT	HATHERN	10		LE12 5NY	£199,000	82	£2 427
11/01/2017	ň	5	HUTTON CLOSE	OUORN			LE12 8W/S	£345.000	135	£2 556
12/01/2017	D	77		QUUIN				£268,000	111	£2,000
12/01/2017	D	28						£200,000	96	£2,414
13/01/2017	т	10						£183,000	83	£2,020
12/01/2017	i c	10 0						£163,000	75	£2,200
13/01/2017	3	50						£100,000	111	£2,240
13/01/2017	D S	05 /						£295,000	114	£2,000
13/01/2017	3	0/ /						£200,000	100	£2,202
13/01/2017	5	1					LETT ZRW	£249,000	108	£2,306
20/01/2017	5	89 /			LC	JUGHBOROUGH	LE11 2NQ	£268,000	119	£2,252
20/01/2017	1	3	WILSON DRIVE	0.0701	LC	JUGHBOROUGH	LE11 2RW	£175,000	73	£2,397
20/01/2017	D	28	BLACKFRIARS ROAD	SYSTON	LL		LE7 2DS	£335,000		#DIV/0!
23/01/2017	Т	125 0	GREAT CENTRAL ROAD		LC	JUGHBOROUGH	LE11 1FQ	£164,950	75	£2,199
25/01/2017	D	3 (CARNATION ROAD		LC	DUGHBOROUGH	LE11 2UU	£409,750		#DIV/0!
26/01/2017	S	22 0	COLTMAN DRIVE		LC	DUGHBOROUGH	LE11 1FP	£158,000	75	£2,107
26/01/2017	D	10 5	SHARPE WAY	SILEBY	LC	DUGHBOROUGH	LE12 7XA	£317,995	137	£2,321
26/01/2017	D	2 [DAMSON CLOSE	ROTHLEY	LE	EICESTER	LE7 7SZ	£249,995	89	£2,809
27/01/2017	S	21	WICKET CLOSE		LC	OUGHBOROUGH	LE11 2BF	£245,000	100	£2,450
27/01/2017	D	63	ALLENDALE ROAD		LC	OUGHBOROUGH	LE11 2HX	£295,000	114	£2,588
27/01/2017	D	9	KNOX ROAD		LC	OUGHBOROUGH	LE11 2UP	£268,000	111	£2,414
27/01/2017	S	22	GOODACRE ROAD	HATHERN	L	OUGHBOROUGH	LE12 5NX	£220.000	91	£2,418
27/01/2017	ŝ	6	DOBLE CRESCENT	HATHERN	L	OUGHBOROUGH	LE12 5NY	£199.000	82	£2,427
27/01/2017	D	28		SILEBY	10	OUGHBOROUGH	L F12 7DP	£259,995	111	£2,342
27/01/2017	D	30		SILEBY			LE12 7DP	£262,995	111	£2,369
27/01/2017	D	32		SILEBY			LE12 7DP	£255,995	111	£2 306
27/01/2017	D	35		SILEBY			LE12 7DP	£279 995	127	£2,000
27/01/2017	т	27						£105,000	70	£2,200
27/01/2017	÷	1		SVSTON				£80,000	83	£1 075
27/01/2017	ч П							£280.000	05	£2,073
27/01/2017		2						£200,000	100	C2 125
27/01/2017		2						£399,993	120	£3,123
21/01/2017	D	24 1		RUTHLET				£400,000	140	£2,743
30/01/2017	U T	2						£205,000	121	£2,190
30/01/2017		5					LETT ZRW	£170,000	73	£2,329
31/01/2017	5	6		SHEPSHED	LC	JUGHBOROUGH	LE12 9FP	£199,950	79	£2,531
02/02/2017	D 	3		SILEBY	LC	JUGHBOROUGH	LE127XA	£383,995	178	£2,157
03/02/2017	I	9	WILSON DRIVE		LC	JUGHBOROUGH	LE11 2RW	£173,000	73	£2,370
03/02/2017	D	37	HEBDEN DRIVE	HAMILION	Lt	EICESTER	LE5 1EY	£290,000	149	£1,946
03/02/2017	Т	10	LINACRE CRESCENT	SYSTON	LE	EICESTER	LE7 2FB	£215,000	79	£2,722
03/02/2017	D	3	DRAYCOTT AVENUE	ROTHLEY	LE	EICESTER	LE7 7UP	£242,000	91	£2,659
07/02/2017	D	3A (OLD SCHOOL WAY	ROTHLEY	LE	EICESTER	LE7 7TS	£416,000	149	£2,792
08/02/2017	S	7 [DRAYCOTT AVENUE	ROTHLEY	LE	EICESTER	LE7 7UP	£224,000	100	£2,240
09/02/2017	D	4	BELFRY PLACE	SHEPSHED	LC	DUGHBOROUGH	LE12 9FP	£330,000	144	£2,292
10/02/2017	S	8 1	BELFRY PLACE	SHEPSHED	LC	DUGHBOROUGH	LE12 9FP	£199,950	79	£2,531
10/02/2017	Т	25	HEBDEN DRIVE	HAMILTON	LE	EICESTER	LE5 1EY	£190,000	79	£2,405



10022017 D 1 WOOLERTON DRIVE ROTHLEY LEICESTER LET 7UH 533,000 132 22,353 15022017 T 3 ALL SANTS VEW BARROW UPON SOAR LOUGHBOROUGH EL11 M2 É167,000 86 22,153 15022017 T 20 CLITMAN DRIVE LOUGHBOROUGH EL11 M2 É167,000 86 22,105 17022017 S 11 MOX ROE HATHERN LOUGHBOROUGH EL11 M2P 236,000 108 22,325 17022017 S 19 WICKET CLOSE LOUGHBOROUGH EL11 M2P E24,000 10 25,220 240022017 D 10 BELFY PLACE SHEPSHED LOUGHBOROUGH EL11 M2P E24,000 17 22,428 91 22,724,850 10 22,428 12,724 12,724 12,744,850 14 22,449,80 14 22,428 14 22,428,90 11 22,724,850 14 22,449,80 17,42,27,449,80 14 22,449,80 17,42,27,449,80										
1402/2017 D 2 BUCKTHORN DRIVE BARROW UPON SOAR LOUGHBOROUGH LEI 28/VG E50,000 199 E2,513 150/22017 T 20 COLTMAN DRIVE LOUGHBOROUGH LEI1 1FP £18,000 83 22,05 17/02/2017 S 18 GOODACRE ROAD HATHERN LOUGHBOROUGH LEI1 28/VK 22,473 17/02/2017 S 19 WICKET CLOSE LOUGHBOROUGH LEI1 28/VK 22,473 2/02/2017 D 10 WICKET CLOSE LOUGHBOROUGH LEI1 28/VK 22,400 10 12,460 2/02/2017 D 10 BELFRY PLACE SHEPSHED LOUGHBOROUGH LEI1 28/FC 24,490 14 2,743 2/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER LE7 752 243,595 117 2,276 2/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER LE7 77T E43,000 14 2,776 2/02/2017 D 10 <td>10/02/2017</td> <td>D</td> <td>1</td> <td>WOOLERTON DRIVE</td> <td>ROTHLEY</td> <td>LEICESTER</td> <td>LE7 7UH</td> <td>£335,000</td> <td>132</td> <td>£2,538</td>	10/02/2017	D	1	WOOLERTON DRIVE	ROTHLEY	LEICESTER	LE7 7UH	£335,000	132	£2,538
1502/2017 T 3 ALL SAINTS VIEW LÖUGHBORÜÜGH LEI 11 1UZ ÉTE 7000 68 ÉZ 174 1702/2017 S 11 KNOX ROAD LOUGHBORÜÜGH LEI 11 2UP E18,000 108 EZ 278 1702/2017 S 18 GODACRE ROAD HATHERN LOUGHBORÜÜGH LEI 12 ZVP E24,000 108 EZ 278 1702/2017 S 18 GODACRE ROAD HATHERN LOUGHBORÜÜGH LEI 12 ZVP E24,000 108 EZ 278 1702/2017 D 26 JEMHAM DRIVE SILEY LOUGHBORÜÜGH LEI 12 ZVP E24,000 10 E24,000 2400/2017 D 10 DEFRY PLACE SHEPSHED LOUGHBORÜÜGH LEI 278 E24,995 91 E2,747 240/20217 D 10 OLS SCHOU WAR ROTHLEY LEICESTER LE7 752 E24,995 91 E2,747 240/20217 D 10 OLS SCHOU WAR ROTHLEY LEICESTER LE7 771 E45,000 174	14/02/2017	D	2	BUCKTHORN DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WG	£500.000	199	£2,513
IE022017 T 20 COLTMAN DRIVE LOUGHBOROUGH LEI1 HPP F183,000 83 E2:205 17/02/2017 S 18 GOODACRE ROAD HATHERN LOUGHBOROUGH LEI1 28/W E2:405 17/02/2017 S 18 GOODACRE ROAD HATHERN LOUGHBOROUGH LEI1 28/W E2:473 22/02/2017 S 19 WICKET CLOSE LOUGHBOROUGH LEI1 28/W E2:460 24/02/2017 D 11 WILSON DRIVE LOUGHBOROUGH LEI1 28/W E2:460 24/02/2017 D 10 BELFY PLACE SHEPSHED LOUGHBOROUGH LEI1 28/W E2:463 24/02/2017 D 10 OLDSGHOOLWAY ROTHLEY LEICESTER LE7 715 E3:598 17 E2:701 24/02/2017 D 3 SCHOLASP DRIVE MOUTHLEY LEICESTER LE7 717 E3:698 17 E2:719 24/02/2017 D 3 SCHOLASP DRIVE MOUTHLEY LEICESTER LE7 717 E3:700,000	15/02/2017	Ŧ	3	ALL SAINTS VIEW		LOUGHBOROUGH	I F11 1UZ	£187,000	86	£2,174
17022017 S 11 KNOX ROAD LOUGHBOROUGH E11 UP 2240,000 108 E2,273 17022017 D 26 JENHAM DRIVE SILEBY LOUGHBOROUGH E12 VN £22,000 103 £2,473 17022017 D 26 JENHAM DRIVE SILEBY LOUGHBOROUGH E11 2P £24,000 103 £2,400 24022017 S 34 COLTMAN DRIVE LOUGHBOROUGH E11 2P £24,000 11 £2,400 240022017 D 10 BLFRY PLACE SHEPSHED LOUGHBOROUGH E11 2PF £24,000 11 £2,400 240022017 D 10 OLSCHOUNWR ROTHLEY LEICESTER LE7 752 £24,800 114 £2,474 24022017 D 10 OLSCHOUNWR ROTHLEY LEICESTER LE7 752 £24,800 174 £2,777 24022017 D 3 SCHOLARS RIVE ROTHLEY LEICESTER LE7 752 £24,800 174 £2,787	16/02/2017	Ť	20	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£183,000	83	£2 205
17/02/2017 S 16 COODAGE FOAD HATHERN LOUGHBOROUGH LE12 SNX E225.00 07 12.473 17/02/2017 D 26 JENHAM DRIVE LOUGHBOROUGH LE12 SNX E2240.00 10 E2.438 22/02/2017 S 34 COLTMAN DRIVE LOUGHBOROUGH LE11 ZRV E2240.00 75 22.00 24/02/2017 D 10 BULKON DRIVE LOUGHBOROUGH LE11 ZRV E224.00 71 E2.40 24/02/2017 D 6 DAMSON CLOSE ROTHLEY LEICESTER LE7 7SZ E249.965 11 E2.70 24/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER LE7 7TS E48.500 174 E2.701 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7 7TS E48.500 174 E2.768 27/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH LE12 WW E44.60 E2.188 <t< td=""><td>17/02/2017</td><td>ŝ</td><td>11</td><td>KNOX ROAD</td><td></td><td></td><td></td><td>£246.000</td><td>108</td><td>£2,200</td></t<>	17/02/2017	ŝ	11	KNOX ROAD				£246.000	108	£2,200
17/02/2017 S 10 03/02/01/CR (NAP) PALTERN LDUGRBOR/DUR LE12 3PD 2243,00 31 22,38 22/02/2017 S 19 WOLTMAN DRIVE LDUGRBOR/DUR LE12 3PF 224,00 10 22,38 24/02/2017 S 14 WOLTMAN DRIVE LDUGRBOR/DUR LE12 3PF 224,00 10 22,440 24/02/2017 D 10 BELRY PLACE SHEPSHED LDUGRBOR/DUR LE12 3PF 227,498 114 22,440 24/02/2017 D 10 DAMSON CLOSE ROTHLEY LEICESTER LE7 7SZ 243,985 117 22,717 24/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER LE7 7TS 2469,985 16 22,82 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7 7TS 2469,985 16 22,82 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7 7TS 246,985 17 <t2,22< td=""> 22,22 22,26 22,02</t2,22<>	17/02/2017	5	10			LOUGHBOROUGH		2240,000	01	22,270
17/02/2017 S 12 2.6 JENTAM DRIVE SILERY LOUGHBOROUGH LEI 2/P L319,953 13/ L2,450 24/02/2017 S 34 COLTMAN DRIVE LOUGHBOROUGH LEI 12/P L24,80 160 12,450 24/02/2017 D 10 BELRY PLACE SHEPSHED LOUGHBOROUGH L21 2/P 27,450 16 22,400 24/02/2017 D 6 DAMSON CLOSE ROTHLEY LEICESTER L27,752 2249,985 91 22,764 24/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER L27,772 249,985 17 22,758 24/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH L21,27W 2349,985 176 £1,985 27/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH L21,27W 2349,985 176 £1,985 28/02/2017 D 14 BELRY PLACE SHEPSHED LOUGHBOROUGH L21,27W	17/02/2017	2	18			LOUGHBOROUGH	LE12 SINX	£225,000	91	£2,473
22/02/2017 S 19 WICKET CLOSE LOUGHBOROUGH LEIT 12P £245,000 100 £2,420 24/02/2017 D 11 WILSON DRIVE LOUGHBOROUGH LEIT 12PP £22,400 91 £2,400 24/02/2017 D 10 BELRRY PLACE SHEPSHED LOUGHBOROUGH LEIT 12PP £22,400 91 £2,440 24/02/2017 D 6 DAMSON CLOSE ROTHLEY LEICESTER LE7,752 £24,850 91 £2,761 24/02/2017 D 10 ORASON CLOSE ROTHLEY LEICESTER LE7,772 £465,000 772 £2,761 24/02/2017 D 3 SCHSUMSY ROTHLEY LEICESTER LE7,772 £465,000 772 £2,782 27/02/2017 D 2 TODMORDEN CLOSE HAMILTON LEICESTER LE7,774 £445,000 154 £2,382 27/02/2017 D 4 YEW TREF CLOSE LOUGHBOROUGH LE12 BVP £24,450 164 £2,347 <td>17/02/2017</td> <td>D</td> <td>26</td> <td>JENHAM DRIVE</td> <td>SILEBY</td> <td>LOUGHBOROUGH</td> <td>LE12 /DP</td> <td>£319,995</td> <td>137</td> <td>£2,336</td>	17/02/2017	D	26	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 /DP	£319,995	137	£2,336
24/02/2017 S 34 COLTMAN DRIVE LOUGHBOROUGH LE11 1FP £165,000 75 £2,200 24/02/2017 D 10 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE11 2FV £224,093 104 £2,644 24/02/2017 D 10 OLS CASE ROTHLEY LEICESTER LE7 7SZ £31,699 117 £2,701 24/02/2017 D 10 OLD SCHOOL/WAY ROTHLEY LEICESTER LE7 7TSZ £31,699 117 £2,701 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7 7TT £545,000 22 £2,688 27/02/2017 D 3 SCHOLARS DRIVE MOUNTSORREL LOUGHBOROUGH LE12 TVT £24,693 147 £2,762 28/02/2017 D 6 TOWALES DRIVE SILEBY LOUGHBOROUGH LE12 RWL £34,995 146 £2,188 28/02/2017 D 14 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 SPL	22/02/2017	S	19	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£245,000	100	£2,450
24/02/2017 D 11 WILSON DRIVE LOUGHBOROUGH LE11 2FP E224,900 91 E2,440 24/02/2017 D 6 DAMSON CLOSE ROTHLEY LEICESTER LE7 7SZ E24,995 91 E2,747 24/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER LE7 7SZ E24,995 91 E2,747 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7 7TS E48,000 174 E2,787 24/02/2017 D 3 BAUM DRIVE MOUNTSORFEL LOUGHBOROUGH LE17 TTS E48,000 174 E2,787 21/02/2017 D 2 TODMORDEN CLOSE HAMILTON LEICESTER LE51 EN E34,995 176 E1,989 28/02/2017 D 14 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 SWP E44,500 66 E2,347 28/02/2017 D 14 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 SWP E34,995	24/02/2017	S	34	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£165,000	75	£2,200
24/02/2017 D 10 BELFRY PLACE SHEPSHED LOUGHBOROUGH ELT 29FP £274,950 104 £2,647 24/02/2017 D 11 DAMSON CLOSE ROTHLEY LEICESTER LE7 75Z £315,995 117 £2,777 24/02/2017 D 10 OLD SCHOOLWAY ROTHLEY LEICESTER LE7 7TT £445,000 174 £2,787 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7 7TT £34,995 176 £1,999 27/02/2017 D 6 TOWLES DRIVE MOUNTSORREL LOUGHBOROUGH LE12 TWV £34,995 146 £2,182 28/02/2017 D 14 YEW TREE CLOSE BARNOW JPON SOAR LOUGHBOROUGH LE12 TWV £34,995 146 £2,347 28/02/2017 D 14 YEW TREE CLOSE HAMILTON LEICESTER LE12 SWW £414,500 154 £2,347 28/02/2017 D 14 MERTER NALSANUTON LEICESTER LEICESTER	24/02/2017	D	11	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£222,000	91	£2,440
24/02/2017 D 6 DAMSON CLOSE ROTHLEY LEICESTER LE7 75Z E249,995 91 E2,701 24/02/2017 D 10 OLD SCHOOL WAY ROTHLEY LEICESTER LE7 7TS £445,000 117 £2,701 24/02/2017 D 3 BAUM DRIVE MOTHLEY LEICESTER LE7 7TS £445,000 124 £2,762 27/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH LE1 27WV £349,995 176 £1,989 28/02/2017 D 6 TODMORDEN CLOSE MAMILTON LECESTER LE5 1EN £31,499,95 176 £2,198 28/02/2017 D 14 BLEPRY PLACE SLEBY LOUGHBOROUGH LE1 27WV £28,995 177 £2,269 28/02/2017 D 14 BLEPRY PLACE SLEBY LOUGHBOROUGH LE1 29FP £24,650 118 £2,499 28/02/2017 D 7 TODMORDENCLOSE LEGYTEN LE5 15EN £314	24/02/2017	D	10	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£274,950	104	£2,644
24/02/2017 D 11 DMMSON CLOSE ROTHLEY LEICESTER LE7/752 £31,695 117 £2,707 24/02/2017 D 3 SCHOLARS DRIVE ROTHLEY LEICESTER LE7/TT £570,000 222 £2,588 24/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH LE1/TW £248,995 146 £2,189 27/02/2017 D 6 TOMLES DRIVE SILEBY LOUGHBOROUGH LE1/TW £248,995 146 £2,189 28/02/2017 D 14 BELERY PLACE SHEPSHED LOUGHBOROUGH LE1/2 BY £24,65 28/02/2017 D 14 BELERY PLACE SHEPSHED LOUGHBOROUGH LE1/2 BF £44,600 60 £2,445 28/02/2017 D 75 31 WICKET CLOSE LOUGHBOROUGH LE1/2 BF £44,600 60 £2,445 20/03/2017 F 31 WICKET CLOSE LOUGHBOROUGH LE1/1 ZBF £14,600 67 £2,112	24/02/2017	D	6	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£249.995	91	£2.747
24/02/2017 D 10 OLD SCHOOL WAY POTHLEY LEICESTER LE7 7TS E485.000 174 E27.52 24/02/2017 D 3 SCHOLARS DRIVE MOUNTSORREL LOUGHBOROUGH LEICESTER LE7 7TT E57.000 222 22.568 27/02/2017 D 2 TODMORDEN CLOSE HAMILTON LEICESTER LE5 TEN 154.985 176 £2.188 28/02/2017 D 6 TOWLES DRIVE SLEBY LOUGHBOROUGH LE12 7WV £28.989 127 £2.252 28/02/2017 D 14 BELREY PLACE SHEPSHED LOUGHBOROUGH LE12 7WV £28.989 127 £2.347 28/02/2017 D 14 BELREY PLACE SHEPSHED LOUGHBOROUGH LE12 8WW £41.600 61.22.347 28/02/2017 D 11 ALBERT PROMENADE LOUGHBOROUGH LE1 28F £41.670 61.22.347 28/02/2017 D 111 ALBERT PROMENADE LOUGHBOROUGH LE1 128F £14.670 6	24/02/2017	D	11	DAMSON CLOSE	ROTHLEY	I FICESTER	LE7 757	£315 995	117	£2 701
24/02/2017 D 3 SCHOLARS DRVE ROTHLEY LEICESTER LE7 7TT E570,000 122 22.569 27/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH LE12 7WW £349,995 176 £1,999 27/02/2017 D 2 TODMORDEN CLOSE HAMILTON LEICESTER LE12 7WW £349,995 176 £1,999 28/02/2017 D 14 YEW TRE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 8WW £414,500 154 £2,692 28/02/2017 D 14 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 8WF £145,700 60 £2,437 28/02/2017 D 75 SOUTHFIELD AVENUE SLEBY LOUGHBOROUGH LE11 2BF £146,700 60 £2,445 20/03/2017 D 75 SOUTHFIELD AVENUE SLEBY LOUGHBOROUGH LE11 2BF £145,000 76 £2,249 20/03/2017 F 31 WICKET CLOSE LOUGHBOROUGH LE11 2BF<	24/02/2017	D	10	OLD SCHOOL WAY	ROTHLEY	LEICESTER	LE7 7TS	£485,000	174	£2 787
27/02/2017 D 3 BAUM DRIVE MOUNTSORREL LOUGHBOROUGH LE12 7WW L00/09/09 L2/10/200 L2/2 L2/200 27/02/2017 D 2 TODMORDEN CLOSE HAMILTON LEICSTER LE5 1EN L34/99/95 T/2 L2/2 L30/2017 2/02/2017 D 14 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 7WW L44/15/00 154 2/2/20 28/02/2017 D 14 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 9FP L276,950 118 L2/37 28/02/2017 D 8 TODMORDEN CLOSE HAMILTON LEICSTER LE5 1EN L314,995 146 C2/2/32 28/02/2017 D 13 WICKET CLOSE LOUGHBOROUGH LE12 7WL L346,700 66 12/46 C2/49/20 12/2 118 C2/37 12/2 118 C2/37 12/2 13/2 11/2 12/2 118 12/2 118 12/2 13/2 11/2 14/2	24/02/2017	D D	2			LEICESTER		£570,000	222	£2,101
2/10/2017 D 3 DROW DAVE LOUGHBOROUGH LEI2 INV L234,935 11 4 E1,369 28/02/2017 D 6 TOWROPEN CLOSE HAMILTON LEICSTER LE51EN £314,995 127 £2,158 28/02/2017 D 14 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 8VW £44,500 154 £2,692 28/02/2017 D 14 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 8VW £44,670 60 £2,492 28/02/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE12 SW £34,995 146 £2,499 28/02/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE11 2F £146,700 60 £2,499 28/02/2017 D 111 ALBERT PROMENADE LOUGHBOROUGH LE11 2F £141,000 67 £2,217 03/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 2F £149,000 67	24/02/2017	D	2					£370,000	176	£2,500
2/10/2/2017 D 2 100/MOR/DEN CLOSE FAMIL TON LERCESTER LEDTEN L314995 140 L2,158 28/02/2017 D 14 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LET 2TW £24,59 127 £2,232 28/02/2017 D 14 BELFRY PLACE SHEPSHED LOUGHBOROUGH LET 2WW £414,500 154 £2,347 28/02/2017 D 8 TODMORDEN CLOSE HAMILTON LEICESTER LET 2WW £414,995 146 £2,145 28/02/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LET 1RD £290,000 163 £2,112 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LET 2RK £114,150 67 £2,212 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LET 2RK £144,000 76 £2,212 03/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LET 2RK £144,000 67	27/02/2017	D	3		WOUNTSORREL	LOUGHBOROUGH		2349,995	1/0	£1,909
28/02/2017 D 6 TOWLES DRIVE SILEBY LOUGHBOROUGH LE12 /WY £285,995 12/ £2,692 28/02/2017 D 14 YERT CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 SFP £276,950 118 £2,692 28/02/2017 D 8 TODMORDEN CLOSE HAMILTON LEICESTER LE51EN £314,995 146 £2,492 28/02/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE11 2BF £146,700 68 £2,499 20/03/2017 D 111 ALBERT PROMENADE LOUGHBOROUGH LE11 2BF £141,500 67 £2,209 20/03/2017 P 37 WICKET CLOSE LOUGHBOROUGH LE11 2BF £141,000 67 £2,229 20/03/2017 P 4 WINKET CLOSE LOUGHBOROUGH LE11 2BF £141,000 67 £2,229 20/03/2017 F 33 WICKET CLOSE SYSTON LEICESTER LE7 2FB £149,000 67	27/02/2017	D	2	TODMORDEN CLOSE	HAMILION	LEICESTER	LE5 1EN	£314,995	146	£2,158
28/02/2017 D 14 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 8WW £414,500 154 £2,692 28/02/2017 D 8 TODMORDEN CLOSE HAMILTON LEICESTER LE5 1EN £314,995 146 £2,158 02/03/2017 F 31 WICKET CLOSE LOUGHBOROUGH LE12 BYF £260,000 168 £2,249 03/03/2017 D 111 ALBERT PROMENADE SILEBY LOUGHBOROUGH LE11 2BF £141,500 67 £2,219 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LE11 2BF £141,500 67 £2,219 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 2B £216,000 77 £2,224 06/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 2BF £141,500 67 £2,224 06/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE12 2BY £24502 22,224	28/02/2017	D	6	TOWLES DRIVE	SILEBY	LOUGHBOROUGH	LE12 /WY	£285,995	127	£2,252
28/02/2017 D 14 BELRY PLACE SHEPSHED LOUGHBOROUGH LE12 9FP £276,950 118 £2,347 02/03/2017 F 31 WICKET CLOSE HAMLTON LEICESTER LE51 EN £314,995 14.6 £2,168 02/03/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE11 2RF £146,700 66 £2,247 03/03/2017 D 111 ALBERT PROMENADE LOUGHBOROUGH LE11 1RD £209,000 118 £1,771 03/03/2017 T 12 LINACRE CLOSE LOUGHBOROUGH LE11 2RF £144,500 67 £2,212 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £215,000 67 £2,249 03/03/2017 D 16 DOBLE CRESCENT SYSTON LEICESTER LE7 2FB £216,000 67 £2,249 10/03/2017 D 16 DELRY PLACE SHEPSHED LOUGHBOROUGH LE12 SWY £324,000	28/02/2017	D	14	YEW TREE CLOSE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WW	£414,500	154	£2,692
28/02/2017 D 8 TODMORDEN CLOSE HAMILTON LEICESTER LE5 1EN £31,995 146 £21,585 02/03/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE11 28F £146,700 60 £22,495 03/03/2017 D 111 ALBERT PROMENADE LOUGHBOROUGH LE11 28F £146,700 67 £2,112 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LE11 28F £141,500 67 £2,219 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £215,000 79 £2,224 09/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 28F £149,000 67 £2,224 09/03/2017 P 4 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £215,000 113 £2,424 10/03/2017 D 16 DOBLE CRESCENT SYSTON LEICESTER LE12 SWY £39,000 12	28/02/2017	D	14	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£276,950	118	£2,347
02/03/2017 F 31 WICKET CLOSE LOUGHBOROUGH LE11 2BF £146,700 60 £2,249 02/03/2017 D 111 ALBERT PROMENADE SILEBY LOUGHBOROUGH LE12 TWL £360,000 168 £2,209 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LE11 ZWL £209 £22,809 03/03/2017 P 4 WATKIN DRIVE LOUGHBOROUGH LE11 2BF £114,000 76 £2,289 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £215,000 79 £2,229 09/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,434 10/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE12 2BF £149,000 67 £2,434 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE12 2BW £145,000 16 £2,453 10/03/2017 S<	28/02/2017	D	8	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£314,995	146	£2,158
02/03/2017 D 75 SOUTHFIELD AVENUE SILEBY LOUGHBOROUGH LE12 TWL £360,000 163 £2,279 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LE11 12B £11,170 £20,100 76 £2,289 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £12,000 76 £2,229 03/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 2RF £14,000 67 £2,229 09/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,224 09/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,224 10/03/2017 D 16 DDBLE CRESCENT HATHERN LOUGHBOROUGH LE12 SWL £39,900 124 £2,653 10/03/2017 D 12 YEW TREE CLOSE LOUGHBOROUGH LE12 SWL £414,500 15 £2,692	02/03/2017	F	31	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£146,700	60	£2,445
03/03/2017 D 111 ÅLBERT PROMENADE LÖUGHBOROUGH LE11 1RD £209,000 118 £1,771 03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LE11 2R £141,500 67 £2,112 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £215,000 79 £2,229 06/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE11 2BF £14,000 67 £2,224 06/03/2017 D 4 LINACRE CRESCENT SYSTON LEICESTER LE12 2BF £149,000 67 £2,224 01/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,224 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE12 8FV £14,500 54 £2,292 10/03/2017 S 16 BELTY PLOSE BAROW UPON SOAR LOUGHBOROUGH LE12 8WW £414,500 73 £2,404 <td>02/03/2017</td> <td>D</td> <td>75</td> <td>SOUTHFIELD AVENUE</td> <td>SILEBY</td> <td>LOUGHBOROUGH</td> <td>LE12 7WL</td> <td>£360.000</td> <td>163</td> <td>£2.209</td>	02/03/2017	D	75	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£360.000	163	£2.209
03/03/2017 F 37 WICKET CLOSE LOUGHBOROUGH LE11 2BF £141,500 76 £2,112 03/03/2017 D 4 WATKIN DRIVE LOUGHBOROUGH LE11 2BF £141,500 76 £2,289 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LE7 ZFB £215,000 79 £2,243 09/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,244 10/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,243 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE12 BFP £149,000 67 £2,434 10/03/2017 D 12 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 BW £414,500 154 £2,692 10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 SWX £441,500 154 £2,492 <	03/03/2017	D	111	ALBERT PROMENADE	-	LOUGHBOROUGH	L F11 1RD	£209 000	118	£1 771
03/03/2017 D 4 WATKIN DRIVE LOUGHBOROUGH LET 2RR LET 2RR LET 4RR E174,000 76 £2,289 03/03/2017 T 12 LINACRE CRESCENT SYSTON LEICESTER LET 2FB £217,000 76 £2,224 09/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LET 2FB £217,000 77 £2,224 09/03/2017 D 4 LINACRE CRESCENT SYSTON LEICESTER LET 2FB £27,000 113 £2,424 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LET 2 SW £414,500 154 £2,653 10/03/2017 D 16 DELFRY HATHERN LOUGHBOROUGH LET 2 SW £414,500 154 £2,653 10/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LET 2 SW £444 £2,652 13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LET 2 SW £4462 £452	03/03/2017	F	37	WICKET CLOSE		LOUGHBOROUGH	LE11 2BE	£141 500	67	£2 112
03/03/2017 D 4 WATKIND/NUC ED05/1507/0501 L112/K L114/K L114/K <thl114 k<="" th=""> L114/K L14/K <thl14 k<="" th=""> L</thl14></thl114>	02/02/2017	'n	1					£174 000	76	£2,112
OS/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LE12 ZFB £243,00 67 £2,224 09/03/2017 D 4 LINACRE CRESCENT SYSTON LEICESTER LE17 ZFB £275,00 113 £2,224 09/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE11 ZBF £149,000 67 £2,224 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE12 ZFF £329,000 124 £2,653 10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 SWW £414,500 154 £2,404 13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LE12 SWW £414,500 133 £2,602 13/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 SW £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 SW £94,332 <	03/03/2017	Ť	4		SVSTON	LEICESTER		£174,000	70	62,203
00/03/2017 F 33 WICKET CLOSE LOUGHBOROUGH LETT 2FF LET 2FF	03/03/2017	÷	12		313101			£215,000	19	£2,722
U9/03/2017 D 4 LINACRE CRESCENT STSTON LEICESTER LE7/2FB £27,000 113 £2,434 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE12 2FV £329,000 124 £2,653 10/03/2017 D 12 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 2FV £149,000 75 £2,692 10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 2FV £189,950 79 £2,492 13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LE17 VQ £346,000 133 £2,602 14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HATHERN LOUGHBOROUGH LE12 5NX	06/03/2017	F	33		OVOTON	LOUGHBOROUGH	LETT ZBF	£149,000	67	£2,224
10/03/2017 F 29 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 67 £2,224 10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE11 2BF £329,000 124 £2,653 10/03/2017 D 12 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 8WW £414,500 154 £2,692 10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 2FP £189,950 79 £2,404 13/03/2017 S 2 NEWMAN CLOSE ROTHLEY LEICESTER LE7170,000 73 £2,452 14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 F 35 WICKET CLOS	09/03/2017	D	4	LINACRE CRESCENT	SYSTON	LEIGESTER	LE/ 2FB	£275,000	113	£2,434
10/03/2017 D 16 DOBLE CRESCENT HATHERN LOUGHBOROUGH LE12 5NY £329,000 124 £2,653 10/03/2017 D 12 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 5WY £414,500 154 £2,692 10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 SWY £189,950 79 £2,404 13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LE17 ZW £17,000 73 £2,452 13/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 SNX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 TSNX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 TFA £450,000 160 £2,813 16/03/2017 F 35 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH <td>10/03/2017</td> <td>F</td> <td>29</td> <td>WICKET CLOSE</td> <td></td> <td>LOUGHBOROUGH</td> <td>LE11 2BF</td> <td>£149,000</td> <td>67</td> <td>£2,224</td>	10/03/2017	F	29	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£149,000	67	£2,224
10/03/2017 D 12 YEW TREE CLOSE BARROW UPON SOAR LOUGHBOROUGH LE12 8WW £414,500 154 £2,692 10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 8FP £189,950 79 £2,452 13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LE17 2VR £179,000 73 £2,452 14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 7FA £450,000 160 £2,813 16/03/2017 S 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,00	10/03/2017	D	16	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£329,000	124	£2,653
10/03/2017 S 16 BELFRY PLACE SHEPSHED LOUGHBOROUGH LE12 9FP £189,950 79 £2,404 13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LE11 2UR £179,000 73 £2,452 13/03/2017 D 23 MOORE GARDENS CLOSE ROTHLEY LEICESTER LEIT 7UQ £346,000 133 £2,602 14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HAMILTON LEICESTER LE5 1WG £310,000 146 £2,123 15/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,813 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE	10/03/2017	D	12	YEW TREE CLOSE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WW	£414,500	154	£2,692
13/03/2017 S 2 NEWMAN CLOSE LOUGHBOROUGH LE11 2UR £179,000 73 £2,452 13/03/2017 D 23 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £346,000 133 £2,602 14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HAMILTON LEICESTER LE5 1WG £310,000 146 £2,123 15/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE12 7FA £450,000 160 £2,483 17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 F 16 HEBDEN DRIVE HAMILTON	10/03/2017	S	16	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£189,950	79	£2,404
13/03/2017 D 23 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £346,000 133 £2,602 14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HATHERN LOUGHBOROUGH LE12 7FA £450,000 146 £2,123 15/03/2017 S 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH LE12 7FA £440,000 60 £2,483 17/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 T 16	13/03/2017	S	2	NEWMAN CLOSE		LOUGHBOROUGH	LE11 2UR	£179,000	73	£2,452
14/03/2017 S 30 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 15/03/2017 S 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH LE12 7FA £450,000 160 £2,813 16/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE7 2FB £205,000 109 £1,8379 17/03/2017 D 5 <t< td=""><td>13/03/2017</td><td>D</td><td>23</td><td>MOORE GARDENS CLOSE</td><td>ROTHLEY</td><td>LEICESTER</td><td>LE7 7UQ</td><td>£346.000</td><td>133</td><td>£2.602</td></t<>	13/03/2017	D	23	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£346.000	133	£2.602
14/03/2017 S 32 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £94,332 78 £1,209 14/03/2017 D 103 LAVERTON ROAD HAMILTON LEICESTER LE5 1WG £310,000 146 £2,123 15/03/2017 S 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH LE12 7FA £450,000 160 £2,813 16/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 T 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE <td>14/03/2017</td> <td>S</td> <td>30</td> <td>GOODACRE ROAD</td> <td>HATHERN</td> <td>I OUGHBOROUGH</td> <td>LE12 5NX</td> <td>£94,332</td> <td>78</td> <td>£1,209</td>	14/03/2017	S	30	GOODACRE ROAD	HATHERN	I OUGHBOROUGH	LE12 5NX	£94,332	78	£1,209
14/03/2017 D 103 LAVERTON ROAD HAMILTON LEICESTER LET2 0K £310,000 146 £2,123 15/03/2017 S 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH LE12 7FA £450,000 160 £2,813 16/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE12 7FA £450,000 60 £2,483 17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE	14/03/2017	ŝ	32	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£94 332	78	£1 209
15/03/2017 S 17 WISHBONE LANE MOUNTSORREL LOUGHBOROUGH LE12 7FA £450,000 160 £2,813 16/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,813 17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE7 2FB £245,000 109 £1,881 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE7 2FB £245,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT	14/03/2017	ň	103			LEICESTER		£310.000	146	£2 123
15/03/2017 S 17 WISHBONE LARE MOUNTSORREL LOUGHBOROUGH LE12 7FA £430,000 160 £2,813 16/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 7FB £245,000 103 £2,549 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 7 LINACRE CRESCENT	15/02/2017	ŝ	17					£450,000	160	62 912
16/03/2017 F 35 WICKET CLOSE LOUGHBOROUGH LETT 2BF £149,000 60 £2,483 17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LETT 2BF £149,000 60 £2,483 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LET 2TA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 2FB £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	10/03/2017	5	17		MOUNTSORREL			£430,000	60	£2,013
17/03/2017 F 27 WICKET CLOSE LOUGHBOROUGH LE11 2BF £149,000 60 £2,483 17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 103 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,149 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	16/03/2017	Ē	35	WICKET CLOSE		LOUGHBOROUGH		£149,000	60	£2,403
17/03/2017 D 9 SHARPE WAY SILEBY LOUGHBOROUGH LE12 7XA £329,995 144 £2,292 17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,549 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	17/03/2017	F	27	WICKET CLOSE	0.0.50	LOUGHBOROUGH	LE11 2BF	£149,000	60	£2,483
17/03/2017 T 16 HEBDEN DRIVE HAMILTON LEICESTER LE5 1EY £205,000 109 £1,881 17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	17/03/2017	D	9	SHARPE WAY	SILEBY	LOUGHBOROUGH	LE12 /XA	£329,995	144	£2,292
17/03/2017 D 5 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £245,000 103 £2,379 17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	17/03/2017	Т	16	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£205,000	109	£1,881
17/03/2017 S 11 MOORE GARDENS CLOSE ROTHLEY LEICESTER LE7 7UQ £232,000 91 £2,549 22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	17/03/2017	D	5	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£245,000	103	£2,379
22/03/2017 S 7 LINACRE CRESCENT SYSTON LEICESTER LE7 2FB £230,000 109 £2,110 23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	17/03/2017	S	11	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£232,000	91	£2,549
23/03/2017 S 15 GOODACRE ROAD HATHERN LOUGHBOROUGH LE12 5NX £199,000 66 £3,015	22/03/2017	S	7	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£230,000	109	£2,110
	23/03/2017	S	15	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£199,000	66	£3,015



23/03/2017	D		12	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£334,000	126	£2,651
23/03/2017	D		1	DRAYCOTT AVENUE	ROTHLEY	LEICESTER	LE7 7UP	£331,000	133	£2,489
24/03/2017	S		24	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£225,000	91	£2,473
24/03/2017	D		14	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£399,995	177	£2,260
24/03/2017	D		1	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£319,950	144	£2,222
24/03/2017	S		20	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£195,950	79	£2,480
24/03/2017	Т		18	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£220,000	109	£2,018
24/03/2017	Т		23	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£200,000	79	£2,532
24/03/2017	D		5	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£315.995	117	£2.701
24/03/2017	D		24	HARRISON CLOSE	ANSTEY	LEICESTER	LE7 7UD	£449.995		#DIV/0!
28/03/2017	D		25	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£337.000	137	£2.460
29/03/2017	D		34	CARNATION ROAD	-	LOUGHBOROUGH	LE11 2UU	£269.750	104	£2.594
29/03/2017	D		6	CORNFLOWER ROAD		LOUGHBOROUGH	LE11 2UW	£445.750		#DIV/0!
29/03/2017	Ť		17	KING CRESCENT SOUTH		LOUGHBOROUGH	LE11 2XD	£219.750	105	£2.093
30/03/2017	D		1	BUCKTHORN DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WG	£440.000	199	£2,211
30/03/2017	D		6	LADY MARTIN DRIVE	WOODHOUSE EAVES	LOUGHBOROUGH	LE12 8WX	£1.240.000	353	£3.513
30/03/2017	D		14	WALLACE HEALEY CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FQ	£323,495	126	£2,567
31/03/2017	Ť		127	GREAT CENTRAL ROAD		LOUGHBOROUGH	LE11 1FQ	£169.950	75	£2,266
31/03/2017	Ť		1	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£249.995	106	£2,358
31/03/2017	Ť		5	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£249,995	106	£2,358
31/03/2017	D		15	JOHN BODEN WAY		LOUGHBOROUGH	L F11 2BB	£282,995	108	£2,620
31/03/2017	S		34	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£189.000	73	£2,589
31/03/2017	D		38	WICKET CLOSE		LOUGHBOROUGH	L F11 2BF	£239,000	91	£2,626
31/03/2017	D		40	WICKET CLOSE		LOUGHBOROUGH	L F11 2BF	£225,000	91	£2,473
31/03/2017	ŝ		21	WILSON DRIVE		LOUGHBOROUGH	L F11 2RW	£195,000	82	£2,378
31/03/2017	D		32	CARNATION ROAD		LOUGHBOROUGH	L F11 2UU	£314 750	122	$f_{2,580}$
31/03/2017	T		36	CARNATION ROAD		LOUGHBOROUGH	LE11 200	£219,750	122	#DIV/0!
31/03/2017	Ť		40	CARNATION ROAD		LOUGHBOROUGH	LE11 200	£179,750	61	£2,947
31/03/2017	Ť		44	CARNATION ROAD		LOUGHBOROUGH	L F11 2UU	£179,750	0.	#DIV/0!
31/03/2017	Ť		46	CARNATION ROAD		LOUGHBOROUGH	LE11 200	£179,750		#DIV/0!
31/03/2017	D		1	WATTERSON CLOSE	MOUNTSORREI	LOUGHBOROUGH	L F12 7UB	£300,000	141	£2.128
31/03/2017	T		10	IRONS CLOSE	MOUNTSORREI	LOUGHBOROUGH	L F12 7YR	£178,995	63	£2,841
31/03/2017	Ť		12	IRONS CLOSE	MOUNTSORREI	LOUGHBOROUGH	L F12 7YR	£174 995	63	£2 778
31/03/2017	Ť		14	IRONS CLOSE	MOUNTSORREI	LOUGHBOROUGH	L F12 7YR	£179,995	63	£2,857
31/03/2017	D		12	BELERY PLACE	SHEPSHED	LOUGHBOROUGH	L F12 9FP	£329,950	144	£2 291
31/03/2017	S		18	BELERY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£189,950	79	£2,404
31/03/2017	ŝ		22	BELERY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£195,950	79	£2,480
31/03/2017	D		24	BELERY PLACE	SHEPSHED	LOUGHBOROUGH	L F12 9FP	£215,000	83	£2,590
31/03/2017	D		26	BELERY PLACE	SHEPSHED	LOUGHBOROUGH	L F12 9FP	£322,950	130	£2 484
31/03/2017	F	31	LINEN HOUSE	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE12 011	£129,995	62	£2,097
31/03/2017	F	0.	25	HAVELOCK GARDENS	THURMASTON	LEICESTER	L F4 8DX	£128,995	62	£2 081
31/03/2017	F		29	HAVELOCK GARDENS	THURMASTON	LEICESTER	L F4 8DX	£129,950	64	£2,030
31/03/2017	F		30	HAVELOCK GARDENS	THURMASTON	LEICESTER	L F4 8DX	£132,500	64	£2 070
31/03/2017	D		12	WALLACE HEALEY CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FQ	£377,495	147	£2.568
31/03/2017	D		16	WALLACE HEAT FY CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FQ	£444,995	216	£2,060
31/03/2017	D		3	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£345.000	124	£2.782
2.,00,2011	-		-	WAY				20.0,000		~_,. 52



31/03/2017	D	10	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£349,995	124	£2,823
31/03/2017	S	14	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£199,995	72	£2,778
31/03/2017	S	16	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£199,995	72	£2,778
21/02/2017	П	1					£275 000	01	£3 033
31/03/2017	5	1			LEIGESTER	LE7 30D	2273,000	91	13,022
31/03/2017	D	6	SUMMERFIELD DRIVE	ANSTEY	LEICESTER	LE7 /QA	£454,995		#DIV/0!
31/03/2017	D	9	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£294,995	120	£2,458
31/03/2017	D	17	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£254,995	89	£2,865
31/03/2017	D	19	FI DERBERRY DRIVE	ROTHLEY	I FICESTER	1 F7 7TU	£254,995	89	£2,865
04/04/2017	ŝ	15	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER		£229,000	Q1	£2,516
0=/04/2017	5	10		ROTTLET			C411 000	140	C2,310
05/04/2017	D	2	WICKET CLOSE		LOUGHBOROUGH		£411,000	140	£2,111
07/04/2017	D	10	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£358,000	137	£2,613
07/04/2017	S	30	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£322,000	125	£2,576
07/04/2017	S	2	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£215,000	94	£2,287
07/04/2017	т	14	HEBDEN DRIVE	HAMILTON	I FICESTER	LE5 1EY	£212,000	109	£1,945
07/04/2017	ŝ	Q		SYSTON	LEICESTER	LE7 2EB	£230,000	100	£2 110
10/04/2017	5	20		010101			2250,000	01	C2,110
10/04/2017	D	32			LOUGHBOROUGH		£252,000	91	£2,769
12/04/2017	D	17	WILSON DRIVE		LOUGHBOROUGH	LE112RW	£269,000	95	£2,832
12/04/2017	D	5	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£309,995	146	£2,123
13/04/2017	S	23	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£207,000	81	£2,556
13/04/2017	D	3	WATTERSON CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7UB	£279.950	126	£2.222
13/04/2017	D	7	TODMORDEN CLOSE	HAMILTON	LEICESTER	LE5 1EN	£314 995	146	£2 158
12/04/2017	D D	21			LEICESTER		£221 000	126	£2,100
13/04/2017	5	21	MOORE GARDENS CLOSE		LEIGESTER		2321,000	120	22,540
13/04/2017	D	27	MOORE GARDENS CLOSE	RUTHLEY	LEIGESTER	LE7 /UQ	£335,000	132	£2,538
18/04/2017	F	36	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£128,950	61	£2,114
18/04/2017	D	105	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£304,000	146	£2,082
20/04/2017	D	4	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£325.000	125	£2.600
21/04/2017	S	60	GLEN ROAD		LOUGHBOROUGH	LE11 2GE	£183,000	73	£2 507
21/04/2017	š	54	GOODACRE ROAD			LE12 5NY	£180,000	78	£2,007
21/04/2017	5	54					2103,000	10	22,423
21/04/2017	D	15	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LETZ SINY	£275,000	140	£1,964
21/04/2017	D	37	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£283,995	114	£2,491
21/04/2017	S	21	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£192,995	71	£2,718
21/04/2017	D	1	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£335,000		#DIV/0!
26/04/2017	D	11	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£289.950	112	£2.589
27/04/2017	т	3			LOUGHBOROUGH	LE11 2BB	£242 995	106	£2,202
27/04/2017	'n	0					£290,005	110	£2,202
27/04/2017	0	0		DOTHEN	LOUGHBOROUGH		2299,990	74	22,342
27/04/2017	5	23	ELDERBERRY DRIVE	RUTHLEY	LEIGESTER	LE//IU	£180,000	71	£2,535
28/04/2017	Т	9A	WHARNCLIFFE ROAD		LOUGHBOROUGH	LE11 1SL	£154,950	60	£2,583
28/04/2017	Т	7	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£172,000	73	£2,356
28/04/2017	D	4	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£301,995	118	£2,559
28/04/2017	D	1	LARCH DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12.8WN	£455 000	173	£2 630
28/04/2017	T	7	SPRUCE SOLIARE	BARROW LIPON SOAP		LE12 8\//L	£101 500	66	£2 002
20/04/2017	è	2					£101,000	70	£2,50Z
20/04/2017	3	3			LOUGHBOROUGH		£204,900	19	12,394
28/04/2017	D	5	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£205,500	79	£2,601
28/04/2017	S	7	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£204,950	79	£2,594


28/04/2017	D	9	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£295.950	119	£2.487
20/04/2017	D	20		CHEDCHED		1 E12 0ED	6200 050	110	62 427
20/04/2017	5	20			LOUGHBOROUGH		2209,950	119	12,437
28/04/2017	D	119	LAVERTON ROAD	HAMILION	LEICESTER	LE5 1WG	£369,995	170	£2,176
28/04/2017	D	127	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£295.000	139	£2.122
28/04/2017	П	17		OLIENIBOROLICH	LEICESTER	1 E7 2EN	£361 /05	130	£2 601
20/04/2017	5	11		QUENIBOROUOII	LEIGESTER		2001,400	100	22,001
28/04/2017	D	10	WALLACE HEALEY CLOSE	QUENIBOROUGH	LEICESTER	LE72FQ	£367,995	139	£2,647
28/04/2017	D	5	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£265,500	98	£2,709
							,		,
00/04/0047	-	40					0444.005	400	00 500
28/04/2017	D	10	BROOKFIELD ROAD	RUTHLEY	LEIGESTER	LE/ /RX	£414,995	162	£2,562
28/04/2017	D	1	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7SZ	£334,995	127	£2,638
28/04/2017	р	10	DAMSON CLOSE	ROTHLEY	LEICESTER	LE7 7S7	£314 995	117	£2,692
20/04/2017	D D	0		DOTHLEY			C000 005	116	C2 E00
26/04/2017	D	9	ELDERDERRIDRIVE	RUTHLET	LEIGESTER	LEIIIU	£269,995	110	£2,500
28/04/2017	D	6	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£310,000	114	£2,719
28/04/2017	D	17	MOORE GARDENS CLOSE	ROTHLEY	I FICESTER	I F7 7UQ	£331.000	137	£2,416
02/05/2017	- -	10			LEICESTER		£225,000	140	62,224
02/05/2017	5	10					2323,000	140	22,321
02/05/2017	D	21	HEBDEN DRIVE	HAMILION	LEICESTER	LE5 1EY	£268,000	117	£2,291
03/05/2017	Т	17	KNOX ROAD		LOUGHBOROUGH	LE11 2UP	£269.000	121	£2.223
04/05/2017	р	2	WOOLERTON DRIVE	ROTHLEY	LEICESTER		£326,000	132	£2 470
05/05/2017	5	2	WOOLERT OL ODE	ROTTLET			2320,000	102	22,470
05/05/2017	D	22	WICKET CLOSE		LOUGHBOROUGH	LE11 2BF	£450,000	165	£2,727
05/05/2017	D	15	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£419,995	195	£2,154
05/05/2017	D	6	IRONS CLOSE	MOUNTSORREI	LOUGHBOROUGH	LE12 7YR	£329 995	135	£2 444
05/05/2017	т	ő					CODE 000	75	£2,711
05/05/2017	<u>'</u>	9	SPRUCE SQUARE	BARROW UPON SOAR	LOUGHBOROUGH	LEIZOVVU	£205,000	75	£2,733
05/05/2017	F	24	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£133,995	64	£2,094
05/05/2017	D	7	WOOLERTON DRIVE	ROTHLEY	LEICESTER	LE7 7UH	£315.000	125	£2.520
05/05/2017	Ē	2		POTHIEV	LEICESTER		£335,000	122	£2,520
03/03/2017	-	2	MOORE GARDENS GLOSE	KUTTELT			2333,000	132	22,550
11/05/2017	I	2	DAFFODIL CLOSE		LOUGHBOROUGH	LE11 20Y	£224,750	89	£2,525
11/05/2017	Т	8	SPRUCE SQUARE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WU	£175,500	65	£2,700
12/05/2017	П	11	ΙΟΗΝ ΒΟΠΕΝ ΜΑΥ			LE11 2BB	£371 005	143	£2 601
12/05/2017	5	11 C					2071,000	140	22,001
12/05/2017	5	6	NEWMAN CLOSE		LOUGHBOROUGH	LETT ZUR	£229,000	100	£2,290
12/05/2017	D	33	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£333,995	137	£2,438
12/05/2017	D	25	BAUM DRIVE	MOUNTSORREI	I OUGHBOROUGH	I F12 7WW	£384,995	166	£2,319
12/05/2017	T	10					6220,000	100	62,010
12/05/2017	1	19			LEICESTER		£220,000	109	12,010
15/05/2017	D	1	MAGDALEN CLOSE	SYSTON	LEICESTER	LE7 2FD	£235,000	85	£2,765
15/05/2017	Т	3	MAGDALEN CLOSE	SYSTON	LEICESTER	LE7 2FD	£235,000	109	£2,156
16/05/2017	т	16	COLTMAN DRIVE			LE11 1EP	£180 000	83	£2 160
10/05/2017	÷	10			LEICEOTED		2100,000	100	22,100
17/05/2017	I	12	HEBDEN DRIVE	HAMILION	LEIGESTER	LEDIEY	£217,000	109	£1,991
18/05/2017	Т	10	SPRUCE SQUARE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WU	£189,500	65	£2,915
19/05/2017	Т	54	GLEN ROAD		I OUGHBOROUGH	LE11 2GE	£199,000	82	£2,427
10/05/2017	n	7					£380,000	179	£2 125
19/05/2017	5	1		SILLDI	LOUGHBOROUGH		2300,000	170	22,133
19/05/2017	D	12	BARRS WAY	MOUNTSORREL	LOUGHBOROUGH	LE12 /XU	£400,000	1//	£2,260
19/05/2017	D	125	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£302.000	139	£2.173
19/05/2017	D	43	MOUNTSORREL LANE	ROTHLEY	I FICESTER	LE7 7PS	£460 000	169	£2 722
00/05/0047	5						2-00,000	0.47	22,122
23/05/2017	D	1	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£524,995	247	£2,125
24/05/2017	S	27	MILLSTONE LANE	QUENIBOROUGH	LEICESTER	LE7 2FN	£216,995	63	£3,444
25/05/2017	S	8	WALLACE HEALEY CLOSE	QUENIBOROUGH	I FICESTER	LE7 2EQ	£259,995	105	£2,476
26/05/2017	ñ	26	WICKET CLOSE			LE11 2BE	£358 000	137	£2 612
20/03/2017		20					2000,000	107	22,013
26/05/2017	D	8	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£424,995	165	£2,576



26/05/2017	р	4				LE11 2EE	£370 005	143	£2 657
26/05/2017	Ť	10 \					6244 000	06	£2,007
20/05/2017		10			LOUGHBOROUGH		£244,000	90	12,042
26/05/2017	5	8 1	NEWMAN CLOSE		LOUGHBOROUGH	LE11 2UR	£229,000	100	£2,290
26/05/2017	D	10	NEWMAN CLOSE		LOUGHBOROUGH	LE11 2UR	£252,470	95	£2,658
26/05/2017	D	4 5	SHARPE WAY	SILEBY	LOUGHBOROUGH	LE12 7XA	£321,995	137	£2,350
26/05/2017	D	6 E	BARRS WAY	MOUNTSORREL	LOUGHBOROUGH	LE12 7XU	£359,995	176	£2,045
26/05/2017	Т	1 1	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£179,995	63	£2,857
26/05/2017	D	2	IRONS CLOSE	MOUNTSORREI	I OUGHBOROUGH	LF12 7YR	£384,995	166	£2,319
26/05/2017	Т	5 1	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£179 995	63	£2,857
26/05/2017	'n	8		BARROW/ LIPON SOAR	LOUGHBOROUGH		£508.000	100	£2,507
20/05/2017	Ť						2300,000	133	C2 074
20/05/2017	I L	0		BARROW UPON SOAR	LOUGHBOROUGH		£169,500	00	12,071
26/05/2017	D	4 F	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£275,950	104	£2,653
26/05/2017	D	6	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£275,950	104	£2,653
26/05/2017	D	8 F	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£326,950	130	£2,515
26/05/2017	F	27 H	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£134,000	64	£2,094
26/05/2017	D	8 H	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£265,000	117	£2,265
26/05/2017	Т	5	MAGDALEN CLOSE	SYSTON	LEICESTER	LE7 2FD	£230.000	109	£2,110
26/05/2017	Ś	2	WALLACE HEALEY CLOSE	QUENIBOROUGH	LEICESTER	LE7 2E0	£259,995	105	£2 476
26/05/2017	л П	30	ALERED BELSHAW ROAD		LEICESTER		£461 005	218	£2 110
20/05/2017		12 I			LEICESTED		£401,335	210	62 110
20/05/2017		43 /		QUENIBOROUGH	LEICESTER		1409,990	210	£2,110
26/05/2017	D	/ E	WAY	QUENIBOROUGH	LEIGESTER	LE7 3GB	£299,995	123	£2,439
26/05/2017	D	8 E	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£329,995	134	£2,463
26/05/2017	П	7				1 67 797	£200.005	120	£2 500
20/05/2017							2299,995	120	22,500
26/05/2017	D	1 5		RUTHLEY	LEICESTER		£343,995	129	£2,667
26/05/2017	5	25		RUTHLEY	LEICESTER	LE7 /IU	£192,995	71	£2,718
26/05/2017	S	27 8	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£190,995	71	£2,690
26/05/2017	Т	29 E	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£169,995	60	£2,833
26/05/2017	Т	31 E	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£166,995	60	£2,783
31/05/2017	S	1 F	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£214,950	83	£2,590
31/05/2017	D	2 F	FRIAR CLOSE	SHEPSHED	LOUGHBOROUGH	LE12 9FA	£294.950	119	£2.479
31/05/2017	D	20	MONASTERY GARDENS	SHEPSHED	LOUGHBOROUGH	LE12 9FO	£279 950	115	£2 434
31/05/2017	D	a 7			LEICESTER	LE5 1EN	£320 005	146	£2,101
21/05/2017					LEICESTER		£323,555	100	62 227
31/05/2017		20 L			LEICESTER		£204,990	120	£2,221
31/05/2017	D	24 E	WAY	QUENIBOROUGH	LEIGESTER	LE7 3GB	£279,995	95	£2,947
02/06/2017	S	52 (GI EN ROAD		LOUGHBOROUGH	LE11 2GE	£179.000	73	£2 452
02/06/2017	ŝ	18				LE11 200	£210,000	81	£2,502
02/06/2017	5						6220 750	01	£2,535
02/00/2017	р Т				LOUGHBOROUGH		£239,750	91	£2,030
02/06/2017	+	11 r	KING CRESCENT SOUTH		LOUGHBOROUGH	LETT ZAD	£219,750	105	£2,093
02/06/2017	<u> </u>	58 (GOODACKE KOAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£112,020	78	£1,436
02/06/2017	Т	60 0	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£106,124	78	£1,361
02/06/2017	Т	62 0	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£94,332	73	£1,292
02/06/2017	Т	5 5	SPRUCE SQUARE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WU	£190,000	57	£3,333
02/06/2017	F	28 H	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£128,995	62	£2,081
02/06/2017	т	17 -	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£215,000	109	£1,972



07/06/2017	Т	58	GLEN ROAD		LOUGHBOROUGH	LE11 2GE	£205,000	82	£2,500
07/06/2017	F	32	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£129,950	61	£2,130
09/06/2017	S	30	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£175,000	83	£2,108
09/06/2017	S	5	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£207.000	81	£2.556
09/06/2017	S	19	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£202.000	82	£2,463
09/06/2017	D	19	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£315.000	124	£2,540
09/06/2017	S	25	MILLSTONE LANE	QUENIBOROUGH	LEICESTER	LE7 2FN	£216,995	60	£3.617
12/06/2017	Ť	139	GREAT CENTRAL ROAD		LOUGHBOROUGH	L F11 1FQ	£163,000	74	£2,203
12/06/2017	Ť	7	MAGDALEN CLOSE	SYSTON	LEICESTER	LE7 2FD	£235,000	109	£2,156
16/06/2017	ŝ	7	WATKIN DRIVE	0.0.01	LOUGHBOROUGH	L F11 2RR	£220,000	.00	£2,418
16/06/2017	ŝ	16	WATKIN DRIVE		LOUGHBOROUGH	L F11 2RR	£225,000	91	£2,473
16/06/2017	D	29	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£242,000	91	£2,659
16/06/2017	D	10	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£325,000	121	£2 686
16/06/2017	D	7	IRONS CLOSE	MOUNTSORREI	LOUGHBOROUGH	LE12 7YR	£259,995	108	£2 407
16/06/2017	D	14	CYPRESS ROAD	BARROW LIPON SOAR	LOUGHBOROUGH	LE12 8\W/A	£572 500	234	£2 447
16/06/2017	D	1	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£260,000	113	£2,301
16/06/2017	D	8		ROTHLEY	LEICESTER		£304 995	116	£2,001
16/06/2017	т	33		ROTHLEY	LEICESTER		£171 995	60	£2,020
16/06/2017	П	35		ROTHLEY	LEICESTER		£258 005	80	£2,007
16/06/2017	D	3		ROTHLEY	LEICESTER		£336,000	137	£2,010
16/06/2017	D	5	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER		£306,000	116	£2,400
20/06/2017	D	3			LEICESTER		£325,000	143	£2,000
21/06/2017	D	123			LEICESTER		£300,000	130	£2,275
21/00/2017		123			LEICESTER		£200,000	120	£2,100
22/00/2017	\$	14		ROTTLET			£235,335	01	£2,300
23/06/2017	т	29					£210 750	31	#DIV//01
23/06/2017	Ť	48					£219,750		#DIV/0:
23/06/2017	Ť	40					£210,750		#DIV/0:
23/06/2017	'n	۵ ۵	IRONS CLOSE	MOUNTSOPPEI			£219,750 £257.005	108	#DIV/0:
23/06/2017		17		MOUNTSOPPEI			£212 005	76	£2,303
23/00/2017	s S	22					£213,993	120	£2,010
23/06/2017	6	6					£259,950	105	£2,100
23/00/2017	5	0					£230,993	140	£2,440
23/00/2017		9					£440,000	149	£2,900
23/00/2017		2					£237,995	00	£2,343
23/06/2017	D S	2					£247,000	09 110	£2,110 £2,200
25/00/2017	5	4					£232,993	107	£2,300
20/00/2017	D e	20					£325,000	100	£2,372
27/00/2017	3	30					£209,900	120	£2,100
20/00/2017	D e	42					£320,930	130	£2,000
20/00/2017	3	2			LEIGESTER		£230,000	117	C2 051
20/06/2017	ъ т	4		HAMILTON			£240,000	60	£2,001
29/00/2017	Ť	3					£145,000	60	£2,417
29/00/2017	T T						£145,000	60	£2,417
29/00/2017							£140,000	165	£2,417
29/00/2017		2					2424,990 2222 005	100	£2,3/0
29/00/2017	D	3					1202,995	1.40	£2,020
29/06/2017	U	2	LAGE AVENUE		LOUGHBOKOUGH	LETTZE	£384,995	146	£2,631



29/06/2017	Т	15	HEBDEN DRIVE	HAMILTON	LEICESTER	LE5 1EY	£220.500	109	£2.023
29/06/2017	D	7	OLD SCHOOL WAY	ROTHI FY	I FICESTER	1 F7 7TS	£435.000	149	£2,919
29/06/2017	ŝ	6	MULBERRY WAY	ROTHLEY	LEICESTER	L F7 7TX	£246 995	110	£2 245
30/06/2017	D	4	BRAID CLOSE		LOUGHBOROUGH		£371 995	143	£2 601
30/06/2017	ŝ	12			LOUGHBOROUGH	LE11 2RR	£212 000	82	£2,585
30/06/2017	6	15					£220,000	02	£2,000
30/06/2017	т	10					£239,000	105	£2,490
30/00/2017	, ,	19		MOUNTSODDEL	LOUGHBOROUGH		£219,750	105	22,093
30/06/2017	D	30		MOUNTSORREL	LOUGHBOROUGH		1249,995	91	£2,747
30/06/2017	D	34	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 70000	£246,995	93	£2,656
30/06/2017	D	32	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 /XW	£243,000		#DIV/0!
30/06/2017	S	15	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£209,995	76	£2,763
30/06/2017	Т	4	SPRUCE SQUARE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WU	£237,500	88	£2,699
30/06/2017	S	34	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£215,950	83	£2,602
30/06/2017	S	36	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£205,950	79	£2,607
30/06/2017	S	38	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£205,950	79	£2,607
30/06/2017	S	40	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£206,500	79	£2,614
30/06/2017	D	4	WOLFSON CLOSE	SYSTON	LEICESTER	LE7 2FJ	£255,000	103	£2,476
30/06/2017	D	19	MILLSTONE LANE	QUENIBOROUGH	LEICESTER	LE7 2FN	£359,995	139	£2,590
30/06/2017	D	41	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£444,995	216	£2,060
30/06/2017	D	45	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2FR	£369,995	139	£2.662
30/06/2017	D	47	ALERED BELSHAW ROAD	QUENIBOROUGH	I FICESTER	1 F7 2FR	£291,995	108	£2,704
30/06/2017	D	1	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£489,995	221	£2,217
00/00/2011	-	·	WAY	002000000000			2.00,000		~_,
30/06/2017	П	18				LE7 3GB	£330.005	12/	£2 742
30/00/2017	D	10	WAY	QUEINIDOI(COUCH	LEIGESTER	LL7 30D	2000,000	124	22,142
20/06/2017	Р	20					6220 005	125	CO E10
30/00/2017	D	20		QUENIBOROUGH	LEIGESTER	LET 3GB	1339,995	155	£2,510
20/00/2047	D	2					0000 000	400	00.040
30/06/2017	D	3		ROTHLEY	LEIGESTER		£389,000	138	£2,819
30/06/2017	D	11	OLD SCHOOL WAY	ROTHLEY	LEICESTER	LETTIS	1575,000	222	£2,590
30/06/2017	D	12	ELDERBERRY DRIVE	ROTHLEY	LEICESTER		£248,995	91	£2,736
30/06/2017	D	39	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 /10	£257,995	89	£2,899
04/07/2017	D	40	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£409,750	167	£2,454
06/07/2017	Т	56	GLEN ROAD		LOUGHBOROUGH	LE11 2GE	£202,000	82	£2,463
06/07/2017	D	38	ALFRED BELSHAW ROAD	SYSTON	LEICESTER	LE7 2DU	£314,995	126	£2,500
07/07/2017	S	10	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£215,000	82	£2,622
07/07/2017	D	34	TULIP CRESCENT		LOUGHBOROUGH	LE11 2WH	£359,750	147	£2,447
07/07/2017	D	5	SHARPE WAY	SILEBY	LOUGHBOROUGH	LE12 7XA	£387,995	178	£2,180
07/07/2017	Т	3	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£174,995	63	£2,778
07/07/2017	D	7	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£317.000	126	£2.516
10/07/2017	D	6	LACE AVENUE		LOUGHBOROUGH	LE11 2FE	£483,995	224	£2.161
12/07/2017	S	12	WATTERSON CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7UB	£237.000	90	£2.633
12/07/2017	D	4	TODMORDEN CLOSE	HAMII TON	LEICESTER	LE5 1EN	£314,995	146	£2,158
13/07/2017	D	9	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER		£336,000	137	£2 453
14/07/2017	s	56	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£187 000	78	£2 397
14/07/2017	т	3	SPRIICE SOLIARE	BARROW/ LIPON SOAP			£235 000	78	£3 013
14/07/2017	'n	9			LEICESTER	LE 7 3 GR	£200,000	160	£3,013
14/01/2011	D	5	WAY		LLIOLOILN		2339,990	109	22,307



17/07/2017	Т	2	SPRUCE SQUARE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WU	£240,000	76	£3,158
19/07/2017	D	10	TOWLES DRIVE	SILEBY	LOUGHBOROUGH	LE12 7WY	£424,995	210	£2,024
20/07/2017	D	8	TOWLES DRIVE	SILEBY	LOUGHBOROUGH	LE12 7WY	£328,995	137	£2,401
20/07/2017	Т	9	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£175,950	65	£2,707
20/07/2017	D	113	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£299,995	139	£2,158
21/07/2017	Т	6	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£215,000	82	£2,622
21/07/2017	D	19	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£227,000	91	£2,495
21/07/2017	D	33	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£335.000	129	£2.597
21/07/2017	D	1	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£383.995	178	£2.157
24/07/2017	т	123	GREAT CENTRAL ROAD	-	LOUGHBOROUGH	LE11 1FQ	£185.250	83	£2.232
24/07/2017	S	8	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£212.000	82	£2.585
24/07/2017	D	4	TOWLES DRIVE	SILEBY	LOUGHBOROUGH	LE12 7WY	£328.995	137	£2,401
24/07/2017	F	35	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£136.000	62	£2,194
26/07/2017	S	5	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£175.950	65	£2,707
27/07/2017	D	9	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£329.995	127	£2.598
27/07/2017	D	17	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£371.995	143	£2.601
27/07/2017	D	63	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£286.995	114	£2.518
27/07/2017	D	6	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£335.000	140	£2.393
27/07/2017	D	20	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£248.000	103	£2,408
28/07/2017	F	20	ANNIES WHARF		LOUGHBOROUGH	LE11 1LD	£125.000	52	£2,404
28/07/2017	D	15	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£341.000	124	£2.750
28/07/2017	S	21	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£205.000	81	£2.531
28/07/2017	D	11	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£250.000	140	£1,786
28/07/2017	D	36	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£287,995	127	£2.268
28/07/2017	D	38	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£300.995	127	£2.370
28/07/2017	D	77	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£358.000	163	£2,196
28/07/2017	D	39	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£269,995	117	£2.308
28/07/2017	D	36	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£248.000		#DIV/0!
28/07/2017	D	95	IVESHEAD ROAD	SHEPSHED	LOUGHBOROUGH	LE12 9EP	£319.950	118	£2.711
28/07/2017	S	7	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£175.950	65	£2,707
28/07/2017	Ť	11	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£176.950	65	£2.722
28/07/2017	F	26	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£132.995	64	£2.078
28/07/2017	D	5	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£275.000	117	£2.350
28/07/2017	S	4	WALLACE HEALEY CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FQ	£256,995	105	£2,448
28/07/2017	D	5	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£379,995	145	£2.621
28/07/2017	D	1	HAREBELL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GE	£360,000	137	£2,628
28/07/2017	D	11	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£269,995	120	£2.250
28/07/2017	D	19	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£322,000	125	£2,576
04/08/2017	D	19	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£479,995	224	£2.143
04/08/2017	D	11	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£335.000	125	£2.680
04/08/2017	т	21	KING CRESCENT SOUTH		LOUGHBOROUGH	LE11 2XD	£224.750		#DIV/0!
07/08/2017	D	22	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£359,995	150	£2.400
09/08/2017	т	32B	CHARLES STREET	SILEBY	LOUGHBOROUGH	LE12 7RJ	£167.500	88	£1.903
09/08/2017	D	11	WATTERSON CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7UB	£300,000	130	£2,308
10/08/2017	D	61	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£289,995	114	£2,544
11/08/2017	Т	3	KING CRESCENT SOUTH		LOUGHBOROUGH	LE11 2XD	£224,750		#DIV/0!
11/08/2017	D	73	SOUTHFIELD AVENUE	SILEBY	LOUGHBOROUGH	LE12 7WL	£305,000	138	£2,210
							, -		, -



11/08/2017	D		3	MOORE GARDENS CLOSE	ROTHLEY	LEICESTER	LE7 7UQ	£312,000	125	£2,496
18/08/2017			50	GLEN ROAD		LOUGHBOROUGH	LE11 2QN	£230,000	91	£2,527
18/08/2017	S		15	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£176,950	65	£2,722
18/08/2017	S		17	BELFRY PLACE	SHEPSHED	LOUGHBOROUGH	LE12 9FP	£175,950	65	£2,707
18/08/2017	D		49	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE72FR	£320,995	126	£2,548
21/08/2017	D		45	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£364,000	144	£2,528
21/08/2017	D		32	LANGTOFT ROAD	HAMILTON	LEICESTER	LE5 1FU	£322,995	146	£2,212
22/08/2017	D		21	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£310,000	114	£2,719
23/08/2017	D		43	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£475,000	131	£3,626
25/08/2017	Т		14	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£186,950	83	£2,252
25/08/2017	D		2	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£269,000	96	£2,802
25/08/2017	D		9	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£309,000	116	£2,664
25/08/2017	D		23	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£307,000	114	£2,693
25/08/2017	D		53	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£262,995		#DIV/0!
25/08/2017	D		59	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£266,995		#DIV/0!
25/08/2017	F		23	HAVELOCK GARDENS	THURMASTON	LEICESTER	LE4 8DX	£130,995	64	£2,047
25/08/2017	D		7	LANGTOFT ROAD	HAMILTON	LEICESTER	LE5 1FU	£305,000	139	£2,194
25/08/2017	D		1	CORNFIELD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FG	£381,995	147	£2,599
25/08/2017	D		2	WOLFSON CLOSE	SYSTON	LEICESTER	LE7 2FJ	£332,500	143	£2,325
25/08/2017	D		5	HAREBELL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GE	£524,695	203	£2,585
25/08/2017	S		1	MULBERRY WAY	ROTHLEY	LEICESTER	LE7 7TX	£197,995	71	£2,789
25/08/2017	S		3	MULBERRY WAY	ROTHLEY	LEICESTER	LE7 7TX	£194,995	71	£2,746
25/08/2017	D		10	MULBERRY WAY	ROTHLEY	LEICESTER	LE7 7TX	£409.995	160	£2.562
29/08/2017	F	STUDYROOM	THE FOUNDRY 2.	WOODGATE		LOUGHBOROUGH	LE11 2WN	£57.950		#DIV/0!
		17C	20					,		
30/08/2017	D		5	MULBERRY WAY	ROTHLEY	LEICESTER	LE7 7TX	£314,995	117	£2,692
31/08/2017	Т		5	WHARNCLIFFE ROAD		LOUGHBOROUGH	LE11 1SL	£140,000	60	£2,333
31/08/2017	т		7	WHARNCLIFFE ROAD		LOUGHBOROUGH	LE11 1SL	£140.000	60	£2,333
31/08/2017	Ť		5A	WHARNCLIFFE ROAD		LOUGHBOROUGH	LE11 1SL	£140.000	60	£2.333
31/08/2017	т		5B	WHARNCLIFFE ROAD		LOUGHBOROUGH	LE11 1SL	£140.000	60	£2,333
31/08/2017	D		47	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£310.000	114	£2,719
31/08/2017	D		9	WATTERSON CLOSE	MOUNTSORREI	LOUGHBOROUGH	L F12 7UB	£279,000	132	£2,114
31/08/2017	D		10	WATTERSON CLOSE	MOUNTSORREL		LE12 7UB	£330,000	172	£1 919
31/08/2017	D		15	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7WW	£394 995	177	£2 232
31/08/2017	D		61	BAUM DRIVE	MOUNTSORREL		LE12 7XW	£264 995		#DIV/0
31/08/2017	D		121		HAMILTON	LEICESTER	LE5 1WG	£308.000	139	f2 216
31/08/2017	D		3			LEICESTER	LE7 2EG	£272 995	03	£2,210
31/08/2017	D		3		OUENIBOROUGH	LEICESTER		£200 005	123	£2,000
31/08/2017	D		7		ROTHIEV	LEICESTER		£256,005	01	£2,400
01/00/2017	D		1		ROTTLET			£245 000	100	£2,024 £2,450
01/00/2017			1					£007 500	252	£2,400
01/09/2017			J 11		SVSTON			£337,300	1/0	£2,020
01/09/2017			0					£340,000	207	£2,202
00/09/2017	5		0		WOODHOUSE EAVES			£1,100,000	J∠1 01	£3,517
00/09/2017	3		4∠ ₄					£230,000	31	12,521
00/09/2017	3		4					£179,000	13	±2,452
00/09/2017	D		о О					£239,150	100	#DIV/0!
00/09/2017	U		Э	STORKIT LAINE		LOUGHBUKUUGH	LE IZ ØXK	£315,000	120	12,916



11/09/2017	Т	46	GLEN ROAD		LOUGHBOROUGH	LE11 2QN	£165,000	76	£2,171
13/09/2017	D	6	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£509,995	247	£2,065
15/09/2017	S	4	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£165,000	75	£2,200
15/09/2017	D	6	BRAID CLOSE		LOUGHBOROUGH	LE11 2AY	£371.995	143	£2.601
15/09/2017	D	20	WOOLERTON DRIVE	ROTHLEY	LEICESTER	LE7 7UH	£440.000	165	£2.667
18/09/2017	S	57	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£234,995	114	£2.061
22/09/2017	D	21	BRAID CLOSE		LOUGHBOROUGH	LE11 2AY	£374.995	143	£2.622
22/09/2017	T	48	GI EN ROAD		LOUGHBOROUGH	LE11 20N	£167,000	65	£2,569
22/09/2017	D	5	CORNELELD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2EG	£274 995	93	£2,957
22/09/2017	т	6	WOLESON CLOSE	SYSTON	LEICESTER	LE7 2F.I	£235,000	109	£2 156
22/09/2017	Ť	8	WOLESON CLOSE	SYSTON	LEICESTER	LE7 2F.I	£225,000	100	£2 064
22/09/2017	Ť	10	WOLFSON CLOSE	SYSTON	LEICESTER	LE7 2FJ	£235,000	109	£2,004
25/09/2017	Ś	129	GREAT CENTRAL ROAD	ereren	LOUGHBOROUGH	LE111FO	£190,000	83	£2 289
25/09/2017	П	31	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£320,000	78	£4 103
25/00/2017	D	11			LEICESTER		£320,000	1/6	£2,100
27/09/2017	S	59		SVSTON	LEICESTER		£111 670	63	£2,200
27/00/2017	с С	55		STOTON			£105 591	63	£1,775
27/09/2017	6	9		STON		1 5 2 5	£105,501	63	£1,070
21/09/2017	5	0 F		313101			£105,501	03 E0	£1,070
20/09/2017	D c	5 0					£103,000	00 75	£2,040
20/09/2017	5	0					£107,950	107	£2,209
20/09/2017		19					£334,995	142	£2,030
20/09/2017		31					£379,995 C484 005	143	£2,007
20/09/2017	U T	33		BARROW UPON SOAR	LOUGHBOROUGH		£464,995	109	£2,300
29/09/2017	I	12			LOUGHBOROUGH		£184,000	83	£2,217
29/09/2017	D	23			LOUGHBOROUGH	LETT ZAY	£485,995	224	£2,170
29/09/2017	D	31	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£264,995	93	£2,849
29/09/2017	D	33	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£266,995	93	£2,871
29/09/2017	D	37	DOBLE CRESCENT		LOUGHBOROUGH	LE12 5NY	£329,000	124	£2,653
29/09/2017	D	40		SILEBY	LOUGHBOROUGH	LE12 /DP	£389,995	178	£2,191
29/09/2017	S	55	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 /XW	£234,995	114	£2,061
29/09/2017	D	1	BURNHAM ROAD	MOUNTSORREL	LOUGHBOROUGH	LE12 /XZ	£374,995	150	£2,500
29/09/2017	D	11	HACKNESS ROAD	HAMILION	LEICESTER	LE5 1EW	£274,995	119	£2,311
29/09/2017	D	1	LANGTOFT ROAD	HAMILION	LEICESTER	LE5 1FU	£289,995	128	£2,266
29/09/2017	D	/	CORNFIELD CLOSE	QUENIBOROUGH	LEICESTER	LE72FG	£269,995	93	£2,903
29/09/2017	D	9	CORNFIELD CLOSE	QUENIBOROUGH	LEICESTER	LE7 2FG	£272,995	93	£2,935
29/09/2017	D	11	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£300,000	134	£2,239
	_		WAY						
29/09/2017	D	2	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£417,995	164	£2,549
29/09/2017	S	4	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£200,000	72	£2,778
29/09/2017	S	6	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£205,995	72	£2,861
29/09/2017	D	2	HAREBELL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GE	£369,995	135	£2,741
29/09/2017	S	1	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£160,000	69	£2,319
29/09/2017	S	5	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£160,000	69	£2,319
29/09/2017	S	18	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£197,995	71	£2,789
29/09/2017	D	20	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£259,995	91	£2,857
29/09/2017	D	9	MULBERRY WAY	ROTHLEY	LEICESTER	LE7 7TX	£259,995	89	£2,921
29/09/2017	D	11	MULBERRY WAY	ROTHLEY	LEICESTER	LE7 7TX	£255,995	91	£2,813



29/09/2017	S		5	SHEPPARD WAY	ROTHI FY	I FICESTER	I F7 7WG	£187.000	65	£2.877
00/10/2017	D D		0					C222 405	140	C2,200
02/10/2017	D		9			LEICESTER	LES IFU	1322,495	140	12,209
03/10/2017	S		115	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£279,995	143	£1,958
06/10/2017	т		44	GLEN ROAD		LOUGHBOROUGH	LE11 20N	£179.000	65	f2 754
06/10/2017	÷		2					C1C7 000	CE	C2 F C0
06/10/2017	1		3	NEWWAN CLOSE		LOUGHBOROUGH	LETTZUR	£107,000	60	£2,569
06/10/2017	D		23	MILLSTONE LANE	QUENIBOROUGH	LEICESTER	LE7 2FN	£447,995	147	£3,048
09/10/2017	D		59	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£303 995	127	f2 394
40/40/0047	č		10		0.22D1			2000,000	444	20,740
12/10/2017	5		40	GLEN ROAD		LOUGHBOROUGH	LETT ZQN	£310,000	114	£2,719
12/10/2017	S		3	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£160,000	69	£2,319
12/10/2017	П		1	SHEPPARD WAY	ROTHLEY	LEICESTER	LE7 7\//G	£345 000	132	£2 614
12/10/2017	0		1			LEIGEOTER		2040,000	102	22,014
12/10/2017	5		3	SHEPPARD WAY	ROTHLEY	LEICESTER	LE7 7WG	£216,000	82	£2,634
12/10/2017	D		7	SHEPPARD WAY	ROTHLEY	LEICESTER	LE7 7WG	£262,000	96	£2,729
13/10/2017	П		61					£330 000	125	£2 ⁶⁴⁰
10/10/2017	Ť		01			LOUGHBOROUGH		2330,000	125	22,040
18/10/2017	I		32A	CHARLES STREET	SILEBY	LOUGHBOROUGH	LE12 /RJ	£165,000	88	£1,875
20/10/2017	D		3	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£245.000	100	£2.450
20/10/2017	т		1	NEWMAN CLOSE		LOUGHBOROUGH	LE11 2UR	£175 000	65	£2,602
20/10/2017	<u>'</u>		1			LOUGHBOROUGH		2173,000	00	22,002
20/10/2017	D		63	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 /XW	£254,995		#DIV/0!
20/10/2017	D		6	BURNHAM ROAD	MOUNTSORREL	LOUGHBOROUGH	LE12 7XZ	£324.995	133	£2.444
20/10/2017	П		1	SPRINCE SOLIARE	BARROW/ LIPON SOAR	LOUGHBOROUGH	LE12 8\//L	£110 050	154	£2 727
20/10/2017	5		1		DARKOW OF ON SOAR	LOOGHBOROOOH		2413,330	1.04	22,121
20/10/2017	D		10	CRAGG VALE CLOSE	HAMILION	LEICESTER	LE5 1ES	£325,000	140	£2,321
20/10/2017	D		28	LANGTOFT ROAD	HAMILTON	LEICESTER	LE5 1FU	£320.000	146	£2.192
20/10/2017	П		6	HAREBELL CLOSE		LEICESTER	LE7 3GE	£410 005		#DIV/0
20/10/2017	5		0		QUENIDOROUOU	LEIGEOTER		2410,000		//DIV/0
20/10/2017	D		8	HAREBELL CLOSE	QUEINIBOROUGH	LEIGESTER	LE7 3GE	£515,000		#DIV/0!
23/10/2017	F	FLAT 6	2	HENDERSON WAY		LOUGHBOROUGH	LE11 1SS	£142,000	53	£2,679
24/10/2017	П		40	ALERED BELSHAW ROAD	OUENIBOROUGH	LEICESTER	LE7 2011	£369 995	139	£2,662
24/10/2017	г Г				QUEINBOILOUUI			2000,000	100	#DIV/01
25/10/2017	F	STUDYROOM	THE FOUNDRY 2,	WOODGATE		LOUGHBOROUGH	LETT ZVVIN	£53,950		#DIV/0!
		9C	20							
25/10/2017	т		89	DERBY ROAD		LOUGHBOROUGH	LE11.5AE	£75 000	76	£987
25/10/2017	D		7	STORKITIANE				C265 000	126	62 007
25/10/2017	D		1	STORKIT LAINE	VV TIVIESVVOLD	LOUGHBOROUGH	LEIZOAR	1305,000	120	12,091
25/10/2017	D		14	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£310,000	134	£2,313
25/10/2017	D		15	HACKNESS ROAD	HAMILTON	LEICESTER	LE5 1EW	£274.995	119	£2.311
25/10/2017	Ē		0			LEICESTER		£265,000	06	62,760
23/10/2017	5		9		KOTTILLT	LLICESTER		1205,000	90	22,700
26/10/2017	D		29	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£387,995	146	£2,658
26/10/2017	D		38	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£268.995	100	£2.690
26/10/2017	П		20		BARROW/ LIPON SOAR		LE12 8VI	£180 005	216	£2,268
20/10/2017	5		23		DAILTON OF ON SOAR	LOOGHBOROOOH		2403,333	210	22,200
26/10/2017	D		48	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£324,995	126	£2,579
27/10/2017	D		2	TRAVIS WAY		LOUGHBOROUGH	LE11 2GN	£245,000	91	£2,692
27/10/2017	П		59	ΔΗ ΕΝΠΔΙ Ε ΒΟΔΠ			LE11 2HX	£243 000	100	£2 430
07/40/0047	Ŧ		10			LOUGHBOROUGH		2270,000	70	22,400
27/10/2017	1		12	WILSON DRIVE		LOUGHBOROUGH	LETT ZRW	£170,000	76	£2,237
27/10/2017	D		9	HYACINTH CLOSE		LOUGHBOROUGH	LE11 2WD	£274,750	104	£2,642
27/10/2017	D		3	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12.5NX	£282 000	140	£2 014
27/10/2017	D D		1					£200.00F	107	£2,262
21/10/2017	U			DIAT GLUGE	SILEDI	LOUGHBURUUGH		1299,990	127	12,302
27/10/2017	D		1	TAYLOR DRIVE	SILEBY	LOUGHBOROUGH	LE12 7WS	£308,995	127	£2,433
27/10/2017	S		40	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£186.995	63	£2.968
27/10/2017	ě		12		MOUNTSOPPEI			£184 005	62	£2,000
21/10/2017	3		42		MOUNTOORREL			L104,990	03	12,930
27/10/2017	S		44	BAUM DRIVE	MOUNISORREL	LOUGHBOROUGH	LE12 /XW	£184,995	63	£2,936
27/10/2017	S		46	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£186,995	63	£2,968
								,		,



27/10/2017	D	48	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	I F12 7XW	£270 995	100	£2 710
07/40/0047	Č	10		MOUNTCODDEL			2015,005	70	~,1 10
27/10/2017	3	Z		MOUNISORREL	LOUGHBOROUGH	LEIZIAZ	£215,995	76	£2,042
27/10/2017	S	4	BURNHAM ROAD	MOUNTSORREL	LOUGHBOROUGH	LE12 7XZ	£216,995	76	£2,855
27/10/2017	D	1	APPLE TREE WAY	BARROW UPON SOAR	I OUGHBOROUGH	LE12 8YI	£394,995	146	£2,705
27/10/2017	D D	27					£287.005	1/2	£2 712
27/10/2017	0	21		BARROW OF ON SOAR	LOUGHBOROUGH		2307,995	145	22,713
27/10/2017	S	12	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8ZF	£224,950	87	£2,586
27/10/2017	D	12	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£275.000	113	£2.434
27/10/2017	П	120	LAVERTON ROAD		LEICESTER		£320,000	1/0	£2 1/8
27/10/2017	5	120			LEIGEOTER		2020,000	145	22,140
27/10/2017	D	1	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£439,995		#DIV/0!
27/10/2017	D	8	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£259,995		#DIV/0!
27/10/2017	р	4	HAREBELL CLOSE	OUENIBOROUGH	LEICESTER	1 E7 3GE	£419 995		#DI\//0I
27/10/2017	D D	10			LEICESTER		CE25 000		#DIV//01
27/10/2017	D	10	HAREBELL CLOSE	QUEINIBURUUGH	LEIGESTER	LET SGE	2000,999		#DIV/0!
27/10/2017	D	22	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£302,000	120	£2,517
27/10/2017	D	26	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£263.995	89	£2.966
27/10/2017	П	8		ROTHLEV	LEICESTER		£300 005	117	£2 650
21/10/2017	D D	0					2003,330	447	22,000
30/10/2017	D	14	ELDERBERRY DRIVE	RUTHLEY	LEICESTER	LE/ /10	£270,000	117	£2,308
01/11/2017	S	65	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£238,995	114	£2,096
03/11/2017	D	57A	ALLENDALE ROAD		LOUGHBOROUGH	I F11 2HX	£245 000	100	£2 450
02/11/2017	D	22					COE 4 7E0	04	C2 1 1E
03/11/2017	D	33	CARINATION ROAD		LOUGHBOROUGH	LETT 200	1204,700	01	£3,143
03/11/2017	D	2	LANGTOFT ROAD	HAMILTON	LEICESTER	LE5 1FU	£289,995	128	£2,266
06/11/2017	D	18	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£325.000	151	£2.152
10/11/2017	ŝ	67	BALIM DRIVE	MOUNTSORREI		LE12 7XW	£241 995	114	£2 123
10/11/2017	0	01			LEIOEOTED		2241,000	4.40	22,120
10/11/2017	5	9	HACKNESS ROAD	HAMILION	LEICESTER	LE5 1EVV	£279,995	143	£1,958
10/11/2017	D	30	LANGTOFT ROAD	HAMILTON	LEICESTER	LE5 1FU	£310,000	146	£2,123
10/11/2017	S	19	WOLESON CLOSE	SYSTON	I FICESTER	LE7 2E.I	£242 000	109	£2 220
10/11/2017	ē	21		EVETON	LEICESTED		6242,000	100	62,220
10/11/2017	3	21	WOLFSON CLOSE	51510N	LEIGESTER	LE/ ZFJ	1242,000	109	£2,220
16/11/2017	S	14	STORKIT LANE	WYMESWOLD	LOUGHBOROUGH	LE12 6XR	£299,995	100	£3,000
17/11/2017	D	17	WATKIN DRIVE		LOUGHBOROUGH	LE11 2RR	£335.000	125	£2.680
17/11/2017	р	4	HYACINTH CLOSE		LOUGHBOROUGH	LE11 2WD	£449 750		#DIV/01
47/44/2047	5	-					2440,700	04	00 747
17/11/2017	D	Z	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8ZF	£249,950	91	£2,747
17/11/2017	D	8	CRAGG VALE CLOSE	HAMILTON	LEICESTER	LE5 1ES	£350,000	151	£2,318
17/11/2017	S	117	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£279.995	143	£1.958
17/11/2017	D D	10	SHEPPARDWAY	ROTHIEV	LEICESTER		£350,000	132	£2,652
00/44/2017		10					2330,000	152	22,002
20/11/2017	D	3	BURNHAM ROAD	MOUNTSORREL	LOUGHBOROUGH	LE12 /XZ	£399,995	156	£2,564
20/11/2017	D	15	SHEPPARD WAY	ROTHLEY	LEICESTER	LE7 7WG	£319,000	114	£2,798
23/11/2017	D	14	DOBLE CRESCENT	HATHERN	I OUGHBOROUGH	LE12 5NY	£455.000	130	£3,500
22/11/2017	D	61			LEICESTED		£271 005	02	£2,005
23/11/2017	0	01		QUENIBOROUGH			2271,995	95	22,923
24/11/2017	S	20	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£229,000	91	£2,516
24/11/2017	D	42	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£331,995	137	£2,423
24/11/2017	т	4	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 87E	£229 950	80	£2 874
24/11/2017	, D	116			LEICESTER		6225,000	140	62,202
24/11/2017	D	110		HAMILTON	LEICESTER	LES IVVJ	£335,000	140	£2,393
24/11/2017	D	122	LAVERTON ROAD	HAMILION	LEICESTER	LE5 1WJ	£310,000	149	£2,081
24/11/2017	D	15	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£350,000	158	£2,215
24/11/2017	D	17	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£325 000	141	£2 305
27/11/2017	é	4.4					£104 0F0	00	£2,000
21/11/2017	3	14			LOUGHBURUUGH		£194,950	02	12,3/1
27/11/2017	S	7	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£160,000	69	£2,319
29/11/2017	S	5	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£263.995	106	£2.491
							,		



30/11/2017	D	69	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£267.995	100	£2.680
30/11/2017	т	79	BAUM DRIVE	MOUNTSORREI	I OUGHBOROUGH	I F12 7XW	£206,995	76	£2,724
30/11/2017	Ť	81	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	L F12 7XW	£213,995	76	£2 816
30/11/2017	D	8		MOUNTSORREL		LE12 7X7	£230,005	95	£2 526
30/11/2017	Б	11		MOUNTSORREI			£200,000 £320,005	135	£2,020
20/11/2017		20		MOUNTSORREL			£323,333	117	62 202
30/11/2017	D	20		MOUNTSORREL			£279,995	02	£2,393
30/11/2017	D	22		MOUNTSORREL	LOUGHBOROUGH		£254,995	93	£2,742
30/11/2017	5	3	APPLE IREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£263,995	106	£2,491
30/11/2017	D	1	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£289,995	101	£2,871
30/11/2017	S	7	HACKNESS ROAD	HAMILTON	LEICESTER	LE5 1EW	£279,995	143	£1,958
30/11/2017	S	10	DROVERS ROAD	SYSTON	LEICESTER	LE7 2FS	£254,995	94	£2,713
30/11/2017	D	9	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£359,995	119	£3,025
30/11/2017	D	3	HAREBELL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GE	£529,995	221	£2,398
30/11/2017	D	24	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£294,995	120	£2,458
01/12/2017	S	24	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£235,000	91	£2,582
01/12/2017	D	6	HYACINTH CLOSE		LOUGHBOROUGH	LE11 2WD	£415.750		#DÍV/0!
01/12/2017	D	8	DOBLE CRESCENT	HATHERN	I OUGHBOROUGH	LE12 5NY	£399,000	156	£2,558
05/12/2017	T	5	BRAID CLOSE		LOUGHBOROUGH	L F11 2AY	£134 900	70	£1 927
05/12/2017	Ť	7	BRAID CLOSE				£134 900	70	£1 027
05/12/2017	÷	0	BRAID CLOSE				£134,000	70	£1,027
05/12/2017	÷	11					£104,300	70	£1,527
05/12/2017	÷	16					£109,200	70	£1,501
05/12/2017	+	15	BRAID CLOSE		LOUGHBOROUGH		£109,260	70	£1,501
05/12/2017	1	17	BRAID CLOSE		LOUGHBOROUGH	LE11 2AY	£109,260	70	£1,561
05/12/2017	S	47	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£109,260	70	£1,561
05/12/2017	S	49	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£153,256	98	£1,564
07/12/2017	D	8	BRAID CLOSE		LOUGHBOROUGH	LE11 2AY	£484,995	224	£2,165
07/12/2017	D	23	WOLFSON CLOSE	SYSTON	LEICESTER	LE7 2FJ	£340,000	140	£2,429
08/12/2017	Т	26	WINDMILL ROAD		LOUGHBOROUGH	LE11 1RJ	£176,200	71	£2,482
08/12/2017	D	35	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£484,995	224	£2,165
08/12/2017	S	22	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£235,000	91	£2,582
08/12/2017	S	26	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£235,000	91	£2,582
08/12/2017	D	35	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£324.750	95	£3.418
08/12/2017	D	3	HACKNESS ROAD	HAMILTON	LEICESTER	LE5 1EW	£319,995	146	£2,192
08/12/2017	D	22	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£325,000	125	£2,600
08/12/2017	D	24	LINACRE CRESCENT	SYSTON	LEICESTER	LE7 2FB	£260,000	103	£2 524
08/12/2017	ŝ	1	MANOR FARM MEWS	OLIENIBOROLIGH	LEICESTER		£286,000	98	£2 918
08/12/2017	ň	22	BOONTON MEADOWS	OUENIBOROUCH	LEICESTER	LE7 3GB	£320,000	124	£2,610
00/12/2017	D	22	WAY	QUENIBOROBOTI	LEIGESTEIX	LL7 JOB	2329,995	124	22,001
08/12/2017	D	10	CAMPION AVENUE	QUENIBOROUGH	LEICESTER	LE7 3GD	£279,995	91	£3,077
12/12/2017	S	85	MAIN STREET	QUENIBOROUGH	LEICESTER	LE7 3DB	£900,000		#DÍV/0!
13/12/2017	ŝ	15	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YI	£259,995	97	£2 680
13/12/2017	ŝ	17	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	L F12 8YL	£259,995	97	£2,680
13/12/2017	Š	25		BARROW UPON SOAR		LE12 8VI	£387 005	143	£2 713
13/12/2017	ň	Q	BREWER CLOSE	ROTHLEY	LEICESTER	LE7 7W/F	£355,000	137	£2,713
1/12/2017		3 21					£300,000	1/6	£2,001
14/12/2017		∠ I 00					2330,333 2370 00F	140	£2,010
14/12/2017	D	23					1310,995	143	12,00U
14/12/2017	υ	25	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2BB	£269,995	93	£2,903



14/12/2017	D	8	TRAVIS WAY		LOUGHBOROUGH	LE11 2GN	£249.000	96	£2.594
14/12/2017	D	9	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£496.995	216	£2.301
14/12/2017	D	11	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£496.995	216	£2,301
14/12/2017	D	19	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£389,995	143	£2,727
14/12/2017	D	21	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£402,995	146	£2,760
14/12/2017	D	44	ALERED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£302,995	108	£2,806
14/12/2017	D	46	ALERED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£299,995	108	£2 778
14/12/2017	S	63	ALERED BELSHAW ROAD	OUENIBOROUGH	LEICESTER	LE7 2FR	£254 995	94	£2 713
14/12/2017	ŝ	4	BILL SDON COURT	ROTHLEY	LEICESTER		£187 000	65	£2,110
15/12/2017	ŝ	18				LE7 700L	£194 950	82	£2,077
15/12/2017	т	22				LE11 1R.I	£172 950	71	£2,077
15/12/2017	Ť	24	WINDMILL ROAD		LOUGHBOROUGH	LE11 1R.I	£169,950	71	£2,400
15/12/2017	÷	15			LOUGHBOROUGH		£110,000		#DIV/0
15/12/2017	÷	17	CARNATION ROAD		LOUGHBOROUGH		£110,000		#DIV/0
15/12/2017	÷	10					£110,000		#DIV/0
15/12/2017	Ť	23					£119,000		#DIV/0
15/12/2017	'n	65					£205.005	107	£2 400
15/12/2017	D D	2					£305,995	127	£2,409
15/12/2017	e e	2 19				LE 12 7 W 3	£303,993	76	£2,409
15/12/2017	5	18 F					£224,990	20	£2,900
15/12/2017	Ť	5					£232,930	60	£2,042
15/12/2017	, ,	0					£179,000	146	£2,903
15/12/2017		1					£310,995	140	£2,171
15/12/2017	0	23			LEIGESTER		£274,990	119	22,311
15/12/2017	5	1	SOMERVILLE CLOSE	SYSTON	LEICESTER		£237,000	109	£2,174
15/12/2017	5	9	SOMERVILLE CLOSE	SYSTON	LEICESTER	LE7 2FE	£242,000	109	£2,220
15/12/2017	+	12		QUENIBOROUGH	LEICESTER	LE7 3GD	£181,995	84	£2,167
15/12/2017	+	15		QUENIBOROUGH	LEICESTER	LE7 3GD	£186,000	84	£2,214
15/12/2017	I	9	TEASEL CLOSE	QUENIBOROUGH	LEICESTER	LE7 3GF	£190,995	91	£2,099
15/12/2017	D	2	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 /IU	£439,995	160	£2,750
15/12/2017	D	10	ELDERBERRY DRIVE	ROTHLEY	LEICESTER		£334,995	11/	£2,863
15/12/2017	S	45	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE//IU	£182,995	60	£3,050
18/12/2017	Т	12	FAY DRIVE		LOUGHBOROUGH	LE11 1SW	£154,950	62	£2,499
18/12/2017	S	16	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£224,995	76	£2,960
18/12/2017	D	41	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£264,995	91	£2,912
18/12/2017	S	43	ELDERBERRY DRIVE	ROTHLEY	LEICESTER	LE7 7TU	£181,995	60	£3,033
18/12/2017	D	11	SHEPPARD WAY	ROTHLEY	LEICESTER	LE7 7WG	£252,000	91	£2,769
19/12/2017	D	19	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£254,995	93	£2,742
19/12/2017	D	21	IRONS CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7YR	£247,345	93	£2,660
20/12/2017	Т	10	FAY DRIVE		LOUGHBOROUGH	LE11 1SW	£179,950	104	£1,730
20/12/2017	Т	25	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£113,850		#DIV/0!
20/12/2017	S	19	HACKNESS ROAD	HAMILTON	LEICESTER	LE5 1EW	£279,995	143	£1,958
20/12/2017	D	17	BOONTON MEADOWS	QUENIBOROUGH	LEICESTER	LE7 3GB	£364,995	145	£2,517
			WAY						
21/12/2017	S	1	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£192,500	82	£2,348
21/12/2017	S	3	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£192,500	82	£2,348
21/12/2017	S	19	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£192,500	82	£2,348
21/12/2017	S	21	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£192,500	82	£2,348
							-		



21/12/2017	S		23	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£192,500	82	£2,348
21/12/2017	S		25	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£192,500	82	£2,348
21/12/2017	S		2	WINDMILL ROAD		LOUGHBOROUGH	LE11 1RJ	£192.500	82	£2.348
21/12/2017	S		4	WINDMILL ROAD		LOUGHBOROUGH	LE11 1RJ	£192,500	82	£2,348
21/12/2017	F	FLAT 5	2	HENDERSON WAY		LOUGHBOROUGH	LE11 1SS	£144,950	64	£2,265
21/12/2017	D.		_ 54	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	L F12 7XW	£259,995	89	£2,921
21/12/2017	D		83	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	LE12 7XW	£269,995	100	£2 700
21/12/2017	D		10		MOUNTSORREI	LOUGHBOROUGH	LE127X7	£270 995	108	£2 509
21/12/2017	т		27	IRONS CLOSE	MOUNTSORREI		LE12 7VR	£214,005	76	£2,000
21/12/2017	'n		21 A		BARROW LIPON SOAR	LOUGHBOROUGH		£239.950	80	£2,020
21/12/2017	р		3		HAMILTON	LEICESTER		£310,000	1/6	£2,000
21/12/2017	D		5		HAMILTON	LEICESTER		£312,000	146	£2,120
04/01/2018	т		9		TRAMETON			£71.850	/8	£1 /07
05/01/2018	с С		9 16				LE11 200	£104 050	82	£1,437
05/01/2010	T		21					£71 950	10	£2,317
09/01/2010	Ť		1					£71,000	40	£1,497
00/01/2010	I D		1		MOUNTCODDEL	LOUGHBOROUGH		£71,000	42	£1,711
12/01/2018	D		14		MOUNTSORREL			£245,000	90	£2,122
12/01/2018	D		2		SILEBY	LOUGHBOROUGH	LETZ /VVR	£279,995	114	£2,450
12/01/2018	D		17		RUTHLET	LEIGESTER	LE7 /WG	£279,000	96	£2,906
15/01/2018	5		30	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£236,000	91	£2,593
18/01/2018	S		2	BILLSDON COURT	ROTHLEY	LEICESTER	LE/ /WE	£189,000	65	£2,908
19/01/2018	D		32	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£236,000	91	£2,593
19/01/2018	I		1	NEWMAN CLOSE		LOUGHBOROUGH	LE11 20R	£217,000	82	£2,646
19/01/2018	D		12	SHEPPARD WAY	ROTHLEY	LEICESTER	LE7 7WG	£429,000	150	£2,860
23/01/2018	Т		18	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£185,000	83	£2,229
24/01/2018	D		39	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£390,000	190	£2,053
26/01/2018	Т		16	FAY DRIVE		LOUGHBOROUGH	LE11 1SW	£154,950	62	£2,499
26/01/2018	Т		20	FAY DRIVE		LOUGHBOROUGH	LE11 1SW	£178,851	104	£1,720
26/01/2018	D		4	TRAVIS WAY		LOUGHBOROUGH	LE11 2GN	£326,000	125	£2,608
26/01/2018	D		4	LADKIN CLOSE	SILEBY	LOUGHBOROUGH	LE12 7WR	£283,000	114	£2,482
26/01/2018	S		52	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£224,995	76	£2,960
26/01/2018	Т		8	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8ZF	£229,950	110	£2,090
26/01/2018	Т		10	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8ZF	£244,950	110	£2,227
26/01/2018	D		11	SOMERVILLE CLOSE	SYSTON	LEICESTER	LE7 2FE	£345,000	149	£2,315
31/01/2018	D		51	ALLENDALE ROAD		LOUGHBOROUGH	LE11 2HX	£255,000	91	£2,802
31/01/2018	D		34	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£310,000		#DIV/0!
31/01/2018	S		7	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8ZF	£182,950	60	£3,049
31/01/2018	S		9	FIELD EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8ZF	£182,950	60	£3,049
31/01/2018	D		139	LAVERTON ROAD	HAMILTON	LEICESTER	LE5 1WG	£324,995	146	£2,226
02/02/2018	S		28	WILSON DRIVE		LOUGHBOROUGH	LE11 2RW	£239,000	91	£2,626
02/02/2018	D		37	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£254,750	104	£2,450
02/02/2018	D		11	HYACINTH CLOSE		LOUGHBOROUGH	LE11 2WD	£249,750	144	£1,734
02/02/2018	D		26	STORKIT LANE	WYMESWOLD	LOUGHBOROUGH	LE12 6XR	£480,000	157	£3.057
02/02/2018	D		5	BREWER CLOSE	ROTHLEY	LEICESTER	LE7 7WF	£351.000	124	£2.831
05/02/2018	D		21	HACKNESS ROAD	HAMILTON	LEICESTER	LE5 1EW	£324,995	146	£2.226
09/02/2018	Ť		9	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£174.950	71	£2,464
09/02/2018	Ť		17	COLTMAN DRIVE			L F11 1FP	£174 950	71	£2 464
	•							2,000	• •	~_,



09/02/2018	D	39	CARNATION ROAD		LOUGHBOROUGH	LE11 2UU	£324,750	164	£1,980
09/02/2018	D	1	COUNTRYSIDE VIEW	ANSTEY	LEICESTER	LE7 7US	£429,950	153	£2,810
14/02/2018	D	18	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£365,000	156	£2,340
14/02/2018	D	41	DOBLE CRESCENT	HATHERN	LOUGHBOROUGH	LE12 5NY	£397,500	190	£2.092
14/02/2018	S	2	WAYFARING CLOSE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8WR	£249,950	79	£3,164
15/02/2018	D	42	ALFRED BELSHAW ROAD	QUENIBOROUGH	LEICESTER	LE7 2DU	£384,995	147	£2.619
16/02/2018	D	44	JENHAM DRIVE	SILEBY	LOUGHBOROUGH	LE12 7DP	£333.000	137	£2,431
21/02/2018	T	5	KING CRESCENT SOUTH		LOUGHBOROUGH	LE11 2XD	£237.750		#DIV/0!
21/02/2018	D	15	FIFI D EDGE DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	L F12 87F	£232,950	80	£2,912
22/02/2018	D	8	DAMSON DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	L F12 8YQ	£342,995	128	£2,680
23/02/2018	T	26	FAY DRIVE		LOUGHBOROUGH	LE11 1SW	£179,950	88	£2,045
23/02/2018	s	50	BAUM DRIVE	MOUNTSORREI	LOUGHBOROUGH	L F12 7XW	£219,995	76	£2,895
23/02/2018	ŝ	3	SEATON ROAD	MOUNTSORREI	LOUGHBOROUGH	L F12 7YH	£224 950	97	£2,319
23/02/2018	š	5	SEATON ROAD	MOUNTSORREI	LOUGHBOROUGH	LE12 7YH	£224,950	97	£2,319
23/02/2018	ŝ	7	SEATON ROAD	MOUNTSORREI	LOUGHBOROUGH	L F12 7YH	£224 950	87	£2,586
23/02/2018	D	10	DAMSON DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YQ	£254,915	128	£1,992
23/02/2018	ŝ	124		HAMILTON	LEICESTER	LE5 1W.I	£245 000	117	£2 094
23/02/2018	š	2	SOMERVILLE CLOSE	SYSTON	LEICESTER	LE0 100	£242,000	109	£2,004
23/02/2018	D D	<u>-</u> 4	SOMERVILLE CLOSE	SYSTON	LEICESTER	LE7 2FE	£237 000	100	£2 174
23/02/2018	S	6	SOMERVILLE CLOSE	SYSTON	LEICESTER	LE7 2FE	£239,000	100	£2,114
23/02/2018	ŝ	8	SOMERVILLE CLOSE	SYSTON	LEIGESTER	LE7 2FE	£237,000	100	£2,100
23/02/2018	ň	11		OUENIBOROUGH	LEICESTER	LE7 3GD	£319 995	118	£2 712
23/02/2018	т	14		OUENIBOROUGH	LEICESTER		£170 000	84	£2 143
23/02/2018	÷	16			LEICESTER		£173,000	80	£2,140
23/02/2018	÷	10		OUENIBOROUGH	LEICESTER		£182 005	80	£2,213
23/02/2018	'n	10		ROTHLEV	LEICESTER		£315,000	117	£2,207
26/02/2018	т	22		ROTTLET			£178 851	90	£2,032
26/02/2018	Ť	22					£178,851	00	£1,007
28/02/2018	c c	24		BARROW/LIPON SOAR			£734.050	80	£7,007
28/02/2018	D D	8			LEICESTER		£273 105	110	£2,337
28/02/2018	Б	120			LEICESTER		£280.005	128	£2,230
28/02/2018	Б	125			LEICESTER		£203,335	1/6	£2,200
28/02/2018	т	155			LEICESTER		£121,005	Q/	£2,203
20/02/2010	ч П	17		QUENIBOROUGH			£101,995	164	£2,107
02/03/2018	e e	15	STORKITIANE				£319,750 £250,000	95	£1,900
02/03/2018	6	15		WINESWOLD			£200,000	0J Q1	£2,941
14/02/2018	0	10					£209,000	95	£2,300
14/03/2018	5	19			LOUGHBOROUGH		£257,500	124	£2,194
14/03/2010		11					£355,000	00	£2,000
16/03/2018		11					£202,900	129	£2,042 £2,266
10/03/2010		137		HAMIETON			£209,995	146	£2,200
22/03/2018	D C	19					£393,995 £326,000	01	£2,099 £2,494
23/03/2010	3	10			LOUGHBOROUGH		£220,000	91	£2,404
23/03/2010		2					£310,000	1/4	£2,119
23/03/2010	0	20			LEICESTER		LJIZ,990	140	E2,144
23/03/2018	3	4 0					£233,000	CO 214	£2,100
23/03/2018	5	0		NUTRLET			2400,000	∠14 106	LZ,200
20/03/2018	3	IU			LOUGHBURUUGH	LETIZER	L200,995	100	LZ,40Z



28/03/2018	D	1	WADHAM CLOSE	SYSTON	LEICESTER	LE7 2FF	£280,000	113	£2,478
29/03/2018	D	14	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£357,995	133	£2,692
29/03/2018	D	16	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£382,995	143	£2,678
29/03/2018	D	18	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£338,995	127	£2,669
29/03/2018	S	24	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£194,995	67	£2,910
29/03/2018	D	3	TRAVIS WAY		LOUGHBOROUGH	LE11 2GN	£226,000	91	£2,484
29/03/2018	D	5	WATTERSON CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7UB	£285,000	118	£2,415
29/03/2018	D	7	WATTERSON CLOSE	MOUNTSORREL	LOUGHBOROUGH	LE12 7UB	£285,000	118	£2,415
29/03/2018	S	74	BAUM DRIVE	MOUNTSORREL	LOUGHBOROUGH	LE12 7XW	£214,995	76	£2,829
29/03/2018	Т	7	LOVETT CRESCENT	MOUNTSORREL	LOUGHBOROUGH	LE12 7ZE	£199,950	73	£2,739
29/03/2018	D	23	APPLE TREE WAY	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YL	£496,995	216	£2,301
29/03/2018	D	18	DAMSON DRIVE	BARROW UPON SOAR	LOUGHBOROUGH	LE12 8YQ	£292,995	101	£2,901
29/03/2018	D	6	HACKNESS ROAD	HAMILTON	LEICESTER	LE5 1EX	£329,995	146	£2,260
06/04/2018	S	1	LOVETT CRESCENT	MOUNTSORREL	LOUGHBOROUGH	LE12 7ZE	£224,950	87	£2,586
12/04/2018	D	12	BURNHAM ROAD	MOUNTSORREL	LOUGHBOROUGH	LE12 7XZ	£266,000	112	£2,375
13/04/2018	D	25	GOODACRE ROAD	HATHERN	LOUGHBOROUGH	LE12 5NX	£285,000	124	£2,298
13/04/2018	D	3	BARWELL DRIVE	ROTHLEY	LEICESTER	LE7 7WB	£461,000	124	£3,718
25/04/2018	S	10	WINDMILL ROAD		LOUGHBOROUGH	LE11 1RJ	£196,950	82	£2,402
25/04/2018	S	20	WINDMILL ROAD		LOUGHBOROUGH	LE11 1RJ	£192,950	82	£2,353
26/04/2018	S	26	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£196,995	67	£2,940
27/04/2018	Т	11	COLTMAN DRIVE		LOUGHBOROUGH	LE11 1FP	£174,950	71	£2,464
27/04/2018	S	12	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£261,995	106	£2,472
27/04/2018	Т	28	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£193,995	67	£2,895
27/04/2018	Т	30	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£189,995	67	£2,836
27/04/2018	D	38	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£267,995	93	£2,882
27/04/2018	D	2	BREWER CLOSE	ROTHLEY	LEICESTER	LE7 7WF	£287,000	96	£2,990
30/04/2018	D	20	JOHN BODEN WAY		LOUGHBOROUGH	LE11 2ER	£379,995	143	£2,657



Appendix 6 – Residential Newbuild Asking Prices (July 2018)

Development	address	town	postcode	Туре	Bed rooms	Туре	M2	Asking Price	£/m2
Riverside Home ownersh	nip								
Strancliffe Gardens	Coates Road	Barrow-upon-Soar	LE12 8WP	Harwick	3	t	79	£247,500	£3,133
		·		Apsley	2	t	64	£185,000	£2,891
				Burgley	2	t	64	£205,000	£3,203
Davidson Homes									
Barley Fields	Barkby Rd	Queniborough	LE7 3FE	Nearsborough	4	d	100	£335,995	£3,360
				Evesham	4	d		£431,995	
				Kensington	4	d		£349,995	
				Coppice x12	2	t	66	£181,600	£2,752
				Ford	3	d	90	£291,995	£3,244
				Castleton	4	d		£475,995	
Sowden Homes									
Windmill Place	Windmill Road	Loughborough	LE11 1RA	Kensington	2	t	71	£175,950	£2,478
					2	sd	71	£185,950	£2,619
					3	sd	76	£209,950	£2,763
William Davis Homes									
Buttercup Fields	Shepshed	Loughborough	LE12 9QA	Denwick	4	d	118	£335,000	£2,839
				Blyth	4	d	114	£312,000	£2,737
				Rother	2	sd	58	£185,000	£3,190
				Lydden	4	d	132	£372,000	£2,818
				Gowan	4	d	150	£335,000	£2,233
				Seaton	4	d	150	£415,000	£2,767
				Beck	4	d		£339,000	
				Lea	3	d	78	£265,000	£3,397
Rothley Meadow	Rothley	Loughborough	LE7	Douglas	3	t		£255,000	
				Dove	3	d	83	£270,000	£3,253
				Lea	3	d	78	£275,000	£3,526
				Denwick	4	d		£360,000	
Grange Park		Loughborough	LE11 2HX	Solent	4	d	110	£312,000	£2,836
				Soar	4	d	108	£325,000	£3,009
				Arun	3	d	66	£229,000	£3,470
				Douglas	3	d		£245,000	
				Meden	3	sd	53	£215,000	£4,057
				Dove	3	d	83	£260,000	£3,133
				Beck	4	d		£345,000	
				Beamish	4	d	126	£365,000	£2,897



Charnwood Borough Council Affordable Housing Viability Assessment – January 2019

Percimmon				Rother	2	sd	63	£180,000	£2,857
Kings Gate	Hathern Road	Shepshed	L F12	Hanbury	3	sd	65	£187 995	£2 892
	Hattoni Koda	enoponoa		Bickleigh	3	t	70	£188,995	£2,700
				Rufford	3	sd	86	£216,000	$f_{2} 523$
				Leicester	4	sd	79	£231 995	£2,020
				Hatfield	3	d	93	£242 995	£2,607
				Longthorne	4	d	120	£262 005	£2,010
				Chedworth	4	d	123	£264 995	£2,009
				Corfe	5	d	130	£309.995	£2,385
Barwood Homes					-				
Storkit Meadows	Rempstone Rd	Wymeswold	LE12 6UP	Althorp	5	d	228	£599,995	£2,629
		-		Althorp	5	d	228	£649,500	£2,845
				Harewood	3		99	£290,000	£2,934
				Loselv	4	d	156	£475,000	£3,036
				Apsley	2		64		£0
Strancliffe Gardens	Cotes Rd	Barrow-upon-Soar	LE12 8JS	Ascot	3	sd	-		
				Studley	3	sd		£239.950	
				Chatsworth	5	d		2200,000	
				Holdenby	3	ď		£314 950	
				Harwick	3	d	79	£245.950	£3.096
Jelson Homes									, ,
Hallam Fields	Loughborough Rd	Birstall	LE4	Cartmel	2	sd	58	£189,950	£3,275
	0 0			Goldcrest	3	d	53	£239,950	£4,527
				Colwell	2	d	93	£259,950	£2,795
Poppyfields	Melton Rd	Barrow-upon-Soar	LE12	Exton	3	sd		£184,950	
113		•		Bunting	3	t	96	£229,950	£2,395
				Plover	3	t	71	£199,950	£2.816
				Cartmel	2	t	58	£184.950	£3,189
Fieldfare		Mountsorrel		Goodwood	3	d	76	£269.950	£3.552
The Levs	Cropston Rd	Anstev	LE7	Mallard	4	d		£369,950	,
	0.000000000	,		Kittiwake	4	ď	110	£349,950	£3,181
				Nuthatch	3	ď		£279,950	20,101
				Goldcrest	3	ď		£279,950	
				Linnet	3	d		£279,950	
				Plover	3	t		£214,950	
David Wilson Homes					č	•			
The Chimes	Allendale Rd	Loughborough	LE11 2HX	Arley	3	sd	68	£200,995	£2,956
				Kennett	3	sd	76	£254,995	£3,355
				Holden	4	d	135	£389,995	£2,889
				Eden	4	d	138	£404,995	£2,935
Hunters Lodge	Willow Rd	Barrow-upon-Soar	LE12 8HZ	Henley	5	d	166	£499,995	£3,012
-		-		-					



218

Kingston Banks	Costock Rd	Loughborough	LE12 6TR	Burford Holden	4 4	d d	162 135	£399,995 £389,995	£2,469 £2,889
Benfield Homes Havelock Gardens Westleigh Homes		Thurmaston			3	t		£200,000	
Beacon Place	Beacon Rd	Loughborough	LE12	Foxcote Bryce	4 3	d sd	118 84	£320,950 £239,950	£2,720 £2,857
				Thirlmere Epping	3 2	sd sd	64	£239,950 £204,950	£3,202
Bellway Homes									
Seagrave Park	Seagrave Rd	Sileby	LE12 7NH	Weston	4	d	129	£325,000	£2,528
				Stapleton	5	d	178	£409,000	£2,301
				Bosworth	5	d	212	£440,000	£2,071
Morris Homes									
Trinity Gardens	Ling Rd	Loughborough	LE11 2LW	Bramhall	4	d		£329,750	
				Appleton	4	d			
				Stratford	5	d			
				Moreton	4	d	118	£337,750	£2,862
				Dunham	3	d	95	£262,750	£2,766
				Malham	4	d	106	£319,750	£3,017
James Sellicks Estate ag	ent				-				
	Maplewell Rd	Woodhouse Eaves	LE12		2	t	89	£285,000	£3,206
Bloor Homes		•	. == =0.0					0004050	
	Cropston Rd	Anstey	LE7 /GG	Yarkhill	3	d	68	£294,950	£4,338
				Bratton	3	d	110	£339,950	£3,090
Bentons		0			-		400	0540 500	00.057
Nick also Deviced as (state	white St	Quorn			5	a	186	£549,500	£2,957
Nicholas Bonfield estate	agents	Newsenter			-		100	0000 000	00 4 50
woodview	Shells Nook Lane	Nanpantan	LETT		5	a	190	£600,000	£3,158
					5	a	200	£600,000	£3,000
			LETT		5	a	212	£600,000	£2,830
Solus Homes									
	Fowke St	Rothley	LE7		2	f	76	£259,000	£3,429
		-			2	f	76	£265,000	£3,500
Roy Green / Jelson								·	-
Gatehouse Apartments	Wharncliffe Road	Loughborough			1	f	38	£114,950	£3,025
-					2	f	55	£139,950	£2,545
					1	f	38	£124,950	£3,288



Appendix 7 – CoStar Industrial Land

The pages in this appendix are not numbered.







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Quick Stats Report

Comps Statistics								
	Low	Average	Median	High	Count			
Industrial								
Price								
For Sale & UC/Pending	-	-	-	-	-			
Sold Transactions	£550,000	£550,000	£550,000	£550,000	1			
NIA								
For Sale & UC/Pending	-	-	-	-	-			
Sold Transactions	5,158 SF	5,158 SF	5,158 SF	5,158 SF	1			
Price per SF								
For Sale & UC/Pending	-		-	-	-			
Sold Transactions	£106.63	£106.63	£106.63	£106.63	1			
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	91.67%	91.67%	91.67%	91.67%	1			
	0005.000	0.440.000	0.450.000	0505.000				
For Sale & UC/Pending	£225,000	£413,333	£450,000	£565,000	3			
Sold Transactions	£4,500	£1,649,295	£255,000	£13,489,232	14			
Farcel Size	0.50.40	4 00 40	4 50 4 0	1 00 00				
For Sale & UC/Pending	0.52 AC	1.30 AC	1.50 AC	1.88 AC	3			
Sold Transactions	0.15 AC	2.32 AC	0.90 AC	13.74 AC	13			
Frice per Acre	6300.000	6217.040	6200 522	6422,602	2			
Sold Transactions	£300,000	£317,949	£300,532	£432,092	12			
Dave on Market	£4,930	2317,910	£473,230	£1,310,042	13			
Ear Sale & UC/Ponding	154	1 242	227	2 2 2 7	2			
Sold Transactions	154	612	237	3,337	10			
Solu Transactions	atio	013	320	2,902	10			
Sold Transactions	78.84%	186 24%	104 65%	450.00%	8			
	70.04%	100.2470	104.0378	430.0078	0			
		Jais						
		04 0 40 000	.	· - -	-			
For Sale & UC/Pending	ASKING Price Lotal:	£1,240,000	I otal For Sa	ale Transactions:	3			
Sold I ransactions	I otal Sales Volume:	£23,640,127	I otal Sales	ransactions:	15			
	Total Included in Analysis:	£24,880,127	Total Includ	ded in Analysis:	18			
	Survey	/ Criteria						

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Quick Stats Report

Low	Average	Median	High	Count		
basic criteria: Type of Property - Land; Sale Date - from and Search on Portfolio Sales as Individual Properties - Y	01/01/2014; Sale es	Status - Under C	offer, Sold; Returr	1		
geography criteria: Submarket - Blaby (Leicester), Charnwood (Leicester), Harborough (Leicester), Hinckley & Bosworth (Leicester), Leicester Fringe (Leicester), Leicester North Central (Leicester), Leicester South Central (Leicester), Melton (Leicester), North West Leicestershire (Leicester), Oadby & Wigston (Leicester), Rutland (Leicester)						

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Develop	ment Site - Abbey Ln			SOLD
Leicester, LE4 5	DF		Leicestershire County	and the second second
True Buyer:	GS Developments 120 Ross Walk Leicester, LE4 5HH 0116 266 5555	True Seller:	Palmbest Ltd 2 Abbey Rd London, NW10 7BW 020 8453 1234	
Sale Date: Sale Price: £/AC Land Gross: Density: Topography: Tenure: Financing:	01/09/2017 £2,300,000 - Confirmed £473,250.14 (£10.86/SF) - - Freehold	Land Area: Lot Dimensions: Proposed Use: Sale Conditions:	4.86 AC (211,702 SF) - - Redevelopment Project	
Comp ID:	4064872 – Research Status: C	onfirmed		
2 Bardon I	HI (Part of Portfolio)			SOLD
Coalville, LE67 1 True Buyer:	TD Harworth Group plc Poplar Way Rotherham, S60 5TR 0114 349 3131	True Seller:	Leicestershire County -	Image Coming Soon
Sale Date: Sale Price: £/AC Land Gross: Density:	02/05/2018 £13,489,232 - Research Comple - -	Land Area: Lot Dimensions: Proposed Use:	-	
Tenure: Financing: Comp ID:	Freehold - 4243860 – Research Status: R	Sale Conditions: esearch Complete	Bulk/Portfolio Sale	
3 Former I	Britannia Inn - 28 Britannia	St		SOLD
Loughborough, True Buyer:	LE12 9AE -	True Seller:	Leicestershire County	
Sale Date: Sale Price: £/AC Land Gross: Density: Topography: Tenure: Financing: Comp ID:	14/12/2016 (562 days on mkt) £210,000 £677,399.47 (£15.55/SF) - - - 3780353 – Research Status:	Land Area: Star Rating: Lot Dimensions: Proposed Use: Sale Conditions:	0.31 AC (13.504 SF) - -	

4 Plot A - 0	Cambridge Rd			PENDING
Leicester, LE8 6L	H		Leicestershire County	
Listing Agent:	Andrew & Ashwell 53 London Rd Leicester, LE2 0PD 0116 254 1220		Kelvin Wilson 0116 254 1220	
Asking Price: £/AC Land Gross: Days on Market: Sale Status: Density: Topo Jeaphy :	£565,000 £300,531.91 (£6.90/SF) 3337 Pending - Leng Leasehold	Sale Type: Star Rating: Land Area: Lot Dimensions: Proposed Use:	Owner/User **** 1.88 AC (81,893 SF) - -	
5 Former A	Arc Car Wash - Epinal Rd			SOLD
Loughborough, L	_E11 2HE		Leicestershire County	
True Buyer:	Burney Midlands Ltd 113 Manor Rd Chigwell, IG7 5PS	True Seller:	IMO Car Wash Group Ltd 35-37 Amersham HI High Wycombe, HP13 6NU 01494 835350	
Sale Date: Sale Price: £/AC Land Gross: Density: Topography:	01/07/2015 (862 days on mkt) £320,000 - Confirmed £969,683.75 (£22.26/SF) - Level	Land Area: Star Rating: Lot Dimensions: Proposed Use:	0.33 AC (14.375 SF) Irregular	
Tenure:	Freehold	Sale Conditions:	-	
Financing: Comp ID:	- 3347486 – Research Status: Cor	nfirmed		
6 Leiceste	r Rd			PENDING
Hinckley, LE10 1	LS		Leicestershire County	So I filmed at white the set
Listing Agent:	GL Hearn Ltd 280 High Holborn London, WC1V 7EE 020 7851 4900		James Hall 020 7851 4900	
Asking Price: £/AC Land Gross: Days on Market: Sale Status: Density: Tenure:	£450,000 £300,000.00 (£6.89/SF) 237 Pending - Freehold	Sale Type: Star Rating: Land Area: Lot Dimensions: Proposed Use:	Investment 1.50 AC (65.340 SF) -	

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10 Former F	actory - 50-56 Mesham I	٦d		SOLD
Swadlincote, DE ²	12 6AA		Derbyshire County	
True Buyer:	Wheatcroft Land Ltd 120 Queens Rd Leicester, LE2 3FL 0116 270 8554 Catherine Haward	True Seller:	-	
Sale Date: Sale Price: Price/SF:	28/03/2018 £550,000 - Confirmed £106.63	Bldg Type: Star Rating: Year Built/Age: NIA:	IndustrialWarehouse - 5.158 SF	
Reversionary Yield: Net Initial Yield:	-	Land Area:	0.99 AC (43,124 SF)	
Tenure: Financing: Comp ID:	Freehold - 4193144 – Research Status:	Sale Conditions: Confirmed	Condo Conversion, High Vacancy F	Property
11 St Georg	es House - Moat St			SOLD
Wigston, LE18 2	NH		Leicestershire County	
True Buyer:	Jelson Homes 370 Loughborough Rd Leicester, LE4 5PR 0116 266 1541	True Seller:	-	
Sale Date: Sale Price: £/AC Land Gross: Density: Topography:	28/07/2015 (174 days on mkt) £1,250,000 - Confirmed £781,250.00 (£17.94/SF)	Land Area: Star Rating: Lot Dimensions: Proposed Use:	1.60 AC (69.696 SF)	
Tenure:	Freehold	Sale Conditions:	-	
Financing: Comp ID:	- 3352831 – Research Status:	Confirmed		
12 Vacant L	and - 2-8 Norman Way			SOLD
Melton Mowbray,	, LE13 1JE		Leicestershire County	
True Buyer:	Parkers Motor Services Ltd 6 Foundry Sq Leicester, LE1 3WW 01664 410033	True Seller:	Commercial Retail Developments Ltd	Image Coming Soon
Sale Date: Sale Price: £/AC Land Gross: Density: Topography:	01/10/2015 (366 days on mkt) £300,000 - Confirmed £750,000.00 (£17.22/SF)	Land Area: Star Rating: Lot Dimensions: Proposed Use:	0.40 AC (17.424 SF)	
Financing: Comp ID:	- - 3530091 – Research Status:	Sale Conditions: Confirmed	-	

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16 Telford V	Vay		PENDING
Coalville, LE67 3	HE	Leicestershire County	2 AND PHT
Listing Agent:	APB (Leicester) LLP 13 De Montfort St Leicester, LE1 7GE 0116 254 0382	Reg Pollock 0116 254 0382	
Asking Price: £/AC Land Gross: Days on Market: Sale Status: Density: Tenure:	£225,000Sale Type:£432,692.31 (£9.93/SF)Star Rating:154Land Area:PendingLot Dimensions:-Proposed Use:FreeholdFreehold	Investment 0.52 AC (22,651 SF) -	
17 Phase 2	- Uppingham Gate Office Village - Upping	gham Gate	SOLD
Uppingham, LE1	5 9NX	Leicestershire County	
True Buyer:	- True Seller:	Uppingham Residual Ltd Horseferry Rd London, SW1P 2AL	
Sale Date: Sale Price: £/AC Land Gross: Density: Topography:	01/05/2015 (2962 days on mkt) Land Area: £160,000 - Confirmed Star Rating: £177,777.78 (£4.08/SF) Lot Dimensions: - Proposed Use:	0.90 AC (39.204 SF) - -	
Tenure:	Freehold Sale Conditions:	-	
Financing: Comp ID:	- 3306929 – Research Status: Confirmed		
18 William S	St		SOLD
Leicester, LE1 1I True Buyer:	RW - True Seller:	Leicestershire County -	
Sale Date: Sale Price: £/AC Land Gross: Density: Topography: Tenure: Financing: Comp ID:	27/06/2016 (87 days on mkt) £151,000 - Confirmed £1,001,760.71 (£23.00/SF)Land Area: Star Rating: Lot Dimensions: Proposed Use: Proposed Use: Sale Conditions: - 3705282 - Research Status: Confirmed	0.15 AC (6.534 SF) - -	
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14	Rockingham Rd	Market Harborough	0.40 AC Land	Sold: £153,000 (£382,500/AC)
15	Smisby Rd	Ashby De La Zouch	2.25 AC Land	Sold: £2,949,395 (£1,310,842.22/AC)
16	Telford Way	Coalville	0.52 AC Land	Pending: w/Asking Price of £225,000 (£432,692.31/AC)
17	Uppingham Gate	Uppingham	0.90 AC Land	Sold: £160,000 (£177,777.78/AC)
18	William St	Leicester	0.15 AC Land	Sold: £151,000 (£1,006,666.67/AC)

Appendix 8 – Land Registry Development Land Data

	Planning reference number	Parish	Site address	Site Area (ha)	Units	Aff units	Affordable % Approved	Non- res	Affordable Target (%)	TOTAL s106 (£)	Status of development	LR Title number	Date	Total Price Paid	Price Paid /ha	Price Paid / Unit	Price Paid / Market Unit
1	P/13/2510/2, P16/0732/2	Anstey	Land adj to Gynsill Court	2.98	57	0	0.00%	N/A	30%	£275,000	Under construction	LT489454	22.2.17	£768,000	£257,718	£13,474	£13,474
2	P/16/2329/2, P/13/2263/2	Anstey	Gynsill Court Mews, Gynsill Lane	2.5	40	12	30.00%	N/A	30%	£271,316	Not started	LT281353	10.5.18	No price data	#VALUE!	#VALUE!	#VALUE!
3	P/17/0407/2, P/16/0963/2, P/13/2340/2	Anstey	Land off Cropston Road	4.32	70	21	30.00%	N/A	30%	£412,040	Under construction	LT474211	2.10.15	£3,000,000	£694,444	£42,857	£61,224
4	P/17/1898/2, P/14/0428/2	Anstey	Fairhaven Farm, Land off Cropston Road	15.1	160	48	30.00%	N/A	30%	£894,295	Under construction	LT492223	4.5.17	No price data	#VALUE!	#VALUE!	#VALUE!
5	P/15/0963/2	Anstey	Land at 129 Cropston Road	1.2	36	11	30.56%	N/A	40%	£222,657	Under construction	LT94729 LT90211	22.9.14	No price data	#VALUE!	#VALUE!	#VALUE!
6	P/14/0603/2, P/13/0209/2	Barkby Thorpe	Hamilton lane	18.1	320	96	30.00%	N/A	30%	£88,000	Under construction	LT457698	28.1.14	£10,000,000	£552,486	£31,250	£44,643
7	P/11/2540/2, P/14/0790/2, P/16/2583/2	Barrow upon Soar	Strancliffe Hall	4.8	94	24	25.53%	N/A	30%	£730,143	Under construction	Multiple Owners built out			£O	£O	£O
8	P/10/1518/2, P/15/0229/2	Barrow upon Soar	Melton Road	14.9	300	75	25.00%	N/A	30%	£2,729,202	Under construction	LT478813	29.3.16	£1,000,000	£67,114	£3,333	£4,444
9	P/17/0582/2, P/13/1023/2	Barrow upon Soar	Land at 95 Nottingham Road	3.85	71	21	29.58%	N/A	30%	£544,051	Under construction	LT185378	1.9.16	£2,249,431	£584,268	£31,682	£44,989
10	P/16/2823/2, P/00/2078/2	Loughborough	Grange Park - Amendments to previous permissions	Final Phases of a year 2000 p.p	n/a	19	#VALUE!	N/A		n/a	Under construction	Multiple Owners built out			#VALUE!	#VALUE!	#VALUE!
11	P/12/2640/2 , P/16/2057/2	Loughborough	Allendale	4.3	119	33	27.73%	N/A	30%	£250,161	Under construction	LT481606	22.4.16	£5,390,862	£1,253,689	£45,301	£62,684
12	P/14/1843/2, P/12/2641/2	Loughborough	Ling Road	10.1	200	60	30.00%	N/A	30%	£283,580	Under construction	LT471401	9.4.15	£10,500,000	£1,039,604	£52,500	£75,000



13	P/14/0242/2	Loughborough	Land off Lodge End	1.45	35	10	28.57%	N/A	30%	£228,628	Not started	LT341372	27.2.02	£1,525,000	£1,051,724	£43,571	£61,000
14	P/17/0130/2	Loughborough	Ashmount Special School Beacon Road	0.75	30	9	30.00%	N/A	30%	£66,166	Under construction	LT496451	10.11.17	£1,550,000	£2,066,667	£51,667	£73,810
15	P/15/1024/2, P/13/1008/2	Mountsorrel	Land at Halstead Road	15.8	200	60	30.00%	N/A	30%	£2,758,265	Under construction	LT329519	No date	No price data	#VALUE!	#VALUE!	#VALUE!
16	P/14/0708/2, P/16/2290/2	Queniborough	Land off Barkby Road	6.6	175	70	40.00%	N/A	40%	£143,358	Under construction	LT471635	30.6.15	£1,651,000	£250,152	£9,434	£15,724
17	P/12/2005/2, P/15/0156/2, P/16/1748/2, P/17/0503/2	Rothley	Land off Mountsorrel Lane	32.8	250	75	30.00%	N/A	40%	£976,252	Under construction	LT165038 plus others	No date	No price data	#VALUE!	#VALUE!	#VALUE!
18	P/16/1344/2, P/11/2150/2	Rothley	Land at Linkfield Farm	2.5	45	13	28.89%	N/A	40%	£375,137	Not started	LT497858	14.12.16	£1,825,000	£730,000	£40,556	£57,031
19	P/16/1183/2, P/14/0058/2	Rothley	Land off West Cross Lane	7.8	142	24	16.90%	N/A	40%	£1,761,890	Under construction	Multiple Owners built out			£0	£0	£0
20	P/14/1395/2, P/12/2235/2	Sileby	Seagrave Road	9.6	135	40	29.63%	N/A	30%	£1,261,251	Under construction	LT466061 and built out	1.8.14	£5,010,000	£521,875	£37,111	£52,737
21	P/17/1578/2	Sileby	Peashill Farm	11.8	170	51	30.00%	N/A	30%	£824,600	Not started	LT458551	1.4.14	£1,000,000	£84,746	£5,882	£8,403
22	P/16/0686/2, P/14/1687/2	Shepshed	Land off Hathern Road	8.9	270	68	25.19%	N/A	30%	£455,657	Under construction	LT491391	15.5.17	£6,951,000	£781,011	£25,744	£34,411
23	P/14/1604/2	Shepshed	Land off Tickow Lane	9.6	180	54	30.00%	N/A	30%	£1,715,428	Not started	LT490891	28.4.17	£8,427,980	£877,915	£46,822	£66,889
24	P/17/0246/2, P/13/1838/2	Shepshed	Land at Oakley Road & Hallamford Road	2.1	33	10	30.30%	N/A	30%	£15,010	Not started	LT109984	20.10.16	£700,000	£333,333	£21,212	£30,435
25	P/13/1826/2, P/16/2143/2, P/17/0424/2	Shepshed	Land off Tickow Lane	22.5	380	97	25.53%	N/A	30%	£3,815,732	Under construction				£0	£O	£O
26	P/15/0217/2, P/12/2117/2	Wymeswold	Rempstone Road	1.42	32	10	31.25%	N/A	40%	£259,688	Under construction	LT315877 and built out	No date	No price data	#VALUE!	#VALUE!	#VALUE!



Appendix 9 – Appraisals – Residential Development

The pages in this appendix are not numbered.




Base L&S Cover



Charnwood Affordable Housing Viability - V3

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Number	1	Units	NET Area	Density erage Unit Size	Developed m2	Density m2/ba		Total Cost	Rate £/m2
Brown 150		150	3.75	40.00 90	13,488	3,597		16,753,461	1,242.10
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	4	45.00	180.00	10%	1,230	243,540	
		2	0	65.00	0.00	10%	1,230	0	
	Terrace	2	16	75.00	1,200.00		1,230	1,476,000	
		3	21	95.00	1,995.00		1,230	2,453,850	
	Semi	2	16	85.00	1,360.00		1,230	1,672,800	
		3	26	107.00	2,782.00		1,230	3,421,860	
	Det	3	0	112.00	0.00		1,230	0	
		4	11	135.00	1,485.00		1,230	1,826,550	
		5	11	150.00	1,650.00		1,230	2,029,500	
	Flat 1 High*	1	0	45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	75.00	0.00	10%	1,417	0	
	Affordable								
	Flat	1	18	40.00	720.00	10%	1,230	974,160	
		2	7	61.00	427.00	10%	1,230	577,731	
	Terrace	2	5	70.00	350.00		1,230	430,500	
		3	7	84.00	588.00		1,230	723,240	
	Semi	2	0	79.00	0.00		1,230	0	
		3	7	93.00	651.00		1,230	800,730	
	Det	3	0	93.00	0.00		1,230	0	
		4	1	100.00	100.00		1,230	123,000	
		5	0	110.00	0.00		1,230	0	
	Flat 1 High*	1	0	40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	74.00	0.00	10%	1,417	0	
Number	2	Units	Area	Density erage Unit Size	Developed	Density		Total Cost	Rate
Number	2	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Brown 50	2	Units 50	Area ha 1.25	Density erage Unit Size Units/ha m2 40.00 91	Developed m2 4,569	Density m2/ha 3,655		Total Cost 5,669,931	Rate £/m2 1,240.96
Number Brown 50	2	Units 50 Beds	Area ha 1.25	Density erage Unit Size Units/ha m2 40.00 91	Developed m2 4,569	Density m2/ha 3,655	BCIS	Total Cost 5,669,931	Rate £/m2 1,240.96
Number Brown 50	2 Market	Units 50 Beds	Area ha 1.25 No	Density erage Unit Size Units/ha m2 40.00 91 m2	Developed m2 4,569 Total	Density m2/ha 3,655	BCIS	Total Cost 5,669,931 COST	Rate £/m2 1,240.96
Number Brown 50	2 Market	Units 50 Beds	Area ha 1.25 No	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00	Developed m2 4,569 Total	Density m2/ha 3,655	BCIS	Total Cost 5,669,931 COST 0 60.885	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat	Units 50 Beds 1 2	Area ha 1.25 No 1	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00	Developed m2 4,569 Total 45.00	Density m2/ha 3,655 10%	BCIS	Total Cost 5,669,931 COST 0 60,885 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat	Units 50 Beds 1 2 2	Area ha 1.25 No 1 0	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00	Developed m2 4,569 Total 45.00 0.00 375.00	Density m2/ha 3,655 10%	BCIS 1,230 1,230	Total Cost 5,669,931 0 60,885 0 461 250	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace	Units 50 Beds 1 2 2 2	Area ha 1.25 No 1 0 5 5	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 0 cs co	Developed m2 4,569 Total 45.00 0.00 375.00 665.00	Density m2/ha 3,655 10%	BCIS 1,230 1,230 1,230 1,230	Total Cost 5,669,931 0 60,885 0 461,250 817,950	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace	Units 50 1 2 2 3 3	Area ha 1.25 No 1 0 5 7	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00	Density m2/ha 3,655	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 532,750	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi	Units 50 Beds 1 2 2 3 3 2 2	Area ha 1.25 No 1 1 0 5 7 5 7 5 0	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00 85.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 963.00	Density m2/ha 3,655 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1184,490	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi	Units 50 8eds 1 2 2 3 2 3 2 3 3 2 3 3	Area ha 1.25 No 1 0 5 7 7 5 9 9	Density erage Unit Size Units/ha m2 40.00 91 40.00 65.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 963.00 0.00	Density m2/ha 3,655	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 0 60,885 0 461,250 817,950 522,750 1,184,490	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det	Units 50 Beds 1 2 2 3 2 3 3 2 3 3 3 4	Area ha 1.25 No 1 1 0 5 7 7 5 9 0 0	Density erage Unit Size Units/ha m2 40.00 91 ————————————————————————————————————	Developed m2 4,569 45.00 0.00 375.00 665.00 665.00 963.00 963.00 540.00	Density m2/ha 3,655	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664 200	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det	Units 50 8eds 1 2 2 3 3 3 3 3 4 5	Area ha 1.25 No 1 1 0 5 7 7 5 9 0 0 4 4	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 115.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 963.00 963.00 0.00 540.00	Density m2/ha 3,655	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High*	Units 50 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 1	Area ha 1.25 No 1 0 5 7 7 5 9 0 0 4 4 0	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 45.00	Developed m2 4,569 7 total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00	Density m2/ha 3,655 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 50 8eds 1 2 2 3 3 2 2 3 3 4 4 5 5 1 2	Area ha 1.25 No 1 1 0 5 5 7 7 5 9 9 0 0 4 4 4 0 0	Density erage Unit Size Units/ha m2 40.00 91 40.00 65.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00	Developed m2 4,569 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00	Density m2/ha 3,655 10% 10% 10%	BCIS 1,230 1,247 1,417 1,4	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	Units 50 8eds 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 1.25 No 0 5 7 7 5 9 0 0 4 4 4 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 m2 65.00 65.00 95.00 95.00 85.00 107.00 112.00 112.00 1135.00 45.00 65.00 75.00 75.00 75.00 12.00 150.00 75.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,655 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,417 1,4	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 50 8eds 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 1.25 No 1 1 0 5 7 7 5 9 9 0 4 4 4 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 m2 65.00 75.00 95.00 85.00 107.00 112.00 112.00 1150.00 45.00 65.00 75.00	Developed m2 4,569 45.00 0.00 375.00 665.00 425.00 963.00 963.00 0.00 540.00 600.00 0.00 0.00	Density m2/ha 3,655 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,241 1,2417 1,417	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 50 Beds 1 1 2 2 3 3 2 3 4 5 1 1 2 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 1.25 No 1 1 0 5 7 7 5 9 9 0 4 4 4 0 0 0 0 0 0 6	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 45.00 65.00 75.00 45.00 45.00 65.00 45.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,655 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 50 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 1 2 2 3 3 3 3 1 2 2 3 3 3 3	Area ha 1.25 No 1 1 0 5 7 5 9 0 0 4 4 0 0 4 4 0 0 0 6 6 2	Density erage Unit Size Units/ha m2 40.00 91 40.00 51 45.00 65.00 95.00 95.00 95.00 112.00 112.00 135.00 45.00 65.00 75.00 45.00 60.00 60.	Developed m2 4,569 7 total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,655 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 1,184,490 0 324,720 165,066	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat	Units 50 8eds 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 2 2 3 3 3 3	Area ha 1.25 No 0 0 5 7 5 9 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 m2 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 45.00 65.00 75.00 75.00 107.00 12.00 107.00 10.00 65.00 75.000	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 963.00 963.00 0.00 600.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 1,184,490 0 664,200 738,000 0 0 0 0 1,184,490 0 1,184,490 0 1,184,490 0 1,184,490 0 1,184,490 0 0 1,184,490 0 0 1,184,490 0 0 1,184,490 0 0 0 1,184,490 0 0 1,184,490 0 0 0 0 1,184,490 0 0 1,184,490 0 0 0 0 1,184,490 0 0 0 0 0 1,184,490 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 Flat 1 Flat 1 Flat 1	Units 50 Beds 1 1 2 2 3 3 2 3 4 5 1 1 2 2 3 3 1 1 2 2 1 1 2 2 3 3 3 3 3 3	Area ha 1.25 No 1 1 0 5 7 7 5 9 9 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00 0.00 107.00 112.00 112.00 112.00 150.00 0.00 65.00 0.00 55.00 0.00 0.00 0.	Developed m2 4,569 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 10 324,720 165,066 172,200 206,640	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Units 50 Beds 1 1 2 2 3 3 2 3 4 5 5 1 1 2 3 3 1 1 2 2 3 3 1 1 2 3 3 1 2 3 3 1 1 2 3 3 1 2 3 3 1 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 3 3 1 2 2 3 3 2 3 3 2 3 3 3 1 2 2 3 3 3 2 3 3 3 3	Area ha 1.25 No 1 1 0 5 7 7 5 7 7 5 9 9 0 0 4 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 40.00 51 45.00 65.00 75.00 95.00 107.00 112.00 112.00 112.00 112.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 75.00 67.00 84.00 77.00	Developed m2 4,569 7 total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 324,720 165,066 172,200 206,660 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Terrace Semi Semi	Units 50 8eds 1 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 2 2 3 3 2 2 3 3 3 3	Area ha 1.25 No 0 0 5 7 7 5 9 9 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 2 2 2 2	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 1135.00 45.00 65.00 75.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 79.00 83.00	Developed m2 4,569 Total 45.00 0.00 375.00 665.00 425.00 425.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 324,720 165,066 172,200 206,640 0 0 228,780	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Semi Terrace Semi Det	Units 50 Beds 1 1 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 3 3 1 1 2 2 3 3 1 3 3 1 1 2 2 3 3 3 3	Area ha 1.25 No 1 1 0 5 7 7 5 9 9 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 40.00 51 0 0 0 0 0 0 0 0 0 0 0 0 0	Developed m2 4,569 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 5,669,931 COST 0 60,885 0 461,250 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 324,720 165,066 172,200 206,640 0 0 228,780 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Compared by the second secon	Units 50 Beds 1 1 1 2 2 3 3 2 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 5 5 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 1.25 No 1 0 5 7 7 5 9 9 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 40.00 51 45.00 75.00 95.00 85.00 107.00 112.00 112.00 112.00 112.00 45.00 0 150.00 0 45.00 0 107.00 112.00 1	Developed m2 4,569 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00 0.00 0.00 0.00 0.00 122.00 140.00 168.00 0.00 186.00 0.00 186.00 0.00	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 5,669,931 COST 0 60,885 0 461,250 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number Brown 50	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat 1 Terrace Semi Det Det Det Det Det Det Det Det	Units 50 Beds 1 1 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 3 3 3 3 3 3 3 3 3	Area ha 1.25 No 0 5 7 7 5 9 0 0 4 4 0 0 0 4 4 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 m2 45.00 65.00 95.00 95.00 00 107.00 112.00 135.00 150.00 65.00 00 65.00 00 65.00 75.00 00 65.00 00 65.00 00 65.00 00 65.00 00 65.00 00 00 00 00 00 00 00 00 00 00 00 00	Developed m2 4,569 7 total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 540.00 600.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 5,669,931 COST 0 60,885 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat Terrace Flat	Units 50 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 1 1 2 1 1 2 1 2 1 3 1 1 2 2 1 3 1 1 1 1	Area ha 1.25 No 0 0 5 7 7 5 9 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 m2 65.00 75.00 95.00 107.00 112.00 112.00 135.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 75.00 75.00 93.00 93.00 93.00 93.00 100.00 40.00	Developed m2 4,569 7 total 45.00 0.00 375.00 665.00 425.00 963.00 0.00 600.00 0.00 0.00 0.00 0.00 122.00 140.00 140.00 140.00 146.00 0.00 0.000 0.000	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,240 1,2	Total Cost 5,669,931 COST 0 60,885 0 0 461,250 817,950 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 224,720 165,066 172,200 206,640 0 228,780 0 0 123,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96
Number	2 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Compared to the semi Det Flat Flat Flat Flat Flat Flat Flat Fla	Units 50 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 5 1 2 2 3 3 4 4 5 5 1 2 2 3 3 4 5 5 1 2 2 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 3 4 5 5 1 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 1 4 1 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 1 2 3 3 3 4 5 5 1 1 2 2 3 3 3 5 1 1 2 2 3 3 3 4 5 5 1 1 2 3 3 1 1 2 2 3 3 1 1 2 2 3 1 1 1 2 2 1 1 1 1	Area ha 1.25 No 1 1 0 5 7 7 5 9 9 0 0 4 4 4 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 91 40.00 51 45.00 55.00 75.00 112.00 112.00 112.00 112.00 107.00 45.00 0.00 107.00 45.00 0.00 107.00 45.00 0.00 107.00 100.00 45.00 0.00 100.00 1	Developed m2 4,569 45.00 0.00 375.00 665.00 425.00 963.00 963.00 0.00 540.00 0.00 0.00 0.00 0.00 122.00 140.00 140.00 168.00 0.00 168.00 0.00 0.000 0.000 0.000	Density m2/ha 3,655 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,247 1,417 1,230 1,247 1,247 1,247 1,247 1,2	Total Cost 5,669,931 COST 0 60,885 0 461,250 522,750 1,184,490 0 664,200 738,000 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.96

Locality een	Brown Iternative Use
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Locality een/Brown Iternative Use

1.515

1.250

L & S and Ac Brown Industrial

Gross

Net

Area

L & S an	L & S and	A: Brown	Industrial
Area	Area	Gross	6.000
		Net	3.750

受

Number	3	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
	_		ha	Units/ha	m2	m2	m2/ha			£/m2
Brown 50 HD		50	1.00	50.00	91	4,569	4,569		5,669,931	1,240.96
		Bods	No		m2	Total		BCIS	0057	
	Market	Deus				Total		Delo	0	
	Flat	1	1		45.00	45.00	10%	1 230	60.885	
	That	2	1		45.00	45.00	10%	1,230	00,005	
	Terrace	2	5		75.00	375.00	10/0	1,230	461 250	
	Terrace	3	7		95.00	665.00		1,230	817 950	
	Semi	2	,		85.00	425.00		1,230	522 750	
	Seriii	3	9		107.00	963.00		1,230	1 184 490	
	Det	3	0		112.00	0.00		1,230	1,104,450	
	bee	4	4		135.00	540.00		1 230	664 200	
		5	4		150.00	600.00		1,230	738.000	
	Elat 1 High*	6			45.00	0.00	10%	1 417	, 50,000	
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1 417	0	
	Affordable	<u> </u>	0		75.00	0.00	10/0	1,117	0	
	Flat	1	6		40.00	240.00	10%	1 230	324 720	
	That	2	2		-+0.00 61.00	122.00	10%	1,230	165.066	
	Terrace	2	2		70.00	140.00	10/8	1,230	172 200	
	Terrace	2	2		84.00	168.00		1,230	206.640	
	Semi	2	2		79.00	108.00		1,230	200,040	
	Senn	2	2		93.00	196.00		1,230	228 280	
	Det	3	2		93.00	130.00		1,230	228,780	
	Det	3	1		100.00	100.00		1,230	122.000	
		4	1		110.00	100.00		1,230	123,000	
	Elat 1 High*	1	0		110.00	0.00	10%	1,230	0	
	Fidt 1 Fight	2	0		40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		74.00	0.00	10%	1,417	0	
	FIGE 5 FIGH	5	U		74.00	0.00	10%	1,417	0	
Number	4	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Number	4	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Brown 20	4	Units	Area ha 0.50	Density Units/ha 40.00	erage Unit Size m2 88	Developed m2 1.751	Density m2/ha 3.502		Total Cost 2.176.608	Rate £/m2 1.243.07
Number Brown 20	4	Units 20	Area ha 0.50	Density Units/ha 40.00	erage Unit Size m2 88	Developed m2 1,751	Density m2/ha 3,502		Total Cost 2,176,608	Rate £/m2 1,243.07
Number Brown 20	4	Units 20 Beds	Area ha 0.50 No	Density Units/ha 40.00	erage Unit Size m2 88 m2	Developed m2 1,751 Total	Density m2/ha 3,502	BCIS	Total Cost 2,176,608 COST	Rate £/m2 1,243.07
Number Brown 20	4 Market	Units 20 Beds	Area ha 0.50 No	Density Units/ha 40.00	erage Unit Size m2 88 m2	Developed m2 1,751 Total	Density m2/ha 3,502	BCIS	Total Cost 2,176,608 <u>COST</u> 0	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat	Units 20 Beds	Area ha 0.50 No	Density Units/ha 40.00	erage Unit Size m2 88 m2 45.00	Developed m2 1,751 Total 45.00	Density m2/ha 3,502	BCIS	Total Cost 2,176,608 COST 0 60.885	Rate £/m2 1,243.07
Number Brown 20	A Market Flat	Units 20	Area ha 0.50 No 1 0	Density Units/ha 40.00	erage Unit Size m2 88 m2 45.00 65.00	Developed m2 1,751 Total 45.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,230	Total Cost 2,176,608 COST 0 60,885 0	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace	Units 20 Beds 1 2 2	Area ha 0.50 No 1 0 2	Density Units/ha 40.00	erage Unit Size m2 88 m2 45.00 65.00 75.00	Developed m2 1,751 Total 45.00 0.00 150.00	Density m2/ha 3,502 10% 10%	BCIS 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184-500	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace	Units 20 Beds 1 2 2 3	Area ha 0.50 No 1 0 2 3	Density Units/ha 40.00	erage Unit Size m2 88 m2 45.00 65.00 75.00 95.00	Developed m2 1,751 Total 45.00 0.00 150.00 285.00	Density m2/ha 3,502 10%	BCIS 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace Semi	Units 20 Beds 1 1 2 2 3 3 2 2 2 3 2 2 2 2 2 2 2 2 2 2	Area ha 0.50 No 1 0 2 3 2	Density Units/ha 40.00	erage Unit Size m2 88 <u>m2</u> 45.00 65.00 75.00 95.00 85.00	Developed m2 1,751 Total 45.00 0.00 150.00 285.00 170.00	Density m2/ha 3,502 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace Semi	Units 20 Beds 1 1 2 2 2 3 2 3 2 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 No 2 2 3 2 4	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 576,440	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace Semi Det	Units 20 Beds 1 1 2 2 2 3 3 2 2 3 3 3	Area ha 0.50 No 2 3 2 4 0	Density Units/ha 40.00	erage Unit Size m2 88 m2 45.00 65.00 75.00 95.00 85.00 85.00 107.00 112.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00	Density m2/ha 3,502 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 526,440 0 0	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace Semi Det	Units 20 Beds 1 1 2 2 3 3 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Area ha 0.50 No 2 3 3 2 4 4 0 1	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00 135.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00 135.00	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050	Rate £/m2 1,243.07
Number Brown 20	Market Flat Terrace Semi Det	Units 20 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 5	Area ha 0.50 1 1 0 2 3 3 2 2 4 4 0 0 1	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 1,751 45.00 0.000 150.00 285.00 170.00 428.00 0.000 135.00	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500	Rate £/m2 1,243.07
Number Brown 20	A Market Flat Terrace Semi Det Flat 1 High*	Units 20 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 1	Area ha 0.50 1 1 0 2 3 3 2 3 2 4 0 0 1 1 1	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00	Developed m2 1,751 45.00 0.00 285.00 170.00 428.00 0.00 135.00 135.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 525,440 0 166,050 184,500 0	Rate £/m2 1,243.07
Number Brown 20	4 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 20 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 2 2 3 3 3 3 3 3 3 3	Area ha 0.50 No 2 3 2 2 4 0 1 1 1 1 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 95.00 95.00 95.00 107.00 112.00 112.00 135.00 150.00 65.00	Developed m2 1,751 45.00 150.00 285.00 170.00 428.00 0.00 135.00 135.00 0.00 0.00	Density m2/ha 3,502 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0	Rate £/m2 1,243.07
Number Brown 20	A Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	Units 20 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 0 0 1 1 1 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 107.00 112.00 112.00 115.00 45.00 65.00 75.00	Developed m2 1,751 45.00 0.000 150.00 285.00 170.00 1428.00 0.00 135.00 0.000 0.000 0.000 0.000	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,247 1,417 1,4	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 20 Beds 1 1 2 2 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00 135.00 150.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,247 1,417 1,4	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	A Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 20 Beds 1 1 2 2 2 2 2 3 3 2 2 2 3 3 4 4 5 5 1 1 2 2 3 3 1 2 1 1 2 1 1 2 1 2 2 3 3 3 1 2 1 2	Area ha 0.50 No 2 2 3 2 2 4 0 0 1 1 1 1 0 0 0 0 0 0 0 2 2	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 95.00 95.00 95.00 107.00 112.00 1135.00 1150.00 45.00 65.00 75.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	A Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 20 20 20 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 0 2 3 3 2 4 4 0 0 1 1 1 0 0 0 0 0 0 0 0 0 1	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 95.00 107.00 112.00 112.00 135.00 150.00 65.00 75.00 75.00 61.00	Developed m2 1,751 45.00 150.00 125.00 170.00 428.00 0.00 135.00 135.00 135.00 0.00 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,502 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 20 Beds 1 1 2 2 2 3 3 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 4 0 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 1 1 1 1 1 1 1 1 1 0 2 2 1 1 1 0 2 1 1 0 2 1 1 1 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 0 0 2 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 0.07.00 112.00 135.00 150.00 150.00 65.00 75.00 40.00 65.00 75.00 75.00 70.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 0.00 135.00 0.00 150.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 209,100 526,440 0 166,050 184,500 0 0 0 0 0 0 108,240 82,533 86,100	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 1 High*	Units 20 Beds 1 1 2 2 3 3 3 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 0 2 1 3 3 2 2 1 1 1 1 0 0 2 1 3 3 2 2 1 3 3 1 2 1 1 1 1 1 0 0 2 1 3 3 1 2 1 1 1 1 1 0 0 1 1 1 1 1 1 1 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 	Developed m2 1,751 45.00 0.00 285.00 170.00 428.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 166,050 184,500 0 108,240 82,533 86,100 103 320	Rate £/m2 1,243.07
Number Brown 20	A Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Sami	Units 20 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 No 2 3 2 2 4 0 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 95.00 95.00 95.00 112.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 66.00 75.0	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 2,176,608 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi	Units 20 Beds 1 1 2 2 2 3 3 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 0 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 075.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 070.00 40.00 61.00 70.00 84.00 79.00 02.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 135.00 0.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 0 0 0 108,240 82,533 86,100 103,320 0 144,200 103,320 0 144,200 144,200 103,320 0 144,200 144,200 103,200 0 144,200 0 144,200 103,200 0 144,200 0 144,200 104,200 105,200 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amilia and a second sec	Units 20 Beds 1 1 2 2 3 3 2 2 3 3 3 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 0 65.00 75.00 0 84.00 61.00 79.00 93.00 93.00 92.00	Developed m2 1,751 45.00 285.00 170.00 428.00 428.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 166,050 184,500 0 0 0 103,220 0 103,320 0 0 103,320 0 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	A Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det	Units 20 Beds 1 1 2 2 2 2 3 3 3 3 3 4 4 5 5 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 1 2 2 3 3 3 1 2 2 3 3 3 3	Area ha 0.50 No 2 2 3 3 2 2 4 4 0 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 40.00 61.00 79.00 93.00 93.00 93.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 106,050 184,500 0 0 0 108,240 0 0 0 0 0 0 0 108,240 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	Units 20 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 4 0 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00	Developed m2 1,751 45.00 0.000 150.00 285.00 170.00 135.00 0.000 150.00 0.000 0.000 0.000 61.00 70.00 84.00 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,502	BCIS 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 166,050 184,500 0 0 0 108,240 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 High* Affordable Flat 3 Terrace Semi Det Det	Units 20 Beds 1 1 2 2 3 3 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 2 2 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 4 0 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 65.00 75.00 0 65.00 70.00 84.00 61.00 93.00 93.00 93.00 100.00 110.00 100.00	Developed m2 1,751 45.00 0.00 150.00 285.00 170.00 428.00 0.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 166,050 184,500 0 0 108,240 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amiliar Amilia	Units 20 Beds 1 1 2 2 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 2 3 3 3 4 4 5 1 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 2 3 3 2 2 4 0 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 	Developed m2 1,751 45.00 0.00 285.00 170.00 428.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,502	BCIS 1,230 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 166,050 184,500 0 0 108,240 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07
Number Brown 20	Amarket Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordale Flat 4 Terrace Semi Det Det Flat 1 High* Flat 2 High* Flat 2 High*	Units 20 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.50 1 1 0 0 2 3 3 2 2 4 4 0 0 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 88 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 61.00 70.00 84.00 70.00 84.00 79.00 93.00 93.00 93.00 100.00 0 40.00 61.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 74.00 75.00 7	Developed m2 1,751 45.00 0.000 150.00 285.00 0.000 170.00 135.00 0.000 0.000 0.000 61.00 70.00 84.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,502	BCIS 1,230 1,240 1,2	Total Cost 2,176,608 COST 0 60,885 0 184,500 350,550 209,100 526,440 0 166,050 184,500 0 0 108,240 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,243.07

L & S an	d At Brown	Industrial
Area	Gross	1.212
	Net	1.000

L & S and	d At Brown	Industrial
Area	Gross	0.606
	Net	0.500

Locality een/Brown Iternative Use

S:\HDH PLANNING\Clients\SDH Clients\Charnwood\Apps\V3\L&S\Base L&S
23/01/2019

Rate

£/m2

Rate

£/m2

1,241.02

1,243.07

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umber own 20 HD		5 Units 20	Area ha 0.40	Density Units/ha 50.00	erage Unit Size m2 88	Developed m2 1,751	Density m2/ha 4,378		Total Cost 2,176,608
		Beds	No		m2	Total		BCIS	COST
	Market								0000
	Flat	1	1		45.00	45.00	10%	1 230	60.885
	That	2	1		45.00	45.00	10%	1,230	00,000
	Terrace	2	2		75.00	150.00	10/0	1,230	184 500
	Terrace	3	3		95.00	285.00		1 230	350 550
	Semi	2	2		85.00	170.00		1,230	209.10
	Jenn	2	2		107.00	428.00		1,230	526.440
	Det	3			112.00	420.00		1,230	520,440
	bet	4	1		135.00	135.00		1 230	166.050
		5	1		150.00	150.00		1,230	184 500
	Flat 1 High*	1	0		45.00	0.00	10%	1,200	101,500
	Flat 2 High*	2	0		45.00	0.00	10%	1 417	
	Elat 2 High*	2	0		75.00	0.00	10%	1,417	(
	Affordable	5	0		75.00	0.00	1078	1,417	
	Flat	1	2		40.00	80.00	10%	1 220	100 340
	i lat	1	1		40.00	61.00	10%	1 220	200,240
	Torraço	2	1		70.00	70.00	10%	1,230	82,533
	Terrace	2	1		70.00	70.00		1,230	102.220
	Somi	3	1		84.00	84.00		1,230	103,320
	Semi	2	0		79.00	0.00		1,230	111.200
	Det	3	1		93.00	93.00		1,230	114,390
	Det	3	0		93.00	0.00		1,230	
		4	0		100.00	0.00		1,230	(
	Charles I. A.	5	0		110.00	0.00	40%	1,230	
	Flat 1 High*	1	0		40.00	0.00	10%	1,417	(
	Flat 2 High*	2	0		61.00	0.00	10%	1,417	(
mber		6 Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha	·	Total Cost
mber wn 12		6 Units 12	Area ha 0.30	Density Units/ha 40.00	erage Unit Size m2 94	Developed m2 1,127	Density m2/ha 3,757		Total Cost 1,398,633
mber wn 12		6 Units 12 Beds	Area ha 0.30 No	Density Units/ha 40.00	erage Unit Size m2 94 m2	Developed m2 1,127 Total	Density m2/ha 3,757	BCIS	Total Cost 1,398,633 COST
mber w n 12	Market	6 Units 12 Beds	Area ha 0.30 No	Density Units/ha 40.00	erage Unit Size m2 94 m2	Developed m2 1,127 Total	Density m2/ha 3,757	BCIS	Total Cost 1,398,633 COST
mber wn 12	Market Flat	6 Units 12 Beds 1	Area ha 0.30 No	Density Units/ha 40.00	erage Unit Size m2 94 m2 45.00	Developed m2 1,127 Total 0.00	Density m2/ha 3,757 10%	BCIS 1,230	Total Cost 1,398,633 COST
mber wn 12	Market Flat	6 Units 12 Beds 1 1 2	Area ha 0.30 No 0 0	Density Units/ha 40.00	erage Unit Size m2 94 m2 45.00 65.00	Developed m2 1,127 Total 0.00 0.00	Density m2/ha 3,757 10% 10%	BCIS 1,230 1,230	Total Cosi 1,398,633 COSI ((((((((((((())))))))))))
nber wn 12	Market Flat Terrace	6 Units 12 Beds 1 1 2 2	Area ha 0.30 No 0 0 1	Density Units/ha 40.00	erage Unit Size m2 94 m2 45.00 65.00 75.00	Developed m2 1,127 Total 0.00 0.00 75.00	Density m2/ha 3,757 10% 10%	BCIS 1,230 1,230 1,230	Total Cosi 1,398,633 COSI ((92,250
mber wwn 12	Market Flat Terrace	6 Units 12 Beds 1 1 2 2 3	Area ha 0.30 No 0 0 1 2	Density Units/ha 40.00	erage Unit Size m2 94 ———————————————————————————————————	Developed m2 1,127 Total 0.00 0.00 75.00 190.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230	Total Cost 1,398,633 000 000 000 000 000 000 000 000 000
mber own 12	Market Flat Terrace Semi	6 Units 12 Beds 1 1 2 2 2 3 3 2	Area ha 0.30 0 0 0 0 1 2 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 (0) (0) (0) (1) (2) (2) (2) (2) (2) (2) (2) (2
mber own 12	Market Flat Terrace Semi	6 Units 12 Beds 1 1 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 1 1 2 1 2 2 1 2	Density Units/ha 40.00	erage Unit Size m2 94 ———————————————————————————————————	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 0 0 0 0 0 0 0 0 0 0 0
mber own 12	Market Flat Terrace Semi Det	6 Units 12 Beds 1 1 2 2 2 3 3 3 3 3 3	Area ha 0.30 0 0 0 1 1 2 1 2 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 (0) (0) (0) (1) (2) (2) (2) (2) (2) (2) (2) (2
mber wwn 12	Market Flat Terrace Semi Det	6 Units 12 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4	Area ha 0.30 0 0 0 0 1 2 2 1 1 2 0 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00	Developed m2 1,127 Total 0.00 75.00 190.00 85.00 214.00 0.00 135.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 (0) (0) (1) (1) (2) (2) (2) (2) (2) (2) (2) (2
mber w m 12	Market Flat Terrace Semi Det	6 Units 12 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5	Area ha 0.30 0 0 0 1 1 2 2 1 1 2 0 0 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00 135.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 (0) (0) (1) (2) (2) (2) (2) (2) (2) (2) (2
mber Jown 12	Market Flat Terrace Semi Det Flat 1 High*	6 Units 12 88ds 1 1 2 2 2 3 3 3 3 3 3 3 4 4 5 5 1	Area ha 0.30 No 0 0 1 1 2 2 1 1 2 0 0 1 1 1 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 0.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST () () () () () () () () () ()
mber Jown 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	6 Units 12 Beds 11 2 2 2 3 3 3 2 2 3 3 3 4 4 5 1 1 2 2	Area ha 0.30 0 0 0 0 0 1 1 2 1 1 2 0 0 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 135.00 45.00 65.00	Developed m2 1,127 Total 0.00 0.00 75.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 150.00 0.00	Density m2/ha 3,757 10% 10% 10% 10%	BCIS 1,230 1,417 1,417 1,417 1,417	Total Cost 1,398,633 (0) (0) (0) (0) (0) (2) (2) (2) (2) (2) (2) (2) (2
mber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	6 Units 12 Beds 11 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3	Area ha 0.30 0 0 0 0 1 2 1 2 1 1 2 0 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 150.00 65.00 75.00	Developed m2 1,127 Total 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,417 1,4	Total Cost 1,398,633 COST () () () () () () () ()
mber w m 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	6 Units 12 Beds 1 1 2 2 3 3 3 2 2 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 1 1 2 2 0 0 1 1 1 0 0 0 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 135.00 45.00 65.00 75.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10% 10% 10%	BCIS 1,230 1,417 1,4	Total Cos 1,398,633 (0) (0) (0) (0) (0) (0) (104,551 (263,220) (166,055) (184,500) (184,500) (0) (0) (0) (0) (0) (0) (0)
mber 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	6 Units 12 Beds 1 2 2 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.30 0 0 0 0 0 1 1 2 2 1 1 2 0 0 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 112.00 135.00 65.00 75.00 40.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,757 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cos 1,398,633 (0) (0) (0) (104,555 263,220 (0) 166,055 184,500 (0) (0) (0) (104,555 (104,555 (104,555) (104,55
mber w m 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	6 Units 12 Beds 11 2 2 3 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 2 2 3 3 3 3 3 3 3 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 1 1 2 1 1 2 1 1 1 0 0 0 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 107.00 112.00 135.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 66.00 61.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230	Total Cos 1,398,633 (0) (0) (0) (0) (0) (0) (104,555 (263,220 (263,220 (0) (104,555 (263,220 (0) (104,555 (104,555)
mber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	6 Units 12 Beds 11 2 2 2 3 3 3 4 5 11 2 2 3 3 3 4 4 5 11 2 2 3 3 3 3 4 4 5 11 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.30 0 0 0 0 1 1 2 2 1 1 2 2 0 0 1 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 133.00 133.00 150.00 65.00 75.00 75.00 0 61.00 70.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 61.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 1,398,633 (COST (C) (233,700 104,55(263,22((C) 166,05(184,500 (C) (C) (C) (C) (C) (C) (C) (C)
mber wwn 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace	6 Units 12 Beds 1 1 2 2 3 3 3 3 4 4 5 5 1 2 3 3 3 4 4 5 5 1 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 1 1 2 2 1 1 2 0 0 1 1 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 107.00 112.00 1135.00 105.00 150.00 45.00 65.00 75.00 0 45.00 65.00 75.00 84.00 61.00 84.00 84.00	Developed m2 1,127 Total 0.00 75.00 75.00 214.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 (0) (0) (0) (0) (0) (0) (0) (0)
mber wwn 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	6 Units 12 Beds 12 2 2 3 3 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 0 1 1 2 1 1 2 2 1 1 1 1 0 0 0 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 112.00 135.00 112.00 135.00 135.00 135.00 0 45.00 65.00 75.00 40.00 61.00 79.00	Developed m2 1,127 Total 0.00 0.00 75.00 75.00 190.00 85.00 214.00 0.00 0.00 135.00 150.00 0.00 0.00 0.00 0.00 61.00 0.00 84.00 84.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cos 1,398,63: (0) (0) (0) (0) (0) (0) (104,550 (233,700 104,550 (263,220 (0) (166,055
mber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi	6 Units 12 Beds 11 2 3 3 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 1 1 2 2 1 1 2 0 0 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 150.00 65.00 75.00 65.00 75.00 61.00 70.00 84.00 93.00	Developed m2 1,127 Total 0.00 75.00 190.00 190.00 214.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 61.00 0.00 84.00 0.00 93.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cos 1,398,633 (0) (0) (0) (0) (0) (0) (1) (0) (1) (1) (1) (1) (1) (1) (1) (1
mber Jown 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi Det	6 Units 12 Beds 1 2 2 2 3 3 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 1 1 2 2 1 1 2 0 0 1 1 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 107.00 112.00 1135.00 135.00 150.00 45.00 65.00 75.00 0 65.00 70.00 84.00 70.00 84.00 79.00 93.00 93.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 0.00 0.00 0.00 0.00 61.00 0.00 64.00 0.00 84.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cos 1,398,633 (0 0 0 0 0 0 0 0 0 0 0 0 0 0
mber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	6 Units	Area ha 0.30 0 0 0 0 0 1 1 1 1 1 1 0 0 0 0 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 112.00 135.00 65.00 75.00 40.00 61.00 75.00 93.00 93.00 93.00 100.00	Developed m2 1,127 Total 0.00 0.00 75.00 75.00 75.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,2	Total Cos 1,398,633 (0) (0) (0) (0) (104,550 263,220 (0) 166,055 184,500 184,500 (0) (0) (105,122 (0) (105,122 (0) (105,122 (0) (105,122 (0) (105,122 (10
mber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	6 Units 12 Beds 12 2 2 3 3 2 2 3 3 4 5 1 1 2 2 3 3 3 4 4 5 1 2 2 3 3 3 4 4 5 1 2 2 2 3 3 3 3 4 4 5 5 1 2 2 2 3 3 3 3 3 4 4 5 5 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 1 1 2 2 1 1 2 0 0 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 0 61.00 70.00 84.00 93.00 93.00 93.00 93.00 110.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 84.00 0.00 93.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,2	Total Cos 1,398,633 (0) (0) (0) (0) (0) (0) (104,555 (263,222 (263,222 (104,555) (263,222 (104,555) (263,222 (104,555) (263,222 (104,555)
imber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi Det Flat 1 High*	6 Units 12 Beds 11 2 2 3 3 3 3 3 3 3 4 4 5 11 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 0 0 1 1 2 2 1 1 2 0 0 1 1 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 135.00 135.00 150.00 65.00 75.00 0 65.00 75.00 0 0 61.00 70.00 84.00 79.00 93.00 94.00 94.00 95.00 97.00 97.00 94.00 93.00 94.00 94.00 94.00 94.00 94.00 94.00 94.00 94.00 94	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 84.00 0.00 0	Density m2/ha 3,757	BCIS 1,230 1,247 1,2	Total Cos 1,398,63: (0) (2) (2) (2) (2) (2) (2) (2) (2
mber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat 1 Terrace Semi Det Flat 1 Flat 1 Flat 2 Flat 1 Flat 2 Flat 3 Flat	6 Units 12 Beds 12 2 2 2 2 3 3 4 5 1 2 2 3 3 4 4 5 1 2 2 3 3 3 4 4 5 1 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.30 0 0 0 0 0 1 1 1 1 1 0 0 0 0 0 1 1 1 1	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 112.00 135.00 65.00 75.00 40.00 61.00 79.00 93.00 93.00 100.00 110.00 61.00	Developed m2 1,127 Total 0.00 0.00 75.00 75.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,417 1,417 1,417 1,417	Total Cos 1,398,63: (((((((((((((
umber own 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 1 High*	6 Units	Area ha 0.30 0 0 0 0 1 1 2 1 1 2 0 0 1 1 1 1 0 0 0 0	Density Units/ha 40.00	erage Unit Size m2 94 45.00 65.00 75.00 95.00 112.00 135.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00 77.00 100.00 100.00 100.00 100.00 77.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 93.00 0.00 0	Density m2/ha 3,757	BCIS 1,230 1,417 1,4	Total Co 1,398,63 202,25 233,70 104,55 263,22 166,05 184,50 54,12 82,53 103,32 114,39 114,39

Locality een/Brov	vn Iternative Use
L & S and At Brown	Industrial

Area	Gross	0.485
	Not	0.40

Locality een/Brown Iternative Use	

L & S and Ac Brown Industrial

Area	Gross	0.300
	Net	0.300

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Number	7	Units	Area	Density e	erage Unit Size	Developed	Density		Total Cost	Rate
Brown 9		9	0.23	40.00	89	799	3,551		997,530	1,248.47
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		45.00	0.00	10%	1,230	0	
		2	0		65.00	0.00	10%	1,230	0	
	Terrace	2	0		75.00	0.00		1,230	0	
		3	1		95.00	95.00		1,230	116,850	
	Semi	2	1		85.00	85.00		1,230	104,550	
		3	2		107.00	214.00		1,230	263,220	
	Det	3	0		112.00	0.00		1,230	0	
		4	1		135.00	135.00		1,230	166,050	
		5	1		150.00	150.00		1,230	184,500	
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,417	0	
	Affordable	ļ								
	Flat	1	3		40.00	120.00	10%	1,230	162,360	
		2	0		61.00	0.00	10%	1,230	0	
	Terrace	2	0		70.00	0.00		1,230	0	
	C	3	0		84.00	0.00		1,230	0	
	Semi	2	0		/9.00	0.00		1,230	0	
	2.1	3	0		93.00	0.00		1,230	0	
	Det	3	0		93.00	0.00		1,230	0	
		4	0		100.00	0.00		1,230	0	
		5	0		110.00	0.00	10%	1,230	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		74.00	0.00	10%	1,417	0	
Number	8	Units	Area	Density e	rage Unit Size	Developed	Density		Total Cost	Rate
Number Brown 6	8	Units 6	Area ha 0.15	Density e Units/ha 40.00	rage Unit Size m2 74	Developed m2 442	Density m2/ha 2,947		Total Cost 553,500	Rate £/m2 1,252.26
Number Brown 6	8	Units 6 Beds	Area ha 0.15 No	Density e Units/ha 40.00	erage Unit Size m2 74 m2	Developed m2 442 Total	Density m2/ha 2,947	BCIS	Total Cost 553,500 COST	Rate £/m2 1,252.26
Number Brown 6	8 Market	Units 6 Beds	Area ha 0.15 No	Density e Units/ha 40.00	erage Unit Size m2 74 m2	Developed m2 442 Total	Density m2/ha 2,947	BCIS	Total Cost 553,500 COST 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat	Units 6 Beds	Area ha 0.15 No 0	Density e Units/ha 40.00	erage Unit Size m2 74 <u>m2</u> 45.00	Developed m2 442 Total 0.00	Density m2/ha 2,947 10%	BCIS 1,230	Total Cost 553,500 COST 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat	Units 6 Beds 1 2	Area ha 0.15 No 0 0	Density e Units/ha 40.00	mage Unit Size m2 74 m2 45.00 65.00	Developed m2 442 Total 0.00 0.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230	Total Cost 553,500 COST 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace	Units 6 Beds 1 1 2 2 2	Area ha 0.15 No 0 0 1	Density e Units/ha 40.00	rage Unit Size m2 74 <u>m2</u> 45.00 65.00 75.00	Developed m2 442 Total 0.00 0.00 75.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace	Units 6 Beds 1 1 2 2 2 3	Area ha 0.15 No 0 0 1 1	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00	Developed m2 442 Total 0.00 0.00 75.00 95.00	Density m2/ha 2,947 10%	BCIS 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 0 92,250 116,850	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi	Units 6 Beds 1 2 2 2 3 3 2	Area ha 0.15 No 0 0 1 1 1	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00	Density m2/ha 2,947 10%	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi	Units 6 Beds 1 2 2 3 3 2 3 3 2 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 85.00 107.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 107.00 0.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610 	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det	Units 6 Beds 1 2 2 3 3 2 3 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0	Density e Units/ha 40.00	mage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 442 0.00 0.00 75.00 95.00 85.00 107.00 0.00 0.00	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det	Units 6 Beds 1 1 2 2 2 3 3 2 2 3 3 3 3 3 3 5 5 5 5 5 5 5	Area ha 0.15 No 0 0 1 1 1 1 1 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 442 0.00 75.00 95.00 85.00 107.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Elst 1 Hiels*	Units 6 Beds 1 2 2 3 3 2 3 3 4 5 5	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00	Developed m2 442 0.00 75.00 95.00 95.00 85.00 107.00 0.00 0.00 0.00	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 1 High*	Units 6 Beds 1 2 2 3 3 2 2 3 3 4 5 5 1 2	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	Units 6 8 1 2 2 3 3 2 2 3 3 3 4 5 5 1 1 2 2	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,231 1,230	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 6 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 442 0.00 75.00 95.00 85.00 107.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417	Total Cost 553,500 COST 0 0 0 0 2,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 6 Beds 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 1 1 2	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 112.00 135.00 65.00 75.00 40.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230	Total Cost 553,500 COST 0 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High*	Units 6 Beds 1 2 2 3 3 2 2 3 3 4 5 5 1 1 2 3 3 1 2 2 3 1 2 2 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 3 1 2 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 3 3 1 2 2 3 3 1 2 2 2 3 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 3 3	Area ha 0.15 No 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 135.00 65.00 75.00 75.00 61.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 6 Beds 1 1 2 2 3 3 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 1 2 2 2 2 3 3 2 2 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 45.00 65.00 75.00 75.00 75.00 75.00 75.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 Flat Terrace	Units 6 Beds 1 1 2 2 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 No 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 84.00 84.00	Developed m2 442 0.00 75.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Flat Terrace Semi	Units 6 Beds 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 3 3 1 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 112.00 135.00 135.00 135.00 135.00 135.00 65.00 75.00 40.00 61.00 79.00 79.00	Developed m2 442 0.00 0.00 75.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,2	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordale Flat Flat Elat Elat Semi	Units 6 Beds 1 2 2 3 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 3 4 5 5 1 1 2 3 3 3 3 3 3 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 No 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 75.00 75.00 61.00 70.00 84.00 93.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 2 Migh* Affordable Flat Terrace Semi Det Det	Units 6 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 1 2 2 3 3 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 0 40.00 61.00 70.00 84.00 79.00 93.00 93.00	Developed m2 442 0.000 75.00 95.00 85.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 553,500 COST 0 0 0 0 2,250 116,850 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High Flat Terrace Semi Det Det	Units 6 Beds 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 2 3 3 3 4 4 5 1 2 2 3 3 3 4 4 5 5 1 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.15 No 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 112.00 135.00 65.00 75.00 65.00 75.00 61.00 79.00 84.00 79.00 93.00 93.00	Developed m2 442 0.000 75.00 95.00 85.00 107.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,4230 1,	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	Units 6 Beds 1 2 2 3 3 2 2 3 3 4 4 5 5 1 1 2 2 3 3 1 2 2 3 3 3 4 5 5	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 61.00 79.00 93.00 93.00 93.00 100.00 110.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 95.00 0.00 0.00 0.00 0.	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,2	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number	8 Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat Flat 1 High* Flat Flat Flat Flat Flat Flat Flat Flat	Units 6 Beeds 1 1 2 2 3 3 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 75.00 75.00 75.00 93.00 93.00 93.00 93.00 93.00 100.00 40.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 95.00 0.00 0.00 0.00 0.	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 553,500 COST 0 0 0 0 0 2,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Det Flat 1 High* Flat 2 High* Flat Det Flat Flat 2 High* Flat Flat 2 High* Fla	Units 6 Beeds 1 1 2 2 3 3 3 4 5 5 1 2 2 3 3 4 5 5 1 2 2 3 3 4 4 5 5 1 2 2 3 3 4 4 5 5 1 2 2 3 3 4 5 5 1 2 2 3 3 4 5 5 1 2 2 3 3 4 5 5 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 1 2 1	Area ha 0.15 No 0 0 0 1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 0 40.00 61.00 93.00 93.00 100.00 110.00 61.00	Developed m2 442 0.000 75.00 95.00 95.00 95.00 95.00 95.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 2,947	BCIS 1,230 1,247 1,417 1,4	Total Cost 553,500 COST 0 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26

Locality een/Brown	Iternative	Use
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Locality een/Brown Iternative Use

0.150

0.150

L & S and Ac Brown Industrial

Gross

Net

Area

L & S and	& S and At Brown	Industrial
Area	ea Gross	0.225
	Net	0.225

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Number	9	Units	Area	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate f/m2
Brown 4		4	0.10	40.00 91	362	3,620		445,260	1,230.00
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	0	45.00	0.00	10%	1,230	0	
		2	0	65.00	0.00	10%	1,230	0	
	Terrace	2	1	75.00	75.00		1,230	92,250	
		3	1	95.00	95.00		1.230	116.850	
	Semi	2	1	85.00	85.00		1,230	104,550	
	beim	3	1	107.00	107.00		1 230	131 610	
	Dot	2	1	112.00	0.00		1,230	151,010	
	Det	3	0	112.00	0.00		1,230	0	
		4	0	155.00	0.00		1,230	0	
		5	0	130.00	0.00	100/	1,230	0	
	Flat 1 High*	1	0	45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	75.00	0.00	10%	1,417	0	
	Affordable								
	Flat	1	0	40.00	0.00	10%	1,230	0	
		2	0	61.00	0.00	10%	1,230	0	
	Terrace	2	0	70.00	0.00		1,230	0	
		3	0	84.00	0.00		1,230	0	
	Semi	2	0	79.00	0.00		1,230	0	
		3	0	93.00	0.00		1,230	0	
	Det	3	0	93.00	0.00		1.230	0	
		4	0	100.00	0.00		1,230	0	
		5	0	110.00	0.00		1 230	0	
	Elat 1 High*	1	0	40.00	0.00	10%	1,230	0	
	Flat 2 High*	2	0	40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	74.00	0.00	10%	1,417	0	
Number Brown Plot	10	Units 1	Area ha 0.03	Density erage Unit Size Units/ha m2 40.00 135	Developed m2 135	Density m2/ha 5,400		Total Cost 166,050	Rate £/m2 1,230.00
Number Brown Plot	10	Units 1 Bode	Area ha 0.03	Density erage Unit Size Units/ha m2 40.00 135	Developed m2 135	Density m2/ha 5,400	BCIC	Total Cost 166,050	Rate £/m2 1,230.00
Number Brown Plot	10 Market	Units 1 Beds	Area ha 0.03 No	Density erage Unit Size Units/ha m2 40.00 135 m2	Developed m2 135 Total	Density m2/ha 5,400	BCIS	Total Cost 166,050 COST	Rate £/m2 1,230.00
Number Brown Plot	10 Market	Units 1 Beds	Area ha 0.03 No	Density erage Unit Size Units/ha m2 40.00 135 m2	Developed m2 135 Total	Density m2/ha 5,400	BCIS	Total Cost 166,050 COST 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat	Units 1 Beds 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 No 0	Density erage Unit Size Units/ha m2 40.00 135 m2 45.00 45.00	Developed m2 135 Total	Density m2/ha 5,400	BCIS 1,230	Total Cost 166,050 <u>COST</u> 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat	Units 1 Beds 1 2	Area ha 0.03 No 0 0	Density erage Unit Size Units/ha m2 40.00 135 m2 45.00 45.00 65.00	Developed m2 135 Total 0.00 0.00	Density m2/ha 5,400 	BCIS 1,230 1,230	Total Cost 166,050 COST 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace	Units 1 Beds 1 2 2 2	Area ha 0.03 No 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 m2 m2 45.00 65.00 75.00	Developed m2 135 Total 0.00 0.00 0.00	Density m2/ha 5,400 10%	BCIS 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace	Units 1 Beds 1 1 2 2 3 3	Area ha 0.03 No 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 45.00 65.00 75.00 95.00	Developed m2 135 Total 0.00 0.00 0.00 0.00	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi	Units 1 Beds 1 1 2 2 2 3 3 2 2	Area ha 0.03 No 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	10 Market Flat Terrace Semi	Units 1 Beds 1 1 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 ————————————————————————————————————	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 166,050 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det	Units 1 Beds 1 1 2 2 2 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 ————————————————————————————————————	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det	Units 1 Beds 1 1 2 2 2 3 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 166,050 COST 0 0 0 0 0 0 0 0 0 0 0 166,050	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det	Units 1 Beds 1 2 2 3 3 3 3 4 5	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 75.00 65.00 95.00 95.00 85.00 107.00 113.00 135.00	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High*	Units 1 Beds 1 1 2 2 3 3 2 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 ————————————————————————————————————	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 ————————————————————————————————————	Developed m2 135 70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 1 Beds 1 1 2 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 75.00 65.00 95.00 85.00 107.00 112.00 115.00 150.00 45.00 75.00 75.00 75.00 107.00 115.00 75.00 75.00 75.00 75.00	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417	Total Cost 166,050 0 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 1 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,231 1,230	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 1 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 m2 40.00 65.00 65.00 95.00 95.00 85.00 107.00 112.00 115.00 45.00 65.00 75.00 0 150.00 150.00 65.00 75.00 65.0	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,417 1,417 1,417 1,417 1,417 1,417 1,230 1,240 1,2	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 1 High* Flat 2 High* Flat 1 High* Flat 2 High* Flat 1	Units 1 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 1 1 2 1 1 2 1 2 1 1 2 1 1 2 1 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 1 High*	Units Beds	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 40.00 75.00 75.00 95.00 885.00 107.00 112.00 112.00 1135.00 1150.00 65.00 75.00 45.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Carrii	Units 1 Beds 1 1 2 2 2 3 3 3 3 4 5 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 75.00 65.00 95.00 85.00 107.00 112.00 115.00 45.00 65.00 75.00 150.00 45.00 65.00 75.00 75.00 0 0 150.00 75.00	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 Terrace Semi Semi	Units 1 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 1 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 3	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 40.00 135 45.00 65.00 95.00 95.00 107.00 112.00 112.00 112.00 45.00 65.00 75.00 45.00 65.00 75.00 44.00 65.00 75.00 84.00 70.00 88.400 79.00	Developed m2 135 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 1 High* Flat 1 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3	Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 40.00 65.00 75.00 95.00 885.00 107.00 112.00 112.00 45.00 65.00 75.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 61.00 79.00 93.00	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,423 1,230 1,230 1,230 1,230	Total Cost 166,050 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	Units 1 Beds 1 1 2 2 2 3 3 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 3 1 1 1 1	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 75.00 95.00 95.00 95.00 107.00 112.00 112.00 115.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 84.00 75.00 93.00	Developed m2 135 70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400	BCIS 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 9 High* Flat 9 Affordable Flat Semi Semi Det	Units 1 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 1 2 2 3 3 4 1 1 2 2 3 3 4 4 5 1 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 40.00 135 45.00 95.00 95.00 95.00 107.00 112.00 112.00 112.00 45.00 65.00 75.00 40.00 65.00 75.00 40.00 61.00 79.00 93.00 93.00	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det Det Det Det Det Det	Units 1 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 40.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 75.00 93.00 93.00 93.00 93.00 100.00	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 4 Terrace Semi Det Flat 1 High*	Units 1 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 1 2 3 3 4 5 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 75.00 65.00 95.00 85.00 107.00 112.00 112.00 150.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 84.00 75.00 93.00 93.00 93.00 110.00	Developed m2 135 70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400	BCIS 1,230 1,2	Total Cost 166,050 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Brown Plot	10 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Flat Det Det Det Bet Det Flat 1 High* Flat 2 High* Affordable Flat Flat Det Det Flat Det Det Flat Flat Flat Flat 1 High* Flat 2 High*	Units 1 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 5 1 2 2 3 3 1 2 2 3 3 1 4 5 1 2 2 2 3 3 1 4 5 1 2 2 2 3 3 1 4 5 1 2 2 2 3 3 1 4 5 1 2 2 2 3 3 1 4 5 1 2 2 2 3 3 1 4 5 1 2 2 2 2 3 3 1 4 5 1 2 2 2 2 3 3 1 4 5 1 2 2 2 2 3 3 1 4 5 1 2 2 2 2 3 3 1 4 5 1 2 2 2 2 3 3 1 4 5 1 2 2 2 2 2 3 3 1 4 5 1 2 2 2 2 3 1 2 2 2 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 40.00 135 40.00 135 40.00 135 135 45.00 95.00 95.00 107.00 112.00 112.00 107.00 45.00 65.00 75.00 45.00 65.00 75.00 40.00 61.00 93.00 93.00 93.00 100.00 110.00 61.00	Developed m2 135 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 5,400	BCIS 1,230 1,2417 1,	Total Cost 166,050 0 0 0 0 0 0 0 0 166,050 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00

Locality	een/Brown	Iternative	Use
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Locality een/Brown Iternative Use

0.025

L & S and Ac Brown Industrial

Gross Net

Area

L & S and	d Ac Brown	Industrial
Area	Gross	0.100
	Net	0.100

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Number	11	Units	Area	Density erage Unit Size	Developed	Density		Total Cost	Rate
Large Flatted 50		50	0.67	75.00 56	2,780	4,170		3,761,340	1,353.00
		Beds	No	mž	Total		BCIS	COST	
	Market							0	
	Flat	1	10	45.00	450.00	10%	1,230	608,850	
		2	25	65.00	1,625.00	10%	1,230	2,198,625	
	Terrace	2	0	75.00	0.00		1,230	0	
		3	0	95.00	0.00		1,230	0	
	Semi	2	0	85.00	0.00		1,230	0	
	_	3	0	107.00	0.00		1,230	0	
	Det	3	0	112.00	0.00		1,230	0	
		4	0	135.00	0.00		1,230	0	
		5	0	150.00	0.00	10%	1,230	0	
	Flat 1 High*	1	0	45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	75.00	0.00	10%	1,417	0	
	Affordable	5	U	75.00	0.00	10%	1,417	0	
	Flat	1	10	40.00	400.00	10%	1 220	541 200	
	That	2	10	40.00	305.00	10%	1,230	412 665	
	Terrace	2	0	70.00	0.00	1076	1,230	-12,005	
		2	0	84.00	0.00		1,230	0	
	Semi	2	0	79.00	0.00		1,230	0	
		3	0	93.00	0.00		1,230	0	
	Det	3	0	93.00	0.00		1,230	0	
		4	0	100.00	0.00		1,230	0	
		5	0	110.00	0.00		1,230	0	
	Flat 1 High*	1	0	40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	74.00	0.00	10%	1,417	0	
Number	12	Units	Area	Density erage Unit Size	Developed	Density		Total Cost	Rate
Number	12	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Small Flatted 7	12	Units 7	Area ha 0.12	Density erage Unit Size Units/ha m2 60.00 62	Developed m2 430	Density m2/ha 3,686		Total Cost 581,790	Rate £/m2 1,353.00
Number Small Flatted 7	12	Units 7	Area ha 0.12	Density erage Unit Size Units/ha m2 60.00 62	Developed m2 430	Density m2/ha 3,686	201	Total Cost 581,790	Rate £/m2 1,353.00
Number Small Flatted 7	12	Units 7 Beds	Area ha 0.12 No	Density erage Unit Size Units/ha m2 60.00 62	Developed m2 430	Density m2/ha 3,686	BCIS	Total Cost 581,790	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market	Units 7 Beds	Area ha 0.12 No	Density erage Unit Size Units/ha mi 60.00 63	Developed m2 430	Density m2/ha 3,686	BCIS	Total Cost 581,790 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat	Units 7 Beds 1	Area ha 0.12 No	Density erage Unit Size Units/ha mi 60.00 6: mi 45.00 6: or or	Developed m2 430 Total	Density m2/ha 3,686	BCIS 1,230	Total Cost 581,790 <u>COST</u> 0 0 532 670	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat	Units 7 Beds 1 2 2	Area ha 0.12 No 0 6	Density erage Unit Size Units/ha mi 60.00 61 mi 45.00 65.00 75.00	Developed m2 430 Total 0.00 390.00	Density m2/ha 3,686 10% 10%	BCIS 1,230 1,230	Total Cost 581,790 0 0 527,670	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace	Units 7 Beds 1 2 2 2	Area ha 0.12 No 0 6 0	Density erage Unit Size Units/ha mi 60.00 62 45.00 65.00 75.00 95.00	Developed m2 430 Total 0.00 390.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi	Units 7 Beds 1 2 2 3 3 2	Area ha 0.12 No 0 6 0 0 0	Density erage Unit Size Units/ha mi 60.00 61 45.00 65.00 75.00 95.00 85.00	Developed m2 430 Total 0.00 390.00 0.00 0.00	Density m2/ha 3,686 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi	Units 7 Beds 1 1 2 2 2 3 3 2 3	Area ha 0.12 No 0 6 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 6: 45.00 75.00 95.00 85.00 107.00	Developed m2 430 Total 0.00 390.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 	Total Cost 581,790 COST 0 527,670 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det	Units 7 Beds 1 1 2 2 3 2 3 2 3 3 3	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 6:	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det	Units 7 Beds 1 1 2 2 3 3 2 2 3 3 3 4	Area ha 0.12 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 62 45.00 65.00 75.00 95.00 95.00 107.00 112.00 112.00	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det	Units 7 Beds 2 2 2 3 3 2 3 3 3 4 5	Area ha 0.12 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 65.00 75.00 95.00 855.00 107.00 112.00 135.00	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High*	Units 7 Beds 1 1 2 2 3 3 2 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 000 055.00 075.00 095.00 085.00 0107.00 0112.00 0135.00 045.00 045.00 0135.00 0145.00 045.00 045.00	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 581,790 COST 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 7 Beds 1 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2	Area ha 0.12 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 000 05 000 000	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 7 Beds 1 1 2 2 3 3 2 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 3 3 3 4 5 1 1 2 2 3 3 3 4 5 5 1 1 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 1 1 2 3 3 4 5 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 5 5 1 1 1 2 2 3 3 5 5 1 1 2 2 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.12 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 65.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 0.00 150.00 150.00 75.00 75.00	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 7 Beds 1 1 2 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 5 1 1 2 3 3 4 5 5 1 1 1 2 3 3 4 5 5 1 1 1 2 3 3 4 5 5 1 1 1 2 3 3 4 5 5 1 1 1 2 3 3 4 5 5 1 1 1 2 3 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 95.00 95.00 112.00 112.00 115.00 45.00 0.00 150.00 150.00 75.00	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 4 High H Flat 4 High H	Units 7 Beds 1 1 2 2 3 3 2 3 4 5 1 1 2 3 4 5 1 1 2 3 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 000 063 000 065.00 075.00 095.00 085.00 0107.00 0112.00 0135.00 0135.00 0150.00 000 055.00 075.00 000 055.00 075.00 000 055.00 075.00 000 055.00 000 000 000 0000000000	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417	Total Cost 581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*	Units 7 Beds 1 1 2 2 3 3 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 1 1 2 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 3 1 1 1 2 3 1 1 1 2 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 75.00 75.00 107.00 112.00 1135.00 150.00 65.00 65.00 150.00 150.00 65.000 65.00 65.00 65.000	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 4 High* Flat 4 High* Flat 4 High*	Units 7 Beds 1 1 2 2 3 3 2 3 4 5 1 1 2 2 3 1 1 2 2 3 1 1 2 2 2 3 1 1 2 2 2 2	Area ha 0.12 0 0 6 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 000 0	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 4 High* Flat 1 High* Flat 1 High* Flat 1 High*	Units 7 Beds 1 1 2 2 3 3 4 4 5 1 1 2 3 3 1 1 2 2 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 1 1 2 3 3 1 1 1 2 3 1 1 2 3 1 1 1 2 3 1 1 1 2 3 1 1 1 2 3 1 1 1 2 3 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 95.00 000 112.00 112.00 112.00 000 107.00 000 1000 000 1000 000 1000 000 000 0	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	Units 7 Beds 1 1 2 2 3 3 2 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 1 1 2 2 3 3 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 1 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 3 3 3 2 2 2 3 3 3 2 2 2 3 3 3 3 2 2 2 3	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 95.00 85.00 107.00 112.00 107.00 112.00 65.00 75.00 107.00 1150.00 45.00 45.00 65.00 75.00 40.00 65.00 75.00 75.00 40.00 61.00 79.00	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 9	Units 7 Beds 1 1 2 2 3 3 2 3 3 4 5 5 1 1 2 2 3 3 1 1 2 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 3 3 1 1 1 2 3 3 1 1 1 1	Area ha 0.12 0 0 6 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 75.00 95.00 107.00 112.00 1135.00 150.00 65.00 65.00 150.00 65.	Developed m2 430 0.000 390.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,686 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,2	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Terrace Semi Det Det Det	Units 7 Beds 1 1 2 2 3 3 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 3 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 95.00 107.00 112.00 112.00 107.00 112.00 107.00 100 100 100 100 100 100 100 100 100	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,2	Total Cost 581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 0 Flat 1 High* Flat 2 High* Affordable Flat Det	Units 7 Beds 1 1 2 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.12 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 95.00 000 112.00 112.00 112.00 112.00 000 000 000 000 000 000 000 000 000	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,2	Total Cost 581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 1 Zerrace Semi Det	Units 7 Beds 1 1 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 1 4 5 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha min 60.00 63 45.00 75.00 75.00 75.00 107.00 112.00 112.00 1135.00 1150.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 100.00 110.00	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,2	Total Cost 581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat	Units 7 Beds 1 1 2 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 4 5 5 1 1 2 1 1 2 1 3 3 1 1 2 1 1 1 1 1 1 1 1	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63 45.00 75.00 75.00 95.00 107.00 112.00 1135.00 150.00 65.00 65.00 150.00 65.00 107.00 65.00 107.00 65.00 107.00 65.00 107.00 65.00 107.00 65.00 107.00 65.00 107.00 65.00 107.00 100.00	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,2	Total Cost 581,790 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00
Number Small Flatted 7	12 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Terrace Semi Det Flat Terrace Flat Flat Flat Flat Flat Flat Flat Flat	Units 7 Beds 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 1 2 2 1 1 2 1 2	Area ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha mi 60.00 63	Developed m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,686	BCIS 1,230 1,2	Total Cost 581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,353.00

Locality een/Brow	n Iternative Use
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L & S an	L & S and	A: Brown	Industrial
Area	Area	Gross	0.808
		Net	0.667

L & S and A Brown	Industrial

Locality een/Brown Iternative Use

Area	Gross	0.117
	Net	0.117

Locality een/Brown Iternative Use L & S and Ac Green Agricultural

Locality een/Brown Iternative Use L & S and Ac Green Agricultural

> 48.077 31.250

Gross

Net

Area

Gross

Net

Area

144.231

93.750

		N
		J
		/
	-	

Number	13	Units	Area	Density e	rage Unit Size m2	Developed m2	Density m2/ba		Total Cost	Rate
Green 3,000		3,000	93.75	32.00	97	290,430	3,098		318,363,278	1,096.18
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	42		45.00	1,890.00	10%	1,087	2,259,873	
		2	0		65.00	0.00	10%	1,087	0	
	Terrace	2	168		75.00	12,600.00		1,087	13,696,200	
	6	3	420.0		95.00	39,900.00		1,087	43,371,300	
	Semi	2	105		85.00	8,925.00		1,087	9,701,475	
	Det	3	630		107.00	67,410.00		1,087	/3,2/4,6/0	
	Det	3	525		112.00	70.975.00		1,087	77 041 125	
		4	210		155.00	31 500 00		1,087	34 240 500	
	Flat 1 High*	1	210		45.00	0.00	10%	1 252	34,240,500	
	Flat 2 High*	2	0		45.00 65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,252	0	
	Affordable		-			0.00				
	Flat	1	360		40.00	14,400.00	10%	1,087	17,218,080	
		2	135		61.00	8,235.00	10%	1,087	9,846,590	
	Terrace	2	90.0		70.00	6,300.00	1	1,087	6,848,100	
		3	135		84.00	11,340.00		1,087	12,326,580	
	Semi	2	0		79.00	0.00		1,087	0	
		3	135		93.00	12,555.00		1,087	13,647,285	
	Det	3	0		93.00	0.00		1,087	0	
		4	45		100.00	4,500.00		1,087	4,891,500	
		5	0		110.00	0.00		1,087	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		/4.00	0.00	10%	1,252	0	
Number										
	14	Units	Area	Density e	rage Unit Size	Developed	Density		Total Cost	Rate
	14	Units	Area ha	Density e Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Green 1,000	14	Units 1,000	Area ha 31.25	Density e Units/ha 32.00	rage Unit Size m2 97	Developed m2 96,810	Density m2/ha 3,098		Total Cost 106,121,093	Rate £/m2 1,096.18
Green 1,000	14	Units 1,000 Beds	Area ha 31.25 No	Density er Units/ha 32.00	rage Unit Size m2 97 m2	Developed m2 96,810 Total	Density m2/ha 3,098	BCIS	Total Cost 106,121,093 COST	Rate £/m2 1,096.18
Green 1,000	14 Market	Units 1,000 Beds	Area ha 31.25 No	Density en Units/ha 32.00	rage Unit Size m2 97 m2	Developed m2 96,810 Total	Density m2/ha 3,098	BCIS	Total Cost 106,121,093 COST 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat	Units 1,000 Beds 1	Area ha 31.25 No 14	Density en Units/ha 32.00	rage Unit Size m2 97 m2 45.00	Developed m2 96,810 Total 630.00	Density m2/ha 3,098 	BCIS 1,087	Total Cost 106,121,093 COST 0 753,291	Rate £/m2 1,096.18
Green 1,000	14 Market Flat	Units 1,000 Beds 1 2	Area ha 31.25 No 14 0	Density er Units/ha 32.00	rage Unit Size m2 97 m2 45.00 65.00	Developed m2 96,810 Total 630.00 0.00	Density m2/ha 3,098 10% 10%	BCIS 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace	Units 1,000 Beds 1 1 2 2 2	Area ha 31.25 No 14 0 56	Density er Units/ha 32.00	rage Unit Size m2 97 m2 45.00 65.00 75.00	Developed m2 96,810 Total 630.00 0.00 4,200.00	Density m2/ha 3,098 10%	BCIS 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace	Units 1,000 Beds 1 2 2 2 3	Area ha 31.25 No 14 0 56 140	Density en Units/ha 32.00	rage Unit Size m2 97 m2 45.00 65.00 75.00 95.00	Developed m2 96,810 Total 630.00 0.00 4,200.00 13,300.00	Density m2/ha 3,098 10%	BCIS 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi	Units 1,000 Beds 1 2 2 3 3 2 2	Area ha 31.25 No 14 0 56 140 35.0	Density en Units/ha 32.00	rage Unit Size m2 97 m2 45.00 65.00 75.00 95.00 85.00	Developed m2 96,810 Total 630.00 0.00 4,200.00 13,300.00 2,975.00	Density m2/ha 3,098 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi	Units 1,000 Beds 1 1 2 2 3 3 2 3 3 2 3 3	Area ha 31.25 No 14 0 56 140 35.0 210.0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 96,810 Total 630.00 0.00 4,200.00 13,300.00 2,975.00 22,470.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det	Units 1,000 Beds 1 1 2 2 3 3 3 3 3 3	Area ha 31.25 No 14 0 56 140 35.0 210.0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 96,810 Total 630.00 0.00 4,200.00 13,300.00 2,975.00 22,470.00 0.000	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det	Units 1,000 Beds 1 2 2 3 3 2 3 3 4 4 4	Area ha 31.25 No 14 0 56 140 35.0 210.0 0 175 	Density er Units/ha 32.00	rage Unit Size m2 97 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00	Developed m2 96,810 Total 630.00 4,200.00 13,300.00 2,2,470.00 0.00 23,625.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 24,424,895 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det	Units 1,000 Beds 1 2 2 3 2 2 3 3 2 4 5 5 5	Area ha 31.25 No 14 0 56 140 35.0 210.0 0 175 70 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 135.00	Developed m2 96,810 630.00 4,200.00 13,300.00 2,975.00 22,470.00 0.00 23,625.00 10,500.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 1,000 Beds 1 2 2 3 3 2 3 3 3 4 4 5 1 2	Area ha 31.25 No 14 0 56 140 35.0 210.0 0 175 70 0 0	Density er Units/ha 32.00	m2 97 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 135.00 150.00 65.00	Developed m2 96,810 630.00 0.00 4,200.00 13,300.00 2,975.00 22,470.00 0.00 0.33,625.00 10,500.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 1,000 Beds 1 1 2 2 3 3 3 3 4 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 144 0 556 140 0 35.0 210.0 0 0 175 70 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 75.00	Developed m2 96,810 70tal 630.00 4,200.00 13,300.00 22,975.00 22,470.00 0.00 23,652.00 10,500.00 0.000 0.000	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252	Total Cost 106,121,093 COST 0 7553,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 1,000 Beds 1 2 2 3 3 2 2 3 3 4 5 5 1 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 3 3 3 3	Area ha 31.25 No 56 140 35.0 210.0 0 175 70 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00	Developed m2 96,810 630.00 0.00 4,200.00 4,200.00 2,975.00 22,470.00 0.00 23,625.00 10,500.00 0.00 0.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Elat	Units 1,000 Beds 1 2 2 3 2 3 4 5 1 2 3 4 5 1 2 3 1 2 1 1 2 3 3 3 3 3 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 0 14 0 56 140 35.0 210.0 0 0 175 70 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 112.00 1135.00 135.00 45.00 65.00 75.00	Developed m2 96,810 630.00 4,200.00 13,300.00 22,975.00 22,470.00 0.00 23,625.00 10,500.00 0.00 0.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	Units 1,000 Beds 1 2 2 3 3 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 2 3 3 4 5 1 2 2 3 3 3 3 4 5 5 1 2 2 3 3 3 3 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 31.25 No 0 14 0 56 140 35.0 210.0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 135.00 65.00 75.00 65.00 65.00 65.00	Developed m2 96,810 70tal 630.00 4,200.00 13,300.00 2,2975.00 22,470.00 0.00 23,625.00 10,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,252 1,252 1,087 1,087 1,087 1,252 1,252 1,087 1,087 1,087 1,087 1,252 1,252 1,087 1,087 1,087 1,087 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,087 1,0	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 0 5,739,360 3,282,197	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 1,000 Beds 1 2 2 3 3 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 14 0 56 140 0 35.0 210.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00	Developed m2 96,810 Total 630.00 0.00 4,200.00 13,300.00 13,300.00 22,975.00 22,470.00 0.00 23,625.00 0.0000 0.00000 0.0000 0.0000 0.000000 0.0000000 0.00000000	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 3,282,197 2,282,700	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 1,000 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 3 3 4 5 1 2 2 3 3 2 2 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 4 5 5 5 1 2 2 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 31.25 No 14 0 56 140 35.0 210.0 0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 112.00 135.00 107.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 84.00	Developed m2 96,810 630.00 630.00 4,200.00 13,300.00 2,975.00 22,470.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 3,282,197 2,282,700 4,108,865	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordabe Flat Terrace Semi	Units 1,000 Beds 1 2 3 2 3 3 4 5 1 2 3 4 5 1 2 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 5 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 14 0 56 140 35.0 210.0 0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 112.00 1135.00 135.00 150.00 45.00 75.00 65.00 75.00 61.00 61.00 79.00	Developed m2 96,810 630.00 4,200.00 13,300.00 22,975.00 22,470.00 0.00 23,625.00 10,500.00 0.00 0.00 0.00 0.00 2,745.00 2,745.00 2,100.00 3,780.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat 4 Flat 4 Flat 2 High* Semi Semi	Units 1,000 Beds 1 2 2 3 3 2 3 4 5 1 1 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 2 2 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 31.25 No 0 14 0 56 140 35.0 210.0 0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 95.00 95.00 95.00 95.00 107.00 112.00 135.00 135.00 135.00 65.00 75.00 65.00 65.00 75.00 61.00 70.00 84.00 93.00	Developed m2 96,810 70tal 630.00 4,200.00 13,300.00 2,975.00 22,470.00 0.00 23,625.00 10,500.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 0 4,549,095	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	Units 1,000 Beds 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 14 0 56 140 0 35.0 210.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 75.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 79.00 93.00	Developed m2 96,810 7otal 630.00 0.00 4,200.00 13,300.00 2,975.00 22,470.00 0.00 23,625.00 0.00 0.00 0.00 0.00 0.00 2,745.00 2,745.00 2,745.00 2,745.00 0.0,3,780.00 0.00 4,185.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 4,549,095 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Semi Det	Units 1,000 Beds 1 2 2 3 2 3 3 4 5 5 1 2 3 3 4 5 1 2 3 3 2 3 3 2 3 3 2 3 3 2 3 3 2 3 3 2 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 31.25 No 56 140 35.0 210.0 0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 84.00 75.00 93.00 93.00 93.00 93.00	Developed m2 96,810 630.00 4,200.00 13,300.00 2,975.00 22,470.00 0.00 23,625.00 10,500.00 0.00 0.00 0.00 0.00 2,745.00 2,745.00 2,100.00 0.00 4,185.00 0.00 1,500.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 0 4,549,095 0 0 1,630,500	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordabe Flat Terrace Semi Det	Units 1,000 Beds 1 2 2 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 5 5 1 2 3 3 3 3 4 5 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 56 140 35.0 210.0 0 175 70 0 0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 112.00 1135.00 135.00 150.00 45.00 75.00 65.00 75.00 61.00 61.00 70.00 84.00 93.00 93.00 93.00 93.00	Developed m2 96,810 	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 4,549,095 0 1,630,500 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Affordable Flat 3 High* Affordable Flat Terrace Semi Det Det Flat 1 High*	Units 1,000 Beds 1 2 2 3 3 2 2 3 3 4 5 1 2 2 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 4 5 5 1 2 2 3 3 3 3 4 5 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 0 14 0 56 140 35.0 210.0 0 0 175 70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 135.00 65.00 65.00 65.00 65.00 75.00 65.00 65.00 75.00 65.00 93.00 93.00 93.00 93.00 93.00 93.00	Developed m2 96,810 	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,252 1,087 1,087 1,252 1,252 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 0 5,739,360 0 0 4,108,860 0 4,108,860 0 4,549,095 0 1,630,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.18
Green 1,000	14 Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Affordable Flat Semi Semi Det Flat Flat <	Units 1,000 Beds 1 2 2 3 3 2 2 3 3 4 4 5 1 2 2 3 3 4 4 5 1 2 2 3 3 4 4 5 5 1 2 2 3 3 3 4 4 5 5 1 2 2 3 3 3 3 4 4 5 5 5 1 2 2 3 3 3 3 4 4 5 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 31.25 No 566 140 35.0 210.0 0 210.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 95.00 95.00 112.00 135.00 112.00 135.00 112.00 135.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00 100.00 61.00	Developed m2 96,810 Total 633.00 0.00 13,300.00 2,975.00 22,975.00 23,625.00 10,500.00 0.00	Density m2/ha 3,098	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,252 1,2	Total Cost 106,121,093 COST 0 753,291 0 4,565,400 14,457,100 3,233,825 24,424,890 0 25,680,375 11,413,500 0 0 0 0 5,739,360 3,282,197 2,282,700 4,108,8860 0 0 1,630,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.18

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Number		15 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Green 300		300	9.38	32.00	97	29,097	3,104		31,892,471	1,096.07
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	3		45.00	135.00	10%	1,087	161,420	
		2	0		65.00	0.00	10%	1,087	0	
	Terrace	2	17		75.00	1,275.00		1,087	1,385,925	
	C - mi	3	42		95.00	3,990.00		1,087	4,337,130	
	Semi	2	62		107.00	6 741 00		1,087	7 227 467	
	Det	3	0		112.00	0,741.00		1.087	7,527,407	
		4	53		135.00	7,155.00		1,087	7,777,485	
		5	21		150.00	3,150.00		1,087	3,424,050	
	Flat 1 High*	1	0		45.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,252	0	
	Affordable	_								
	Flat	1	36		40.00	1,440.00	10%	1,087	1,721,808	
	Torraço	2	14		51.00	630.00	10%	1,087	1,021,128	
	Terrace	2	14		84.00	1 176 00		1,087	1 278 312	
	Semi	2	0		79.00	0.00		1,087	1,270,512	
		3	12		93.00	1,116.00		1,087	1,213,092	
	Det	3	0		93.00	0.00		1,087	0	
		4	5		100.00	500.00		1,087	543,500	
		5	0		110.00	0.00		1,087	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,252	0	
Number		16 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Number		16 Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Green 150		16 Units 150	Area ha 4.69	Density Units/ha 32.00	erage Unit Size m2 97	Developed m2 14,530	Density m2/ha 3,100		Total Cost 15,928,572	Rate £/m2 1,096.25
Number Green 150		16 Units 150	Area ha 4.69	Density Units/ha 32.00	erage Unit Size m2 97	Developed m2 14,530	Density m2/ha 3,100		Total Cost 15,928,572	Rate £/m2 1,096.25
Number Green 150	• 	16 Units 150 Beds	Area ha 4.69 No	Density Units/ha 32.00	erage Unit Size m2 97 m2	Developed m2 14,530 Total	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST	Rate £/m2 1,096.25
Number Green 150	Market	16 Units 150 Beds	Area ha 4.69 No	Density Units/ha 32.00	erage Unit Size m2 97 m2	Developed m2 14,530 Total	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST 0	Rate £/m2 1,096.25
Number Green 150	Market Flat	16 Units 150 Beds	Area ha 4.69 No 2	Density Units/ha 32.00	erage Unit Size m2 97 m2 45.00	Developed m2 14,530 Total 90.00	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST 0 107,613	Rate £/m2 1,096.25
Number Green 150	Market Flat	16 Units 150 Beds 1 1 2 2	Area ha 4.69 <u>No</u> 2 0	Density Units/ha 32.00	erage Unit Size m2 97 m2 45.00 65.00	Developed m2 14,530 Total 90.00 0.00	Density m2/ha 3,100	BCIS 1,087 1,087	Total Cost 15,928,572 0 107,613 0 653 200	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace	16 Units 150 Beds 11 2 2 2 2 3	Area ha 4.69 No 2 0 8 2 1	Density Units/ha 32.00	erage Unit Size m2 97 <u>m2</u> 45.00 65.00 75.00 95.00	Developed m2 14,530 Total 90.00 0.00 600.00 1 995.00	Density m2/ha 3,100 10%	BCIS 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,00 2,168,565	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace	16 Units 150 Beds 11 2 2 3 3 2 2 3	Area ha 4.69 No 2 0 8 21 5	Density Units/ha 32.00	m2 97 m2 45.00 65.00 75.00 95.00 85.00	Developed m2 14,530 Total 90.00 0.00 600.00 1,995.00 425.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 6552,200 2,168,565 4611,925	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi	16 Units 150 Beds 1 2 2 3 2 3 3 3	Area ha 4.69 2 2 0 8 21 5 32	Density i Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 14,530 Total 90.00 0.00 600.00 1,995.00 425.00 3,424.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,771,888	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det	16 Units 150 Beds 11 22 23 33 20 33 33	Area ha 4.69 2 2 0 8 21 5 32 32 0 0	Density i Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 14,530 Total 90.00 0.00 600.00 1,995.00 425.00 3,424.00 0.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det	16 Units 150 Beds 2 2 2 3 3 2 2 3 3 2 2 3 3 3 3 3 3 3 3	Area ha 4.69 0 2 0 8 21 5 32 0 0 26	Density Units/ha 32.00	m2 97 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,424.00 0.00 3,510.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 0 3,815,370	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det	16 Units 150 Beds 10 10 10 10 10 10 10 10 10 10	Area ha 4.69 0 2 0 8 21 5 32 0 0 26 11	Density Units/ha 32.00	m2 97 97 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00 135.00	Developed m2 14,530 90.00 0.00 600.00 1.995.00 425.00 3,424.00 0.00 3,510.00 1,650.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 0 3,815,370 1,793,550	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High*	16 Units 150 Beds 	Area ha 4.69 2 2 0 8 21 5 32 0 0 26 6 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00 0.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	16 Units 150 Beds 	Area ha 4.69 2 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00	Developed m2 14,530 7000 90.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00	Density m2/ha 3,100 10% 10%	8CIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	16 Units 150 Beds 1 2 2 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 4.69 2 2 0 8 21 5 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 95.00 95.00 107.00 112.00 112.00 115.00 45.00 65.00 75.00	Developed m2 14,530 90.00 0.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Elat	16 Units 150 Beds 11 2 2 3 3 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 1 2 3 3 4 3 3 4 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 No 2 2 0 8 21 5 32 0 0 26 111 0 0 0 0 0 0 0 18	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 112.00 112.00 135.00 45.00 65.00 75.00	Developed m2 14,530 90.00 0.00 600.00 1.995.00 425.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*	16 Units 150 Beds 	Area ha 4.69 No 2 2 0 8 21 5 32 0 26 11 0 0 0 0 0 0 11 8 7 7	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 135.00 65.00 75.00 65.00 75.00 65.00 65.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,424.00 0.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Flat Terrace	16 Units 150 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 1 2 1 2 1 1 2 2 1 1 2 2 2 2 2 2 2	Area ha 4.69 2 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 5 5	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 95.00 107.00 112.00 135.00 135.00 65.00 75.00 75.00 0 45.00 65.00 75.00 75.00 75.00 75.00	Developed m2 14,530 Total 90.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	16 Units 150 Beds 1 1 2 2 1 1 2 2 3 3 4 3 3 4 5 5 1 1 2 2 3 3 1 1 2 2 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1	Area ha 4.69 2 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 7 7 7	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 107.00 112.00 135.00 112.00 65.00 75.00 65.00 75.00 40.00 65.00 75.00 84.00	Developed m2 14,530 90.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Terrace Semi	16 Units 150 Beds 1 2 2 3 3 3 4 4 5 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 1 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 1 2 2 3 3 3 1 1 1 2 2 3 3 3 1 1 1 2 2 3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 2 0 8 21 5 32 0 26 111 0 26 111 0 0 0 0 0 0 0 118 7 7 5 7 7	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 95.00 95.00 107.00 112.00 112.00 135.00 150.00 45.00 65.00 75.00 	Developed m2 14,530 90.00 0.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 720.00 427.00 350.00 588.00 0.00	Density m2/ha 3,100	BCIS 1,087	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi	16 Units 150 Beds 	Area ha 4.69 No 2 2 0 8 21 5 32 0 0 26 111 0 0 0 26 111 0 0 0 0 0 0 0 0 0 0 7 7 7 0 0 7 7	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 112.00 135.00 135.00 150.00 45.00 75.00 65.00 75.00 66.00 75.00 61.00 79.00 93.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi Det	16 Units 150 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 1 2 2 3 3 4 4 5 1 1 1 2 2 3 3 4 5 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1 1 1	Area ha 4.69 2 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 45.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 93.00 93.00	Developed m2 14,530 7001 90.00 0.00 1,995.00 425.00 3,424.00 0.00 1,650.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 2,168,565 461,975 3,721,888 0 3,815,370 0 3,815,370 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Terrace Semi Det	16 Units 150 Beds 1 2 3 3 3 4 3 3 4 5 3 4 5 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 85.00 107.00 112.00 135.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 93.00 93.00	Developed m2 14,530 7001 90.00 0.00 1,995.00 425.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087	Total Cost 15,928,572 COST 0 107,613 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi Det	16 Units 150 Beds 1 2 3 3 4 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 2 0 8 21 5 32 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 65.00 75.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Developed m2 14,530 7 total 90.00 0.00 1,995.00 425.00 3,424.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100	BCIS 1,087	Total Cost 15,928,572 COST 0 107,613 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Semi	16 Units 150 Beds 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 2 0 8 21 5 5 32 0 0 26 111 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 45.00 65.00 75.00 40.00 61.00 79.00 93.00 93.00 93.00 93.00 93.00 100.00 110.00 110.00	Developed m2 14,530 90.00 0.00 600.00 1.995.00 425.00 3,424.00 0.00 3,510.00 1.650.00 0.00 0.00 0.00 720.00 427.00 350.00 588.00 0.00 651.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,100	BCIS 1,087 1,0	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 2 Ligh* Flat 2 Ligh*	16 Units 150 Beds 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 4 5 5 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	Area ha 4.69 2 2 0 8 21 5 32 0 0 26 11 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 112.00 135.00 112.00 135.00 45.00 75.00 65.00 75.00 65.00 75.00 61.00 79.00 93.00 93.00 93.00 110.00 110.00 74.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,510.00 1,650.00 0.00 0.00 0.00 720.00 427.00 350.00 588.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,100	BCIS 1,087 1,252 1,2	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25

Locality een/Brown	lternative Use
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Locality een/Brown Iternative Use

6.250 4.688

L & S and Ac Green Agricultural

Gross Net

Area

L & S and	d Ac Green	Agricultural
Area	Gross	12.50
	Net	9.37

S:\HDH PLANNING\Clients\SDH Clients\Charnwood\Apps\V3\L&S\Base L&S
23/01/2019

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Number		17 Units	NET Area	Density era	ge Unit Size	Developed	Density		Total Cost	Rate
Green 70		70	2.19	32.00	96	6,754	3,088		8,379,744	1,240.71
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	1		45.00	45.00	10%	1.230	60.885	
		2	0		65.00	0.00	10%	1.230	0	
	Terrace	2	4		75.00	300.00		1,230	369,000	
		3	10		95.00	950.00		1,230	1,168,500	
	Semi	2	2		85.00	170.00		1,230	209,100	
		3	15		107.00	1,605.00		1,230	1,974,150	
	Det	3	0		112.00	0.00		1,230	0	
		4	12		135.00	1,620.00		1,230	1,992,600	
		5	5		150.00	750.00		1,230	922,500	
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,417	0	
	Affordable									
	Flat	1	9		40.00	360.00	10%	1,230	487,080	
		2	3		61.00	183.00	10%	1,230	247,599	
	Terrace	2	2		70.00	140.00		1,230	172,200	
		3	3		84.00	252.00		1,230	309,960	
	Semi	2	0		79.00	0.00		1,230	0	
		3	3		93.00	279.00		1,230	343,170	
	Det	3	0		93.00	0.00		1,230	0	
		4	1		100.00	100.00		1,230	123,000	
		5	0		110.00	0.00		1,230	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,417	0	
Number		18 Units	Area	Density era	ge Unit Size	Developed	Density		Total Cost	Rate
Number		18 Units	Area ha	Density era Units/ha	ge Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Green 30		18 Units 30	Area ha 0.94	Density era Units/ha 32.00	ge Unit Size m2 96	Developed m2 2,890	Density m2/ha 3,083		Total Cost 3,586,803	Rate £/m2 1,241.11
Number Green 30	_	18 Units 30 Beds	Area ha 0.94 No	Density era, Units/ha 32.00	ge Unit Size m2 96 m2	Developed m2 2,890 Total	Density m2/ha 3,083	BCIS	Total Cost 3,586,803 COST	Rate £/m2 1,241.11
Number Green 30	Market	18 Units 30 Beds	Area ha 0.94 No	Density era Units/ha 32.00	ge Unit Size m2 96 m2	Developed m2 2,890 Total	Density m2/ha 3,083	BCIS	Total Cost 3,586,803 COST 0	Rate £/m2 1,241.11
Number Green 30	Market Flat	18 Units 30 Beds 1	Area ha 0.94 No 0	Density era, Units/ha 32.00	ge Unit Size m2 96 m2 45.00	Developed m2 2,890 Total 0.00	Density m2/ha 3,083	BCIS 1,230	Total Cost 3,586,803 COST 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat	18 Units 30 Beds 1 2	Area ha 0.94 No 0 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 m2 45.00 65.00	Developed m2 2,890 Total 0.00 0.00	Density m2/ha 3,083	BCIS 1,230 1,230	Total Cost 3,586,803 COST 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace	18 Units 30 Beds 1 2 2 2	Area ha 0.94 No 0 0 0 2	Density era, Units/ha 32.00	ge Unit Size m2 96 m2 45.00 65.00 75.00	Developed m2 2,890 Total 0.00 0.00 150.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 0 184,500	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace	18 Units 30 Beds 11 2 2 2 3	Area ha 0.94 No 0 0 0 2 4	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 184,500 467,400	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi	18 Units 30 Beds 11 2 2 2 3 3 2	Area ha 0.94 No 0 0 0 2 4 1	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 85.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi	18 Units 30 Beds 1 2 2 3 3 2 2 3 3	Area ha 0.94 No 0 0 0 2 4 4 1 6	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det	18 Units 30 Beds 1 2 2 2 3 3 2 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 2 4 4 1 1 6 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 2,890 Total 0.00 150.00 380.00 85.00 642.00 0.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 0 0 184,500 467,400 104,550 789,660 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det	18 Units 30 Beds 1 1 2 2 3 3 2 2 3 3 3 3 3 4	Area ha 0.94 No 0 0 0 2 4 1 6 6 0 5 5	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 2,890 0.00 0.00 150.00 380.00 85.00 642.00 0.00 0.00 675.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 0 184,500 467,400 104,550 789,660 0 830,250	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 5	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 5 3 3	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 2,890 0.00 0.00 150.00 380.00 380.00 642.00 0.00 675.00 450.01	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 0 789,660 0 830,250 553,500	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High*	18 Units 30 Beds 1 2 2 3 3 3 3 3 3 3 4 4 5 5 1	Area ha 0.94 0 0 0 0 0 2 4 4 1 6 6 0 0 5 5 3 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00 0.00 675.00 450.00 0.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	18 Units 30 Beds 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 2	Area ha 0.94 0 0 0 2 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00 1135.00 150.00 45.00	Developed m2 2,890 0.00 0.00 150.00 380.00 85.00 642.00 0.00 675.00 450.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417	Total Cost 3,586,803 0 0 0 184,500 467,400 104,550 789,60 0 830,250 553,500 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3	Area ha 0.94 No 0 0 2 4 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 75.00 107.00 112.00 135.00 45.00 65.00 75.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 0.00 642.00 675.00 645.00 0.00 0.00 0.000 0.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,417 1,417	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 0 0 2 4 4 1 6 6 0 0 5 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 107.00 112.00 112.00 115.00 150.00 45.00 65.00 75.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 642.00 0.00 642.00 0.00 450.00 0.00 0.000 0.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	18 Units 30 Beds 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 0 2 4 4 1 6 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 95.00 95.00 107.00 112.00 135.00 112.00 135.00 0 55.00 75.00 65.00 75.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	18 Units 30 Beds 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 2 4 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 1	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 95.00 107.00 1132.00 135.00 135.00 150.00 45.00 65.00 75.00 75.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 270,600 82,533	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 1 1	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 75.00 107.00 112.00 112.00 135.00 45.00 65.00 75.00 45.00 65.00 75.00 40.00 61.00 7.000	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 0 830,250 553,500 0 0 0 253,500 0 0 0 270,600 82,533 86,100	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat 3 High* Affordable Flat	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 95.00 95.00 107.00 112.00 112.00 135.00 150.00 65.00 75.00 75.00 65.00 75.00 70.00 84.00 84.00	Developed m2 2,890 	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 270,600 82,533 86,100 103,320	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 1 Terrace Semi	18 Units 30 Beds 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 0 2 4 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 1 1 1 1 0 0 0 0	Density era, Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 95.00 107.00 135.00 135.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 79.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 4 Flat 4 Flat 2 Flat 2 Flat 1 Flat 2 Flat 2 Flat 2 Flat 2 Flat 2 Flat 3 Flat 4 Flat 3 Flat 4 Flat 3 Flat 4 Flat 4 Flat 4 Flat 4 Flat 3 Flat 4 Flat 3 Flat 4 Flat 4 Flat 3 Flat 4 Flat 3 Flat 4 Flat 3 Flat 4 Flat 4	18 Units 30 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 4 4 1 1 6 6 0 0 5 3 3 0 0 0 5 3 3 0 0 0 5 1 1 1 1 1 1 1 0 0	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 75.00 107.00 112.00 112.00 135.00 45.00 65.00 75.00 40.00 65.00 75.00 0 45.00 61.00 70.00 84.00 79.00 93.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 642.00 675.00 642.00 0.00 675.00 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.000000	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 270,600 82,533 86,100 103,320 0 0 114,390 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Terrace Semi Det	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 0 2 4 4 1 6 6 0 0 0 5 5 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 107.00 112.00 112.00 112.00 135.00 150.00 65.00 75.00 75.00 65.00 75.00 75.00 84.00 79.00 93.00 93.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 270,600 82,533 86,100 103,320 0 114,390 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	18 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 2 2 3 3 3 2 2 3 3 3 3 3	Area ha 0.94	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 95.00 95.00 95.00 107.00 112.00 112.00 135.00 112.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 270,600 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	18 Units 30 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 4 4 1 1 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 95.00 95.00 107.00 135.00 135.00 135.00 150.00 45.00 65.00 65.00 75.00 0 75.00 0 84.00 70.00 84.00 70.00 93.00 93.00 93.00 93.00 100.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,2	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 0 0 0 0 270,600 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Flat 1 High*	18 Units 30 Beds 1 2 2 3 3 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 5 1 1 2 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 75.00 75.00 107.00 112.00 112.00 135.00 150.00 45.00 65.00 75.00 45.00 65.00 75.00 40.00 61.00 79.00 84.00 79.00 93.00 93.00 93.00 100.00 110.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,247 1,230 1,247 1,230 1,247 1,230 1,247 1,230 1,247 1,230 1,247 1,230 1,247 1,2	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 0 830,250 553,500 0 0 270,600 0 270,600 0 0 0 0 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat Terrace Semi Det Det Flat 1 High* Flat 2 High*	18 Units 30 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94	Density era Units/ha 32.00	ge Unit Size m2 96 45.00 65.00 95.00 95.00 107.00 112.00 112.00 112.00 112.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 75.00 93.00 93.00 93.00 93.00 93.00 93.00 100.00	Developed m2 2,890 	Density m2/ha 3,083	BCIS 1,230 1,24 1,25	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 270,600 82,533 86,100 103,320 0 114,390 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11

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Seren 20 20 0.61 32.00 18 1.91 3.122 2.17.07 1.288.89 Market Image: Control of the second of the s	Number	1	9 Units	Area	Density e Units/ba	rage Unit Size m?	Developed m2	Density m2/ha		Total Cost	Rate f/m2
Nome No no Total BCS CODE Rat 1 0 4500 0.00 1106 1.230 0.00 Terrace 2 0 6500 0.00 1.020 92020 Terrace 2 1 6500 8200 1.230 92020 Semi 2 1 6500 8200 1.230 90020 Semi 2 1 6500 8200 1.230 90020 Det 3 4 10700 6400 1.220 660,00 Fit 161g* 5 1 19500 1900 1.230 18000 Fit 161g* 3 0 19700 0.00 1.230 18320 Fit 161g* 3 0 9700 0.00 1.230 18320 Fit 161g* 3 0 9700 0.00 1.230 18320 Fit 161g* 3 0 9700 0.00 1.230 100 </th <th>Green 20</th> <th></th> <th>20</th> <th>0.63</th> <th>32.00</th> <th>98</th> <th>1,951</th> <th>3,122</th> <th></th> <th>2,417,073</th> <th>1,238.89</th>	Green 20		20	0.63	32.00	98	1,951	3,122		2,417,073	1,238.89
Market Image: Control of the state of the s			Beds	No		m2	Total		BCIS	COST	
Fat 1 0 45.00 0.00 108 1.320 0 Terrace 2 1 75.00 75.00 12.320 92.250 Seni 2 1 65.00 10.00 1.320 92.250 Seni 2 1 65.00 10.00 1.320 10.550 Seni 2 1 65.00 10.00 1.320 10.550 Fai 1.9igh* 3 0 1.5500 10.00 1.320 664.20 Fai 1.9igh* 3 0 1.5500 10.00 1.02 1.00 Fai 1.9igh* 3 0 1.7500 0.00 1.05 1.320 10.555 Frace 2 1 0.00 1.00 1.03 10.320 10.320 Fai 1.9igh* 2 0 1.00 0.00 1.232 10.330 Fai 1.9igh* 1 0 40.00 0.00 1.03 1.1420 Fai 1.9igh* 1		Market								0	
Image: state of the s		Flat	1	0		45.00	0.00	10%	1,230	0	
Terrace 2 1 75.00 75.00 1.230 95.250 Semi 2 1 85.00 1.230 104.550 Semi 3 0 112.00 0.00 1.230 104.550 Det 3 0 112.00 0.00 1.230 0.64.500 Fiat High* 1 0 0 150.00 1.230 164.00 Fiat High* 1 0 0 65.00 0.00 1056 1.411 0 Fiat High* 1 0 0 75.00 0.00 1056 1.411 0 First 1 2 0 0 0.00 1055 1.230 108.20 Semi 2 0 0 1.00 0.00 1.230 0.03 1.230 0.03 1.230 0.03 1.230 0.03 1.230 0.03 1.04.30 0.03 1.230 0.03 1.04.17 0.03 0.04.120 0.03 1.04.17			2	0		65.00	0.00	10%	1,230	0	
Semi 3 3 9500 28500 1.230 300550 Gemi 2 1 68500 1.230 104550 Det 3 4 10700 428.00 1.230 552.440 Det 3 1 150.00 1.230 064.00 124.00 Fiat 14igh* 1 0 45.00 0.00 1.230 104.500 Fiat 14igh* 1 0 45.00 0.00 1076 1.417 0 Fiat 14igh* 3 0 773.00 0.00 1.023 106.240 Ferrace 3 1 100.00 70.00 1.033 100.240 Semi 3 1 100.00 70.00 1.230 100.240 Gemi 3 0 103.00 1.230 100.230 100.200 Det 3 0 100.00 0.00 1.230 100.200 Gemi 3 0 1010.00 0.00 <		Terrace	2	1		75.00	75.00		1,230	92,250	
Semi 2 1 65:00 85:00 1,220 104:50 Det 3 0 112:00 0.00 1,230 0.04:50 Det 3 0 112:00 0.00 1,230 0.04:50 Fail High* 3 0 15:00 106:14:10 0.04:50 Fail High* 3 0 17:00 100:00 10:20 10:320 Tersce 2 1 10:00 0.00 1,230 10:320 Semi 2 0 10:00 0.00 1,230 10:320 10:320 Semi 2 0 10:00 0.00 1,230 10:320 10:320 10:320 10:320 10:320 10:320 10:320 10:320			3	3		95.00	285.00		1,230	350,550	
Det 3 4 10700 42.80 1.230 526.440 4 4 135.00 540.00 1.230 644.200 Fiat 1 High* 1 0 45.00 1.230 144.00 Fiat 2 High* 1 0 45.00 0.00 1.230 164.200 Fiat 2 High* 1 0 45.00 0.00 1.015 4.417 0 Fiat 2 High* 1 0 45.00 0.00 1.015 1.223 0.02.00 Fiat 7 Migh* 1 0 45.00 0.00 1.232 0.02.00 Farce 3 1 7000 0.00 1.232 0.03.20 Terace 3 1 9300 93.00 1.232 0.03.20 Det 3 0 100.00 0.00 1.232 0.03.20 Parce 3 0 100.00 0.00 1.232 0.03 Parce 0 10.000 0.00 1.23		Semi	2	1		85.00	85.00		1,230	104,550	
Det 3 0 112.00 0.00 1.230 64,200 Fat 1 High* 1 0 45.00 1.230 64,200 Fat 1 High* 1 0 45.00 0.00 1.230 64,200 Fat 2 High* 2 0 65.00 0.00 10% 4.417 0 Afford 1 2 40.00 80.00 10% 4.417 0 Afford 1 2 40.00 80.00 10% 4.417 0 Afford 1 2 40.00 80.00 1.230 106.240 Fat 1 High* 1 2 40.00 10.00 1.230 100.240 Semi 2 0 730.00 1.230 100.240 100.240 Semi 2 0 730.00 1.230 100.240 12.30 100.240 Fat 2 High* 3 0 130.00 1.230 10.240 12.30 10.240 12.30 10.240			3	4		107.00	428.00		1,230	526,440	
a a b 153.00 90.00 1,230 194,000 iat 1 High* 1 0 45.00 0.00 10% 1.417 0 iat 2 High* 3 0 77.00 0.00 10% 1.417 0 iat 2 High* 3 0 77.00 0.00 10% 1.417 0 iat 2 High* 3 0 77.00 0.00 10% 1.230 108,230 iat 1 2 4.00 80.00 10% 1.230 108,230 iat 1 2 0 79.00 0.00 1.230 108,230 Semi 2 0 79.00 0.00 1.230 104,300 Det 3 0 93.00 0.00 1.230 104,300 Pat High* 1 0 40.00 0.00 1.230 104,300 Hat 2 High* 2 0 61.00 0.00 1.230 104		Det	3	0		112.00	0.00		1,230	0	
jail High* j <thj< td=""><td></td><td></td><td>4</td><td>4</td><td></td><td>135.00</td><td>540.00</td><td></td><td>1,230</td><td>184 500</td><td></td></thj<>			4	4		135.00	540.00		1,230	184 500	
Init 3 Jugit* 3 0 2000 1000 124 1 0 Init 3 Jugit* 3 0 75.00 0.00 106 1.417 0 Init 3 Jugit* 3 0 75.00 0.00 1056 1.417 0 Init 3 Jugit* 3 0 75.00 0.00 1.230 108.240 Init 3 Jugit* 1 2 40.00 86.00 10.28 108.240 Init 3 Jugit* 2 1 1010 1.280 86.03.20 10.28 Terace 2 1 70.00 70.00 1.280 86.03.20 Semi 2 0 73.00 0.00 1.280 10.3.20 Det 3 0 110.00 0.00 1.280 10.3.20 Fiat 1 High* 1 0 4.00 0.00 10.61 1.417 0 Fiat 2 High* 2 0 66.00 10.65 1.417 0 Itat 1 High*		Elat 1 High*	1	1		130.00	130.00	10%	1,230	164,500	
Ist 3 sigh* 3 0 2020 000 1.08 1.417 0 Affordabe 1 2 40.00 80.00 106 1.230 82.533 Terrace 2 1 61.00 61.00 1.280 82.533 Terrace 2 1 70.00 70.00 1.280 82.533 Semi 2 0 77.90 0.00 1.280 82.533 Semi 2 0 77.90 0.00 1.280 103.320 Det 3 1 93.00 93.00 1.280 103.320 Det 3 0 100.00 0.00 1.230 0 Flat 2 High* 1 0 40.00 0.00 1.417 0 Flat 3 High* 3 0 74.00 0.00 105% 1.417 0 Flat 3 High* 3 0 74.00 0.00 105% 1.417 0 Flat 3 High* 3 <td></td> <td>Flat 2 High*</td> <td>2</td> <td>0</td> <td></td> <td>45.00</td> <td>0.00</td> <td>10%</td> <td>1,417</td> <td>0</td> <td></td>		Flat 2 High*	2	0		45.00	0.00	10%	1,417	0	
Afforeiable 1 2 40.00 0.00 0.01 0.01 0.01 Plat 1 2 1 61.00 61.00 1.230 108.240 Terrace 2 1 70.00 70.00 1.280 86.100 Semi 2 0 79.00 0.00 1.230 86.100 Semi 2 0 79.00 0.00 1.230 0.33.20 Det 3 0 93.00 93.00 1.230 0 Hat 1 High* 1 0 40.00 0.00 1.417 0 Flat 2 High* 2 0 61.00 0.00 10% 1.417 0 Flat 2 High* 3 0 70.00 10% 1.417 0 Flat 2 High* 3 0 70.00 10% 1.417 0 Flat 3 High* 3 0 70.00 10% 1.437 0 Terace 2 0 6		Flat 3 High*	3	0		75.00	0.00	10%	1,417	0	
Flat 1 2 40.00 80.00 10% 1.230 108.240 Terrace 2 1 70.00 70.00 1.230 86.510 Semi 2 0 79.00 0.00 1.230 86.510 Semi 2 0 79.00 0.00 1.230 103.320 Det 3 1 93.00 0.00 1.230 114.390 Det 3 0 93.00 0.230 1.430 114.390 Det 3 0 100.00 0.00 1.430 0 Fiat 1 high* 1 0 40.00 0.00 10% 1.417 0 Fiat 3 high* 3 0 74.00 0.00 10% 1.417 0 Fiat 3 high* 3 0 74.00 0.00 10% 1.417 0 Fiat 3 high* 3 0 74.00 0.00 10% 1.417 0 Green 12		Affordable	3	0		75.00	0.00	10/0	1,11,		
Errace 2 1 61.00 61.00 10% 1.230 85.133 Frace 2 1 700 700 1.230 86.100 Semi 2 0 79.00 0.00 1.230 103.320 Det 3 1 93.00 93.00 1.230 0.00 Det 3 0 93.00 1.230 0.00 1.230 0.00 Pet 3 0 93.00 0.00 1.230 0.00 0.00 1.230 0.00 Fist 1 High* 1 0 40.00 0.00 1.230 0.00 1.230 0.00 Fist 2 High* 2 0 61.00 0.00 1.0% 1.417 0 Fist 3 High* 3 0 7.40 0.00 1.0% 1.417 0 Screen 12 12 0.38 32.00 101 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00		Flat	1	2		40.00	80.00	10%	1,230	108,240	
Terrace 2 1 7000 7000 1220 86.100 Semi 2 0 79.00 0.00 1.230 103.20 bet 3 1 93.00 9.00 1.230 0 bet 3 0 93.00 1.230 0 0 construction 0 100.00 0.00 1.230 0 0 File 1 High* 1 0 40.00 0.00 1.230 0 File 1 High* 3 0 70.00 100% 1.417 0 File 1 High* 3 0 70.00 100% 1.417 0 File 2 High* 3 0 70.00 100% 1.437 0 Number 20 Units Area Density erage Unit Size Developed Density Total Cost Kenz Green 12 12 0.8 32.00 101 1.220 0 Kenz File 1 0			2	1		61.00	61.00	10%	1,230	82,533	
Image: book of the second s		Terrace	2	1		70.00	70.00		1,230	86,100	
Semi 2 0 79.00 0.00 1.230 10 0 3 0 93.00 1.230 10 0 4 0 93.00 1.230 10 14 0 100.00 0.00 1.230 0 Filt 1 0 40.00 0.00 1.230 0 Filt 1 0 40.00 0.00 1.011.00 1.230 0 Filt 1 0 40.00 0.00 106 1.417 0 Filt 1 0 40.00 0.00 106 1.417 0 Filt 3 0 74.00 0.00 106 1.417 0 Scen 12 0.38 32.00 101 1.20 0.20 m/m/m/m 1.230 0 Filt 1 0 45.00 0.00 1.230 0 1.240.28 0 Filt 1 0 65.00			3	1		84.00	84.00		1,230	103,320	
Image: second		Semi	2	0		79.00	0.00		1,230	0	
Det 3 0 9300 0.00 1,230 0 i 5 0 110.00 0.00 1,230 0 Fiat 1 High* 1 0 40.00 0.00 1.0% 1,417 0 Fiat 2 High* 2 0 61.00 0.00 10% 1,417 0 Fiat 3 High* 3 0 74.00 0.00 10% 1,417 0 Number 20 Units A rea Units/ha Density erage Unit Size Units/ha Developed Density Total Cost Rete E/m2 Green 12 12 0.38 32.00 101 1.209 3,224 1,499,493 1,240.28 Terrace 2 0 65.00 0.00 1,230 0 1,230 0 Terrace 2 0 75.00 0.00 1,230 233.700 1,230 33 0 112.00 1,230 134.83 1,230 1,230 1,230 1,230 <td< td=""><td></td><td></td><td>3</td><td>1</td><td></td><td>93.00</td><td>93.00</td><td></td><td>1,230</td><td>114,390</td><td></td></td<>			3	1		93.00	93.00		1,230	114,390	
Image: second		Det	3	0		93.00	0.00		1,230	0	
Image: Second			4	0		100.00	0.00		1,230	0	
Hat 1 right 1 0 40.00 0.00 1.0% 1.417 0 Hat 1 right 2 0 61.00 0.00 10% 1.417 0 Hat 1 right 3 0 74.00 0.00 10% 1.417 0 Number 20 Units Area Density arge Unit Size Developed Density Total Cost Rate Green 12 12 0.38 32.00 101 1.209 3.224 1,499,493 1,240.28 Market 1 0 45.00 0.00 10% 1,230 0 Terrace 2 0 65.00 0.00 1,230 0 0 Semi 2 0 86.00 0.00 1,230 33,200 0 Ethat 1 Hight 1 0 45.00 1.000 1,230 39,430 0 Terrace 2 0 65.00 0.00 1,417 0 1,434,		51-1-4-11 ⁻¹ -1-*	5	0		110.00	0.00	100/	1,230	0	
Interval 1		Flat 1 High*	1	0		40.00	0.00	10%	1,417	0	
Number 20 Units Area builty rage Unit Size Units/ha Density erage Unit Size m2 Density m2/ha Total Cost m2/ha Rate E/m2 Green 12 12 0.38 32.00 101 1,209 3,224 1,499,493 1,240.28 Flat 1 0 45.00 0.00 10% 1,230 0 Flat 1 0 45.00 0.00 10% 1,230 0 Frace 2 0 65.00 0.00 10% 1,230 0 Semi 2 0 85.00 190.00 1,230 333,700 Semi 2 0 85.00 0.00 1,230 333,700 Semi 2 0 65.00 0.00 1,230 333,700 Semi 2 0 15.00 15.00 12.30 333,700 Flat1 High* 1 0 45.00 0.00 1,230 332,100 Frace 2 0 65.00 0.		Flat 3 High*	2	0		74.00	0.00	10%	1,417	0	
Number 20 Units Area ha Density rage Unit Size Units/ha Developed m2 Density m2/ha Density m2/ha Total Cost kf Rate f/m2 Gree 12 12 0.38 32.00 101 1,209 3,224 1,499,493 1,202,80 Market 0 1,000 3,224 1,499,493 1,202,80 Flat 1 0 45,00 0,000 10% 1,230 0 Flat 1 0 45,00 0,000 10% 1,230 0 Semi 2 0 75,00 0,00 1,230 33,700 Semi 2 0 85,00 0,00 1,230 34,830 Det 3 0 1112,00 0,00 1,230 384,500 Flat High* 1 0 45,00 0,00 1,0% 1,417 0 Ferrace 2 0 65,00		ride o ringit	5	0		7 1100	0.00	10/0	1,117	0	
Green 12 12 0.3 32.00 101 1.209 3.224 1.499.493 1.240.28 Market 0 0 0.00 10% 1.230 0 0 0 0.00 10% 1.230 0 0 0.00 1.00% 1.230 0 0 0.00 1.230 0.00 1.230 0.00 0.00 1.230 0.00 0.00 1.230 0.00 0.00 1.230 0.00 0.00 1.230 0.00 0.00 0.00 0.00 1.230 0.00 0.00 0.00 1.00 0.00 0.00 1.230 0.00 0.00 1.230 0.00 0.00 1.00 0.00 1.00 0.00 1.230 1.03 1.00 0.00 1.230 1.03 1.00 0.00 </td <td>Number</td> <td>2</td> <td>0 Units</td> <td>Area ha</td> <td>Density e Units/ha</td> <td>rage Unit Size m2</td> <td>Developed m2</td> <td>Density m2/ha</td> <td></td> <td>Total Cost</td> <td>Rate £/m2</td>	Number	2	0 Units	Area ha	Density e Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Beds No m2 Total BCIS COST Market 0 0 0 0 0 Flat 1 0 45.00 0.00 10% 1,230 0 Terrace 2 0 75.00 0.00 1,230 0 Semi 2 95.00 190.00 1,230 233,700 Semi 2 95.00 321.00 1,230 0 Edd 3 3 107.00 321.00 1,230 0 Det 3 0 112.00 0.00 1,230 332,100 Flat 1 High* 1 0 45.00 0.00 1,230 34,830 Flat 2 High* 2 0 65.00 0.00 1,230 342,100 Flat 1 High* 1 0 45.00 0.00 1,417 0 Flat 2 High* 2 0 65.00 0.00 1,417 0 Flat 3 High*	Green 12		12	0.38	32.00	101	1,209	3,224		1,499,493	1,240.28
Market			Beds	No		m2	Total		BCIS	COST	
Flat1045.000.0010%1,2300Terrace2075.000.001,23003295.00190.001,230233,700Semi2085.000.001,230394,830Det30112.000.001,230394,830Det30112.000.001,230332,100Flat 1 High*1045.000.001,230332,100Flat 1 High*2135.00270.001,230332,100Flat 2 High*3075.000.0010%1,4170Flat 3 High*3075.000.0010%1,4170Flat 1140.0040.0010%1,23082,533Terrace2070.000.001,2300Semi2079.000.001,2300Errace2079.000.001,2300Det3193.0093.001,230103,320Semi2079.000.001,2300Bet3093.001,2300Get3093.001,2300Flat 3 High*1040.00100.001,2300Flat 3 High*10100.001,2300Flat 3 High*3074.000.0010%1		Market									
2065.000.001,2300Terrace2075.000.001,2300Semi2085.000.001,230233,700Semi2085.000.001,230394,830Det33107.00321.001,230394,830Det30112.000.001,230332,100Flat 1 High*1044.02135.00270.001,230Flat 1 High*1045.000.0010%1,4170Flat 2 High*2065.000.0010%1,4170Flat 3 High*3075.000.0010%1,4170Flat 3 High*3075.000.0010%1,23082,533Terrace2070.000.001,2300Semi2079.000.001,2300Semi2079.000.001,2300Det3193.0093.001,230114,390Det3093.000.001,2300Flat 1 High*1040.000.001,2300Flat 1 High*1040.000.001,2300Flat 1 High*1040.000.001,2300Flat 1 High*1040.000.001,4170Flat 2 High		Flat								0	
Terrace2075.000.001,2300Semi2085.000.001,230233,700Semi2085.000.001,230394,830Det30112.000.001,230321,000Edt30112.000.001,230332,100Flat High*1045.00270.001,230184,500Flat High*1045.000.0010%1,4170Flat 2 High*2065.000.0010%1,4170Flat 3 High*3075.000.0010%1,4170Flat1144.0040.0010%1,23054,120Flat1184.0061.0010%1,2300Constrained2070.000.001,2300Flat1193.0093.001,2300Errace2079.000.001,2300Semi2079.000.001,2300Errace3093.001,23000Semi2079.000.001,2300Flat 1193.0093.001,2300Flat 1193.0093.001,2300Flat 1193.0093.001,2300Flat 1040.000.00 <td< td=""><td></td><td></td><td>1</td><td>0</td><td></td><td>45.00</td><td>0.00</td><td>10%</td><td>1,230</td><td>0</td><td></td></td<>			1	0		45.00	0.00	10%	1,230	0	
Semi295.00190.001,230233,700Semi20 85.00 0.00 $1,230$ 0 33 107.00 321.00 $1,230$ $394,830$ Det30 112.00 0.00 $1,230$ $394,830$ 0 42 135.00 270.00 $1,230$ $332,100$ 1 51 150.00 150.00 $1,230$ $184,500$ $Flat 1 High*$ 10 45.00 0.00 10% $1,417$ 0 $Flat 2 High*$ 20 65.00 0.00 10% $1,417$ 0 $Affordable$ 0 0.00 10% $1,423$ $82,533$ Terrace20 79.00 0.00 $1,230$ $00,3220$ Semi20 79.00 0.00 $1,230$ $103,320$ Det31 93.00 93.00 $1,230$ $103,320$ Semi20 79.00 0.00 $1,230$ $00,3220$ Det30 93.00 0.00 $1,230$ $00,320$ $Pat 3$ 0 93.00 0.00 $1,230$ $00,3220$ $Pat 3$ 0 93.00 0.00 $1,230$ $00,3220$ $Pat 3$ 0 93.00 0.00 $1,230$ $00,3220$ $Pat 3$ 0 93.00 0.00 $1,230$ $00,3220,00$ $Pat 3$ 0 93.00 0.00 $1,230$ $00,3220,00$			1	0 0		45.00 65.00	0.00	10% 10%	1,230 1,230	0 0 0	
Semi 2 0 85.00 0.00 1,230 0 0 3 3 107.00 321.00 1,230 394,830 Det 3 0 112.00 0.00 1,230 394,830 0 4 2 135.00 270.00 1,230 332,100 1 5 1 150.00 150.00 1,230 184,500 Flat 1 High* 1 0 45.00 0.00 10% 1,417 0 Flat 2 High* 3 0 75.00 0.00 10% 1,417 0 Affordable - - - - - - - 1 1 40.00 40.00 10% 1,230 82,533 Terrace 2 0 77.00 0.00 1,230 0 Semi 2 0 79.00 0.00 1,230 103,320 Det 3 1 93.00 93.00		Terrace	1 2 2	0 0 0		45.00 65.00 75.00	0.00 0.00 0.00	10% 10%	1,230 1,230 1,230	0 0 0 0	
bet 3 3 107.00 371.00 $1,230$ $394,830$ Det 3 0 112.00 0.00 1,230 0 4 2 135.00 270.00 1,230 332,100 Flat 1 High* 5 1 150.00 150.00 1,230 184,500 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable Flat 3 High* 3 0 75.00 0.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 0 High* 3 <td></td> <td>Terrace</td> <td>1 2 2 3</td> <td>0 0 0 2</td> <td></td> <td>45.00 65.00 75.00 95.00</td> <td>0.00 0.00 0.00 190.00</td> <td>10% 10%</td> <td>1,230 1,230 1,230 1,230</td> <td>0 0 0 233,700</td> <td></td>		Terrace	1 2 2 3	0 0 0 2		45.00 65.00 75.00 95.00	0.00 0.00 0.00 190.00	10% 10%	1,230 1,230 1,230 1,230	0 0 0 233,700	
Det 3 0 112.00 0.00 1,230 0 0 4 2 135.00 270.00 1,230 332,100 5 1 150.00 150.00 1,230 184,500 Flat 1 High* 1 0 45.00 0.00 10% 1,417 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable Flat 1 1 40.00 40.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 0 Semi 2 0 79.00 0.00 1,230 0 Semi 2 0 79.00 0.00 1,230 0 Ed 3 0 <td></td> <td>Terrace Semi</td> <td>1 2 2 3 2 2</td> <td>0 0 2 0</td> <td></td> <td>45.00 65.00 75.00 95.00 85.00</td> <td>0.00 0.00 0.00 190.00 0.00</td> <td>10% 10%</td> <td>1,230 1,230 1,230 1,230 1,230 1,230</td> <td>0 0 0 233,700 0</td> <td></td>		Terrace Semi	1 2 2 3 2 2	0 0 2 0		45.00 65.00 75.00 95.00 85.00	0.00 0.00 0.00 190.00 0.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0	
i i		Terrace Semi	1 2 2 3 2 2 3 2 3 3	0 0 2 0 3		45.00 65.00 75.00 95.00 85.00 107.00	0.00 0.00 190.00 0.00 321.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830	
Flat 1 High* 1 0 45.00 20.00 14.17 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable Flat 1 1 40.00 40.00 10% 1,230 54,120 Flat 2 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 79.00 0.00 1,230 0 Semi 2 0 79.00 0.00 1,230 103,320 Det 3 0 93.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,230 0 Flat 2		Terrace Semi Det	1 2 2 3 2 3 3 3 3 4	0 0 2 0 3 0 0		45.00 65.00 75.00 95.00 85.00 107.00 112.00	0.00 0.00 190.00 0.00 321.00 0.00 270.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 0 232 100	
Flat 2 High* 2 0 65.00 0.00 10% 1.417 0 Flat 3 High* 3 0 75.00 0.00 10% 1.417 0 Affordable - - - - - - Flat 1 1 40.00 40.00 10% 1.230 54,120 Flat 1 1 40.00 61.00 10% 1.230 54,120 Image: Comparison of the state of the st		Terrace Semi Det	1 2 2 3 3 3 3 3 4 4	0 0 2 0 3 0 2 2 1		45.00 65.00 95.00 85.00 107.00 112.00 135.00	0.00 0.00 190.00 321.00 270.00 150.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 134 500	
Flat 3 High* 3 0 75.00 0.00 10% 1.417 0 Affordable 0 10% 1.417 0 Flat 1 1 40.00 40.00 10% 1.230 54,120 Image: Constraint of the stress		Terrace Semi Det Flat 1 High*	1 2 2 3 3 3 3 4 4 5 5	0 0 2 0 3 0 2 2 1 0		45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00	0.00 0.00 190.00 321.00 270.00 150.00 0.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 0 332,100 184,500 0 0	
Affordable Flat 1 1 40.00 40.00 10% 1,230 54,120 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 00,320 Semi 2 0 79.00 0.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 103,320 Det 3 1 99.00 93.00 1,230 00 Det 3 0 93.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,230 0 Flat 2 High* 2 0 61.00 0.00 1,230 0		Terrace Semi Det Flat 1 High* Flat 2 High*	1 2 2 3 3 3 3 4 5 1 2 2 2 3 3 3 3 2 2 2 2 3 3 3 3 3 3 3 3	0 0 0 2 0 3 0 2 1 0 0 0 0 0		45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00	0.00 0.00 190.00 321.00 0.00 270.00 150.00 0.00 0.00	10% 10% 	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0	
Flat 1 40.00 40.00 10% 1,230 54,120 2 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 00 3 1 84.00 84.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 103,320 Det 3 1 93.00 93.00 1,230 00 Det 3 0 93.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,230 0 Flat 2 High* 2 0 61.00 0.00 1,230 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	1 2 2 3 3 3 3 3 4 4 5 5 1 2 2 3	0 0 2 2 0 3 0 2 1 0 0 0 0 0 0 0		45.00 65.00 75.00 85.00 107.00 112.00 135.00 150.00 45.00 75.00	0.00 0.00 190.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 0 0	
2 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 0 3 1 84.00 84.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 103,320 Det 3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,230 0 Flat 2 High* 2 0 61.00 0.00 1,230 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	1 2 2 3 3 2 3 3 3 4 4 5 1 1 2 2 3 3	0 0 0 2 0 3 0 2 1 0 0 0 0 0 0		45.00 65.00 75.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00	0.00 0.00 190.00 321.00 270.00 150.00 0.00 0.00 0.00	10% 10% 	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 0	
Terrace 2 0 70.00 0.00 1,230 0 Semi 2 0 79.00 0.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 0 3 1 93.00 93.00 1,230 0 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,230 0 Flat 2 High* 2 0 61.00 0.00 1,230 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	1 2 2 3 3 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 1 1 2 1 1	0 0 2 2 0 3 0 2 2 1 0 0 0 0 0 0 1		45.00 65.00 75.00 95.00 85.00 112.00 135.00 150.00 45.00 65.00 75.00 40.00	0.00 0.00 190.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417	0 0 0 233,700 0 334,830 0 332,100 184,500 0 0 0 0 0 0 0 0 0 0 0 0	
3 1 84.00 84.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 0 3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.1,230 0 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0 Flat 2 High* 2 0 61.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 1 2 2 2 3	0 0 2 0 3 0 2 1 0 0 0 0 0 0 0 1 1		45.00 65.00 75.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 40.00 61.00	0.00 0.00 190.00 321.00 270.00 150.00 0.00 0.00 0.00 0.00 40.00	10% 10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417	0 0 0 233,700 0 334,830 0 0 332,100 184,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
Semi 2 0 79.00 0.00 1,230 0 3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.230 114,390 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0 Flat 2 High* 2 0 61.00 0.00 10% 1,417 0 Flat 3 High* 3 0 74.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	1 2 2 3 3 2 3 3 4 4 5 1 2 3 3 1 2 2 3 3 1 1 2 2 3 3 1 3 1 2 1 3 3 1 2 1 3 3 1 2 1 3 3 1 2 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0 2 0 0 3 0 0 2 1 1 0 0 0 0 0 0 0 1 1 1		45.00 65.00 75.00 95.00 85.00 112.00 113.00 150.00 45.00 65.00 75.00 40.00 61.00 70.00	0.00 0.00 190.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 61.00 0.00	10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 54,120 82,533 0 0	
3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0 Flat 2 High* 2 0 61.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	1 2 2 3 3 3 4 5 1 1 2 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 1 2 1 3 3 1 2 1 2 1 3 1 2 1 2 1 3 1 3 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 2 2 0 3 3 0 2 1 0 0 0 0 0 0 1 1 1 1 1 1		45.00 65.00 75.00 95.00 107.00 1135.00 135.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00	0.00 0.00 190.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 0.00 61.00 0.00 84.00	10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 54,120 82,533 0 0 103,320	
Let 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0 Flat 2 High* 2 0 61.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	1 2 2 3 3 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 1 1 2 2 2 3 3 2 2 2 3 3 2 2 2 2	0 0 2 0 3 0 2 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00 79.00 79.00	0.00 0.00 190.00 321.00 270.00 150.00 0.00 0.00 0.00 40.00 61.00 0.00 84.00 0.00	10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 334,830 0 332,100 184,500 0 0 0 0 0 54,120 82,533 0 0 103,320 0 0	
4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 10% 1,417 0 Flat 2 High* 2 0 61.00 0.00 10% 1,417 0 Flat 3 High* 3 0 74.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	1 2 2 3 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3	0 0 0 2 0 3 0 2 2 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		45.00 65.00 75.00 95.00 85.00 107.00 135.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00 84.00 93.00	0.00 0.00 190.00 270.00 270.00 150.00 0.00 0.00 0.00 40.00 61.00 0.00 84.00 0.00 84.00 0.00	10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 54,120 82,533 0 0 103,320 0 114,390	
5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 10% 1,417 0 Flat 2 High* 2 0 61.00 0.00 10% 1,417 0 Flat 3 High* 3 0 74.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi Det	1 2 2 3 3 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 5 1 2 3 3 4 4 5 5 1 2 2 3 3 3 4 4 5 5 1 2 2 3 3 3 4 4 5 5 1 2 2 3 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5	0 0 0 2 0 0 2 1 0 0 0 0 0 0 0 0 0 0 0 0		45.00 65.00 75.00 95.00 85.00 112.00 135.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00	0.00 0.00 190.00 321.00 0.00 270.00 270.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 54,120 82,533 0 0 103,320 0 103,320 0 0 114,390 0 0 0	
Flat 2 High* 2 0 61.00 0.00 10% 1,417 0 Flat 3 High* 3 0 74.00 0.00 10% 1,417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	1 2 2 3 3 3 3 4 5 1 1 2 3 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 4 4 5 5 1 1 2 3 3 4 4 5 5 1 2 1 3 3 4 4 5 5 1 2 1 3 1 2 1 1 1 2 1 3 1 1 1 1 1 2 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0 2 0 3 3 0 0 2 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 2 0 0 0 0 2 0		45.00 65.00 75.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00 79.00 93.00 93.00 100.00 110.00	0.00 0.00 190.00 321.00 0.00 270.00 150.00 0.00 0.00 61.00 0.00 84.00 0.00 93.00 0.00	10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 54,120 82,533 0 103,320 0 103,320 0 114,390 0 0	
Fiat 3 Ight 3 0 74.00 0.00 10% 1.417 0		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	1 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 1 2 2 3 3 4 4 5 1 2 2 3 3 4 4 5 5 1 2 2 3 3 3 3 3 4 4 5 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 2 0 3 0 0 2 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 40.00 61.00 70.00 93.00 93.00 100.00 110.00 100	0.00 0.00 190.00 270.00 0.00 0.00 0.00 0.00 0.00 0.0		1,230 1,230	0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 54,120 82,533 0 0 103,320 0 103,320 0 1114,390 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
		Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 2 High*	1 2 2 3 3 3 3 3 4 4 5 1 1 2 3 3 1 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	0 0 0 2 0 0 2 1 0 0 0 0 0 0 0 0 0 0 0 0		45.00 65.00 75.00 95.00 85.00 107.00 135.00 45.00 45.00 75.00 65.00 75.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00 100.00 110.00 100.00 110.00 100.00 110.00 100.00	0.00 0.00 190.00 321.00 0.00 270.00 0.00 0.00 0.00 40.00 61.00 0.00 0.00 93.00 0.00 93.00 0.00 0.00	10% 10% 10% 10% 10% 10% 10% 10%	1,230 1,230	0 0 0 233,700 0 334,830 0 332,100 184,500 0 0 0 0 54,120 82,533 0 0 103,320 0 114,390 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

L & S and	d Ac Green	Agricultural
Area	Gross	0.735
	Net	0.625

Locality een/Brown Iternative Use

0.375 0.375

L & S and A: Green Paddock

Gross

Net

Area

Locality een/Brown Iternative Use

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Number	21	Units	Area	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ba		Total Cost	Rate f/m2
Green 9		9	0.28	32.00 94	849	3,019		1,059,030	1,247.39
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	0	45.00	0.00	10%	1,230	0	
		2	0	65.00	0.00	10%	1,230	0	
	Terrace	2	0	75.00	0.00		1,230	0	
		3	1	95.00	95.00		1,230	116,850	
	Semi	2	0	85.00	0.00		1,230	0	
		3	2	107.00	214.00		1,230	263,220	
	Det	3	0	112.00	0.00		1,230	0	
		4	2	135.00	270.00		1,230	332,100	
		5	1	150.00	150.00		1,230	184,500	
	Flat 1 High*	1	0	45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	75.00	0.00	10%	1,417	0	
	Affordable								
	Flat	1	3	40.00	120.00	10%	1,230	162,360	
		2	0	61.00	0.00	10%	1,230	0	
	Terrace	2	0	70.00	0.00		1,230	0	
	i i	3	0	84.00	0.00		1,230	0	
	Semi	2	0	79.00	0.00		1,230	0	
		3	0	93.00	0.00		1.230	0	
	Det	3	0	93.00	0.00		1,230	0	
		4	0	100.00	0.00		1,230	0	
		5	0	110.00	0.00		1,230	0	
	Flat 1 High*	1	0	40.00	0.00	10%	1 417	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1 417	0	
	Flat 2 High*	2	0	74.00	0.00	10%	1 /17	0	
Number	22	11-1-1-	A	Density array Unit Circ	Developed	Density		Tatal Cast	Data
Number Green 6	22	Units 6	Area ha 0.19	Density erage Unit Size Units/ha m2 32.00 85	Developed m2 508	Density m2/ha 2,709		Total Cost 634,680	Rate £/m2 1,249.37
Number Green 6	22	Units 6	Area ha 0.19	Density erage Unit Size Units/ha m2 32.00 85	Developed m2 508	Density m2/ha 2,709	BCIC	Total Cost 634,680	Rate £/m2 1,249.37
Number Green 6	22	Units 6 Beds	Area ha 0.19 No	Density erage Unit Size Units/ha m2 32.00 85 m2	Developed m2 508 Total	Density m2/ha 2,709	BCIS	Total Cost 634,680 COST	Rate £/m2 1,249.37
Number Green 6	22 Market	Units 6 Beds	Area ha 0.19 No	Density erage Unit Size Units/ha m2 32.00 85 m2 45.00	Developed m2 508 Total	Density m2/ha 2,709	BCIS	Total Cost 634,680 COST 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat	Units 6 Beds	Area ha 0.19 No 0	Density erage Unit Size Units/ha m2 32.00 85 m2 45.00	Developed m2 508 Total 0.00	Density m2/ha 2,709	BCIS 1,230	Total Cost 634,680 COST 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat	Units 6 Beds 1 2	Area ha 0.19 No 0 0	Density erage Unit Size Units/ha m2 32.00 85 m2 45.00 65.00 75.00	Developed m2 508 Total 0.00 0.00	Density m2/ha 2,709 10%	BCIS 1,230 1,230	Total Cost 634,680 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace	Units 6 Beds 1 2 2 2 2 3 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.19 No 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 m2 45.00 65.00 75.00	Developed m2 508 Total 0.00 0.00 0.00	Density m2/ha 2,709 10% 10%	BCIS 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace	Units 6 Beds 1 2 2 3 3	Area ha 0.19 No 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 0000000000000000000000000000000000	Developed m2 508 Total 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi	Units 6 8eds 1 2 2 3 3 2 2	Area ha 0.19 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 95.00 107.00 107.00 107.00 107.00 107.00 107.00	Developed m2 508 Total 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Flat Semi	Units 6 Beds 1 2 2 3 3 2 3 2 3 3 2	Area ha 0.19 No 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 65.00 75.00 95.00 95.00 85.00 107.00	Developed m2 508 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 526,440	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det	Units 6 1 2 2 3 2 3 3 3 3	Area ha 0.19 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 75.00 95.00 85.00 107.00 112.00 112.00	Developed m2 508 Total 0.00 0.00 0.00 0.00 428.00 0.00	Density m2/ha 2,709	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi	Units 6 Beds 1 2 2 2 3 3 3 3 3 4 5	Area ha 0.19 No 0 0 0 0 0 0 4 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 88.00 107.00 112.00 1135.00	Developed m2 508 Total 0.00 0.00 0.00 428.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Flat Flat Semi Semi Det Flat Flat Semi Fl	Units 6 8eds 1 2 2 3 3 2 3 3 3 4 5 5	Area ha 0.19 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 95.00 107.00 112.00 113.00 133.00 150.00	Developed m2 508 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number	22 Market Flat Terrace Semi Det Det Flat 1 High*	Units 6 Beds 1 2 3 3 3 4 4 5 1 1 2 2 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 5 5 1 1 1 2 5 1 1 1 5 5 1 1 1 5 5 1 1 1 5 5 1 1 1 5 5 1 1 1 5 5 1 1 1 5	Area ha 0.19 0 0 0 0 0 0 0 0 4 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 05.00 75.00 95.00 085.00 107.00 112.00 1135.00 1150.00 45.00	Developed m2 508 7000 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 2,709	BCIS 1,230 1,240 1,2	Total Cost 634,680 0 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 6 Beds 1 2 2 2 3 3 3 3 3 3 4 5 5 1 2 2	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 88.00 107.00 112.00 112.00 135.00 435.00 435.00 65.00	Developed m2 508 Total 0.00 0.00 0.00 428.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10%	BCIS 1,230 1,247 1,2	Total Cost 634,680 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 6 Beds 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 3 3 3 4 5 1 1 3 3 3 3 4 5 1 1 3 3 3 3 4 5 1 1 5 1 1 5 1 1 5 1 1 5 1 1 5 1 5 1	Area ha 0.19 0 0 0 0 0 0 0 0 4 4 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 1150.00 45.00 65.00 75.00	Developed m2 508 508 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 2,709 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,447 1,4	Total Cost 634,680 0 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable	Units 6 Beds 1 1 2 3 3 2 3 4 5 1 1 2 3 3 3 3 3 4 5 1 1 2 3 3 3 3 4 5 1 3 3 3 4 5 1 1 2 3 3 3 3 4 5 5 1 1 2 3 3 3 3 4 5 5 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.19 0 0 0 0 0 0 4 4 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 85.00 107.00 112.00 133.00 150.00 45.00 65.00 75.00	Developed m2 508 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,2417 1,417 1,417	Total Cost 634,680 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*	Units 6 Beds 1 1 2 2 3 3 3 4 5 5 1 2 2 3 3 4 1 2 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.19 0 0 0 0 0 0 4 4 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 75.00 95.00 88.00 107.00 112.00 112.00 135.00 45.00 65.00 75.00 44.00	Developed m2 508 Total 0.00 0.00 0.00 428.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,423	Total Cost 634,680 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Flat Flat Flat Flat Flat Flat	Units 6 Beds 1 1 2 2 3 3 3 4 5 1 1 2 3 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1 1 1 1 2 1	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 1135.00 1150.00 65.00 65.00 75.00 45.00 65	Developed m2 508 70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 2,709 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,247 1,447 1,447 1,230 1,2	Total Cost 634,680 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 6 Beds 1 1 2 2 3 3 2 3 4 5 1 2 3 1 1 2 1 1 2 1 1 2 2 1 1 1 2 2 2 2	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 85.00 107.00 112.00 133.00 150.00 65.00 75.00 65.00 150.00 65.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00	Developed m2 508 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 4 High*	Units	Area ha 0.19 0 0 0 0 0 0 4 4 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 75.00 95.00 88.00 107.00 112.00 112.00 135.00 45.00 0 45.00 0 45.00 0 45.00 0 45.00 0 45.00 0 45.00 0 45.00 0 107.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 48.00 0 107.00 0 107.00 100 107.00 100 100 100 100 100 100 100 100 100	Developed m2 508 Total 0.00 0.00 0.00 428.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Units 6 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 1 1 2 1 1 2 1 2 3 1 1 2 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 1 2	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 75.00 107.00 112.00 112.00 112.00 65.00 112.00 112.00 1135.00 1150.00 65.00 75.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 77.00 77.00	Developed m2 508 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi Semi	Units 6 Beds 1 1 2 2 3 3 4 5 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 2 3 3 3 1 1 1 1	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 112.00 112.00 65.00 65.00 75.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 83.00 93.00	Developed m2 508 70tal 0.00 0.00 0.00 428.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Flat Terrace Det	Units	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 0.075.00 95.00 0.075.00 0.075.00 0.075.00 0.0107.00 0.0107.00 0.0107.00 0.055.00000000	Developed m2 508 7001 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,2	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Det Semi Det Semi Det	Units 6 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 3 4 4 5 1 1 2 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 3 1 4 4 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 75.00 95.00 88.00 107.00 112.00 112.00 45.00 45.00 112.00 1135.00 112.00 45.00 45.00 45.00 75.00 40.00 65.00 75.00 93.00 93.00 93.00 93.00	Developed m2 508 Total 0.00 0.00 0.00 428.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det Biat Terrace Semi Det Det	Units 6 Beds 1 1 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 3 4 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 1 1 2 1 3 3 4 5 5 1 1 1 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 55.00 55.00 55.00 55.00 55.00 107.00 112.00 112.00 1135.00 112.00 65.00 55.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 77.00 65.00 77.	Developed m2 508 508 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 1 High* Flat 1 High* Flat 1 High*	Units	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 0.075.00 95.00 0.075.00 0.075.00 0.0107.00 112.00 1135.00 0.0107.00 0.0150.00 0.055.00 0.0	Developed m2 508 7014 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 2,709 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,230 1,2	Total Cost 634,680 0 0 0 0 0 0 0 0 526,440 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37
Number Green 6	22 Market Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Det Flat 1 Argh* Flat 2 High* Flat 2 High* Flat 1 High* Flat 1 High*	Units	Area ha 0.19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 85 45.00 45.00 75.00 95.00 107.00 112.00 112.00 112.00 45.00 112.00 112.00 1135.00 112.00 45.00 45.00 0 45.00 0 45.00 0 33.00 93.00 93.00 93.00 93.00 100.00 110.00 100.00	Developed m2 508 701 0.00 0.00 0.00 0.00 428.00 428.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,709 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,247 1,417 1,4	Total Cost 634,680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,249.37

Locality een/Brown Iternative Use

L & S and	d Ac Green	Paddock
Area	Gross	0.28
	Net	0.28

Locality een/Brown Iternative Use

L & S and A: Green Paddock

Area	Gross	0.188
	Net	0.188

受

Number	23	Units	Area	Density erage Unit Siz	e Developed	Density		Total Cost	Rate
Green 4		4	0.13	32.00 10	7 428	3,424		526,440	1,230.00
		Beds	No	m	2 Total		BCIS	COST	
	Market							0	
	Flat	1	0	45.0	0.00	10%	1,230	0	
		2	0	65.0	0.00	10%	1,230	0	
	Terrace	2	0	75.0	0.00		1,230	0	
		3	0	95.0	0.00		1,230	0	
	Semi	2	0	85.0	0.00		1,230	0	
		3	4	107.0	0 428.00		1,230	526,440	
	Det	3	0	112.0	0.00		1,230	0	
		4	0	135.0	0.00		1,230	0	
		5	0	150.0	0 0.00		1,230	0	
	Flat 1 High*	1	0	45.0	0 0.00	10%	1,417	0	
	Flat 2 High*	2	0	65.0	0.00	10%	1,417	0	
	Flat 3 High*	3	0	/5.0	0.00	10%	1,417	0	
	Flat	1	0	40.0	0 0 00	10%	1 220	0	
	i lat	1	0	40.0	0.00	10%	1,230	0	
	Terrace	2	0	51.0	0.00	10%	1,230	0	
		2	0	70.0 84 f	0 0.00		1,230	0	
	Semi	2	0	79.0	0 0.00		1,230	0	
		3	0	93.0	0.00		1,230	0	
	Det	3	0	93.0	0.00		1,230	0	
		4	0	100.0	0.00		1,230	0	
		5	0	110.0	0.00		1,230	0	
	Flat 1 High*	1	0	40.0	0.00	10%	1,417	0	
	Flat 2 High*	2	0	61.0	0.00	10%	1,417	0	
	Flat 3 High*	3	0	74.0	0.00	10%	1,417	0	
Number	24	Units	Area	Density erage Unit Siz	e Developed	Density		Total Cost	Rate
Number	24	Units	Area ha	Density erage Unit Siz Units/ha m	e Developed 2 m2	Density m2/ha		Total Cost	Rate £/m2
Number Green Plot	24	Units	Area ha 0.03	Density erage Unit Siz Units/ha m 32.00 15	e Developed 2 m2 0 150	Density m2/ha 4,800		Total Cost 184,500	Rate £/m2 1,230.00
Number Green Plot	24	Units 1	Area ha 0.03	Density erage Unit Siz Units/ha m 32.00 15	e Developed 2 m2 0 150	Density m2/ha 4,800		Total Cost 184,500	Rate £/m2 1,230.00
Number Green Plot	24	Units 1 Beds	Area ha 0.03 No	Density erage Unit Siz Units/ha m 32.00 15	e Developed 2 m2 0 150 2 Total	Density m2/ha 4,800	BCIS	Total Cost 184,500 COST	Rate £/m2 1,230.00
Number Green Plot	24 Market	Units 1 Beds	Area ha 0.03 No	Density erage Unit Siz Units/ha m 32.00 15	e Developed 2 m2 0 150 2 Total	Density m2/ha 4,800	BCIS	Total Cost 184,500 COST 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat	Units 1 Beds 1 1 1	Area ha 0.03 No 0	Density erage Unit Sia Units/ha m 32.00 15 m 45.0	e Developed 2 m2 0 150 2 Total 0 0.00	Density m2/ha 4,800 	BCIS 1,230	Total Cost 184,500 COST 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat	Units 1 Beds 1 1 2	Area ha 0.03 No 0 0	Density erage Unit Sia Units/ha m 32.00 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	e Developed 2 m2 0 150 2 Total 0 0.00 0 0.00	Density m2/ha 4,800	BCIS 1,230 1,230	Total Cost 184,500 0000 0 000000000000000000000000000	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace	Units 1 Beds 1 1 2 2 2	Area ha 0.03 No 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 m 45.0 65.0 75.0	e Developed 2 m2 0 150 2 Total 0 0.00 0 0.00 0 0.00	Density m2/ha 4,800 10%	BCIS 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace	Units 1 Beds 1 1 2 2 3 3	Area ha 0.03 No 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 m 45.0 65.0 75.0 95.0	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.000 0 0.000 0 0.000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi	Units 1 Beds 1 1 2 2 3 2 3 2 2 3 2 3 3 2 3 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.000 0 0.000 0 0.000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi	Units 1 Beds 1 1 2 2 3 3 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 95.0 85.0 107.0	e Developed 2 m2 0 150 2 Total 0 0.00 0 0	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det	Units 1 Beds 1 1 2 2 2 3 3 2 3 3 3 3 6 6 6 6 6 6 6 6 6 6	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	e Developed 2 m2 0 150 2 Total 0 0.00 0 0	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det	Units 1 Beds 1 1 2 2 3 3 3 3 4 6 6	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 m 45.0 65.0 75.0 95.0 85.0 107.0 112.0 135.0	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.00000 0 0.00000 0 0.0000 0 0.0000 0 0.00000 0 0.000000 0 0.00000 0 0.00000 0 0.0000000000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 Hinth*	Units 1 Beds 1 1 2 2 2 3 3 2 3 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 95.0 88.0 107.0 112.0 135.0 150.0	e Developed 2 m2 0 150 2 Total 0 0.000 0 0 0.000 0 0.0000 0 0.00000 0 0.00000 0 0.00000 0 0.0000 0 0.00000 0 0.000000 0 0.00000 0 0.00000 0 0.0000000000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 095.0 85.0 107.0 112.0 135.0 150.0 45.0	e Developed 2 m2 0 150 2 Total 0 0.00 0 0	Density m2/ha 4,800 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	Units 1 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 95.0 85.0 107.0 112.0 135.0 45.0 65.0 65.0 65.0 107.0 135.0 65.0 65.0 65.0 75.0 135.0 65.0 135.0 65.0 135.0 150.0 15	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.000 0 0.000 0 0.000 0 0.0000 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.00000 0 0.00000 0 0.0000 0 0.0000 0 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 1 Beds 1 1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 5 1 1 1 2 2 3 3 4 5 5 1 1 1 2 1 1 1 2 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 95.0 85.0 107.0 112.0 135.0 45.0 65.0 65.0 75.0	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.000 0 0.000 0 0.000 0 0.0000 0 0.00000 0 0.00000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.00000 0 0.00000 0 0.00000 0 0.00000 0 0.00000 0 0.0000000 0 0.00000 0 0.0000000000	Density m2/ha 4,800 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,231 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 1 Beds 1 1 2 2 2 3 3 2 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 95.0 88.0 107.0 112.0 112.0 135.0 65.0 65.0 65.0 75.0 65.0 150	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.000	Density m2/ha 4,800 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,217 1,417 1,417 1,417 1,417 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.000	Density m2/ha 4,800 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Terrace	Units 1 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 1 1 1 2 2 1 1 1 2 2 3 1 1 2 2 3 1 1 2 2 2 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000 0 0.000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Terrace Flat Terrace	Units 1 Beds 1 1 2 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 85.0 107.0 112.0 150.0 45.0 65.0 107.0 112.0 150.0 45.0 65.0 45.0 45.0 100	e Developed 2 m2 0 150 2 Total 0 0.00 0 0	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Semi	Units 1 Beds 1 1 2 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 3 1 2 1 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 95.0 85.0 107.0 112.0 112.0 150.0 65.0 107.0 150.0	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 4 Flat 5 Flat 7 Flat 8 Flat 9 Semi Elat 1 Flat 9 Flat 9 Semi Semi Semi	Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det	Units 1 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 65.0 75.0 85.0 107.0 112.0 135.0 65.0 150.0 45.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 65.0 75.0 75.0 65.0 75.0 75.0 75.0 75.0 75.0 75.0 75.0 7	e Developed 2 m2 0 150 2 Total 0 0.000 0 0.0000 0 0.0000 0 0.0000 0 0.0000	Density m2/ha 4,800	BCIS 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Semi Det Det Semi Det Det Semi Det Det Det	Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 4 1 1 2 2 3 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 1 2 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 3 1 2 2 2 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 45.0 65.0 75.0 85.0 107.0 112.0 150.0 45.0 65.0 107.0 112.0 150.0 45.0 65.0 75.0 40.0 65.0 75.0 100.0 100.0 100.0	e Developed 2 m2 0 150 2 Total 0 0.00	Density m2/ha 4,800	BCIS 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Elat 1 High*	Units 1 Beds 1 1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 4 5 1 1 2 2 3 3 1 4 5 1 1 2 2 3 3 1 4 5 1 1 2 2 3 3 1 4 5 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 15 16 17 17 17 17 17 17 17 17 17 17 17 17 17	e Developed 2 m2 0 150 2 Total 0 0.000	Density m2/ha 4,800	BCIS 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Terrace Elat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat Terrace Semi Det Elat Flat Flat Flat Flat Flat Flat Flat F	Units Beds 1 C	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 m 32.00 15 m 45.0 65.0 75.0 95.0 107.0 112.0 105.0 10	e Developed 2 m2 0 150 2 Total 0 0.000	Density m2/ha 4,800	BCIS 1,230 1,240 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	24 Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 4 Flat Flat Flat Flat Flat Flat Flat Flat	Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Siz Units/ha m 32.00 15 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	e Developed 2 m2 0 150 2 Total 0 0.000	Density m2/ha 4,800	BCIS 1,230 1,247 1,4	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00

Locality	een/Brown	Iternative	Use
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L & S and	d Ac Green	Paddock
Area	Gross	0.12
	Net	0.12

Locality een/Brown Iternative Use	

L & S and Ac Green Paddock

Area	Gross	0.031
	Net	0.031

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 22 Site 23 Site 24 Brown 150 Brown 50 Brown 50 HD Brown 20 Brown 20 HD Brown 12 Brown 9 Brown 6 Brown 4 Brown Plot Large Flatted Small Flatted 7 Green 3,000 Green 1,000 Green 300 Green 150 Green 70 Green 30 Green 20 Green 12 Green 9 Green 6 Green 4 Green Plot 50 Green/brown field Brown Green Industrial Industrial Use Industrial Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Agricultural Paddock Paddock Paddock Paddock Paddock Locality L&Sand Adj Site Area Gross ha 6.00 1.52 1.21 0.61 0.48 0.30 0.23 0.15 0.10 0.03 0.81 0.12 144.23 48.08 12.50 6.25 2.92 1.10 0.74 0.38 0.28 0.19 0.13 0.03 Net ha 3.75 1.25 1.00 0.50 0.40 0.30 0.23 0.15 0.10 0.03 0.67 0.12 93.75 31.25 9.38 4.69 2.19 0.94 0.63 0.38 0.28 0.19 0.13 0.03 Unite 150 50 50 20 20 12 9 6 4 1 50 7 3 000 1.000 300 150 70 30 20 12 q 6 4 m2 89.92 91.38 91.38 87.55 87.55 93.92 88.78 73.67 90.50 135.00 55.60 61.43 96.81 96.81 96.99 96.87 96.49 96.33 97.55 100.75 94.33 84.67 107.00 150.00 Average Unit Size Mix Intermediate to Buy 6 90% 6 90% 6 90% 6.90% 6 90% 6.90% 6.90% 6 90% 6 90% 6 90% 6 90% 6 90% 6 90% 6 90% 6.90% 6 90% Affordable Rent 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 23.10% 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% 2,500 2,850 2,850 3,250 Price Market £/m2 2,750 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,500 2,450 2,450 2,850 2,850 2,850 2,850 2,850 3,250 3,250 3,250 3,250 Intermediate to Buy £/m2 2.200 2.000 2.000 2.600 2.000 2.000 2.000 2.000 2.000 2.000 2.000 1.960 1.960 2.280 2.280 2.280 2.280 2.280 2.280 2.280 2.600 2.600 2.600 2.600 Affordable Rent £/m2 1,210 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,100 1,078 1,078 1,254 1,254 1,254 1,254 1,254 1,254 1,254 1,430 1,430 1,430 1,430 1,430 Social Rent 1.130 1,130 1,130 1.130 1,130 1,130 1,130 1,130 1.130 1,130 £/m2 1,130 1,130 1.130 1,130 1,130 1,130 1,130 1,130 1,130 1,130 1,130 1,130 1.130 1,130 Grant and Subsi Intermediate to Buy £/unit Affordable Rent £/unit Social Rent £/unit Sales per Quarter Unit Build Time 3 500.000 500.000 500.000 500.000 25.000 25.000 50.000 50.000 Alternative Use Value £/ha 500.000 500.000 500.000 500.000 500.000 500.000 500.000 500.000 25.000 25.000 25.000 25.000 25.000 50.000 50.000 50.000 Up Lift % 20% £/ha Additional Uplif 500.000 500.000 500.000 500.000 500.000 500.000 500.000 500.000 500.000 500.000 500,000 Easements etc f 0 0 0 0 0 0 0 0 0 Legals / Acquisition % land 1.5% Planning Fee <50 £/unit 462 138 138 138 138 >50 £/unit 138 138 138 138 138 138 138 138 138 138 138 138 138 138 138 138 138 138 138 Architects 96 6.00% 0.50% 0.50% 0.50% 0.50% 0.50% OS / 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% 0.50% 0.50% % 0.50% Planning Consultants % 1.00% % 2.50% Other Professiona BCIS £/m2 1,242 1,241 1,241 1,243 1,243 1,241 1,248 1.252 1,230 1,230 1,353 1,353 1,096 1,096 1,096 1,096 1,241 1,241 1,239 1,240 1.247 1,249 1,230 1,230 CfSH f/m2 Energy Design £/m2 0 £/m2 15.0 15.0 15.0 Acc & Adpt 15.0 Water £/m2 1 1 Small Sites % 6% 6% 13% 13% 6% 6% 13% 13% 15.0% 15.0% 15.0% 15.0% 10.0% 5.0% 15.0% 15.0% 15.0% 15.0% Site Costs % 10.0% 10.0% 10.0% 10.0% 10.0% 5.0% 20.0% 20.0% 15.0% 15.0% 15.0% 15.0% 15.0% 15.0% £/Unit Pre CIL s106 6,000 Post CIL s106 f/Unit 6.000 6,000 6,000 6,000 6,000 6,000 6,000 6,000 6.000 6,000 6,000 6,000 6,000 6.000 6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,000 6,000 £/m2 0.00 цτ 0.00% % 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% 2.50% Contingency % 5.00% Abnormals % 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% 5.00% £/site FINANCE Fees £ 0 6.00% Interest % 6.00% 50,000 22,000 23,000 17,000 7,000 144,000 27,000 17,000 Legal and Valuation £ 79,000 50,000 13,000 7,000 7,000 3,000 41,000 1,058,000 408,000 108,000 68,000 35,000 22,000 9,000 9,000 4,000 SALES Agonto 96 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% 3.00% 3.00% 3.00% 3 00% 3.00% 3.00% 3.00% 3.00% 0.50% Legals %

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INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee c	alc				Build Cost	/m2		
Market Housing	101.4	70%	150		£/m2	29 293 000	mz 10.652		LAND	Land		/unit or m2 3 372	Total	505 872			No dwgs	1 dwgs 150	rano 462	45 200		CISH Energy	1,242	0.00%	
Shared Ownership	63.0	7%	10		2,200	1,435,016	652			Stamp Duty Easements etc.			14,794 0				No dwgs over f	100	138 Total	13,800		Design Acc & Adpt	0		
Affordable Rent	63.0	23%	35		1,210	2,642,301	2,184			Legals Acquisiti	on	1.50%	7,588	22,382								Water Small Sites	1	0%	
Social Rent	63.0	0%	0		1,130	0	0		PLANNING	Planning Fee			60,000				Stamp duty ca	lc - Residual				Site Costs	186 1,444	15%	
Grant and Subsidy	Shared Owners	hip			0	0				Architects QS / PM		6.00%	1,339,831 111,653				Land payment		'	505,872					
	Social Rent				0	0				Other Professio	nal	2.50%	223,305 558,263	2,293,052											
SITE AREA - Net SITE AREA - Gross	3.75 6.00	ha ha	40 25	/ha /ha		33,370,317	13,488		CONSTRUCT	ION Build Cost - BC	S Based	1,444	19,482,288						Total	14,794					
										s106 / CIL Contingency		5.00%	900,000 974,114				Stamp duty ca	lc - Add Profit							
Unit Build Time	3	Quarters				RUN Residual M	IACRO ctrl+r		FINANCE	Abronnas			3/4,114	22,330,517			125,000 250,000	0% 1%	1% 3%	3,000,000					
Residual Land Value	1	Whole Site 505,872	Per ha NET 1 134,899	Per ha GROSS 84,312		Clos	ing balance =	0		Fees Interest		6.00%	0				500,000 1,000,000	3% 4%	4% 0%						
Alternative Use Value Uplift	20%	3,000,000		500,000		RUN CIL MACRO Clos	D ctrl+l ing balance =	0		Legal and Valua	tion		79,000	79,000			above	5%	4% Total	144,000					
Fils	Viability Threshold	3,600,000		600,000	ľ	Check on phasing d	iega noa		OALED	Agents		3.0%	1,001,110				Pre CIL s106	6,000	E/ Unit (all) Total	900.000		ШΤ	% GDV 0.00%		1
Additional Profit		-2.669.138	E/m2 -251		-	cont				Misc.		0.5%	00,002	1,167,961	26,398,784		Post CIL s106	6.000	£/ Unit (all)	900.000			0.0074	·	4
									Developers Pr	% GDV		17.50%			5,839,806		CIL	0	£/m2 Total	0 900,000					
RESIDUAL CASH FI	OW FOR INTERES	τ	Year 1				Year 2			% Costs	Year 3	0.00%			0 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
UNITS Started Market Housing				5	10	12	12	12 976,433	12 1,952,867	12 2,343,440	12 2,343,440	12 2,343,440	12 2,343,440	12 2,343,440	12 2,343,440	12 2,343,440	3 2,343,440	2,343,440	2,343,440	2,343,440	585,860	0	0	0	0
Affordable Rent Social Rent					0	0	0	47,834 88,077 0	95,668 176,153 0	114,801 211,384 0	114,801 211,384 0	114,801 211,384 0	114,801 211,384 0	114,801 211,384 0	211,384 0	211,384 0	114,801 211,384 0	114,801 211,384 0	114,801 211,384 0	114,801 211,384 0	28,700 52,846 0	0	0	0	0
Grant and Subsidy	ME	0	0	0	0	0	0	0	0	0	0	0	0	0	0 2,669.625	0	0 2,669.625	0	0	0 2,669.625	0 667,406	0	0	0	0
EXPENDITURE			-	-	-	-	-		-,,000			-,,020		2,003,040			-,		2,229,020					2	v
Stamp Duty Easements etc.		14,794 0																							
Legals Acquisition		7,588																							
Planning Fee Architects		60,000 669,916		669,916																					
Planning Consultants		111,653		111,653																					
Build Cost - BCIS Ba	50		0	216,470	649,410	1,168,937	1,471,995	1,558,583	1,558,583	1,558,583	1,558,583	1,558,583	1,558,583	1,558,583	1,558,583	1,558,583	1,168,937	649,410	129,882	0	0	0	0	0	ō
s106/CIL Contingency			0	10,000 10,823	30,000 32,470	54,000 58,447	68,000 73,600	72,000 77,929	72,000 77,929	72,000 77,929	72,000 77,929	72,000 77,929	72,000 77,929	72,000 77,929	72,000 77,929	72,000 77,929	54,000 58,447	30,000 32,470	6,000 6,494	0	0	0	0	0	0
Abnormals			0	10,823	32,470	58,447	73,600	77,929	77,929	77,929	77,929	77,929	77,929	77,929	77,929	77,929	58,447	32,470	6,494	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 79,000																							
Agents		0	0	0	0	0	0	33,370	66,741	80,089	80,089	80,089 13,348	80,089	80,089	80,089	80,089	80,089	80,089	80,089	80,089	20,022	0	0	0	0
Misc. COSTS BEFORE LA	AND INT AND PROP	1,277,908	0	0	744,351	1,339,831	1,687,195	1,825,373	1,864,305	1 879 878	1,879,878		1,879,878		1,879,878	1,879,878	1,433,268	837,787							
												1,8/9,8/8		1,879,878					242,307	93,437	23,359	0	0	0	0
1												1,8/9,8/8		1,879,878					242,307	93,437	23,359	0	0	0	0
For Residual Valuati	on Land Interest	505,872	26,757	27,158	48,035	59,921	80,917	107,439	119,746	116,136	106,032	95,776	85,367	74,801	64,077	53,192	42,144	24,230	0	93,437 0	23,359 0	0	0	0	0
For Residual Valuati	on Land Interest Profit on Costs Profit on GDV	505,872	26,757	27,158	48,035	59,921	80,917	107,439	119,746	116,136	106,032	95,776	85,367	74,801	64,077	53,192	42,144	24,230	0	93,437 0	23,359 0	0	0	0	0 5,839,806 0
For Residual Valuati	on Land Interest Profit on Costs Profit on GDV Cash Flow Openion Raise	505,872 -1,783,780 0	26,757 -26,757	27,158	48,035 -792,386	59,921 -1,399,752	80,917 -1,768,112	107,439 -820,468	119,746 240,637	116,136 673,611	106,032 683,715	95,776	85,367 704,380	74,801	64,077 725,670	53,192 736,555	42,144	24,230	0	93,437 0 2,576,188	23,359 0 644,047	0	0	0	0 5,839,806 0 -5,839,806
For Residual Valuati	on Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	505,872 -1,783,780 0 -1,783,780	26,757 -26,757 -1,810,537	27,158 -1,391,801 -3,202,337	48,035 -792,385 -3,994,723	59,921 -1,399,752 -5,394,475	80,917 -1,768,112 -7,162,587	107,439 -820,468 -7,983,055	119,746 240,637 -7,742,418	116,136 673,611 -7,068,808	106,032 683,715 -6,385,092	95,776 693,971 -5,691,122	85,367 704,380 -4,985,741	1,879,878 74,801 714,946 -4,271,796	64,077 725,670 -3,546,125	53,192 736,555 -2,809,570	42,144 1,194,214 -1,615,356	24,230 1,807,608 192,252	0 2,427,318 2,619,570	93,437 0 2.576,188 5,195,758	23,359 0 644,047 5,839,806	0	0 0 5.839,806	0 0 5,839,806	0 5,839,805 0 -5,839,806 0
For Residual Valuati	on Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	505,872 -1,783,780 0 -1,783,780 OFIT	26,757 -26,757 -1,810,537 Year 1	27,158 -1,391,801 -3,202,337	48,035 -792,386 -3,994,723	59,921 -1,399,752 -5,394,475	80,917 -1,768,112 -7,162,587 Year 2	107,439 -820,468 -7,983,055	119,746 240,637 -7,742,418	116,136 673,611 -7,068,808	106,032 683,715 6,385,092 Year 3	95,776 693,971 -5,691,122	85,367 704,380 -4,986,741	1,879,878 74,801 714,946 -4,271,795	64,077 725,670 -3,546,125 Year 4	53,192 736,555 -2,809,570	42,144 1,194,214 -1,615,356	24,230 1,807,608 192,252	0 2,427,318 2,619,570 Year 5	93,437 0 2,576,188 5,196,758	23,359 0 644,047 5,839,806	0 0 5,839,806	0 0 5.839,806 Year 6	0	0 5,839,806 0 -5,839,806
For Residual Valuati CASH FLOW FOR C INCOME	on Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc St. ADDITIONAL PR As Above MR	505,872 -1,783,780 0 -1,783,780 OFIT Q1 0	26,757 -26,757 -1,810,537 Year 1 Q2 0	27,158 -1,391,801 -3,202,337 Q3	48,035 -792,386 -3,994,723 Q4 0	59,921 -1,399,752 -5,394,475 Q1 0	80,917 -1,768,112 -7,162,587 Year 2 Q2 0	107,439 -820,468 -7,983,055 Q3 1,112,344	119,746 240,637 -7,742,418 Q4 Q4 2,224 68P	116,136 673,611 -7,068,808 Q1 2,669,625	106,032 683,715 -6,385,092 Year 3 Q2 2,669 625	95,776 993,971 -5,691,122 Q3 2,669 625	85,367 704,380 -4,986,741 Q4 Q4 2,669 625	1,879,878 74,801 714,946 -4,271,795 Q1 2,669,825	64,077 725,570 -3,546,125 Year 4 Q2 2,669,625	53,192 736,555 -2,809,570 Q3 2,669,625	42,144 1,194,214 -1,615,366 Q4 2,669,626	24,230 1,807,608 192,252 Q1 2,669,675	0 2,427,318 2,619,570 Year 5 Q2 2,669 625	93,437 0 2.576,188 5,195,758 Q3 2,569,625	23,359 0 644,047 5,839,806 Q4 667,405	0 0 5,839,806	0 0 5,839,806 Year 6 Q2 0	0 0 5,839,806 Q3 0	0 5,839,806 0 -5,839,806 0 Q4
For Residual Valuati CASH FLOW FOR C NCOME NCO	on Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano Closing Balano St ADDITIONAL PR As Above IME	505,872 -1,783,780 0 -1,783,780 OFIT Q1 0	26,757 -26,757 -1,810,537 Year 1 Q2 0	27,158 -1,391,801 -3,202,337 Q3 0	48,035 -792,386 -3,994,723 Q4 0	59,921 -1,399,752 -5,394,475 Q1 0	80,917 -1,768,112 -7,162,587 Year 2 Q2 0	107,439 -820,468 -7,983,055 Q3 1,112,344	119,746 240,637 -7,742,418 Q4 2,224,688	116,136 673,611 -7,068,808 Q1 2,669,625	106,032 683,715 -6,385,092 Year 3 Q2 2,669,625	95,776 933,971 -5,691,122 Q3 2,669,625	85,367 704,380 -4,986,741 Q4 2,669,625	1,879,878 74,801 714,946 -4,271,795 Q1 2,669,625	64,077 725,670 -3,546,125 Year 4 Q2 2,669,625	53,192 736,555 -2,809,570 Q3 2,669,625	42,144 1,194,214 -1,615,356 Q4 2,669,625	24,230 1,807,608 192,252 Q1 2,669,625	0 2,427,318 2,619,570 Year 5 Q2 2,669,625	93,437 0 2.576,188 5,196,758 Q3 2,669,625	23,359 0 644,047 5,839,806 Q4 667,406	0 0 5,839,806 Q1 0	0 0 5.839,806 Year 6 Q2 0	0 0 5,833,806 0 0	0 5,839,806 0 -5,839,806 0 0 Q4 0
For Residual Valuati CASH FLOW FOR C BNCOME INCO EXPENDITURE Land	on Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano IL ADDITIONAL PR As Above ME	505,872 -1,783,780 0 -1,783,780 OFIT Q1 0 3,600,000	26,757 -26,757 -1,810,537 Year 1 Q2 0	27,158 -1,391,801 -3,202,337 Q3 0	48,035 -792,386 -3,994,723 Q4 0	59,921 -1,399,752 -5,394,475 Q1 0	80,917 -1,768,112 -7,162,587 Year 2 Q2 0	107,439 -820,468 -7,983,055 Q3 1,112,344	119,746 240,637 -7,742,418 Q4 2,224,688	116,136 673,611 -7,068,808 Q1 2,669,625	106,032 683,715 6.385,092 Year 3 Q2 2,669,625	95,776 963,971 -5,691,122 Q3 2,669,625	85,367 704,380 -4,986,741 Q4 2,669,625	1,879,878 74,801 714,946 -4,271,795 Q1 2,669,625	64,077 725,670 -3,546,125 Year 4 Q2 2,669,625	53,192 736,555 -2,809,570 Q3 2,669,625	42,144 1,194,214 -1,615,366 Q4 2,669,625	24,230 1,807,608 192,252 Q1 2,669,625	0 2,427,318 2,619,570 Year 5 Q2 2,669,625	93,437 0 2,576,188 5,196,758 Q3 2,669,625	23,359 0 644,047 5,839,806 Q4 667,406	0 0 5,839,806	0 0 5.839,905 Q2 0	0 0 5,838,806 0 0	0 5,839,806 0 -5,839,806 0 0 Q4 0
For Residual Valuati CASH FLOW FOR C NCOME EXPENDITURE Land Stamp Duty Essements etc.	on Land Interest Profit on Costs Profit on GOV Cash Flow Opening Balanc Closing Balanc IL ADDITIONAL PR As Above ME	505,872 -1,783,780 0 -1,783,780 0 FIT 0 3,600,000 144,000 0 0 0 0 0	26,757 -26,757 -1,810,537 Q2 0 0	27,158 -1,391,801 -3,202,337 0 0	48,035 -792,386 -3,994,723 -0 -0 0 0	59,921 -1,399,752 -5,394,475 Q1 0	80,917 -1,768,112 -7,162,587 Q2 0 0	107,439 -820,468 -7,983,055 Q3 1,112,344	119,746 240,637 -7,742,418 Q4 2,224,688 0 0	116,136 673,611 -7,068,808 Q1 2,669,625 0 0	106,032 683,715 -6,385,092 Q2 2,669,625 0 0	95,776 693,971 -5,691,122 Q3 2,669,625	85,367 704,380 -4,986,741 Q4 2,569,625	1,875,878 74,801 714,546 -4,271,785 Q1 2,669,625	64,077 725,570 -3,546,125 Year 4 Q2 2,669,625	53,192 736,555 -2,809,570 Q3 2,669,625 0 0	42,144 1,194,214 -1,615,356 Q4 	24,230 1,807,608 192,252 Q1 2,669,625 0 0	0 2,427,318 2,619,570 Year 5 C2 2,669,625	93,437 0 2,576,188 5,195,758 Q3 2,669,625 0 0	23,359 0 644,047 5,838,806 Q4 667,406	0 0 5,839,806	0 0 5.839,806 02 0 0	0 0 5,833,806 0 0	0 5,839,806 0 -5,839,806 0 -0 -0
For Residual Valuati CASH FLOW FOR C NCO EXPENDITURE Land Stamp Duty Easomarts atc. Lagels Acquisition	on Land Intenest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balance St. ADDITIONAL PR As Above ME	505,872 -1,783,780 0 -1,783,780 OFIT Q1 0 0 54,000 0 54,000 0 54,000	26,757 -26,757 -1,810,537 -1,810,537 -1,810,537 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	27,158 -1,391,801 -3,202,337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 -3,994,723 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	59,921 -1,399,752 -6,394,475 Q1 0 0 0 0 0	80,917 -1,768,112 -7,162,587 Q2 0 0 0 0 0 0	107,439 -820,468 -7,983,055 03 1,112,244 0 0 0	119,746 240,637 -7,742,418 (24 2,224,688 0 0 0	116,136 673,611 -7,068,808 Q1 2,669,625 0 0 0	106.032 683.715 -6.385.092 Year 3 Q2 2,669.625 0 0 0	95,776 693,971 -5,691,122 03 2,669,625 0 0	85,367 704,380 -4,986,741 Q4 2,669,625 0 0 0	1,679,678 74,801 714,946 -4,271,795 Q1 2,669,625 0 0 0	64,077 725,570 -3,546,125 Year 4 Q2 2,669,625	53,192 736,555 -2,809,570 Q3 2,669,625 0 0 0	42,144 1,194,214 1,615,356 Q4 2,669,625 0 0 0 0 0 0	24,230 1,807,608 192,252 01 2,669,625 0 0	0 2,427,318 2,619,570 2,669,625 0 0 0 0	93,437 0 2,576,188 5,195,758 0 2,649,625 0 0 0	23,359 0 644,047 5,839,806 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0	0 0 5.839.806 Q2 0 0	0 0 5,839,806 0 0 0 0	0 5,839,806 0 -5,839,806 0 0 Q4 0 0 0 0 0
For Residual Valuati CASH FLOW FOR C NCO EXPENDITURE Land Stamp Duty Essements etc. Legist Acquisition Planning Fee Architects OS	on Land Historia Profit on Costs Profit on Costs Profit on Costs Costing Balarico Losing Balarico Hist ADDITIONAL PR As Above ME	505,872 -1,783,780 0 -1,783,780 0 0 0 0 0 0 3,600,000 0 5,4200 60,000 66,916 55,826	26,757 -26,757 -1,810,537 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -3,202,337 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 -3.994,723 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	59,921 -1,399,752 -5,394,475 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1,768,112 -7,162,587 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 Q3 1,112,344 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	106,032 683,715 6,385,092 Q2 2,669,625 0 0 0 0 0 0 0 0 0 0 0	1,8/9,8/8 95,776 693,971 -5,691,122 Q3 2,669,625 0 0 0 0 0 0	85,367 704,380 -4,986,741 0.4 2,669,625 0 0 0 0 0 0 0 0	1,679,478 74,801 714,546 -4,271,785 01 2,669,525 0 0 0 0 0 0 0 0	64,077 725,670 -3,546,125 Year 4 Q2 2,669,625 0 0 0 0 0 0 0 0	53,192 736,555 -2,809,570 Q3 2,669,625 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 1,615,356 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1.807,608 192,252 0 0 0 0 0 0 0 0 0 0 0	2,42,30/ 0 2,427,318 2,619,570 Year 5 Q2 2,669,625	93,437 0 2,576,188 5,196,758 0 2,669,625 0 0 0 0 0 0 0 0 0	23,359 0 644,047 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806	0 0 5,839,806 Q2 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0	0 5,839,806 0 -5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation	on Land Interest Profit on Costs Profit on GDV Cash Plow Costing Balance IL ADOTTIONAL PR As Above ME	905,872 -1,783,780 0 -1,783,780 0 -1,783,780 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 0 -1,783,780 0 -1,783,780 0 -1,783,780 0 -1,780,780 0 -1,783,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780	26,757 -26,757 -1,810,537 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -3,202,337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,396 -3,994,723 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	59,921 -1,399,752 -5,394,475 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1,768,112 -7,162,587 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 0 1,112,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	106,032 683,715 6,385,092 Year 3 Q2 2,669,625 0 0 0 0 0 0 0 0 0 0 0	1,8/3,8/8 95,776 693,971 -5,691,122 03 2,669,825 0 0 0 0 0 0 0 0	85,367 704,380 -4,986,741 0.4 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	1,673,478 74,801 714,946 -4,271,795 Q1 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 725,670 -3,546,125 Q2 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 -2,809,570 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 -1,615,356 Q4 2,669,825 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1,807,608 192,252 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	242,30/ 0 2,427,318 2,819,570 Year 5 Q2 2,669,825 0 0 0 0 0 0 0	93,437 0 2,576,188 5,196,758 0 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0	23,359 0 644,047 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839,806 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,838,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,839,806 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuati CASH FLOW FOR CO BCOME BCCOME	on Land Interest Prote on GDV Cash Plow Opening Balance IL ADOTTIONAL PR ME	905,872 -1,783,780 0 -1,783,780 0 0 -1,783,780 0 -1,783,780 0 0 -1,783,780 0 -1,783,780 0 0 -1,783,780 0 -1,783,780 0 -1,783,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780 0 -1,780,780	28,757 -28,757 -1,810,537 	27,158 -1,391,801 -3,302,337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 -3,994,723 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	59,921 -1,399,752 -6,394,475 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1,768,112 -7,162,587 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 -7,983,055 -7,983,055 -7,983,055 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	116,136 673,611 -7,068,808 0 1 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	106,032 683,715 -6,385,092 Vear 3 02 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,6/9,8/8 95,776 693,971 -5,691,122 03 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	85,367 704,380 -4,986,741 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,679,478 74,801 714,946 -4,271,795 0 1 2,669,525 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 725,670 -3,546,125 Year 4 Q2 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 -2,809,570 Q3 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 1,615,356 Q4 2,649,625 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1,807,608 192,262 0 0 0 0 0 0 0 0 0 0 0 0 0	2,427,318 2,427,318 2,619,670 02 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	93,437 0 2,576,188 5,195,758 0 0 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,359 0 644,047 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839,800 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,839,806 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuati CASH FLOW FOR C BOODE EXPENDITURE Lond Damp Day Exemption Parving Consultants COm Photoscolat Parving Consultants COm Photoscolat Parving Consultants COm Photoscolat Parving Consultants Consultants POTENTIAL CIL: Parving Consultants POTENTIAL CIL: PARVIN PARVI	on Land Interest Profit on Co28 Profit on Co28 Copering Balance Crossing Balance Crossing Balance Read Determined Met	505.872 -1,783,780 0 -1,783,780 0 0 0 0 -1,783,780 0 -1,785,780 -1,785,780 0 -1,785	28,757 -28,757 -1,810,537 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -3,202,337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 -3,994,723 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	59,921 -1,399,752 -5,394,475 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1,768,112 -7,162,587 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 0 0 1,112,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 116,136 673,611 -7,068,808 0 1 2,669,825 0 0 0 0 0 0 0 0 0 0 0 0 0	106.032 683.715 6.386.092 2 2.669.625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,4/3,4/3 95,776 693,971 -5,691,122 03 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	86,367 704,380 -4,986,741 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,879,878 74,801 714,546 4,271,765 0 1 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 -3,546,125 Year 4 Q2 2,649,625 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 -2.809,570 0 2.669,625 0 0 0 0 0 0 0 0 0 0 0 0 1,558,583 72,000	42,144 1,194,214 1,615,356 0,4 2,649,625 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1,807,608 192,252 0 0 0 0 0 0 0 0 0 0 0 0 0	2,427,318 2,427,318 2,619,570 Vear 5 0,2 2,669,625 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	93,437 0 2,576,188 5,195,758 0 0 3 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,359 0 644,047 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839.805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839,800 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,839,856 0 -6,839,856 0 -0 -0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuati CASH FLOW FOR C NEODE EXPENDITURE Expenditure Expenditure Expenditure Expenditure Expenditure Expenditure Expenditure Expenditure Expenditure Expension Control and Architecto Control and Control and C	on Land Interest Profit on Co20 Coering Balance Crosing Balance Is ADDITIONAL PR As Above MME	505.872 -1,783,780 0 -1,783,780 0 0 0 -1,783,780 0 -1,785,780 0 -1,785	26,757 -28,757 -1,810,537 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -1,391,801 -1,391,801 -1,391,801 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	48,035 -792,386 -3,994,723 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	59,921 -1,399,752 -5,394,475 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1,768,112 -7,162,587 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 0 0 1,112,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 	0 0 0 0 0 0 0 0 0 0 0 0 0 0	106.032 683.715 6.385.092 02 2.669.625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	95,776 603,971 -5,691,122 03 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	85,367 704,380 -4,986,741 04 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,879,878 74,801 714,546 4,271,765 0 1 2,669,525 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 725,670 -3,546,125 Q2 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 -2,809,570 0 3 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 -1,615,356 	24,230 1,807,608 192,252 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,427,318 2,619,570 Year 5 02 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	93,437 0 2,576,188 5,195,758 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,359 0 644,047 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839.805 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,839,806 0 -6,839,806 0 -6,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation	on Land Interest Profit on Casily Profit on Casily Casily Flow Charge Balance Charge Balance Charge Balance As Above Ma	566,872 -1,783,780 0 -1,783,780 0 0 0 0 0 0 0 0 0 0 0 0 0	26,757 -28,757 -1,810,537 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -1,391,801 -1,391,801 -1,391,801 -1,391,801 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	48.035 -792,386 -3.994,723 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.399,752 -3,394,475 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	80,917 -1,768,112 -7,162,587 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 0 0 1,152,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	106.032 683.715 6.385.092 Vear 3 02 2.669.625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	95,776 693,971 -5,691,122 03 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	85,367 704,380 -4,986,741 Q4 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,673,678 74,801 714,946 4,271,795 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 725,670 -3,546,125 	53,192 736,555 -2,809,570 Q3 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 -1,615,356 	24,230 1,807,608 192,252 0 0 0 0 0 0 0 0 0 0 0 0 0	2,427,318 2,427,318 2,819,570 Year 5 02 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	93,437 0 2,576,188 5,195,788 2,649,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,359 0 644,047 5,839,806 667,466 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839.805 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.839.806 0 -6.839.806 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation	on Land Interest Profit on Costs Profit on Costs Cash Flow Costing Balanci Costing Balanci Costing Balanci Costing Balanci As Above Mat	505,872 -1,783,780 0 -1,783,780 0 0 0 0 0 0 0 0 0 0 0 0 0	26,757 -25,757 -1,810,537 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -3,202337 0 0 0 0 0 0 0 0 0 0 0 0 0	48.035 -792,386 -3.994,723 0 0 0 0 0 0 0 0 0 0 0 0 0	-1.399,752 -3.394,475 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	80,917 -1,768,112 -7,162,587 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 -820,468 -7,983,055 0 0 1,112,344 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	116,136 673,611 -7,068,808 0 1 2,669,825 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	106.032 683.715 6.385.092 74873 02 2.669.625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	95,776 693,971 -5,691,122 03 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	85,367 704,380 -4,986,741 -2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,473,478 74,801 714,946 4,271,795 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 725,670 3,546,125 402 2,649,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 -2,809,570 0 3 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 -1,615,356 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1,807,608 190,252 0 1 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,427,318 2,619,570 Vear 5 02 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	93,437 0 2,576,188 5,195,788 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,399 0 644,047 5,539,456 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,839,806 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,839,800 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839.805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.839.806 0 -6.839.806 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuatió CASIFICIÓN FOR C RECOME BEOR EXPENDITURE Examp Day Examp Day Examp Day Examp Carlo Berror Day Regis Acquistos Control Polorisonio Control Polor	on Land Profits of Cash Profits of Cash Cash Picer Course Balance Course Balance MM	505,872 1,728,780 0 1,728,780 0 0 1,728,780 0 0 0 1,728,780 0	26,757 -25,757 -1,810,537 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -3,202,337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 -3,994,723 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,399,752 -5,394,475 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1,768,112 -7,162,587 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	107,439 420,468 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,637 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0	116,136 673,611 -7,068,808 0 0 0 0 0 0 0 0 0 0 0 0 0	106.032 683.715 6.385,002 02 2.669.625 0 0 0 0 0 0 0 0 0 0 0 0 0	1,473,475 95,776 603,971 -5,691,122 03 2,669,623 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	65.367 704.380 -4.086.741 2.669.6455 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1473,478 74,801 714,546 4,271,766 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	64,077 725,670 3,546,125 02 2,249,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 2,809,6570 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 -1,615,356 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1,807,608 190,252 0 1 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	2,427,318 2,427,318 2,619,570 Year 5 C2 2,669,423 0 0 0 0 0 0 0 0 0 0 0 0 0	93,437 0 2,576,188 5,195,758 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,359 0 644,047 65339,856 645,646 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839.805 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5,539,800 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.839.800 0	0 5.839,805 0 -5.839,806 0 -5.839,806 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR C RECOME DEFENSION Exercision Design Argunton Persing Consultants Oner Personal Sectors Oner Personal Sectors Oner Personal Sectors Oner Personal Sectors Oner Personal Sectors Design Argunton Accornants Personal Sectors Design Argunton Accornants Personal Sectors Design Argunton Accornants Personal Sectors Design Argunton Accornants Personal Sectors Accornants Personal Sectors Personal Sectors P	on Land Posta Constant Posta Constant Caparito Balance Caparito Balance Caparito Balance Caparito Balance Caparito Balance Caparito Balance Caparito Balance Caparito Balance Met Secondaria Secondari Secondaria Secondaria Secondaria Secondaria Secondaria Secondari	955,877 -1,783,780 0917 0 3,8500,000 114,000 0 5,626 6,626 0 0 0 0 0 0 0 0 0 0 0 0 0	28,757 -26,757 -1,810,537 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1,391,801 -3,202,337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 0 0 0 0 0 0 0 0 0 0 0 0 0	-1,399,752 -5,394,475 -5,394,475 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	80,917 -1,768,112 -7,162,567 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	107,439 420,468 -7,981,065 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,837 -7,742,418 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	116,136 673,811 -7,068,808 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	106,0,2 683,715 4,384,425 2,469,425 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	95,776 403,371 4.569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	85.367 714.380 4.985.741 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.473.478 74.801 714.946 4.271.766 0 0 0 0 0 0 0 0 0 0 0 0 0	64.077 725,670 3,566,135 749,474 0,2 2,669,675 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 2,659,570 0 0 0 0 0 0 1,556,583 77,200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 -1,815,326 0 0 0 0 0 0 0 0 0 0 0 0 0	24,230 1,807,608 192,252 0 192,252 0 0 0 0 0 0 0 0 0 0 0 0 0	0 2,427,318 2,618,570 02 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	93,437 0 2,576,188 5,195,768 0 0 2,649,425 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,399 0 644,047 65339,806 645,646 657,666 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.539.305 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.533.000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 5.559.000 0 -6.539.000 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR C BCOME BCO	on Land Post Newson Post on GOV Cargo Para Real Control AL PRO Real Real Real NO INT AND PROF	905,872 -1,753,780 -1,753,780 -1,753,780 -1,753,780 -1,753,780 -0 -1,753,780 -0 -1,753,780 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	26,757 -26,757 -4,810527 0 0 0 0 0 0 0 0 0 0 0 0 0	27,158 -1.391,801 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	48,035 -792,386 -3,264,723 -04 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	59,921 -1,399,752 -5,394,475 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 1-7,162,152 1-7,162,587 0 0 0 0 0 0 0 0 0 0 0 0 0	107.439 420.468 0 0 1,152,344 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	115,746 240,537 7,732,418 0 2,224,488 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	116,136 673,611 -7,068,809 01 2,669,625 0 0 0 0 0 0 0 0 0 0 0 0 0	106,032 683,715 4 385,092 2 489,458 0 0 0 0 0 0 0 0 0 0 0 0 0	95,776 95,377 4,691,122 0 2,669,425 0 0 0 0 0 0 0 0 0 0 0 0 0	85.367 714.380 4.086.741 0.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.473.478 74.801 714.546 4.271.756 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	04.077 725.070 3.646.125 7.02 2.669.635 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 736,555 2,695,570 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,154,234 4,816,355 0 0 0 0 0 0 0 0 0 0 0 0 0	24.230 1.507.508 192.252 0 0 0 0 0 0 0 0 0 0 0 0 0	24.27.318 2.477.318 2.478.670 7.947 2.478.670 0 2.478.670 0 0 0 0 0 0 0 0 0 0 0 0 0	93,447 0 2,57%,180 5,1%5,783 0 2,2669,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,399 0 644,047 04 647,649 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		9 0 5.639.000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		
For Residual Valuation CASH FLOW FOR C NOOME EXPENDITURE Loci Samp Day Essennet: etc. Loci Samp Day Essennet: etc. Day Around Samp Parry Residual Parry Residual Control Participation Parry Residual Parry Residual Control Participation Parry Residual Parry Residual P	on Land Porta Network Porta on color Coording Balance as ADOTTONAL PER As Above as ADOTTONAL PER As Above as ADOTTONAL PER As Above balance Halance Perto as not	100.872 -1.723.780 0 -1.725.780 0 1.000.000 1.000.000 1.000.000 0 0 0 0 0 0 0 0 0 0 0 0	26,757 -36,757 -36,757 -36,757 -0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	27,158 -1.391,801 -3.302337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,035 -792,386 -3,3694,723 -04 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	-1,390,752 -3,394,475 0 0 0 0 0 0 0 0 0 0 0 0 0	80,917 -1.768,112 -7.162,587 0 0 0 0 0 0 0 0 0 0 0 0 0	107.439 400.468 3,368.046 0 0 0 0 0 0 0 0 0 0 0 0 0	115,746 240,837 7,722,419 04 2,224,489 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	116.136 673.611 7.768.806 01 3.668.625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	106,032 683,715 106 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 10 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107 107	95,776 693,371 4,691,172 03 2,693,425 0 0 0 0 0 0 0 0 0 0 0 0 0	85.367 704.380 4.985.741 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1378,277 74,301 714,346 4,271,726 0 1 2469,423 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	84,077 775,670 3,344 (12) 0,2 2,469,545 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 778,555 2,809,570 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,134,346 1,44,536 0 0 0 0 0 0 0 0 0 0 0 0 0	24.220 1.807.608 102.252 01 2.698.425 0 0 0 0 0 0 0 0 0 0 0 0 0	24230 0 2427,318 2433,207 0 24343,207 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	93,447 0 2,575, 168 5,165,753 2,469,455 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,399 0 644,047 0 4 647,456 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 1539.806 0 0 0		0 6.889.06 0 0 - 5.839.06 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation	on Land Putterest Putterest Course Balance IL ADOTTONAL PR A ABOYS Se NO INT AND PROF Interest Profile and Profile and Profile Profile and Profile Profile and Profile and Profile Profile and Profile Profile and Profile		26,757 -36,757 -36,757 -36,757 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	27,158 -1.39(.801 -3.302337 0 0 0 0 0 0 0 0 0 0 0 0 0	48,005 -792,386 -792,386 -792,386 - 0 - 0 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9.9.21 -1.309.712 -0.304.47 -0. -0. -0. -0. -0. -0. -0. -0.	80,917 -1,768,112 -7,7162,587 -7,7162,587 0 0 0 0 0 0 0 0 0 0 1,477,995 0 0 1,1477,995 0 0 0 1,1459,766 121,1542 -1,575,608	107,439 423,448 423,448 423,448 433,458 0 0 0 0 0 0 0 0 0 0 0 0 0	119,746 240,837 2,722,419 04 2,224,460 0 0 0 0 0 0 0 0 0 0 0 0 0	116,136 073,611 7,068,600 0 0 0 0 0 0 0 0 0 0 0 0	106,032 463,716 463,716 70 70 7 2 2,669,629 0 0 0 0 0 0 0 0 0 0 1,565,683 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	95,776 95,776 95,277 95,277 95,277 95,277 90 90 90 90 90 90 90 90 90 90	85.367 704.380 4.086,741 0.0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,15,271 714,546 4,271,726 0 1 2,666,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	84,077 775,679 3,544 129 726 44 129 72 4 2 469 429 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	53,192 778,555 2,809,570 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	42,144 1,194,214 1,415,356 04 0 0 0 0 0 0 0 0 0 0 0 0 0	24.220 1.007.008 102.202 01 2.699.425 0 0 0 0 0 0 0 0 0 0 0 0 0	24,277,318 2,427,318 2,819,207 Year 5 2,869,425 0 0 0 0 0 0 0 0 0 0 0 0 0	93,447 0 2,578, 188 5,165, 769 0 0 0 0 0 0 0 0 0 0 0 0 0	23.359 0 644.547 5.539.856 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		8 0 0 0.00000 0 02 0<		■ ■ ■ ■

SITE NAME	Site 2	Brown 50							1																
INCOME	Av Size	%	Number		Price Sim2	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	alic dwor	1200			Build Cost	/m2		
	1112		50		Eyilliz		1112		LAND			/unit or m2	Total				No dwgs	50	T alla			CISH	0	0.00%	
Market Housing	103.2	70%	35		2,500	9,032,500	3,613			Stamp Duty		-11,507	0	-5/5,343			No dwgs under No dwgs over f	0	462	23,100		Energy Design	0		
Shared Ownership	63.7	7%	3		2,000	439,760	220			Easements etc. Legals Acquisiti	ion	1.50%	0 -8,630	-8,630			L		Total	23,100		Acc & Adpt Water	15		
Affordable Rent	63.7	23%	12		1,100	809,732	736		PLANNING													Small Sites Site Costs	0 186	0% 15%	
Social Rent	63.7	0%	0		1,130	0	0			Planning Fee Architects		6.00%	23,100 453,173				Stamp duty cal	ic - Residual		-575 343			1,443		
Grant and Subsidy	Shared Owners	hip			0	0				QS / PM	No. of control of the second se	0.50%	37,764												
	Social Rent				0	0				Other Professio	inal	2.50%	188,822	778,388											
SITE AREA - Net	1.25	ha	40	/ha		10,281,992	4,569		CONSTRUCT	ION															
SITE AREA - Gross	1.52	ha	33	/ha						Build Cost - BC s106 / CIL	IS Based	1,443	6,593,525 300,000						Total	0					
Sales per Quarter	0									Contingency Abnormals		5.00%	329,676 329,676	7,552,877			Stamp duty cal Land payment	c - Add Profit		909,091					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250.000	0%	0% 0%						
Peridual Land Value		Whole Site	Per ha NET	Per ha GROSS		Cio	ising balance =	0		Fees		6.000	0				500,000	3%	0%						
Alternative Use Value		757,576	400,214	500,000		RUN CIL MACF	RO ctrl+l	_		Legal and Value	tion	0.00 %	50,000	50,000			above	5%	0%						
Upint Plus /	20% ha 0	151,515		100,000		Cit	ising balance =	0	SALES										i otal	0					
	/iability Threshold	909,091		600,000		Check on phasing CON	degs nos rect			Agents Legals		3.0%	308,460 51,410				Pre CIL s106	6,000	/ Unit (all) "otal	300,000		ШΤ	% GDV 0.00%	0	
Additional Profit		-1,269,412	/m2 -351	1						Misc.			0	359,870	8,157,161		Post CIL s106	6.000	£/ Unit (all)	300.000					
				•					Developers Pr	ofit KGDV		17 50%			1 799 349		CIL	0	£/m2 Total	0					
										% Costs		0.00%			0				1 Colar	555,000					
RESIDUAL CASH FL	OW FOR INTERES	т	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	04	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				5	9	12 0	12 0	12 903,250	1,625,850	2,167,800	2,167,800	2,167,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent		1			0	0	0	43,976 80,973	79,157 145,752	105,542 194,336	105,542 194,336	105,542 194,336	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsider		1			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCON	ME	0	0	0	0	0	0	1,028,199	1,850,759	2,467,678	2,467,678	2,467,678	õ	0	0	ő	ő	ō	0	0	ő	0	0	0	0
EXPENDITURE																									
Easements etc.		0																				1			
Legals Acquisition		-8,630																							
Planning Fee Architects		23,100 226,586		226,586																					
QS Planning Consultants		18,882 37,764		18,882 37,764																					
Other Professional		94,411		94,411																					
Build Cost - BCIS Bas	e		0	219,784	615,396	1,142,878	1,450,575	1,582,446	1,054,964	527,482	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	10,989	30,770	57,144	72,529	79,122	52,748	26,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aprormals			0	10,989	30,770	57,144	72,529	79,122	52,748	26,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 50,000																							
Agents		0	0	0	0	0	0	30,846	55,523	74,030	74,030	74,030	0	0	0	ō	0	0	0	0	0	0	0	0	0
Legals Misc		0	0	0	o	ō	ō	5,141	9,254	12,338	12,338	12,338	0	0	0	ō	ō	0	0	o	0	ō	0	0	0
COSTS BEFORE LA	ND INT AND PROP	442,114	0	629,406	704,935	1,309,165	1,661,633	1,848,677	1,273,237	690,599	86,369	86,369	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land Interest	-575,343	0	0	7,443	18,128	38,038	63,533	76,793	69,282	43,665	8,600	0	0	0	0	0	0	0	o	0	0	0	0	0
1	Profit on Costs Profit on GDV																								1,799,349
	Cash Flow	133 229	0	629.406	.712 378	1 327 294	1 699 671	-884 011	500 729	1 707 797	2 337 644	2 372 709	0	0	0	0	0	0	0	0	0	0	0	0	.1 799 349
	Opening Baland	0	122 220	496 177	1 209 555	2 535 849	4 225 510	-5 119 520	4 618 802	2 911 005	.673 360	1 799 349	1 700 340	1 700 240	1 700 240	1 700 240	1 700 240	1 700 340	1 700 340	1 700 240	1 700 340	1 700 340	1 700 340	1 700 340	
h	Lower II Denillo	100,629	100,623	-masl, 111	1,000,000	-10,043	\$10,0ca,e-	-0, 19,030	,010,002	a.e. 1,000	-010,000	1,144,343	1,1 00,343	1,1 00,043	.,1 ##,3 % 2	1,199,545	1,1/3,343	1,1 44,343	.,199,349	.,rav,342	1,1 ad,343	1,1 08,349	1,1 (4),040	- ,+ ee,343	v
CASH FLOW FOR CI	L ADDITIONAL PRI	OFIT	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	Q4
INCOM	WE	0	0	0	0	0	0	1,028,199	1,850,759	2,467,678	2,467,678	2,467,678	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		909.091																				1			
Stamo Dut-		0	c				c		~	_	<i>c</i>					~		6			c	c		0	
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		13,636	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		23,100 226,586	0	0 226,586	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		18,882 37,764	0	18,882 37,764	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		94.411	0	94,411	o	ō	ō	0	ō	ō	ō	0	0	0	0	ō	ō	0	0	o	0	ō	0	0	0
					615,396	1,142,878	1,450,575	1,582,446	1,054,964	527,482	o	0	0	0	0	0	0	0	0	ō	0	0	0	0	0
Build Cost - BCIS Bas	e	0	0	219,784				72.000	72,000	72,000	0	0	0	0	0	ō	0	0	0	ō	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106	•	0	0	-423,137	-423,137	-423,137 30,000	54,000			26,374	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-
Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106 Contingency Abnormals	•	0	0	219,784 -423,137 10,989 10,989	-423,137 30,770 30,770	-423,137 30,000 57,144 57,144	54,000 72,529 72,529	79,122 79,122	52,748	26,374	0	-						-	0	0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees	e.	0	0	219,784 -423,137 10,989 10,989	-423,137 30,770 30,770 0	-423,137 30,000 57,144 57,144	54,000 72,529 72,529	79,122 79,122 0	52,748 52,748	26,374	0	0	0	0	0	n	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation	e	0 0 50,000		219,784 -423,137 10,589 10,589 0 0	-423,137 30,770 30,770 0 0	-423,137 30,000 57,144 57,144 0 0	54,000 72,529 72,529 0 0	79,122 79,122 0 0	52,748 52,748 0 0	26,374 0 0	0	0	0	0	0 0	0	0	0	0 0	0 0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents	ie	0 0 50,000	0	219.784 -423.137 10.989 10.989 0 0	-423,137 30,770 30,770 0 0	-423,137 30,000 57,144 57,144 0 0	54,000 72,529 72,529 0 0	79,122 79,122 0 0 30,846	52,748 52,748 0 0 55,523	26,374 0 0 74,030	0 0 74,030	0 0 74,030	0	0	0	0	0 0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc.	۵	0 0 0 50,000 0 0 0		219,784 -423,137 10,989 10,989 0 0 0 0 0 0 0	-423,137 30,770 30,770 0 0 0 0	-423,137 30,000 57,144 57,144 0 0 0 0 0	54,000 72,529 72,529 0 0 0 0	79,122 79,122 0 0 30,846 5,141 0	52,748 52,748 0 0 55,523 9,254 0	26,374 0 0 74,030 12,338 0	0 0 74,030 12,338 0	0 0 74,030 12,338 0	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 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 Bas POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAI	e ND INT AND PROF	0 0 0 50,000 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 0 0 0	219,784 -423,137 10,989 10,989 0 0 0 0 0 0 0 0 196,269	-423,137 30,770 0 0 0 0 0 253,798	-423,137 30,000 57,144 57,144 0 0 0 0 0 864,028	54,000 72,529 72,529 0 0 0 0 1,649,633	79,122 79,122 0 30,846 5,141 0 1,848,677	52,748 52,748 0 0 55,523 9,254 0 1,297,237	26,374 0 0 74,030 12,338 0 738,599	0 0 74,030 12,338 0 86,369	0 0 74,030 12,338 0 86,369	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 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 Bas POTENTIAL CIL Post CIL s106 Cordingency Abnormals Finance Ress Legal and Valuation Agents Legals Misc. COSTS BEFORE LAI For CIL calculation	e ND INT AND PROF	0 0 0 50,000 0 0 0 1,373,471	0 0 0 0 0 0 0	219,784 -423,137 10,869 10,969 0 0 0 0 0 196,269	-423,137 30,770 30,770 0 0 0 0 0 253,798	-423,137 30,000 57,144 57,144 0 0 0 0 0 864,023	54,000 72,529 72,529 0 0 0 0 0 1,649,633	79,122 79,122 0 30,846 5,141 0 1,848,677	52,748 52,748 0 0 55,523 9,254 0 1,297,237	26,374 0 74,030 12,338 0 738,599	0 0 74,030 12,338 0 86,369	0 0 74,030 12,338 0 86,369	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 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 Bas POTENTIAL CIL POST CIL 106 Confingency Abrormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAI For CIL calculation	e ND INT AND PROF	0 0 50,000 0 0 0 0 1,373,471	0 0 0 0 0 0 20,602	219,784 -423,137 10,989 10,989 0 0 0 0 0 0 196,269 20,911	-423,137 30,770 30,770 0 0 0 0 253,798 24,169	-423,137 30,000 57,144 57,144 0 0 0 0 864,023 28,338	54,000 72,529 72,529 0 0 0 0 0 1,649,633 41,724	79,122 79,122 0 0 30,846 5,141 0 1,848,677 67,094	52,748 52,748 0 0 55,523 9,254 0 1,297,237 80,408	26,374 0 0 74,030 12,338 0 738,599 73,311	0 0 74,030 12,338 0 86,369 48,475	0 0 74,030 12,338 0 86,369 13,482	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 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 Bas POTENTIAL CIL Post CIL 106 Contingency Abromals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAI For CIL calculation	e ND INT AND PROF Interest Profit on cost Profit on GDV	0 0 0 50,000 0 0 0 1,373,471	0 0 0 0 0 0 20,602	219,784 -423,137 10,969 10,969 0 0 0 0 196,269 20,911	-423,137 30,770 0 0 0 253,798 24,169	-423,137 30,000 57,144 57,144 0 0 0 0 864,028 28,338	54,000 72,529 72,529 0 0 0 0 0 1,649,633 41,724	79,122 79,122 0 30,846 5,141 0 1,848,677 67,094	52,748 52,748 0 55,523 9,254 0 1,297,237 80,408	26,374 0 0 74,030 12,338 0 738,599 73,311	0 0 74,030 12,338 0 86,369 48,475	0 74,030 12,338 0 86,369 13,482	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0	0 0 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 Bass POTENTUL CIL POST CIL s106 Contingency Abnormals Finance Ress Legal and Valuation Agents Legals Misc. COSTS BEFORE LAI For CIL calculation	e ND INT AND PROF Interest Profit on GDV Cash Pow	0 0 0 50,000 0 0 1,373,471	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	219,784 -423,137 10,989 10,989 0 0 0 0 0 0 196,269 20,911 -217,180	-423,137 30,770 0 0 0 253,798 24,169 -277,967	-423,137 30,000 57,144 57,144 0 0 0 884,028 28,338 -892,366	54,000 72,529 72,529 0 0 0 0 0 1,649,633 41,724 -1,691,357	79,122 79,122 0 0 30,846 5,141 0 1,848,677 67,094	52,748 52,748 0 55,523 9,254 0 1,297,237 80,408 473,114	26,374 0 74,030 12,338 0 738,599 738,599	0 0 74,030 12,338 0 86,369 48,475 2,332,835	0 0 74,030 12,338 0 86,369 13,482 2,367,827	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 2 Brown 50

SITE NAME	Site 3	Brown 50 HD							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	IT COSTS							Planning fee ca	le dura			[Build Cost	/m2		
	1112		50		£/11/2	Ľ	112		LAND			/unit or m2	Total				No dwgs	50 GW	1404			CISH	0	0.00%	
Market Housing	103.2	70%	35		2,500	9,032,500	3,613			Land Stamp Duty		-11,507		-575,343			No dwgs under No dwgs over f	50 0	462 138	23,100 0		Energy Design	0		
Shared Ownership	63.7	7%	3		2,000	439,760	220			Easements etc.	~	1.60%	0	.9 620					Total	23,100	:	Acc & Adpt	15		
Affordable Rent	63.7	23%	12		1,100	809,732	736			Lugara Produzini		1.00 /	-0,000	-0,000							:	Small Sites	0	0%	
Social Rent	63.7	0%	0		1,130	0	0		PLANNING	Planning Fee			23,100				Stamp duty cal	- Residual	_		Ľ	Site Costs	186 1,443	15%	
Grant and Subsidy	Shared Owners	hip			0	0				Architects QS / PM		6.00% 0.50%	453,173 37,764				Land payment			-575,343					
	Affordable Ren Social Part				0	0				Planning Consul Other Brofossio	tants	1.00%	75,529	779 399											
	Social Relit				0					Other Protessio		2.50%	100,022	110,300											
SITE AREA - Net SITE AREA - Gross	1.00	ha ha	50 41	/ha /ha		10,281,992	4,569		CONSTRUCT	Build Cost - BCI	S Based	1,443	6,593,525						Total	0					
										s106 / CIL Contingency		5 00%	300,000				Stamp duty cal	- Add Profit							
Sales per Quarter	0									Abnormals		3.00 /1	329,676	7,552,877			Land payment	- Add 1 1016		727,273					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	0%						
Residual Land Value		Whole Site -575.343	-575.343	Per ha GROSS -474.658		Clo	ising balance =	0		Fees Interest		6.00%	0				500,000	3% 4%	0%						
Alternative Use Value		606,061		500,000		RUN CIL MACF	RO ctrl+l	-		Legal and Valua	tion		50,000	50,000			above	5%	0%						
Plus	/ha 0	121,212		0		Cib	sing balance =	0	SALES										1 Osti	0	-				
	Viability Threshold	727,273		600,000		Check on phasing	degs nos rect			Agents Legals		3.0%	308,460 51,410				Pre CIL s106	6,000 £	(Unit (all) otal	300.000	1	LIT 9	% GDV 0.00%		
(£	m2	1						Misc.			0	359,870	8,157,161										
Additional Profit		-1,077,597	-298	1					Developers Pr	ofit							Post CIL s106 CIL	6,000	£/ Unit (all) £/m2	300,000					
										% GDV % Costs		17.50%			1,799,349				Total	300,000					
			V				×				¥								× F				¥		
RESIDUAL CASH FL	OW FOR INTERES	01	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Tear 5 Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME UNITS Started				5	9	12	12	12			_								_	_					
Market Housing					0	0	0	903,250	1,625,850	2,167,800	2,167,800	2,167,800	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	80,973	145,752	194,336	194,336	194,336	0	0	0	0	0	0	0	0	0	ō	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
INCO	ME	0	0	0	0	0	0	1,028,199	1,850,759	2,467,678	2,467,678	2,467,678	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		0																							
Easements etc.		0								[
Legals Acquisition		-8,630																							
Planning Fee		23,100		000 500																					
QS		18,882		18,882																					
Planning Consultants Other Professional		37,764 94,411		37,764 94,411						[
Build Cort - BCIC D-			0	219 784	615 396	1 142 879	1 450 575	1 582 449	1.054.964	527 482	0	0	0		0	0		0	0	0			0	0	
s106/CIL	20		0	10,000	28,000	52,000	66,000	72,000	48,000	24,000	0	0	0	ō	0	0	0	0	0	0	ō	ō	0	ō	0
Abnormals			0	10,989 10,989	30,770 30,770	57,144 57,144	72,529 72,529	79,122 79,122	52,748 52,748	26,374 26,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		50,000																							
Agents		0	0	0	0	0	0	30,846	55,523	74,030	74,030	74,030	0	ō	0	0	0	0	0	0	0	0	o	0	0
Legals Misc.		0	0	0	0	0	0	5,141	9,254	12,338	12,338	12,338	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	442,114	0	629,406	704,935	1,309,165	1,661,633	1,848,677	1,273,237	690,599	86,369	86,369	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	on Land Interest	-575,343	0	0	7,443	18,128	38,038	63,533	76,793	69,282	43,665	8,600	0	0	0	0	0	0	0	o	0	0	ō	o	0
	Profit on Costs Profit on GDV																								1,799,349
	THERE																								0
	Cash Flow Opening Baland	133,229	0	-629,406	-712,378	-1,327,294	-1,699,671	-884,011	500,729	1,707,797	2,337,644	2,372,709	0	0	0	0	0	0	0	0	0	0	0	0	-1,799,349
L	Closing Balano	133,229	133,229	-496,177	-1,208,555	-2,535,849	-4,235,519	-5,119,530	-4,618,802	-2,911,005	-573,360	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349	1,799,349 1	1,799,349	0
CASH ELOW ECC. C		OFIT	Year 4				Yes- 2				Yes- 2												Your		
UNDER FLUW FUR C	- ADDITIONAL PR	Q1	Q2	Q3	Q4	Q1	Q2	Q3	04		rear 3				Ye +				¥				10210		Q4
INCOME	As Above									Q1	Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Q2	Q3	
EXPENDITURE	ME	0	0		0	0	0	1 028 199	1 850 759	Q1 2 467 678	Q2 2 457 578	Q3	Q4	Q1	Year 4 Q2	Q3	04	Q1	Year 5 Q2	Q3	Q4	Q1	Q2	Q3	0
EXPENDITURE	ME	0	0	0	0	0	0	1,028,199	1,850,759	Q1 2,467,678	Q2 2,467,678	Q3 2,467,678	Q4 0	Q1 0	Year 4 Q2 0	Q3 0	Q4 0	Q1 0	Year 5 Q2 0	Q3 0	Q4 0	Q1 0	Q2 0	Q3 0	0
Land	ME	0	0	0	0	0	0	1,028,199	1,850,759	Q1 2,467,678	Q2 2,467,678	Q3 2,467,678	0	Q1 0	Year 4 Q2 0	Q3 0	Q4 0	Q1 0	Year 5 02 0	Q3 0	Q4 0	Q1	Q2 0	Q3	0
Land Stamp Duty	ME	0 727,273 0	0	0	0	0	0	1,028,199	1,850,759	Q1 2,467,678 0	Q2 2,467,678 0	Q3 2,467,678 0	04 0	01 0	Year 4 Q2 0	Q3 0	Q4 0	Q1 0	Year 5 02 0	Q3 0	Q4 0 0	Q1 0	Q2 0	03 0	0
Land Stamp Duty Easements etc.	ME	0	0	0	0	0	0	1,028,199 0 0	0 0 0	Q1 2,467,678 0 0	02 2,467,678 0 0	Q3 2,467,678	Q4 0 0	0 0 0	Year 4 Q2 0	Q3 0 0	Q4 0 0	01 0	Year 5 02 0	Q3 0	Q4 0 0	Q1	02 0 0	03 0	0
Land Stamp Duty Easements etc. Legals Acquisition	ME	0 727,273 0 0 10,909	0	0	0 0 0	0	0 0 0	1,028,199 0 0 0	0 0 0 0	Q1 2,467,678 0 0	02 2,467,678 0 0	Q3 2,467,678 0 0	04 0 0 0 0	Q1 0 0 0	Year 4 Q2 0 0 0 0 0	03 0 0 0 0	Q4 0 0 0 0	Q1 0 0 0	Vear 5 Q2 0 0 0 0 0	Q3 0 0 0 0	Q4 0 0 0 0	Q1 0 0 0 0	02 0 0 0 0	Q3 0 0 0 0 0	0 0 0
Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects	ME	0 727,273 0 10,909 23,100 226,586	0 0 0 0	0 0 0 226,586	0 0 0 0	0 0 0 0 0	0 0 0 0 0	1,028,199 0 0 0 0	0 0 0 0 0 0 0	Q1 2,467,678 0 0 0 0 0	Q2 2,467,578 0 0 0 0 0	Q3 2,467,678 0 0 0 0	04 0 0 0 0 0	01 0 0 0 0 0	Year 4 Q2 0 0 0 0 0 0 0 0 0	03 0 0 0 0 0 0	Q4 0 0 0 0 0 0	Q1 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0	04 0 0 0 0 0	Q1 0 0 0 0 0	02 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0
Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultwate	ME	0 727,273 0 10,909 23,100 226,596 18,882 37,764	0 0 0 0 0	0 0 0 226,586 18,882 37,764	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,028,199 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0	Q1 2.467,678 0 0 0 0 0 0 0	Q2 2,467,678 0 0 0 0 0 0 0 0	Q3 2,467,678 0 0 0 0 0 0 0	04 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	Q3 0 0 0 0 0 0 0 0	Q4 0 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0	Year 5 Q2 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0	Q1 0 0 0 0 0 0 0	02 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 0 0 0 0 0	0
Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional	ME	0 727,273 0 0 10,909 23,100 226,596 18,882 37,764 94,411	0 0 0 0 0 0 0 0 0	0 0 0 2285,586 18,882 37,764 94,411	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	1,028,199 0 0 0 0 0 0 0 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 2.467,678 0 0 0 0 0 0 0 0 0 0 0 0 0	C2 2,467,678 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 2,467,678 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	Year 4 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	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	Year 5 Q2 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	Q4 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	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
Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Bar	<u>100</u>	0 727,273 0 0 10,909 23,100 226,586 18,882 37,764 94,411 0	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 226,586 18,882 37,764 94,411 219,784	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,028,199 0 0 0 0 0 0 0 0 0 0 0 0 0 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 2.467,678 0 0 0 0 0 0 0 0 0 0 0 527,482	C2 2,467,678 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 2,467,678 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	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	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	Year 5 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	04 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	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
Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Bar POTENTIAL CIL Data Cit - TCC	50 50	0 727,273 0 10,909 23,100 226,596 18,882 37,764 94,411 0	0 0 0 0 0 0 0 0	0 0 0 226,596 18,882 37,764 94,411 219,784 -359,199	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,028,199 0 0 0 0 0 0 0 0 1,582,446	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Q1 2,467,678 0 0 0 0 0 0 0 0 0 0 0 527,482 72,000	Q2 2,467,578 0 0 0 0 0 0 0 0 0 0 0 0	Q3 2,467,678 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	Year 4 02 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	01 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Year5 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	Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	02 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
Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects GS Planning Consultants Other Professional Build Cost - BCIS Bar POTENTIAL CIL Post CIL s106 Contingency	50	0 727,273 0 10,909 23,100 226,586 18,882 37,764 94,411 0		0 0 0 226,586 18,882 37,764 94,411 219,784 -359,199 10,969	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,028,199 0 0 0 0 0 0 0 0 0 0 0 0 0 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 2,467,678 0 0 0 0 0 0 0 0 0 0 0 527,482 72,000 26,374	Q2 2,467,578 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 2,467,678 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 4 02 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	Year5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	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	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	
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SITE NAME Site 3 Brown 50 HD

Base L&S Site 3

SITE NAME	Site 4	Brown 20]																
INCOME	Av Size	%	Number 20		Price £/m2	GDV	GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning ann fe	le dwns	rate			Build Cost	/m2 1 243		
Market Housing	97.4	70%	14		2,500	3,407,500	1,363		LAND	Land		/unit or m2 -12,638	Total	-252,760			No dwgs No dwgs under	20 20	462	9,240		CfSH Energy	0	0.00%	
Shared Ownership	64.7	7%	1		2,000	178,480	89			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 9,240		Design Acc & Adpt	0 15		
Affordable Rent	64.7	23%	5		1,100	328,636	299			Legals Acquisiti	on	1.50%	-3,791	-3,791								Water Small Sites	1	0%	
Social Rent	64.7	0%	0		1,130	0	0		PLANNING	Planning Fee Architects		6.00%	9,240 174,254				Stamp duty call Land payment	- Residual		-252.760		Sile Costs	1,446	15%	
Grant and Subsidy	Shared Owners Affordable Ren	hip t			0	0				QS / PM Planning Consul	ltants	0.50%	14,521 29,042												
SITE AREA - Not	Social Rent	ka.	40	the state	0	0	1 751		CONSTRUCT	Other Professio	nal	2.50%	72,606	299,663											
SITE AREA - Gross	0.50	ha	33	/ha		3,914,010	1,791		CONSTRUCT	Build Cost - BCI s106 / CIL	IS Based	1,446	2,531,115						Total	0					
Sales per Quarter	0									Contingency Abnormals		5.00%	126,556 126,556	2,904,227			Stamp duty call Land payment	- Add Profit		363,636					
Unit Build Time	3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual M Clos	ACRO ctrl+r	D	FINANCE	Fees							125,000 250,000 500.000	0% 1% 3%	0%						
Residual Land Value Alternative Use Value		-252,760 303,030	-505,520	-417,054 500,000		RUN CIL MACR	O ctrl+l			Interest Legal and Valua	ãon.	6.00%	22,000	22,000			1,000,000 above	4% 5%	0% 0%						
Uplift Plus /	20% ha 0 Gability Threehold	60,606 0		100,000	F	Clos	sing balance =	D	SALES	Agente		3.0%	117 428				Pro Cil. e106	6.000	Total	0		117	N. GDM		
	national Procession	505,050	£/m2	000,000		com	ect			Legals Misc.		0.5%	19,573	137,012	3,106,350		THE CILL STOD	0,000	Total	120,000			0.00%	0	
Additional Profit		-531,707	-390						Developers Pro	ofit							Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	120,000 0					
										% GDV % Costs		17.50% 0.00%			685,058 0		I		Total	120,000					
RESIDUAL CASH FLO	OW FOR INTERES	01	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				5	5	5	5	054.075	054 075	074 077	054.075	Â													
Market Housing Shared Ownership Affordable Rent					0	0	0	44,620 82,159	44,620 82,159	44,620 82,159	44,620 82,159	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	0
INCON	ME	0	0	0	0	0	0	978,654	978,654	978,654	978,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Fasements at:		0																							
Legals Acquisition		-3,791																							
Planning Fee Architects		9,240 87,127		87,127																					
US Planning Consultants Other Professional		7,261 14,521 36,303		7,261 14,521 36.303																					
Build Cost - BCIS Base	e		0	210,926	421,853	632,779	632,779	421,853	210,926	0	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0
s106/CIL Contingency			0	10,000 10,546	20,000 21,093	30,000 31,639	30,000 31,639	20,000 21,093	10,000 10,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	U	10,546	21,093	31,639	31,639	21,093	10,546	0	U	U	U	U	U	U	0	U	U	U	U	U	U	U	U
Legal and Valuation		22,000																							
Agents Legals Misc		0	0	0	0	0	0	29,360 4,893	29,360 4,893	29,360 4,893	29,360 4,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND PROP	172,660	0	387,230	484,038	726,057	726,057	518,291	276,272	34,253	34,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio	n Land	-252,760	c		4.607	11 077	22.007	34.040	27.004	17 700	2 877				0			0	0	0	0		0		
	Profit on Costs Profit on GDV		J	J	4,0U/	11,457	23,007	34,242	∡r,851	17,733	3,633		U		U	U	a	u	U	U	U.	J	U	0	685,058
	Cash Flow	80,100	0	-387,230	-488,645	-737,993	-749,063	426,121	674,532	926,668	940,568	0	0	0	0	0	0	0	0	0	0	0	0	0	-685,058
	Opening Balano Closing Balano	0 80,100	80,100	-307,130	-795,775	-1,533,768	-2,282,831	-1,856,711	-1,182,179	-255,511	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	685,058	0
CASH FLOW FOR CI	LADDITIONAL PR	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	01	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	04	Q1	Q2	Q3	Q4
EXPENDITURE		~	J	4	U	v	v	2/0,004	3/6,504	2/0,004	376,554	v	v	v	v	U		v	v	v	v	3	v	v	v
Land		363,636	c			0	0	c			c .				0			0	0	0	0		0		
Easements etc. Legals Acquisition		0 5,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants		87,127 7,261 14,521	0	87,127 7,261 14.521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		36,303	0	36,303	ō	ō	ō	0	ō	ō	0	0	ō	0	0	0	ő	ō	0	0	ō	ő	0	0	ō
Build Cost - BCIS Base POTENTIAL CIL	e	0	0	210,926	421,853 -265,854	632,779	632,779	421,853	210,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	10,546	21,093	30,000 31,639	30,000 31,639	30,000 21,093	30,000 10,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees		0	0	10,546	21,093	31,639	з1,639 0	21,093 0	10,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		22,000	o	0	o	0	0	ō	ō	ō	o	0	0	0	0	0	ō	0	0	0	0	ō	0	0	0
Agents Legals Misc		0	0	0	0	0	0	29,360 4,893 0	29,360 4,893 0	29,360 4,893 0	29,360 4,893 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND PROP	545,542	0	111,377	198,184	726,057	726,057	528,291	296,272	34,253	34,253	ō	0	0	0	0	0	0	0	0	ō	0	0	0	0
For CIL calculation																									
	Profit on cost Profit on GDV		8,183	8,306	10,101	13,225	24,315	35,570	29,348	19,553	5,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0 560,050 0
1	Cash Flow	-545,542	-8,183	-119,683	-208,285	-739,282	-750,371	414,793	653,034	924,848	938,721	0	0	0	0	0	0	0	0	0	0	0	0	0	-560,050

SITE NAME	Site 5	Brown 20 HD																							
INCOME	Av Size	%	Number		Price	GDV	GIA	1	DEVELOPMEN	NT COSTS							Planning fee c	alc				Build Cost	/m2		
	1112		20		£/ili2		1112		LAND			/unit or m2	Total				No dwgs	20	T-allac			CISH	1,243	0.00%	
Market Housing	97.4	1 70%	14		2,500	3,407,500	1,363			Land Stamp Duty		-6,474	0	-129,484			No dwgs under No dwgs over 5	20	462 138	9,240		Energy Design	0		
Shared Ownership	64.7	7%	1		2,000	178,480	89			Easements etc. Legals Acquisit	ion	1.50%	-1.942	-1.942			ļ		Total	9,240		Acc & Adpt Water	15		
Affordable Rent	64.7	23%	5		1,100	328,636	299															Small Sites	0	0%	
Social Rent	64.7	0%	0		1,130	0	0		PLANNING	Planning Fee			9,240				Stamp duty ca	lc - Residual				Sile Costs	1,383	10%	
Grant and Subsidy	Shared Owners	ship			0	0				QS / PM		0.50%	167,071				Land payment			-129,484					
	Affordable Rer Social Rent	nt			0	0				Other Professio	ultants onal	1.00% 2.50%	27,845 69,613	287,691											
SITE AREA - Net	0.40) ha	50	/ha		3,914,616	1,751		CONSTRUCT	ION															
SITE AREA - Gross	0.48	l ha	41	/ha				1		Build Cost - BC s106 / Cil	IS Based	1,383	2,422,285						Total	0					
Sales per Quarter	0									Contingency		5.00%	121,114	2 784 512			Stamp duty ca	ic - Add Profit		200,000					
Unit Build Time	3	Quarters				DUN Dealders			CRIANCE.								125,000	0%	0%						
		Whole Site	Per ha NET	Per ha GROSS		Cic	sing balance =	0	PINANCE	Fees			0				500,000	3%	0%						
Alternative Use Value		242,424	-323,/10	-267,061 500,000		RUN CIL MACE	RO ctrl+l			Legal and Value	ation	6.00%	23,000	23,000			above	4% 5%	0%						
Uplift Plus	20% /ha 0	48,485 0		100,000 0		Clo	osing balance =	0	SALES										Total	0					
	Viability Threshold	290,909		600,000		Check on phasing	dega noa			Agents Legals		3.0%	117,438				Pre CIL s106	6,000	E/ Unit (all) Total	120.000		цт	% GDV 0.00%		
Additional Death		227.004	£/m2	I						Misc.			0	137,012	3,100,790		David Cill and Cill	0.000	C11-2 (-0)	400.000				-	4
Additional Profit		-527,001	1240						Developers Pr	ofit							CIL	0,000	£/m2	0					
										% GDV % Costs		0.00%			685,058		L		i otai	120,000					
RESIDUAL CASH FL	OW FOR INTERES	ST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	04	Q1	Q2	Q3	Q4	Q1	92	Q3	04	Q1	Q2	Q3	Q4
UNITS Started Market Housing				5	5	5	5	851,875	851,875	851,875	851,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	44,620 82.159	44,620 82,159	44,620 82,159	44,620 82,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	ō	0	0	ō	ō	0	ō	0	ō	0	0	ō	ō
INCO	ME	0	0	0	ō	o	0	978,654	978,654	978,654	978,654	0	õ	o	0	ő	ő	0	o	o	õ	0	0	õ	ō
EXPENDITURE																									
Stamp Duty Easements etc.		0																							
Legals Acquisition		-1,942																							
Planning Fee Architects		9,240 83,535		83.535																					
QS		6,961		6,961																					
Other Professional		34,806		34,806																					
Build Cost - BCIS Bas	ie .		0	201,857	403,714	605,571	605,571	403,714	201,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	10,000 10,093	20,000 20,186	30,000 30,279	30,000 30,279	20,000 20,186	10,000 10,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	10,093	20,186	30,279	30,279	20,185	10,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0 23.000																							
Acepte							0	29.260	29.260	29,260	29.260		0			0		0	0		0		0		0
Legals		ō	0	0	ō	ō	0	4,893	4,893	4,893	4,893	ō	0	ō	ō	0	ō	0	0	ō	0	ō	0	ō	ő
COSTS BEFORE LA	ND INT AND PROP	F 169,523	0	371,268	464,086	696,128	696,128	498,338	266,296	34,253	34,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	on Land Interest	-129,484	601	610	6,188	13,242	23,882	34,683	27,998	17,733	3,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								685,058
	Cash Flow	40.039	-601	-371 878	470 273	.709 370	720.011	445 633	684 360	926.668	940 568	0	0	0	0	0	0	0	0	0	0	0	0	0	-685.058
	Opening Balan Closing Balanc	0 40.039	-40 640	412 518	882 791	1 592 162	2 312 172	1 866 539	1 182 179	255 511	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	685.058	0
			1010.00								000/100														
CASH FLOW FOR C	IL ADDITIONAL PR	ROFIT	Year 1		01	~	Year 2				Year 3	03			Year 4				Year 5			01	Year 6	~	
INCOME	As Above	ų,	42	43		41	42	43	44	Q1	42			41	42	43	4	4		43		Q1	42	43	U4
INCO	ME	0	0	0	Ů	0	U	978,654	9/8,654	978,654	978,654	0	0	0	U	0	0	0	0	0	0	0	U	0	0
Land		290,909																							
Stamp Duty		0	0	0	0	0	0	o	0	0	0	0	0	0	o	0	ō	0	0	o	0	0	ō	0	0
Easements etc. Legals Acquisition		0 4,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		9 240	0	0	0	0	0	0	0	0	0	0	0		0	0		0	0	0	0	0	0	0	0
Architects		83,535	0	83,535	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		6,961 13,923	0	ы,961 13,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		34,806	0	34,806	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CI	ie .	0	0	201,857	403,714	605,571	605,571	403,714	201,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106			0	10.093	20.185	30,000	30,000	30,000 20.18F	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		ő	ō	10,093	20,186	30,279	30,279	20,185	10,093	ō	ō	ō	ő	ō	0	ő	ō	ō	ō	ō	ő	ō	0	ō	ő
			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		23,000	0							20.260	29.360	0	0	0	0	0	0	0	0	0	0	0			
Finance Fees Legal and Valuation Agents Legals		0 23,000 0	0	0	0 0	0	0	29,360 4,893	29,360 4,893	4,893	4,893	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LA	ND INT AND PROI	0 23,000 0 0 466,738	0 0 0	0 0 197,468	0 0 280,285	0 0 696,128	0 0 0 696,128	29,360 4,893 0 508,338	29,360 4,893 0 286,296	4,893 0 34,253	4,893 0 34,253	0	0	0	0	0	0	0	0	0	0	0	0 0 0	0	0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LA	ND INT AND PROI	0 23,000 0 0 F 466,738	0 0 0	0 0 197,468	0 0 280,285	0 0 696,128	0 0 696,128	29,360 4,893 0 508,338	29,360 4,893 0 286,296	4,893 0 34,253	4,893 0 34,253	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 Legals Misc. COSTS BEFORE LA For CIL calculation	ND INT AND PROI	0 23,000 0 0 F 466,738	0 0 0 7.001	0 0 197,468 7,106	0 0 280,285	0 0 696,128	0 0 696,128 25,191	29,360 4,893 0 508,338 36 011	29,360 4,893 0 286,296	4,893 0 34,253	4,893 0 34,253	0 0 0	0 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 Legals Misc. COSTS BEFORE LA For CIL calculation	Interest Profit on cost	0 23,000 0 0 466,738	0 0 0 0 7,001	0 0 197,468 7,106	0 0 280,285 10,175	0 0 696,128 14,532	0 0 696,128 25,191	29,360 4,893 0 508,338 36,011	29,360 4,893 0 286,296 29,497	4,893 0 34,253 19,554	4,893 0 34,253 5,681	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0 0 559,980
Finance Fees Legal and Vakation Agents Legals Misc. COSTS BEFORE LA For CIL calculation	Interest Profit on coSV Profit on CSV	0 23,000 0 0 F 466,738	0 0 0 7,001	0 0 197,468 7,106	0 0 280,285 10,175	0 0 696,128 14,532	0 0 696,128 25,191	29,360 4,893 0 508,338 36,011 434,304	29,360 4,893 0 286,296 29,497	25,550 4,893 0 34,253 19,554	4,893 0 34,253 5,681	0	0	0 0 0	0 0 0	0	0	0	0	0	0	0	0 0 0	0	0 0 0 559,980 0
Finance Fees Legal and Valuation Agents Legals Mac. COSTS BEFORE LA For CIL calculation	Interest Interest Profit on cost Profit on GDV Cash Flow Opening Balance	0 23,000 0 0 4466,738	0 0 0 7,001 -7,001	0 0 197,468 7,106 -204,574 -678,313	0 0 280,285 10,175 -290,460	0 0 696,128 14,532 -710,660	0 0 696,128 25,191 -721,320	29,360 4,893 0 506,338 36,011 434,304	29,360 4,893 0 286,296 29,497 662,862	4,893 0 34,253 19,554 924,847	4,893 0 34,253 5,681 938,720	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0	0	0 0 559,980 0 -559,580

SITE NAME Site 5 Brown 20 HD

SITE NAME	Site 6	Brown 12]																
INCOME	Av Size m2	%	Number 12		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	ilc dwgs	rate			Build Cost BCIS	/m2 1,241		
Market Housing	106.1	70%	8		2,500	2,228,625	891		LAND	Land		/unit or m2 -6,366	Total	-76,391			No dwgs No dwgs under	12 12	462	5,544		CISH Energy	0	0.00%	
Shared Ownership	69.5	7%	1		2,000	115,092	58			Easements etc. Legals Acquisitio	0	1.50%	-1.146	-1.146			No dwgs over :	0	138 Total	5,544		Design Acc & Adpt Water	15		
Affordable Rent	69.5	23%	3		1,100	211,919	193		PLANNING													Small Sites Site Costs	0 124	0% 10%	
Social Rent	69.5 Shared Owner	0%	0		1,130	0	0			Planning Fee Architects		6.00%	5,544 108,386 9.022				Stamp duty cal Land payment	c - Residual		-76,391			1,381		
Grant and Sobsidy	Affordable Ren Social Rent	t I			0	0				Planning Consults Other Profession	ants val	1.00%	18,054 45,161	186,188											
SITE AREA - Not	0.30	ha	40	/ha		2,555,636	1,142		CONSTRUCT	ION	Dened	4 204	4 575 755						Tatal						
SITE AREA - Gross	0.30	na	40	/na						s106 / CIL Contingency	5 Based	1,381	1,5/6,762 72,000 78.838				Stamp duty cal	c - Add Profit	i otal	0					
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			78,838	1,806,438			Land payment 125,000	0%	0%	180,000					
Residual Land Value		Whole Site	Per ha NET	Per ha GROSS		RUN Residual N Cio:	MACRO ctrl+r sing balance =	0	FINANCE	Fees		6.00%	0				250,000 500,000 1,000,000	1% 3% 4%	0% 0%						
Alternative Use Value Uplift	20%	150,000 30,000		500,000 100,000		RUN CIL MACR Clos	tO ctrl+l sing balance =	0		Legal and Valuati	ion		17,000	17,000			above	5%	0% Total	0					
Plus	ha 0 /iability Threshold	0 180,000		0 600,000	F	Check on phasing o	degs nos		SALES	Agents		3.0%	76,669				Pre CIL s106	6,000	£/ Unit (all)		ĺ	цт	% GDV	_	
Additional Profit		-192 436	/m2 •216		-	corr	rect			Legais Misc.		0.5%	12,778	89,447	2,021,536		Post Cil. s106	6.000	f/Linit (all)	72,000			0.00%	0	
									Developers Pr	% GDV		17.50%			447,236		CIL	0	£/m2 Total	0 72,000					
RESIDUAL CASH FL	OW FOR INTERES	iT .	Year 1				Year 2			% Costs	Year 3	0.00%			Vear 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
Market Housing Shared Ownership				4	0	0	0	742,875	742,875 38,364	742,875 38,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0	o o	0	70,640	70,640	70,640	0	0	0	0	0	0	0	0	o o	0	o o	0	0	0	0
Grant and Subsidy INCO	ME	0	0	0	0	0	0	0 851,879	0 851,879	0 851,879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 -1,146																							
Planning Fee Architects		5,544		54 193																					
QS Planning Consultants		4,516 9,032		4,516 9,032																					
Other Professional		22,580	0	22,580	350 392	635 587	350 302	175 106							0	0		0	0	0			0		
s106/CIL Contingency	A2		0	8,000 8,760	16,000 17,520	24,000 26,279	16,000 17,520	8,000 8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		_	0	8,760	17,520	26,279	17,520	8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		17,000																							
Agents Legals		0	0	0	0	0	0	25,556 4,259	25,556 4,259	25,556 4,259	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAI	ND INT AND PROP	111,720	0	291,037	401,431	602,146	401,431	230,531	29,816	29,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio	in Land	-76,391																							
	Profit on Costs		530	538	4,912	11,007	20,204	26,528	17,606	5,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	447,236
	Cash Flow	-35,329	-530	-291,575	-406,342	-613,153	-421,635	594,819	804,457	816,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-447,236
	Opening Balance Closing Balance	0 -35,329	-35,859	-327,434	-733,776	-1,346,929	-1,768,563	-1,173,744	-369,287	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	447,236	0
CASH FLOW FOR CI	L ADDITIONAL PR	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	04	Q1	Q2	03	Q4
EXPENDITURE	WE	0	0	0	0	0	0	851,879	851,879	851,879	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land		180,000																							
Stamp Duty Easements etc. Legals Acquisition		0 0 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	0 0 0
Planning Fee		5,544	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants		54,193 4,516 9,092	0	54,193 4,516 9.032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		22,580	ō	22,580	ō	ō	0	ō	ō	ō	ō	ō	ō	ō	ō	ō	ő	0	ō	0	ō	ō	0	ō	ō
Build Cost - BCIS Bas POTENTIAL CIL	e	0	°	175,196 -192,436	350,392	525,587	350,392	175,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals		0	0	8,760 8,760	17,520	24,000 26,279 26,279	24,000 17,520 17,520	24,000 8,760 8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	4,259 0	4,259	4,259 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	295,566	0	90,602	385,431	602,146	409,431	246,531	29,816	29,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest		4.433	4.500	5.927	11.797	21.005	27.463	18.794	6.745	0	0	0	0	0	0		0	0	0	0	0	0	0	
	Profit on cost Profit on GDV		.,	-,							-	-	-	-	-	5	Ŭ		-	-	-		-		365,634 0
	Cash Flow	-295,566	-4,433	-95,102	-391,357	-613,943	-430,437	577,885	803,269	815,318	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-365,634
1	Closing Balance	-205 566	.299.999	-205 101	700 400	-1 400 401	.1 930 939	4 050 050	440 694	265 624	205 624	205 624	265 624	201 024	200 024	205 524	200 004	200 024	265 624	205 624	200 024	200 004	200 024	205 624	

SITE NAME	Site 7	Brown 9																							
INCOME	Av Size	%	Number		Price	GDV	GIA	1	DEVELOPME	NT COSTS							Planning fee ca	lic duran				Build Cost	/m2		
					2/11/2				LAND			/unit or m2	Total				No dwgs	owys 9	T-2142			CISH	1,248	0.00%	
Market Housing	113.2	100%	9		2,500	2,546,250	1,019			Stamp Duty		4,128	0	37,153			No dwgs under No dwgs over f	0	462	4,158		Design	0		
Shared Ownership	40.0	0%	0		2,000	0	0			Easements etc. Legals Acquisiti	on	1.50%	0 557	557			ļ		Total	4,158		Acc & Adpt Water	15		
Affordable Rent	40.0	0%	0		1,100	0	0		PLANNING													Small Sites Site Costs	75 125	6% 10%	
Social Rent	40.0	0%	0		1,130	0	0			Planning Fee Architects		6.00%	4,158 101,667				Stamp duty cal Land payment	c - Residual		37,153			1,464		
Grant and Subsidy	Shared Owners Affordable Ren	ship 18			0	0				QS / PM Planning Consu	lants	0.50%	8,472 16,944												
	Social Rent				0	0				Other Professio	nal	2.50%	42,361	173,603											
SITE AREA - Not SITE AREA - Gross	0.23	ha	40 40	/ha /ha		2,546,250	1,019		CONSTRUCT	ION Build Cost - BC	IS Based	1 464	1 491 317						Total	0					
										s106 / CIL			54,000				Channe data and	- Add Budb		-					
Sales per Quarter	0									Abnormals		5.00%	74,566	1,694,449			Land payment	C - Add Proix		135,000					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	0%						
Residual Land Value		Whole Site 37,153	Per ha NET 165,123	Per ha GROSS 165,123		Cio	ising balance =	0		Fees Interest		6.00%	0				500,000 1,000,000	3% 4%	0%						
Alternative Use Value Uplift	20%	112,500 22,500		500,000 100,000		RUN CIL MACF	RO ctrl+l ising balance =	0		Legal and Value	5on		13,000	13,000			above	5%	0% Total	0					
Plus	/ha 0 Viability Threshold	0		0		Check on phasing	- deas nos	1	SALES	Agents		3.0%	76.388				Pre CIL s106	6.000	£/ Unit (all)			ит	% GDV		٦
			im?			con	rect	1		Legals		0.5%	12,731	PD 110	2 007 990				Total	54,000			0.00%	0	4
Additional Profit		-26,956	-26							inter.			Ů	02,112	2,001,000		Post CIL s106	6,000	£/ Unit (all)	54,000					
									Developers P	% GDV		17.50%			445,594		CIL	0	£/m2 Total	0 54,000					
									L	% Costs		0.00%			0										
RESIDUAL CASH FL	OW FOR INTERES	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			_	3	3	3						_													
Market Housing Shared Ownership					0	0	0	848,750	848,750	848,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					ő	ő	0	ŏ	ŏ	0 0	0	0	ő	0	0	ő	ŏ	ő	0	0	ŏ	ŏ	ő	ő	ŏ
Grant and Subsidy					ŏ	ŏ	ő	ő	0	0	ő	ŏ	ŏ	ŏ	ŏ	ŏ	ŏ	ő	ŏ	ő	ŏ	ŏ	ő	ŏ	ŏ
INCO	MC	U	U	U	U	•	0	848,750	848,750	848,750	U	U	đ	U	U	0	0	U	U	U	0	0	U	U	0
Stamp Duty		0												1											
Easements etc. Legals Acquisition		0 557																							
Planning Fee		4,158																							
Architects QS		50,833 4,235		50,833 4,236																					
Planning Consultants Other Professional		8,472 21,181		8,472 21,181																					
Build Cort - BCIS Pa			0	165 702	331.404	497 106	331.404	165 702	0	0	0		0		0	0	0	0	0	0	0	0	0	0	0
s106/CIL	20		ő	6,000	12,000	18,000	12,000	6,000	ő	0	0	ő	0	ő	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	8,285	16,570	24,855	16,570	8,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		13,000																							
Agents Legals		0	0	0	0	0	0	25,463 4,244	25,463 4.244	25,463 4,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	ND INT AND PROP	102.428	0	0	376 544	564 916	376 544	217 979	29 706	29 706	0		0		0	0		0	0	0	0		0	0	
COULD DEL ONE D		102,455	ů	11,135	510,544	504,010	510,544	211,570	10,100	13,100	,	,	,	, i i i i i i i i i i i i i i i i i i i	ÿ		, i	Ū.	,	Ū.	ů.	Ů	ů.	ů.	,
For Residual Valuati	on Land	37,153																							
	Profit on Costs		2,094	2,125	6,252	11,994	20,646	26,604	17,541	5,519	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 445,594
	Profit on GDV																								0
	Cash Flow Opening Balance	-139,591 0	-2,094	-275,120	-382,796	-576,810	-397,190	604,168	801,502	813,525	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-445,594
L	Closing Balano	-139,591	-141,684	-416,804	-799,600	-1,376,411	-1,773,601	-1,169,433	-367,931	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	445,594	0
CASH FLOW FOR C		OFIT	Year 1				Yes 2				Year ³				Year 4				Year 5				Year #		
SHOW FOR C		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	As Above ME	0	0	0	0	0	0	848,750	848,750	848,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE														1											
Land		135,000												1											
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		2,025	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		4,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Biaroina Contu/tente		4,236	õ	4,236	0	0	0	0 0	0	0	0	0	0	0	0	0	ő	0	0	0	ő	0	0	0	0
Other Professional		21,181	ő	21,181	0	0	0	0	0	0	ō	ō	0	ō	ō	0	0	0	ō	ō	ō	0	0	0	0
Build Cost - BCIS Ba	se	0	0	165,702	331,404	497,106	331,404	165,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				-26,956		18,000	18,000	18,000	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0
Contingency Abnormals		0	0	8,285 8,285	16,570 16,570	24,855 24,855	16,570 16,570	8,285 8,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A		1	0	0	0	0	0	0	0	0	0	0	0		0	0		0	0	0	0		0	0	
Finance Fees		0	-	ő	0	0	0	ō	0	ō	0	0	0	0	0	ó	ō	0	0	0	0	ō	0	0	ō
Finance Fees Legal and Valuation		0 13,000	0	0						i.												1			
Finance Fees Legal and Valuation Agents		0 13,000 0	0	0	0	0	0	25,463	25,463	25,463	0	0	0	0	0		0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc.		0 13,000 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	25,463 4,244 0	25,463 4,244 0	25,463 4,244 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0	0	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 Legals Misc. COSTS BEFORE LA	IND INT AND PROF	0 13,000 0 0 238,905	0 0 0 0	0 0 240,039	0 0 0 364,544	0 0 0 564,816	0 0 382,544	25,463 4,244 0 229,978	25,463 4,244 0 29,706	25,463 4,244 0 29,706	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0	0	0	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 Legals Misc. COSTS BEFORE LP For CIL calculation	IND INT AND PROP	0 13,000 0 238,905	0 0 0 0	0 0 0 240,039	0 0 364,544	0 0 564,816	0 0 382,544	25,463 4,244 0 229,978	25,463 4,244 0 29,706	25,463 4,244 0 29,706	0 0 0	0 0 0	0 0 0	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 Legals Misc. COSTS BEFORE LP For CIL calculation	IND INT AND PROF	0 13,000 0 0 238,905	0 0 0 0 3,584	0 0 240,039 3,637	0 0 364,544 7,292	0 0 564,816 12,870	0 0 382,544 21,535	25,463 4,244 0 229,978 27,597	25,463 4,244 0 29,706 18,729	25,463 4,244 0 29,706 6,724	0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 364,042
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LP For CIL calculation	Interest Interest Profit on cost Profit on GDV	0 13,000 0 0 238,905	0 0 0 0 3,584	0 0 240,039 3,637	0 0 364,544 7,292	0 0 564,816 12,870	0 0 382,544 21,535	25,463 4,244 0 229,978 27,597	25,463 4,244 0 29,706 18,729	25,463 4,244 0 29,706 6,724	0 0 0	0	0 0 0 0	0	0 0 0	0	0	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0	0 0 0	0 0 0	0 0 0 364,042 0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LF For CIL calculation	Interest Profit on cost Profit on GDV Construe Rahimon	0 13,000 0 238,905 -238,905 0	0 0 0 3,584 -3,584	0 0 240,039 3,637 -243,676	0 0 364,544 7,292	0 0 564,816 12,870 -577,686	0 0 382,544 21,535 -404,079	25,463 4,244 0 229,978 27,597 591,175	25,463 4,244 0 29,706 18,729 800,315	25,463 4,244 0 29,706 6,724 812,320	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 0	0 0 0 0	0 0 0 364,042 0 -364,042

SITE NAME Site 7 Brown 9

Base L&S Site 7

SITE NAME	Site 8	Brown 6																							
INCOME	Av Size m2	%	Number 6		Price £/m2	GDV £	GIA m2	1	DEVELOPMEN	NT COSTS							Planning fee ca Planning apo fe	alic dwos	rate			Build Cost BCIS	/m2 1.252		
Market Housing	90.5	100%	6		2 500	1 357 500	543		LAND	Land		/unit or m2 1 518	Total	9 106			No dwgs No dwgs under	6	452	2 772		CISH	0	0.00%	
Shared Ownershin	40.0	0%	-		2 000					Stamp Duty Easements etc.		-10-10	0				No dwgs over f	0	138 Total	2 772		Design Acc & Adot	0		
Affordable Rent	40.0	0%			1,100	-	-			Legals Acquisiti	on	1.50%	137	137								Water Small Sites	1	6%	
Social Rent	40.0	0%	0		1,130	0	0		PLANNING	Planning Fee			2,772				Stamp duty cal	c - Residual				Site Costs	125 1,469	10%	
Grant and Subsidy	Shared Owners	ship			0	0				Architects QS / PM		6.00% 0.50%	54,793 4,566				Land payment			9,106					
	Affordable Rer Social Rent	π.			0	0				Planning Consu Other Professio	tants nal	1.00%	9,132 22,830	94,093											
SITE AREA - Not	0.15	ha	40	/ha		1,357,500	543		CONSTRUCT	ION															
SITE AREA - Gross	0.15	ha	40	/ha				1		Build Cost - BC s106 / CIL	IS Based	1,469	797,463 36,000						Total	0					
Sales per Quarter	0	Ounter								Contingency Abnormals		5.00%	39,873 39,873	913,209			Stamp duty cal Land payment	ic - Add Profit	~	90,000					
Unit Build Time	3	Quarters	Date NET	Durks CROCC		RUN Residual I	MACRO ctrl+r		FINANCE	F							250,000	1%	0%						
Residual Land Value		9,106	60,704	60,704				0		Interest		6.00%	7.000	7 000			1,000,000	4%	0%						
Uplift	20% /ha 0	15,000		100,000		Cio	sing balance =	0	SALES	Login in D Visco			1,000	7,000			above	578	Total	0					
	Viability Threshold	90,000		600,000		Check on phasing o	degs nos	1		Agents		3.0%	40,725				Pre CIL s106	6,000	£/ Unit (all) Total	35.000		ШΤ	% GDV 0.00%		
Additional Profit		-44.281	£/m2							Misc.			0	47,513	1,071,057		Post Cil. s106	6.000	f/ I Init (all)	36,000					
									Developers Pr	% GDV		17.50%			237.563		CIL	0	E/m2 Total	36,000					
									L	% Costs		0.00%			0										
RESIDUAL CASH FL	OW FOR INTERES	ST 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				2	2	2																			
Market Housing Shared Ownership					0	0	0	452,500 0	452,500 0	452,500 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 INCO	ME	0	0	0	0	0	0	452,500	452,500	452,500	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
EXPENDITURE																									
Easements etc.		0																							
Planning Fee		2 772																							
Architects		27,395		27,396																					
Planning Consultants Other Professional		4,566		4,566																					
Build Cost - BCIS Bat	ie.		0	88,607	177,214	265,821	177,214	88,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	4,000 4,430	8,000 8,861	12,000 13,291	8,000 8,861	4,000 4,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	4,430	8,861	13,291	8,861	4,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 7,000																							
Agents		0	0	0	0	0	0	13,575	13,575	13,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	2,263	2,263	2,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE DA	ND INT AND PROP	55,569	0	147,120	202,935	304,403	202,935	117,305	15,636	15,636	0	0			0		0	0	0	0	0		U	0	0
For Residual Valuation	on Land	9,106	970	095	3 306	6 208	10.959	14 167	9.357	2.042					0				0				0	0	
	Profit on Costs		270	200	5,255	0,230	10,000	14,107	2,004	2,072	5	0	0	0	0	0	0	0	0	0	0		0		237,563
	Cash Flow	-64.675	-970	-148.113	-206.142	-310.702	-213.894	321.027	427.310	433.720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-237.563
	Opening Balan Closing Balanc	0 -64,675	-65,645	-213,758	-419,899	-730,601	-944,495	-623,458	-196,158	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	237,563	0
CASH FLOW FOR C	IL ADDITIONAL PR	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	As Above ME	0	ō	0	0	ō	0	452,500	452,500	452,500	0	0	Û	0	0	Ó	0	ō	0	0	Û	0	0	Ō	0
EXPENDITURE																									
Stamo Diffe		0,000	c	0	0	c	0				0		0		0	0		c	0	0	e		0	0	
Easements etc. Legals Acruisition		0	0	0	0	0	0	0	0	0	o o	ŏ	0	ő	0	0	0	0	0	0 0	0	0	0	o o	ŏ
Planing Fee		2,772	0	0	0	0	0	0		0	0	ő	0		0	n		0	0	0	0		0	0	ő
Architects		27,396	0	27,396 2,283	o o	0	0	o o	ő	0	ő	0	0	0	0	0	° °	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		4,566 11,415	0	4,566	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0
Build Cost - BCIS Bat	ie .	0	0	88,607	177,214	265,821	177,214	88,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			I	-44,281		12,000	12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	4,430 4,430	8,861 8,861	13,291 13,291	8,861 8,861	4,430 4,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		7,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals		0	0	0	0	0	0	13,575	13,575	13,575 2,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PRO	U 146,782	0	98,847	U 194,935	304,403	206,935	125,305	15,838	15,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																									
. or one calculation	Interest Profit on cost		2,202	2,235	3,751	6,731	11,398	14,673	9,985	3,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																								0
	Cash Flow Opening Balance	-146,782 0	-2,202	-101,082	-198,685	-311,134	-218,334	312,521	426,677	433,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-194,055
	Closing Balance	-146,782	-148,984	-250,066	-448,753	-759,887	-978,221	-665,699	-239,022	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	194,055	0

SITE NAME Site 8 Brown 6

Base L&S Site 8

SITE NAME	Site 9	Brown 4							T																
INCOME	Av Size	%	Number		Price	GDV	GIA	1	DEVELOPME	NT COSTS							Planning fee c	alc				Build Cost	/m2		
	m2		4		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 4	rate			BCIS CISH	1,230	0.00%	
Market Housing	90.5	100%	4		2,500	905,000	362			Land Stamp Duty		-5,381	0	-21,525			No dwgs under No dwgs over 5	4	462 138	1,848		Energy Design	0		
Attordable Rent	90.5	0%			1 100	0	0			Legals Acquisitio	on	1.50%	-323	-323			1		Total	1,040		Water Small Sites	1	13%	
Social Rent	90.5	0%	0		1.130	0	0		PLANNING	Planning Fee			1.848				Stamp duty ca	ic - Residual				Site Costs	123	10%	
Grant and Subsidy	Shared Owners	hip			0	0				Architects QS / PM		6.00% 0.50%	37,968 3,164				Land payment			-21,525					
	Affordable Rent Social Rent	E			0	0				Planning Consult Other Profession	tants nal	1.00%	6,328 15,820	65,129											
SITE AREA - Net	0.10	ha	40	/ha		905,000	362		CONSTRUCT	ION															
SITE AREA - GIUSS	0.10	14	40	/14						s106 / CIL Continuency	o based	5 00%	24,000				Stamp duty ca	ic - Add Profit	Tosai	0					
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			27,673	632,808			Land payment 125,000	0%	0%	60,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual I Cio	MACRO ctrl+r sing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%						
Alternative Use Value		-21,525	-215,246	-215,246 500,000		RUN CIL MACR	t0 ctrl+l			Interest Legal and Valuat	tion	6.00%	7,000	7,000			1,000,000 above	4% 5%	0%						
Pluz	/ha 0 Viability Threshold	10,000 0		100,000 0 600,000	г	Cito:	sing balance =	0	SALES	Agents		3.0%	27 150				Pre Cill s105	6.000	F/Linit (all)	0		UT	% GDV		1
	Vincency Treeshold	E	Um2	000,000		con	rect			Legals Misc.		0.5%	4,525	31.675	714.764		10023100	0,000	Total	24,000			0.00%	0	
Additional Profit		-58,015	-160	1					Developers P	rofit							Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	24,000 0					
										% GDV % Costs		17.50% 0.00%			158,375 0				Total	24,000					
RESIDUAL CASH F	LOW FOR INTERES	T	Year 1			~	Year 2				Year 3			~	Year 4			~	Year 5			04	Year 6		
INCOME		ui	uz	2	2	un	uz	43	Q4	u1	uz	43	U4	un	uz	43	U4	un	uz	U 3	Q4	un	42	43	U4
Market Housing Shared Ownership					0	0	0	452,500 0	452,500 0	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	ME	0	0	0	0	0	0	0 452,500	0 452,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Easements etc. Legals Acquisition		0																							
Planning Fee		1,848																							
Architects QS		18,984 1,582		18,984 1,582																					
Planning Consultants Other Professional		3,164 7,910		3,164 7,910																					
Build Cost - BCIS Ba	se		0	92,244	184,487	184,487	92,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	4,612	9,224	9,224 9,224	4,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal and Valuation		7,000																							
Agents Legals		0	0	0	0	0	0	13,575 2,263	13,575 2,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE L	AND INT AND PROP	40,166	0	137,108	210,936	210,936	105,468	15,838	15,838	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuat	on Land	-21,525																							
	Interest Profit on Costs		280	284	2,345	5,544	8,791	10,505	4,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 158,375
	Profit on GDV																								0
1	Cash Flow Opening Balant	-18,641 0	-280	-137,392	-213,281	-216,480	-114,259	426,158	432,550	0	0	0	0	0	0	0	0	159.275	0	0	0	159.275	0	0	-158,375
L	Lonaud Relato	+10,041	-10,121	- 100,313	-369,593	-000,U/3	-700,332	-214,1/5	106,3/5	100,3/5	100,3/5	100,375	100,3/5	100,3/5	100,3/5	100,3/5	106,375	106,375	100,375	106,375	100,3/5	100,3/5	106,3/5	100,3/5	0
CASH FLOW FOR	IL ADDITIONAL PR	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	As Above	0	0	0	0	0	0	452,500	452,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE					Ţ								Т												1
Stamo Drife		0 60,000	0	e	0	0	c	0		0	0	0	<u>,</u>		0	0			0	0	0		0	0	
Easements etc. Legals Acquisition		0 900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		1,848	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	-
Architects QS		18,984 1,582	0	18,984 1,582	0	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		3,164 7,910	0	3,164 7,910	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 B	se	0	0	92,244	184,487	184,487	92,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106		0	0	4,612	9.274	12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	ō	4,612	9,224	9,224	4,612	ō	0	ō	ō	0	ō	ō	0	ō	0	0	0	0	ō	ō	0	ō	ō
Finance Fees Legal and Valuation		0 7,000	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
Agents		0	0	0	0	0	0	13,575	13,575	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	ND INT AND DE	0	0	0	0	0	0	2,263	2,263	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JUDIO BEFUKEL	AND INT AND PROP	101,388	v	10,094	202,935	219,935	113,468	10,838	13,838	0	U		-		v	J	U	U	U	v	J		v	v	
For CIL calculation	Interest		1,521	1,544	2,693	5,778	9,088	10,927	4,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1	Profit on cost																					1			129,412
	Profit on GDV												1												0
	Cash Flow	-101,388	-1,521	-76,637	-205,629	-220,714	-122,556	425,736	432,122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-129,412

									-																
SITE NAME	Site 10	Brown Plot																							
INCOME	Av Size m2	%	Number 1		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee ca Planning app fe	alc dwgs	rate			Build Cost BCIS	/m2 1,230		
Market Housing	135.0	100%	1		2,500	337,500	135		LAND	Land		/unit or m2 -5,382	Total	-5,382			No dwgs No dwgs under	1	462	462		CfSH Energy	0	0.00%	
Shared Ownership	135.0	0%	0		2,000	0	0			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 462		Design Acc & Adpt	0 15		
Affordable Rent	135.0	0%	0		1,100	0	0			Legals Acquisiti	on	1.50%	-81	-81								Water Small Sites	1 160	13%	
Social Rent	135.0	0%	0		1,130	0	0		PLANNING	Planning Fee			462				Stamp duty cal	ic - Residual	-			Site Costs	123 1,529	10%	
Grant and Subsidy	Shared Owners	hip			0	0				QS / PM		0.50%	13,982				Land payment			-5,382					
	Social Rent				0	0				Other Professio	nal	2.50%	5,826	23,766											
SITE AREA - Net SITE AREA - Gross	0.03	ha ha	40 40	/ha /ha		337,500	135		CONSTRUCT	ION Build Cost - BCI	S Based	1.529	206.402						Total						
										s106 / CIL Contingency		5.00%	6,000 10,320				Stamp duty cal	ic - Add Profit							
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			10,320	233,042			Land payment 125,000	0%	0%	15,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual Cic	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0% 0%						
Alternative Use Value		-5,382 12,500	-215,277	-215,277		RUN CIL MACE	RO ctrl+I			Interest Legal and Valua	tion	6.00%	3,000	3,000			1,000,000 above	4% 5%	0%						
Plus .	20% ha 0	2,500		100,000	r	Cit	ising balance =	0	SALES	1		2.00	40.475				Des Cill ad OC	6.000	I otal	0		1.07	N 604		
	ability recalled	13,000	Eim?	000,000	L	cor	vect			Legals		0.5%	1,688	11 813	346 159		THE CAL STOD	0,000	Total	6,000			0.00%	0	
Additional Profit		-11,051	-82	I					Developers P	1000. 1000				11,010	200,100		Post CIL s106 CII	6,000	£/ Unit (all) £/m2	6,000					
										% GDV % Costs		17.50%			59,063 0			-	Total	6,000					
RESIDUAL CASH FL	OW FOR INTERES	т	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
UNITS Started Market Housing				1	0	0	0	337,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
EXPENDITURE	WC.	U	U	ů	U	0	0	337,500	0	0	U	U	U	U	U	d	0	U	U	U	d	U	U	U	U
Stamp Duty Easements etc		0																							
Legals Acquisition		-81																							
Planning Fee Architects		462 6,991		6,991																					
QS Planning Consultants		583 1,165		583 1,165																					
Other Professional		2,913		2,913																					
Build Cost - BCIS Bas s106/CIL	e		0	68,801 2,000	68,801 2,000	68,801 2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	3,440 3,440	3,440 3,440	3,440 3,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Agents		3,000	0	0			0	10.125		0	0		0	0	0	0		0	0	0	0	0	0	0	
Legals Misc.		õ	0	0	õ	ō	ō	1,688	ō	ō	ō	0	0	0	0	ō	ō	0	0	ō	ő	ō	ō	0	ō
COSTS BEFORE LA	ND INT AND PROP	15,033	0	89,333	77,681	77,681	0	11,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	-5,382																							
	Interest Profit on Costs		145	147	1,489	2,677	3,882	3,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	59,063
	Profit on GDV	0.000	4.45	00.400	70.470	00.057	0.000	204 747																	0
	Opening Balance Closing Ralance	-a,ob1 0 -9,651	-145	-au,480	-178.445	-eu,357	-3,682 -262 685	59 0R3	U 59 NR3	59,063	59,063	59.063	59,063	59.043	59.063	59,063	U 59 AF3	59,063	59.043	U 59.063	59,063	59,063	59.063	59.063	0
	a service of second log		a				202,000	00,000	23,000		00,000		10,000		33,399	00,000	22,000		00,000	,303	001000			00,000	
CASH FLOW FOR CI	L ADDITIONAL PRI	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	As Above ME	0	0	0	Ó	0	0	337,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		15,000																							
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
Planning Free		462	0	0	0	0	U C	0			0	0	0	0	0	0	0	U C	0	U D	0	0	0	0	0
Architects		6,991 583	0	6,991 583	ŏ	0	0	0	0	0	ő	ŏ	0	ő	0	0	0	0	o o	0	0	0	0	o o	ő
Planning Consultants Other Professional		1,165 2,913	0	1,165 2,913	õ	o o	o o	o o	ŏ	0	ō	ō	0	0	0	0	o o	0	0	ő	0	o o	0	0	0
Build Cost - BCIS Bas	e .	0	0	68,801	68,801	68,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			I	-11,051		6,000	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	3,440 3,440	3,440 3,440	3,440 3,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•
Agents Legals		0	0	0	0	0	0	10,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	U 30,339	0 0	ن 76,282	U 75,681	0 81,681	0	0 11,813	0	0	0	0	0 0	0	0	0 0	0	0 0	0	0	0 0	0	0	0	0
For CIL calculation																						1			
	Interest Profit on cost Profit on GDV		455	462	1,613	2,772	4,039	4,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 48,264 0
	Cash Flow Opening Balance	-30,339 0	-455	-76,744	-77,294	-84,453	-4,039	321,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-48,264
1	Closion Balance	-20 220	-20 704	107 529	-104 021	-260 294	-772 224	49 264	49.204	49.364	49 364	49.264	49 264	40.004	40.004	40.054	40.004	40.004	40.004	40.004					

INCOME	Av Size	%	Number		Price	GDV	GIA	1	DEVELOPME	NT COSTS							Planning fee ca	alic				Build Cost	/m2		
	m2		50		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 50	rate			BCIS CISH	1,353	0.003	N.
Market Housing	59.3	70%	35		2,450	5,083,750	2,075			Land Charge Duty		-13,496		-674,792			No dwgs under	50	462	23,100		Energy	0		
Shared Ownership	47.0	7%	3		1,960	317,814	162			Easements etc.			0				No dwgs over t	0	138 Total	23,100		Acc & Adpt	15		
Affordable Rent	47.0	23%	12		1.078	585 192	543			Legals Acquisitio	n	1.50%	-10,122	-10,122								Water Small Sites	1	03	w.
					.,				PLANNING													Site Costs	68	53	N-
Social Rent	47.0	0%	0		1,130	0	0			Planning Fee Architects		6.00%	23,100 281,597				Stamp duty call Land payment	c - Residual		-674,792		L	1,437		
Grant and Subsidy	Shared Owners	ihip			0	0				QS / PM		0.50%	23,466												
	Social Rent				0	0				Other Profession	nal	2.50%	117,332	492,428											
SITE AREA - Not	0.67	ha	75	/ha		5.986.756	2.780		CONSTRUCT	ION															
SITE AREA - Gross	0.81	ha	62	/ha						Build Cost - BCIS	S Based	1,437	3,993,887						Total	0					
										s106 / CIL Contingency		5.00%	300,000 199,694				Stamp duty cale	c - Add Profit							
Sales per Quarter	0									Abnormals			199,694	4,693,276			Land payment			484,848					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								250,000	1%	0%						
Residual Land Value		Whole Site	Per ha NET	Per ha GROSS		Clo	osing balance =	0		Fees		6.00%	0				500,000	3%	0%						
Alternative Use Value		404,040	-1,012,100	500,000		RUN CIL MACF	RO ctrl+l			Legal and Valuati	ion	0.00 %	41,000	41,000			above	5%	0%						
Uplift Plus /ha	20% a 0	80,808		100,000		Cio	osing balance =	0	SALES								L		Total	0					
Via	ability Threshold	484,848		600,000		Check on phasing	degs nos			Agents		3.0%	179,603				Pre CIL s106	6,000 £	E/ Unit (all)			ЦΤ	% GDV		
		£	E/m2			con	rect	1		Legais Misc.		0.5%	29,934	209,536	4,751,325		l		I otal	300,000		l	0.00%		0
Additional Profit		-1,023,469	-493						Development D	-							Post CIL s106	6,000	£/ Unit (all)	300,000					
									Developers P	% GDV		17.50%			1,047,682		CIL	0	Total	300,000					
										% Costs		0.00%			0										
RESIDUAL CASH FLOW	W FOR INTERES	ат	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4
UNITS Started				16	17	17								-											
Market Housing Shared Ownership					0	0	0	1,626,800 101,700	1,728,475 108,057	1,728,475 108,057	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	187,262	198,965	198,965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	ő	ŏ	ő	ő	ő	0	0	ő	ő	ő	0	0	0	0	0
INCOME		0	0	0	0	•	0	1,915,762	2,035,497	2,035,497	0	0	0	0	0	0	•	0	0	0	0	0	0	0	0
EXPENDITURE																									
Easements etc.		0																							
Legals Acquisition		-10,122																				1			
Planning Fee		23,100																							
Architects		140,798		140,798																					
Planning Consultants		23,466		23,466																					
Other Professional		58,666		58,666																					
Build Cost - BCIS Base			0	426,015	878,655	1,331,296	905,281	452,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	32,000 21,301	66,000 43,933	100,000 66,565	68,000 45,264	34,000 22,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	21,301	43,933	66,565	45,264	22,632	0	o	0	0	0	0	0	0	0	0	0	0	o	0	0	0	0
						1																			
Finance Fees		0																							
Finance Fees Legal and Valuation		0 41,000																							
Finance Fees Legal and Valuation Agents		0 41,000 0	0	0	0	0	0	57,473	61,065	61,065	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc.		0 41,000 0 0	0 0	0 0	0	0	0	57,473 9,579	61,065 10,177	61,065 10,177	0	0	0	0	0	0	0	0	0 0	0 0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LANC	D INT AND PROP	0 41,000 0 288,642	0 0	0 0 735,280	0 0 1,032,521	0 0 1,564,425	0 0 1,063,809	57,473 9,579 598,956	61,065 10,177 71,242	61,065 10,177 71,242	0 0	0 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 Legals <u>Misc.</u> COSTS BEFORE LANE	D INT AND PROP	0 41,000 0 288,642	0 0 0	0 0 735,280	0 0 1,032,521	0 0 1,564,425	0 0 1,063,809	57,473 9,579 598,956	61,065 10,177 71,242	61,065 10,177 71,242	0 0	0 0	0 0	0 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 Legals Misc. COSTS BEFORE LANC For Residual Valuation	DINT AND PROF	0 41,000 0 238,642 -674,792	0	0 0 735,280	0 0 1,032,521	0 0 1,564,425	0 0 1,063,809	57,473 9,579 598,956	61,065 10,177 71,242	61,065 10,177 71,242	0 0 0	0	0	0 0	0 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 Legals Misc. COSTS BEFORE LANE For Residual Valuation	Land Profit on Costs	0 41,000 0 288,642 -674,792	0 0 0	0 0 735,280 0	0 0 1,032,521 5,237	0 0 1,564,425 20,803	0 0 1,063,809 44,582	57,473 9,579 598,956 61,208	61,065 10,177 71,242 42,374	61,065 10,177 71,242 13,545	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 1,047,682
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LANE For Residual Valuation	Land Interest Profit on Costs Profit on GDV	0 41,000 0 288,642 -674,792	0 0 0	0 0 735,280 0	0 0 1,032,521 5,237	0 0 1,564,425 20,803	0 0 1,063,809 44,582	57,473 9,579 598,956 61,208	61,065 10,177 71,242 42,374	61,065 10,177 71,242 13,545	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 1,047,682 0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LANE For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Riow Operating Ru	0 41,000 0 288,642 -674,792 386,151	0 0 0	0 0 735,280 0 -735,280	0 0 1,032,521 5,237 -1,037,758	0 0 1,564,425 20,803 -1,585,229	0 0 1,063,809 44,582 -1,108,391	57,473 9,579 598,956 61,208 1,255,598	61,065 10,177 71,242 42,374 1,921,881	61,065 10,177 71,242 13,545 1,960,709	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 1,047,682 0 -1,047,682
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LANE For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Riow Opening Balanc Closing Balance	0 41,000 0 288,642 -674,792 386,151 0 386,151	0 0 0 0 385,151	0 0 7 35,280 0 -735,280 -349,129	0 0 1,032,521 5,237 -1,037,758 -1,386,887	0 0 1,564,425 20,803 -1,585,229 -2,972,115	0 0 1,063,809 44,582 -1,108,391 -4,080,506	57,473 9,579 598,956 61,208 1,255,598 -2,824,908	61.065 10.177 71.242 42.374 1.921,881 -903.027	61,065 10,177 71,242 13,545 1,950,709 1,047,682	0 0 0 1,047,682	0 0 0 0 1,047,682	0 0 0 1.047,682	0 0 0 0 1.047.682	0 0 0 0 1.047,682	0 0 0 1,047,582	0 0 0 0 1.047,682	0 0 0 0 1.047,682	0 0 0 0 1,047,682	0 0 0 1.047,682	0 0 0 0 1.047,682	0 0 0 1,047,682	0 0 0 0 1.047,682	0 0 0 1,047,682	0 0 1,047,682 0 -1,047,682 0
Finance Fees Logal and Valuation Agents Logals Misc. COSTS BEFORE LANC For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Row Opening Balanc Closing Balanc	0 41,000 0 288,642 -674,792 -674,792 -674,792 	0 0 0 0 386,151	0 0 7 35,280 0 -735,280 -349,129	0 0 1,032,521 5,237 -1,037,758 -1,386,887	0 0 1.564,425 20,803 -1,585,229 -2,972,115	0 0 1,063,809 44,582 -1,108,391 -4,080,506	57,473 9,579 598,956 61,208 1,255,598 -2,824,908	61,065 10,177 71,242 42,374 1,921,881 -903,027	61,065 10,177 71,242 13,545 1,950,709 1,047,682	0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 1.047,682	0 0 0 1,047.682	0 0 0 0 1.047,682	0 0 0 0 1,047,582	0 0 0 0 1,047,682	0 0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 1.047,682	0 0 0 0 1,047,682	0 0 0 0 1,047,582	0 0 0 0 1,047,682	0 0 0 1,047,682	0 0 1,047,682 0 -1,047,682 0
France Fees Legal and Valuation Agents Legals Mac. COSTS BEFORE LANC For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc	0 41,000 0 288,642 -674,792 386,151 0 386,151 0 386,151	0 0 0 0 386,151 Year 1	0 0 735,280 0 -735,280 -349,129	0 0 5,237 -1,037,758 -1,386,887	0 0 1,564,425 20,803 -1,585,229 -2,972,115	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Year 2	57,473 9,579 598,956 61,208 1,255,598 -2,824,908	61,065 10,177 71,242 42,374 1,921,881 -903,027	61,065 10,177 71,242 13,545 1,950,709 1,047,682	0 0 0 1,047,682 Year 3	0 0 0 1,047,882	0 0 0 1,047,682	0 0 0 1,047.682	0 0 0 1.047,682 Year 4	0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 0 1,047,682	0 0 0 0 1,047,682 Year 5	0 0 0 1,047,682	0 0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 1.047,682 Year 6	0 0 0 1,047,682	0 0 1,047,682 0 -1,047,682 0
France Fees Legal and Valuation Agents Legals Moti COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL / NCOME	Land Interest Profit on Costs Profit on GDV Cash Flow Denring Balanc Denring Balance AbDITIONAL PR As Above	0 41,000 0 288,642 -674,792 386,151 0 386,151 0 386,151	0 0 0 386,151 Year 1 Q2	0 0 7 735,280 - - 755,280 - 349,129 Q3	0 0 5,237 -1,386,887 Q4	0 0 1,564,425 20,803 -1,585,229 -2,972,115	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Year 2 Q2	57,473 9,579 598,956 61,208 1,255,598 -2,824,908 Q3	61,065 10,177 71,242 42,374 1,921,881 -903,027 Q4	61.065 10,177 71,242 13,545 1,950,709 1,047,682	0 0 0 1,047,882 Year 3 02	0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 1.047,882 Year 4 Q2	0 0 0 1.047,682	0 0 0 1,047,682	0 0 0 1,047,682	0 0 0 1,047,682 Year 5 02	0 0 0 1,047,682	0 0 0 0 1,047,682	0 0 0 0 1,047,882	0 0 0 1,047,682 Year 6 Q2	0 0 0 1.047,682	0 0 1,047,682 0 -1,047,682 0 0
France Fees Legal and Valuation Agents Legals Mice COSTS BEFORE LANC For Residual Valuation For Residual Valuation CASH FLOW FOR CIL J BICOME BICOME	Land Irrelevat Profit on Costs Profit on GDV Cash Riow Cash Cash Cash Cash Cash Cash Cash Cash	0 41,000 0 288,642 -674,792 386,151 0 386,151 0 386,151 0 21	0 0 0 386,151 <u>Year 1</u> Q2 0	0 0 735,280 0 -735,280 0 -349,129 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0	0 0 20,803 -1,585,229 -2,972,115 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Year 2 Q2 0	57,473 9,579 598,956 61,208 1,255,598 -2,824,908 Q3 1,915,762	61,065 10,177 71,242 42,374 1,921,881 -903,027 Q4 2,035,497	61,065 10,177 71,242 13,545 1,950,709 1,047,682 Q1 2,035,497	0 0 0 1,047,682 Year 3 02 0	0 0 0 1,047,682 03 0	0 0 0 1,047,682 Q4 0	0 0 0 1,047,682 Q1 0	0 0 0 1.047,882 Year 4 Q2 0	0 0 0 1.047,682 Q3 0	0 0 0 1,047,682 04 0	0 0 0 1,047,882 Q1 0	0 0 0 1,047,682 Year 5 02 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 Q4 0	0 0 0 1,047,682 0	0 0 0 1,047,682 Vear 6 Q2 0	0 0 0 1,047,682 03 0	0 0 1,047,682 0 -1,047,682 0 0
France Fees Legal and Valuation Agents COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CIL / NCOME EXPENDITURE	Land Iteratist Profit on Gosts Profit on Gosts Profit on Gosts Doning Balanc Cosing Balanc Cosing Balanc Cosing Balanc Cosing Balanc	0 41,000 0 288,642 4674,792 386,151 0 386,151 0 0 60FT Q1 0	0 0 0 386,151 <u>Year 1</u> Q2 0	0 0 735,280 0 -349,129 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,037,758 -1,038,887 Q4 0	0 0 1,564,425 20,803 -1,585,229 -2,972,115 0 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Year 2 02 0	57,473 9,573 598,956 61,208 1,255,598 -2,824,908 Q3 1,915,762	61,065 10,177 71,242 42,374 1,921,881 -903,027 Q4 Q4 2,035,497	61,065 10,177 71,242 13,545 1,.950,709 1,.947,682 Q1 2,095,497	0 0 0 1,047,682 Year 3 02 0	0 0 0 1,047,682 Q3 0	0 0 0 1,047,682 Q4 0	0 0 0 1.047.682 Q1 0	0 0 0 1,047,582 Year 4 02 0	0 0 0 1,047,682 Q3 0	0 0 0 1.047.682 0	0 0 0 1,047,682 Q1 0	0 0 0 1,047,682 Year 5 02 0	0 0 0 1,047,682 0 3 0	0 0 0 1,047,682 Q4 0	0 0 0 1,047,682 0	0 0 0 1,047,682 Year 6 02 0	0 0 0 1,047,682 0 0	0 0 1,047,682 0 -1,047,682 0 0 0
France Fees Legal and Valuation Agorts Legals Mac. COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC MICOME EXPENDIVURE Lund	Land Interest Profit on Gots Profit on Gots Profit on Gots Profit on Gots Clash Row Opening Balanc Clasing Balanc Clasing Balanc Clasing Balance Clasing Balan	0 41,000 0 288,642 474,792 386,151 0 386,151 0 386,151 0 0 0 0 494,848	0 0 0 386,151 Q2 0	0 0 7735,280 0 -7735,280 -349,129 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0	0 0 1,564,425 20,803 -1,585,229 -2,972,115 Q1 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Year 2 Q2 0	57,473 9,579 598,956 61,208 1,255,598 -2,824,908 -3,824,908	61,055 10,177 71,242 42,374 42,374 1,921,881 -903,027 Q4 2,035,497	61,065 10,177 71,342 13,545 1,960,709 1,947,682 01 2,035,497	0 0 0 1,047,682 02 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0	0 0 0 1,047,682 Q1 0	0 0 0 1,047,882 Year 4 02 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 04 0	0 0 0 1,047,682 0 21 0	0 0 0 1,047,682 02 0	0 0 0 1,047,682 0	0 0 0 1,047,682 0	0 0 0 1,047,882 Q1 0	0 0 0 1.047,882 9 0	0 0 0 1,047,682 0 0	0 0 1,047,682 0 -1,047,682 0 0
Prance Pees Legal and Valuation Agents Legals Miss. COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CLL./ BICOME EXPENDITURE Land Samp Duty	Land Intranses Profit on Costs Profit on Costs Opening Balano Cosing Balano ADDITIONAL PR As Above	0 41,000 0 288,642 -674,792 386,151 0 386,151 0 386,151 0 1 0 484,848 0	0 0 0 386,151 <u>Year 1</u> 0 0	0 0 7 735,280 0 -755,280 -349,129 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0 0	0 0 20,803 -1,585,229 -2,972,115 0 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 <u>Year 2</u> 0 0	57,473 9,579 598,956 61,208 1,255,598 1,255,598 03 03 1,915,762 0	61,065 10,177 71,242 42,374 1,921,881 -903,027 Q4 2,035,497	61,065 10,177 71,242 13,545 1,350,709 1,047,682 01 2,035,497 0	0 0 0 1.047.682 Year 3 02 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0 0	0 0 0 1.047,682 0 2 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682	0 0 0 1,047,682 0	0 0 0 1,047,682 7 Year 5 02 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0	0 0 0 1,047,882	0 0 0 1,047,682 Year 6 02 0	0 0 0 1,047,682 0 0	0 0 1.047,682 0 -1.047,682 0 0 0
Prance Pees Legal and Valuation Agents Legals Mileo. COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC COSTS DEFORE LANC COSTS DEFORE LANC PROCEME EXCENT DEFORMATION NECOME EXCENT DEFORMATION BEAPENDER DEFORMATION BE	D BHT AND PROF Interest Profit on Costs Profit on GOV Copering Balance Closing Balance Closing Balance AbortionAL PR As Above	0 41,000 0 288,642 674,792 396,151 0 386,151 0 386,151 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 386,151 Q2 0 0	0 0 7755,280 0 -7755,280 -346,129 0 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0 0	0 0 1,564,425 20,803 -1,585,229 -2,972,115 0 0 0 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Q2 0 0 0	57,473 9,579 998,555 61,208 1,255,598 -2,824,908 0 0 1,915,762 0 0 0	61.065 10.1777 71.242 42.374 1.921,881 -903,027 Q4 Q4 2.035,497	61,065 10,177 71,342 13,545 1,350,709 1,047,682 01 2,035,497 0 0	0 0 0 1,047,682 22 0 0	0 0 0 1,047,682 0 0 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0 0 0	0 0 0 1.047,852 Year 4 02 0 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0 0	0 0 0 1.047.682 Year 5 02 0 0	0 0 0 1,047,682 0 0	0 0 0 1,047,682 0 0	0 0 0 1,047,882	0 0 0 1,047,682 0 2 0 0 0 0 0	0 0 0 1,047,682 0 0 0	0 0 1.047.882 0 -1.047.882 0 0 0
Prance Fees Legal and Valuation Agents Legals Adapt COSITS BEFORE LANC For Residual Valuation For Residual Valuation CASH FLOW FOR CEL / NOCOME EXPENDIVE BUCOME EXPENDIVE State Dudy Easyst Acquisition	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Row Cash Row Cash Row Cash Row Ash Cost and Cash Cost Cost and Cash Cost and Cash Cost Cost and Cash Cost and Cash Cost and Cash Cost Cost and Cash Cost and Cash	0 41,000 0 228,642 474,792 386,151 0 386,151 0 236,151 0 0 0 7,273	0 0 0 386,151 <u>Year 1</u> 0 0 0	0 0 7755,280 0 735,280 	0 0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0 0 0 0	0 0 1,564,425 20,803 -1,585,229 -2,972,115 0 0 0 0 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Q2 Q2 Q2 Q2 0 0 0 0 0	57,473 9,579 9,579 61,208 1,255,598 -2,824,908 -2,824,908 -2,824,908 -2,824,908 -2,824,908 -2,824,908 -0,00 0,00	61,065 10,177 71,242 42,374 42,374 -003,027 Q4 Q4 Q4 0 0 0	61,065 10,177 71,242 13,545 1,950,709 1,947,682 0 0 0 0	0 0 0 1,047,682 Year 3 02 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0	0 0 0 1.047,882 02 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0	0 0 0 1,047,682 Year 5 02 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,882 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0	0 0 0 1,047,682 0 0 0	0 0 1,047,062 0 -1,047,662 0 0 0 0
Prevan Press Lagel and Valuation Agents Lagels Mac. CASH FLOW FOR ELAN RECOME EXPENSION RECOME EXPENSION Lagel Acquisition Privrite free Recome Cast	D INT AND PROF Land Irrelease Profit on Costs Profit on Costs Profit on Cost Profit on Cost Costan Bishare Costang Bishare Costang Bishare Costang Bishare Costang Bishare As Above	0 41,000 0 288,642 474,792 386,151 0 386,151 0 464,848 0 0 7,273 23,100 140,788	0 0 0 386,151 0 Year 1 0 0 0 0 0 0 0	0 0 7755,280 0 -7755,280 0 -7755,280 0 -7755,280 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,037,758 -1,036,887 -0 0 0 0 0 0 0	0 0 1.564,425 20,803 -1.585,229 -2.972,115 0 0 0 0 0 0 0	0 0 44,582 -1,108,391 -4,080,506 Year 2 0 0 0 0	57,473 9,579 598,956 61,208 1,255,598 -2,824,008 03 1,915,762 0 0 0 0	61,065 10,177 71,242 42,374 1,921,881 903,027 Q4 Q4 Q4 0 0 0 0 0	61.065 10.177 71,242 13,545 1.350,709 1.047,682 0 0 0 0 0 0 0	0 0 0 1.047.682 Vear 3 02 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0	0 0 0 1.047,682 2 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 0 0 0 0 0 0 0 0	0 0 0 1,047,042 02 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,082 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0	0 0 0 1.047,682 02 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0	0 0 1.047,682 0 -1,047,682 0 -1,047,682 0 0 0 0 0 0 0 0 0
Preces Frees Legisla de Valuation Agents Legisla Mac. Col 13 BEFORE LAKE Rer Residual Valuation Rer Residual Valuation Recette SCOM EXPERIONURE Legisla Agentoria Legisla Agentoria Legisla Agentoria Col	D INT AND PROF Land Inference Profit on Gots Profit on Gots Definition Gots Cash Flow Opening Balance Opening Balance As Above	0 0 288,642 288,642 472,792 396,151 0 396,151 0 396,151 0 396,151 0 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 20 396,151 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 386,151 Vear 1 02 0 0	0 0 7755,280 0 -755,280 0 -755,280 0 -349,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,692,621 5,237 -1,037,758 -1,386,887 Q4 0 0 0 0 0 0 0 0 0	0 0 20,803 -1,585,229 -2,972,115 0 0 0 0 0 0 0 0 0	0 0 1,043,809 44,582 -1,108,391 -4,080,506 02 02 0 0 0 0 0 0 0 0 0 0 0 0 0	57,473 9,579 598,556 61,208 1,255,598 -2,824,908 -2,824,908 -2,824,908 -2,824,908 -2,824,908 -2,824,908 -0,00 0,000 0,000	61,065 10,177 71,242 42,374 1,921,881 -603,027 04 2,095,497 0 0 0 0 0 0 0	61,065 10,177 71,242 13,545 1,947,682 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 22 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047 682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 02 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 02 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0	0 0 1,047,082 0 -1,047,082 0 -1,047,082 0 -1,047,082 0 -1,047,082 0 -1,047,082 0 -0 -0 -0 -0 -0 -0 -0 -0 -0
Prence Pies Legis at Valuation Agents Legis at Valuation Distance Piese Piese Pier Residual Valuation Pier Residual Valuation Recotte Execution Sector Recotte Execution Sector Recotte Re	D BIT AND PROF Land Interest Profit on GON Profit on GON Costing Balance Costing Balance Costing Balance	0 41,000 0 288,642 -674,792 386,151 0 386,151 0 10 386,151 0 10 23,06,151 0 10 23,06,151 0 10 10 23,06,151 0 10 10 10 10 10 10 10 10 10	0 0 0 386,151 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 735,280 0 -735,280 -345,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,544,425 20,803 -1,545,229 -2,972,115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,063,809 44,582 -1,108,391 -4,080,506 Q2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	57,473 9,579 598,956 61,208 1,255,598 -2,824,908 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,085 10,177 71,242 42,374 1,321,881 -903,027 Q4 2,035,497 0 0 0 0 0 0 0 0 0 0 0	61,065 10,177 73,242 13,545 1,950,709 1,947,682 0 1,947,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 Vear 3 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,852 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 Vear 5 02 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,882 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 02 02 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047,682 0 -1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Prevan Press Legal and Valuation Agents Utau Cost 1 Berchel Lake For Residual Valuation Records Account Activity Processing Account Activity Bump Duy Essements et Legals Acquisition Provincip Fee Acches Components Fee Ac	Land Land Monte Profit on GOV Profit on GOV Cash Row Opening Balance Coaing Balance ADDITIONAL PR AS Above	0 0 288,642 288,642 474,792 396,151 0 396,151 0 396,151 0 396,151 0 23,655 58,666 58,666	0 0 0 386,151 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 7355,280 0 -735,280 0 -735,280 -349,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,564,425 20,803 -1,585,229 -2,972,115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,663,809 44,582 -1,108,391 -4,080,505 722 0 0 0 0 0 0 0 0 0 0 0 0 0	57,473 9,579 9598,956 61,208 1,255,598 -2,824,008 -2,824,008 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,065 10,177 71,242 42,374 1,921,881 -903,027 0 0 0 0 0 0 0 0 0 0 0 0	61,065 10,177 71,242 13,545 1,950,709 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 02 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047.682 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 Year 5 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 2 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047,882 0 -1,047,882 0 0 -1,047,882 0 0 0 0 0 0 0 0 0 0 0
Preces Pees Legis at Valuation Agents Legis at Valuation Description of the Control of the Control of the Control of the Per Residual Valuation Per Residual Valuation Accose Sector of the Control Reservers etc. Lang Damp Day Reservers etc. Damp Day Reservers	Land Ireases Profit on COSE Cash Pow Opening Balanci Obsing Balanci Dosing Balanci Dosing Balanci As Above	0 0 0 288,642 474,792 474,792 388,151 0 386,151 0 0 0 7,273 0 0 7,273 0 0 7,273 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 386,151 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 735,280 0 -735,280 -349,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,802,521 5,237 -1,037,758 -1,386,887 -1,386,887 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.564,425 20,603 -1.585,229 -2.972,115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,053,809 44,582 -1,108,391 -4,080,506 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	57,473 9,579 598,956 61,208 1,255,588 -2,824,908 -2,824,908 -2,824,908 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,065 10,177 71,242 42,374 1,521,881 -003,027 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,005 10,177 71,342 13,545 1,950,709 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,647,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 7 Vear 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047,682 0 -1,047,682 0 -1,047,682 0 -1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Preven Press Legisla d'Allander Legisla d'Allander Legisla Legisla Calification d'Allander Recolle Calification Recolle Calification Recolle Corresson Recol	Land Interest Profit on Costs Profit on GDV Cash Plow Opening Balancy ADOTTONAL PR As Above	0 0 0 288,642 674,792 386,151 0 386,151 0 0 0 1 1,733 1,733 1,733 1,733 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 386,151 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0	0 0 735,280 0 -755,280 0 -345,120 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,032,521 5,237 -1,037,758 -1,386,887 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,564,425 20,803 -1,585,229 -2,972,115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,063,809 44,582 -1,108,391 -4,080,506 Vesr 2 0 0 0 0 0 0 0 0 0 0 0 0 0	57,473 9,573 598,656 61,208 1,255,598 -2,824,906 0,33 1,915,762 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,055 10,177 71,342 42,374 1,921,881 -903,027 -04 2,035,497 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61.065 10,177 73.242 13.545 1.047,682 0 1.047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,662 7 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047 682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,852 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047,882 0 -1.047,882 0 0 -1.047,882 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Preven Press Legisla d'Allandia Agorts Lagisla Mac. Codist BEFORE LANC For Residual Valuation For Residual Valuation Records CASH FLOW FOR C.L., Records Code Sciences et Castanores et	Land Interest Profit on Costs Profit on GDV Costing Balanci Closing Balanci Closing Balanci Ad Above	0 0 41,000 0 288,642 474,792 386,151 36,155 36	0 0 206,151 0 206,151 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 7755,280 0 -755,280 -349,129 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,032,521 5,237 -1,037,758 -1,386,887 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.564.425 20.803 -1.585.229 -2.972,115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,043,809 44,582 -1,108,391 -4,080,606 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	57,473 9,579 998,555 61,208 1,255,598 -2,824,908 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,055 10,177 71,242 42,374 1,521,881 903,027 Q4 2,055,497 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,055 10,177 71,342 13,545 1,360,709 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047.682 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047 682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1047,882 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Preven Press Legisla d'Allandia Agerts Legisla d'Allandia Uter Por Residual Valuation Por Residual Valuation Record Establishing Conference Establishing Bang Day Bang Day Ban	Land Inferent Profit in Costa Profit in ODV Openng Balan Costang Balan Costang Balan Costang Balan Costang Balan Costang Balan As Abave	0 0 41,000 0 288,642 472,792 306,151 0 4674,792 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 386.151 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 7735,280 0 -349,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,032,021 5,237 -1,032,058 -1,1386,887 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.564,425 20.803 -1.585,229 -2.972,115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,043,809 44,562 -1,108,391 -4,080,506 0 0 0 0 0 0 0 0 0 0 0 0 0	57.473 958,956 61.208 1.205,099 0 1.205,090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,055 10,177 71,242 42,374 1,921,881 -903,027 Q4 2,035,497 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,065 10,177 71,342 13,545 1,647,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,647/682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047 682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,882 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 5,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1007.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,882 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 1,047,882 0 -1,047,882 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Prevan Press Legal and Valuation Agents Utac Cost 1 BBTORE LAKE For Residual Valuation Records CASH FLOW FOR CL. Records Cost Records C	Land Interest Profit on Costs Profit on SDV Opering Balanc Costing Balanc Costing Balanc Costing Balanc Costing Balanc	0 0 41,000 0 248,642 676,732 336,151 37,273 32,335 32,355 34,455 34	0 0 2005,151 0 2005,151 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 735,280 0 -755,280 -349,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.003,021 5.237 -1.007,788 -1.306.887 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 20.803 -1.685.229 -2.872.115 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,963,899 44,582 -1,108,391 -1,108,391 -1,108,391 -0,00,005 0 0 0 0 0 0 0 0 0 0 0 0 0	57.473 9.579 984,556 61.208 2.824,693 1.915,762 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,055 10,177 71,242 42,374 42,374 903,027 Q4 2,035,497 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	61,065 10,177 71,242 13,545 1,550,709 1,047,682 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.082 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047 682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,047,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,247,662 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1,007,682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1.047,682 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047.682 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.047,002 0 -1,047,002 0 -1,047,002 0 -1,047,002 0 0 0 0 0 0 0 0 0 0 0 0 0
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Base L&S Site 11

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INCOME	Av Size m2	%	Number 7		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	ile dwgs	rate			Build Cost BCIS	/m2 1,353		
Market Housing	65.0	70%	5		2,450	780,325	319		LAND	Land		/unit or m2 -11,859	Total	-83,014			No dwgs No dwgs under	7	462	3,234		CfSH Energy	0	0.00%	
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Affordable Rent	40.0	23%	2		1,078	69,725	65		PLANNING													Small Sites Site Costs	0 68	0% 5%	
Social Rent Grant and Subsidy	40.0 Shared Owners	0%	0		1,130	0	0			Planning Fee Architects OS / PM		6.00%	3,234 40,685 3,390				Stamp duty cal Land payment	c - Residual		-83,014			1,437		
	Affordable Rent Social Rent				0	0				Planning Consult Other Profession	tants nal	1.00% 2.50%	6,781 16,952	71,042											
SITE AREA - Net SITE AREA - Gross	0.12	ha ha	60 60	/ha /ha		887,917	403		CONSTRUCT	ION Build Cost - BCI s106 / CIL	IS Based	1,437	578,252 42,000						Total	0					
Sales per Quarter Unit Build Time	0 3	Quarters				RUN Residual N	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	28,913 28,913	678,077			Stamp duty cal Land payment 125,000 250,000	c - Add Profit 0% 1%	0% 0%	70,000					
Residual Land Value Alternative Use Value		Whole Site -83,014 58,333	Per ha NET -711,550	Per ha GROSS -711,550 500,000	,	Cios	sing balance =	0		Fees Interest Legal and Valuat	don	6.00%	0 7,000	7,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 0%						
Name No.0 No.0 S Low Low <thlow< th=""> <thlow< th=""></thlow<></thlow<>																									
Additional Profit		-131,930	/m2 -414		-					Misc.			0	31,077	702,936		Post CIL s106	6,000	£/ Unit (all)	42,000					
Duest Densembly 40.0 7% 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0 0 7.0																									
RESIDUAL CASH FL	OW FOR INTERES	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
UNITS Started Market Housing				3	4	0	0	334 425	445 900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	16,229 29,882	21,638 39,843	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy	MF	0	0		0	0	0	0 0 380 536	0 0 507.384	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		v	U	v	0	v	U	300,339	201,301	U	U	v	U	v	U	v	v	U	v	U	v	v	U	U	U
Stamp Duty Easements etc. Lengis Acquisition		0 0 1245																							
Planning Fee		3,234																							
Architects QS		20,342 1,695 3,390		20,342 1,695 2,390																					
Other Professional		8,476		8,476																					
Build Cost - BCIS Bas s106/CIL Contineersy			0	82,607 6,000 4,130	192,751 14,000	192,751 14,000 9,629	110,143 8,000 5,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			ō	4,130	9,638	9,638	5,507	0	0	0	ő	ō	ő	ō	0	0	0	0	ō	ō	ő	0	ō	ō	ō
Finance Fees Legal and Valuation		0 7,000																							
Agents Legals		0	0	0	0	0	0	11,416 1,903	15,221 2,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LA	ND INT AND PROP	42,893	0	0 130,772	226,026	226,026	129,157	13,319	17,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio	in Land	-83,014			4 353			40.000	4.020																
	Profit on Costs Profit on GDV		0	0	1,360	4,771	8,232	10,293	4,939	0	U	0	0	0	U	0	0	U	U	U	0	U	0	0	155,386
	Cash Flow	40,122	0	-130,772	-227,385	-230,796	-137,390	356,924	484,683	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-155,386
	Closing Balano	U 40,122	40,122	-90,650	-318,035	-548,832	-686,222	-329,298	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	155,386	0
CASH FLOW FOR CI	L ADDITIONAL PR	OFIT	Year 1				Year 2			04	Year 3			~	Year 4			~	Year 5				Year 6		
	As Above	u1 0	0	u3 0	u4 0	u1 0	u2 0	U3 380,536	Q4 507,381	0	u2 0	ud 0	0	0	0	u3 0	44 0	u1 0	0	0	0	u1 0	0	0	0
EXPENDITURE Land		70,000			Ţ																				
Stamp Duty Easements etc. Legals Acquisition		0 0 1,050	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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		3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		1,695 3,390	0	1,695 3,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		8,476	0	8,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	~	U	Ű.	-131,930	-94,751	18,000	24,000	0	0	0	0	0	0	0	0	0	• I • I	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0 0	4,130 4,130	9,638 9,638	9,638 9,638	5,507 5,507	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 7,000	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
Agents Legals Misc.		0	0 0	0 0 0	0 0	0 0	0	11,416 1,903 0	15,221 2,537 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0
COSTS BEFORE LA	ND INT AND PROP	115,188	0	-7,158	212,026	230,026	145,157	13,319	17,758	o	0	ő	ō	ő	0	ō	ő	ō	0	ō	0	ě	0	0	0
For CIL calculation	Interest		1.728	1.754	1.673	4.878	8.402	10.705	5.357		0	0		0	0	0		0	0	0		0	0	0	
	Profit on GDV				.,	-1010				-	-	-	-	-	-		-	-	-	-	~	-	-		127,105 0
	Cash Flow Opening Balance Closing Balance	-115,188 0 -115,188	-1,728	5,404	-213,698 -325,210	-234,904	-153,559	356,512	484,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-127,105
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INCOME	Av Size	%	Number 2 000		Price Elm2	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee c	alc duor	1200			Build Cost	/m2		
Medical Invalue		704	0,400		0.050	-	222.400		LAND	Land		/unit or m2	Total	74 004 404			No dwgs	3000		4 252 000		CISH	0	0.00%	
minut rousing		10%	2,100		2,000		200,100			Stamp Duty		24,000	3,719,709	14,004,101			No dwgs over 5	2950	138	407,100		Design	0		
Shared Ownership	63.7	7%	207		2,280	30,063,852	13,186			Easements etc. Legals Acquisiti	ion	1.50%	1,119,063	4,838,772					lotal	1,770,000		Acc & Adpt Water	15		
Affordable Rent	63.7	23%	693		1,254	55,356,701	44,144		PLANNING													Small Sites Site Costs	0 219	0% 20%	
Social Rent	63.7	0%	0		1,130	0	0			Planning Fee Architects		6.00%	1,770,000 24,860,993				Stamp duty ca Land payment	lc - Residual		74,604,181			1,331		
Grant and Subsidy	Shared Owners Affordable Ren	hip t			0	0				QS / PM Planning Consul	itants	0.50%	2,071,749												
	Social Rent				0	0				Other Professio	lanc	2.50%	10,358,747	43,204,988											
SITE AREA - Not SITE AREA - Gross	93.75 144.23	ha ha	32 21	/ha /ha		749,755,553	290,430		CONSTRUCT	Build Cost - BC	IS Based	1,331	385,682,813						Total	3,719,709					
-										s106 / CIL Contingency		2.50%	18,000,000 9,667,070				Stamp duty ca	ic - Add Profit							
Sales per Quarter Unit Build Time	0	Quarters								Abnormals			c	414,349,883			Land payment 125.000	0%	1%	76,442,308					
	-	Whole Site	Per ha NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r	0	FINANCE	Fees							250,000	1%	3%						
Residual Land Value		74,604,181	795,778	517,256				-		Interest		6.00%	4 050 000	4 050 000			1,000,000	4%	5%						
Uplift Phys. Ac	20%	721,154		5,000		Clo	using balance =	0	SALES	Logarand Value			1,000,000	1,000,000			above	5.6	Total	3,822,115					
Va	ability Threshold	76,442,308		530,000		Check on phasing	daga noa		UNLEU	Agents		3.0%	22,492,667				Pre CIL s106	6,000	£/ Unit (all)			ШΤ	% GDV	-	1
			£/m2			con	rect			Legals Misc.		0.5%	3,748,778	26,241,444	564,297,269				Total	18,000,000			0.00%	•	1
Additional Profit		19,008,593	82						Developers Pr	ofit						1	Post CIL s106 CIL	6,000	£/ Unit (all) £/m2	18,000,000 0					
										% GDV % Costs		17.50%			131,207,222 0				Total	18,000,000					
RESIDUAL CASH FLO	W FOR INTERES	т																							
INCOME		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
UNITS Started Market Housing		50	100 11,072,250	150 22,144,500	150 33,216,750	200 33,216,750	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	200 44,289,000	150 44,289,000	33,216,750	0	0	0	0	0	0
Shared Ownership Affordable Rent			501,064 922,612	1,002,128 1,845,223	1,503,193 2,767,835	1,503,193 2,767,835	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	2,004,257 3,690,447	1,503,193 2,767,835	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	0	0
INCOM	E	0	12,495,926	24,991,852	37,487,778	37,487,778	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	49,983,704	37,487,778	0	0	0	0	0	0
EXPENDITURE Stamp Duty		3,719,709																							
Easements etc. Legals Acquisition		0																							
Planning Fee		1 770 000																							
Architects		24,860,993		0																					
Planning Consultants		4,143,499		0																					
Dulle Come DOIC T		10,000,747	6 444 714	12 000 42*	10 224 144	10 224 1/4	25 779 954	25 779 954	35 779 974	25 779 95 4	25 779 97 4	26 779 97 4	25 779 87 4	26 779 97 4	25 779 97 4	26 779 974	35 779 97 4	25 779 95 4	10 224 144	0	0		0	0	0
Build Cost - BCIS Base \$106/CIL			0,444,/14 300,000	600,000	19,334,141 900,000	19,334,141 900,000	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	19,334,141 900,000	0	0	0	0	0	0
Abnormals			161,118	322,236	483,354	483,354	044,471	044,4/1	0	0	0	044,471	644,471 0	0	0	644,471 0	0	0	483,354	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		1,058,000																							
Agents Legals		0	374,878 62,480	749,756	1,124,633 187,439	1,124,633 187,439	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,499,511 249,919	1,124,633 187,439	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROP	49,101,760	7,343,189	0 14,686,378	22,029,566	22,029,566	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	29,372,755	22,029,566	0	0	0	0	0	0
For Residual Valuation	Land Land	74,604,181	7,422,356	7,558,534	7,393,717	6,909,848	6,396,946	5,544,106	4,640,095	3,681,844	2,666,098	1,589,406	448,114		0	0	0	0	0	0	0	1	0	0	0
1	Profit on Costs													1								. 0			131,207,222
1	110110001																					0			0
	Cash Flow	-123,705,941	-2,269,619	2,746,941	8,064,494	8,548,364	14,214,003	15,066,843	15,970,853	16,929,105	17,944,851	19,021,542	20,162,834	20,610,948	20,610,948	20,610,948	20,610,948	20,610,948	15,458,211	0	0	0	0	0	0
	Cash Flow Opening Balanc Closing Balanc	-123,705,941 0 -123,705,941	-2,269,619	2,746,941	8,064,494	8,548,364	14,214,003	15,066,843	15,970,853	16,929,105	17,944,851	19,021,542	20,162,834	20,610,948	20,610,948	20,610,948	20,610,948	20,610,948	15,458,211	0	0	0	0	0	0 -131,207,222 0
	Cash Flow Opening Balance Closing Balance	-123,705,941 0 -123,705,941	-2,269,619 -125,975,560	2,746,941	8,064,494	8,548,364	14,214,003 -92,401,759	15,066,843	15,970,853 -61,364,063	16,929,105 -44,434,959	17,944,851	19,021,542	20,162,834	20,610,948 33,305,217	20,610,948 53,916,165	20,610,948 74,527,114	20,610,948 95,138,062	20,610,948	15,458,211 131,207,222	0 131,207,222	0 131,207,222	0	0 131,207,222	0	0 -131,207,222 0
CASH FLOW FOR CIL	Cash Flow Opening Balanc Closing Balanc ADDITIONAL PR	-123,705,941 0 -123,705,941 OFIT Year 1	-2,269,619 -125,975,560 Year 2	2,746,941 -123,228,520 Year 3	8,064,494 -115,164,126 Year 4	8,548,364 -106,615,762 Year 5	14,214,003 -92,401,759	15,066,843 -77,334,917 Year 7	15,970,853 -61,364,063 Year 8	16,929,105 -44,434,959 Year 9	17,944,851 -26,490,108 Year 10	19,021,542 -7,468,566 Year 11	20,162,834 12,694,269 Year 12	20,610,948 33,305,217 Year 13	20,610,948 53,916,165 Year 14	20,610,948 74,527,114 Yepr 15	20,610,948 95,138,062 Year 16	20,610,948 115,749,011 Year 17	15,458,211 131,207,222 Year 18	0 131,207,222 Year 19	0 131,207,222 Year 20	0 0 131,207,222	0 131,207,222 Yesr 22	0 131,207,222 Year 23	0 -131,207,222 0 Year 24
CASH FLOW FOR CIL	Cash Flow Opening Balano Closing Balano ADDITIONAL PR As Above	-123,705,941 0 -123,705,941 OFIT Year 1 0	-2,269,619 -125,975,560 Year 2	2,746,941 -123,228,620 Year 3 24 991 852	8,064,494 -115,164,126 Year 4	8,548,364 -106,615,762 Year 5	14,214,003 -92,401,759 Year 6 49 983 704	15,066,843 -77,334,917 Year 7 49 983 704	15,970,853 -61,364,063 Year 8 49 983 704	16,929,105 -44,434,959 Year 9 49 983 70-4	17,944,851 -26,490,108 Year 10 49 983 704	19,021,542 -7,468,566 Year 11 49 983 704	20,162,834 12,694,269 Year 12 49 983 704	20,610,948 33,305,217 Year 13 49 983 704	20,510,948 53,916,165 Year 14 49 983 704	20,610,948 74,527,114 Year 15 49 983 744	20,610,948 95,138,062 Year 16 49 983 704	20,610,948 115,749,011 Year 17 49 983 704	15,458,211 131,207,222 Year 18 37,487,779	0 131,207,222 Year 19	0 131,207,222 Year 20	0 0 131,207,222 Year 21	0 131,207,222 Year 22	0 131,207,222 Year 23	0 -131,207,222 0 Year 24
CASH FLOW FOR CIL	Cash Flow Opening Balanc Closing Balanc ADDITIONAL PR As Above E	-123,705,941 0 -123,705,941 OFIT Year 1 0	-2,269,619 -125,975,560 Year 2 12,495,926	2,746,941 -123,228,620 Year 3 24,991,852	8,064,494 -115,164,126 Year 4 37,487,778	8,548,364 -106,615,762 Year 5 37,487,778	14,214,003 -92,401,759 Year 6 49,983,704	15,066,843 -77,334,917 Year 7 49,983,704	15,970,853 -61,364,063 Year 8 49,983,704	16,929,105 -44,434,959 Year 9 49,983,704	17,944,851 -26,490,108 Year 10 49,983,704	19.021,542 -7,468,566 Year 11 49,983,704	20,162,834 12,694,269 Year 12 49,983,704	20,610,948 33,305,217 Year 13 49,983,704	20,610,948 53,916,165 Year 14 49,983,704	20,610,948 74,527,114 Year 15 49,983,704	20,610,948 95,138,062 Year 16 49,983,704	20,610,948 115,749,011 Year 17 49,983,704	15,458,211 131,207,222 Year 18 37,487,778	0 131,207,222 Year 19 0	0 131,207,222 Year 20 0	0 0 131,207,222 Year 21 0	0 131,207,222 Year 22 0	0 131,207,222 Year 23 0	0 -131,207,222 0 Year 24 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land	Cash Flow Opening Balanc Closing Balanc ADDITIONAL PR As Above E	-123,705,941 0 -123,705,941 OFIT Year 1 0 76,442,308	-2,269,519 -125,975,560 Year 2 12,495,926	2,746,941 -123,228,620 Year 3 24,991,852	8.064,494 -115,164,126 Year 4 37,487,778	8,548,364 -106,615,762 Year 5 37,487,778	14,214,003 -92,401,759 Year 6 49,983,704	15,066,843 -77,334,917 Year 7 49,983,704	15,970,853 -61,364,063 Year 8 49,983,704	16,929,105 -44,434,959 Year 9 49,983,704	17,944,851 -26,490,108 Year 10 49,983,704	19,021,542 -7,468,566 Year 11 49,983,704	20,162,834 12,694,269 Year 12 49,983,704	20,610,948 33,305,217 Year 13 49,983,704	20,610,948 53,916,165 Year 14 49,983,704	20,610,948 74,527,114 Year 15 49,983,704	20,610,948 95,138,062 Year 16 49,983,704	20,610,948 115,749,011 Year 17 49,983,704	15,458,211 131,207,222 Year 18 37,467,778	0 131,207,222 Year 19 0	0 131,207,222 Year 20 0	0 0 131,207,222 Year 21 0	0 131,207,222 Year 22 0	0 131,207,222 Year 23 0	0 -131,207,222 0 Year 24 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Duty	Cash Flow Opening Balanc Closing Balanc ADDITIONAL PR As Above E	-123,705,941 0 -123,705,941 OFIT Year1 0 76,442,308 3,822,115	-2,269,619 -125,975,560 Year 2 12,495,926	2,746,941 -123,228,620 Year 3 24,991,852	8,064,494 -115,164,126 Year 4 37,487,778	8,548,364 -106,615,762 Year 5 37,487,778	14,214,003 -92,401,759 Year 6 49,983,704	15,066,843 -77,334,917 Year 7 49,983,704	15,970,853 -61,364,063 Year 8 49,983,704	16,929,105 -44,434,959 Year 9 49,983,704	17,944,851 -26,490,108 Year 10 49,983,704	19,021,542 -7,468,566 Year 11 49,983,704	20,162,834 12,694,269 Year 12 49,983,704	20,610,948 33,305,217 Year 13 49,983,704	20,610,948 53,916,165 Year 14 49,983,704	20,610,948 74,527,114 Year 15 49,983,704	20,610,948 95,138,062 Year 16 49,983,704	20,610,948 115,749,011 Year 17 49,983,704	15,458,211 131,207,222 Year 18 37,487,778	0 131,207,222 Year 19 0	0 131,207,222 Year 20 0	0 0 131,207,222 Year 21 0	0 131,207,222 Year 22 0	0 131,207,222 Year 23 0	0 -131,207,222 0 Year 24 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Duty Easements of c. Legals Acquisition	Cash Flow Opening Balano Closing Balano ADDITIONAL PR As Above E	-123,705,941 0 -123,705,941 OFIT Year1 0 76,442,308 3,822,115 0 1,146,635	-2,269,619 -125,975,560 Year 2 12,495,926 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0	8,064,494 -115,164,126 Year 4 37,487,778 0 0 0	8,548,364 -106,615,762 Year 5 37,487,778 0 0	14,214,003 -92,401,759 Year 6 49,983,704 0 0	15,066,843 -77,334,917 Year 7 49,983,704 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0	16,929,105 -44,434,959 Year 9 49,983,704 0 0	17.944,851 -25,490,108 Year 10 49,983,704 0 0	19,021,542 -7,468,566 Year 11 49,983,704	20,162,834 12,694,269 Year 12 49,983,704 0 0	20,610,948 33,305,217 Year 13 49,983,704 0 0 0	20,610,948 53,916,165 Year 14 49,983,704 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0	20,610,948 95,138,062 Year 16 49,983,704 0 0	20,610,948 115,749,011 Year 17 49,983,704	15,458,211 131,207,222 Year 18 37,467,778 0 0	0 131,207,222 Year 19 0 0 0 0 0	0 131,207,222 Year 20 0 0	0 0 131,207,222 Year 21 0 0 0	0 131,207,222 Year 22 0 0 0 0	0 131,207,222 Year 23 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0
CASH FLOW FOR CL. INCOME EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee	Cash Flow Opening Balano Closing Balano ADDITIONAL PR As Above E	-123,706,941 0 -123,706,941 OFIT 9 76,442,308 3,822,115 0 1,146,635 1,770,000	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0	8,064,494 -115,164,126 Year 4 37,487,778 0 0 0	8,548,364 -106,615,762 Year 5 37,487,778	14,214,003 -92,401,759 Year 6 49,983,704 0 0 0	15,066,843 77,334,917 Year 7 49,983,704	15,970,853 -61,364,063 Year 8 49,983,704	16.929,105 -44,434,959 Year 9 -49,983,704 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704	19.021,542 -7,468,566 Year 11 49,983,704 0 0 0	20,162,834 12,694,269 Year 12 49,983,704	20,610,948 33,305,217 Year 13 49,983,704 0 0 0	20,610,948 53,916,165 Year 14 49,983,704 0 0	20,610,948 74,527,114 Year 15 49,983,704	20,610,948 95,138,062 Year 16 49,983,704 0 0 0	20,610,948 115,749,011 Year 17 49,983,704 0 0 0	15,458,211 131,207,222 Year 18 37,487,778 0 0 0	0 131,207,222 Year 19 0 0 0 0 0	0 131,207,222 Vear 20 0 0 0	0 0 131,207,222 Year 21 0 0 0 0 0	0 131,207,222 Year 22 0 0 0 0 0	0 131,207,222 Vear 23 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0
CABH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc. Logisl Acquisition Planning Fee Architects QS	Cash Flow Opening Balano Closing Balano ADDITIONAL PR As Abova E	-123,705,941 0 -123,705,941 0 FIT 76,442,308 3,822,115 0 1,146,635 1,270,000 24,860,993 2,077,749	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0	8,064,494 -115,164,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0	8,548,384 -106,615,762 Year 5 37,487,778 0 0 0 0 0	14,214,003 -92,401,759 Year 6 49,983,704 0 0 0 0	15,066,843 -77,334,917 Year 7 49,983,704 0 0 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0 0 0	16.929,105 -44,434,959 Year 9 49,983,704 0 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0	19,021,542 -7,468,566 Year 11 49,983,704 0 0 0 0	20,162,834 12,694,269 Year 12 49,983,704 0 0 0 0 0	20,610,948 33,305,217 Year 13 49,983,704 0 0 0 0 0	20,610,948 53,916,165 Year 14 49,983,704 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0	20,610,948 95,138,062 Year 16 49,983,704 0 0 0 0	20,610,948 115,749,011 Year 17 49,983,704 0 0 0 0	15,458,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0	0 131.207.222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 22 0 0 0 0 0 0 0 0 0 0	0 131,207,222 9 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0
CASH FLOW FOR CIL INCOME INCOME EXPENDITURE Land Stamp Day Essensitist etc. Lagist Angletiton Flaming Fea Architects OS Plaming Consultants Other Professional	Cash Flow Dopring Balanci Closing Balanci ADDITIONAL PR As Above E	-123,705,941 0 -123,705,941 0 FIT 76,442,308 3,822,115 0 1,146,635 1,770,090 24,850,990 24,850,990 24,850,990 24,850,990 2071,749 4,143,489	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 -115,164,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,548,364 406,615,762 Year 5 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,214,003 -92,401,759 Year 6 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,066,843 -77,334,917 Year 7 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44,434,959 Year 9 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,566 Year 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,269 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year 13 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 Year14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 95,138,062 Year16 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,748,011 Year 17 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Vear 22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CIL RCOME RCOME EXPENDIT USE Land Stamp Duty Expendit USE Lands Stamp Duty Expendit Constitution Stamp Outy Flaming Fee Architects OS Plaming Constitutions State Const. + BCIS Base	Cash Row Opening Balanc Cosing Balanc ADDITIONAL PR AS Above E	-123,705,941 0 -123,705,941 0 FIT Year 1 0 76,442,308 3,822,115 0 1,146,635 1,770,000 2,480,000 2,480,000 2,480,000 1,0358,747 0	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 +115,164,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,548,364 406,615,762 Year 5 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214,003 -92,401,759 Year 6 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,066,843 -77,334,917 Year 7 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	16.329,105 -44,434,959 Year 9 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,555 Year 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,269 Year 12 49,963,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year 13 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 Year14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 95,138,062 Year 16 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,748,011 Year 17 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Vear 22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CLL INCOME INCOME EXPENDITURE Land Stamp Duty Easements etc. Legish Anguistion Planning Consultants Other Professional Other Professional Date Other Social Station Consultants Other Professional Date Other Social Station Consultants Other Professional Post ClL s 106	Cash Row Opening Balanc Clusing Balanc ADDITIONAL PR AS Above E	-123,705,941 0 -123,705,941 OFIT Year1 0 76,442,308 3,822,115 0 3,822,115 0 3,822,115 0 1,148,439 10,358,47 0 1,118,153	-2,269,619 -125,975,560 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 +115,164,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,548,364 106,615,762 Year 5 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214,003 -92,401,759 Year 6 -49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,066,843 -77,334,917 Year 7 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	16.329,105 -44,434,959 Year 9 49.363,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,556 Year 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,289 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year,13 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 Year 14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 95,138,062 Year 16 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,749,011 Year 17 49,983,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CLL NCOME BACOME EXPENDIURE Land EXPENDIURE Easemptic Ea	Cash Fow Opening Balance Closing Balance ADDITIONAL PR As Above	-123,705,941 0 -123,705,941 0 0 0 76,442,308 3,822,115 0 76,442,308 3,822,115 0 1,146,53 1,770,000 24,860,939 2,2071,740 0 1,118,153 0 0 0	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 -115,164,126 	8,548,364 106,615,762 Year 5 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214,003 -92,401,759 Year 6 -49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.066.843 -77.334,917 Year 7 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44.434,959 Year 9 49.983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,556 Year 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,269 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year,13 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 Year 14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 95,138,062 Year 16 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,749,011 Year 17 49,983,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CE. NCOME EXPENDITURE Land Barry Duly Essennots etc. Logisk Acquisition Panning fice Acquisition Panning fice Acquisition Disr Protectional Baild Cost: BCIS Bassing Post CL s 100 Contingency Accomais Program Fice	Cash Fow Opening Balance Closing Balance ADDITIONAL PR AS Above E	-123,705,941 0 -122,705,941 0 0 0 76,442,308 3,822,115 0 1,146,635 1,770,000 2,077,749 4,143,493 1,0308,147 0 1,118,153 0 0 0 0 0 0 0 0 0 0 0 0 0	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 -115,164,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.354 106.615,762 Year 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214,003 -92,401,759 Year 6 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.066.843 -77,334,917 Year 7 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,384,063 Year 8 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44,434,959 Year 9 43.963,764 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19.021.542 -7,468.556 Year 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.162.834 12.694.269 Year 12 49.983.704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 7 ear 14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,348 95,138,062 Year 16 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,749,011 Year 17 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,467,778 0 0 0 0 0 19,334,141 900,000 483,354 0 0	0 131/207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Vear 20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 +131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CABIT FLOW FOR CEL BACOME BACOME Land CXFENOTURE Land Campo Day Essentration Day Transferring Control	Cash Pow Opening Balance Closing Balance ADDITIONAL PR As Above E	-123,705,941 0 -122,705,941 0 0 0 76,442,308 3,822,115 0 1,146,635 1,770,003 2,077,749 4,43,499 10,358,747 0 1,158,000	-2,269,619 -125,975,560 Year 2 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 -115,164,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.354 -106.615,762 7 ear 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214,003 -92,401,759 Vear 6 -93,983,704 -93,983,704 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	15.066,843 -77.334,917 Year 7 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,364,063 Year 8 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44,434,959 Year 9 49,963,764 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Year 10 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19.021,542 -7,468,566 Year 11 49,963,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,269 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year 13 45,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,948 53,916,165 Year 14 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,810,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,948 95,138,062 Year 16 45,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,749,011 Year 17 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	0 +131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CL. RECOME Income Local Bamp Day Expension Anderson And	Cash Flow Opening Balance Closing Balance ADDITIONAL PR As Above E	-123,7705,941 0 -123,7705,941 Year 1 0 76,442,308 3,822,115 3,822,115 3,822,115 3,822,115 1,146,635 0,10,368,142,937 0,10,368,142,142,142,142,142,142,142,142,142,142	-2,269,619 -125,975,560 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,820 -123,228,820 -24,991,852 	8,064,694 -115,164,126 Year 4 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.354 -106.615.762 Year 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214,003 -92,401,759 -92,401,759 -92,401,759 -94,983,704 -49,983,704 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.066,843 -77.334,917 Year 7 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 61,364,063 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0	16.829,105 -44,434,959 -49,983,704 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	17,944,851 -26,490,108 Year 10 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,666 Year 11 49,943,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,269 Year 12 49,963,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year13 45,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 7 ear 14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,948 95,138,062 96,138,062 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,946 115,748,011 Year 17 49,983,764 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,458,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207,222 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 7 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131 207 222 Vear 23 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Vear 24 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOX CL. PCCODE INCOME Land Examp Day Essentres etc. Land Essentres etc. Land Essentres etc. Land Parrorg Fas Archatosts Day Archatosts Day Configurey Accusations Post CL 106 Configurey Accusations Parror Fas Land Ref. HCSI Base Post CL 106 Configurey Accusations Accusations Accusations Post CL 106 Configurey Accusations Accusa		-123,7705,941 -123,7705,941 9 0 764,42,308 3,322,115 3,322,115 3,322,115 1,146,635 2,4,660,933 2,2,071,740 0 1,1158,153 0 0 1,1058,000 0 0 1,1058,000 0 1,25,797 res	-2.289,819 -125,975,560 Vear 2 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 123,228,820 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 -115,184,126 Year 4 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.364 106.615.762 Year 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	14,214,003 -92,401,759 Year 6 49,943,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,066,843 -77,334,917 Year 7 49,983,704 0 0 0 0 0 25,778,854 1,118,153 1,200,000 644,471 0 0 0 1,149,919 20,499,190 20,499,190	15,970,863 -61,364,063 -61,364,063 -63,983,704 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	16.929,105 -44,434,959 Year 9 -43,963,704 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	17,944,851 -28,490,108 Year 10 49,983,704 0 0 0 0 0 25,778,854 1,118,153 1,1	19,021,542 -7,468,666 Year 11 49,943,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,162,834 12,694,269 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year 13 49,983,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 7 ear 14 49,983,704 0 0 0 0 0 25,778,854 1,108,153 1,200,000 644,471 0 0 0 1,148,153 1,200,000 644,471 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,810,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,948 95,138,062 96,138,062 9,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,946 115,749,011 Year 17 49,983,764 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,468,211 131,207,222 Year 18 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131/207/222 Vear 22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131 207 222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CL. RCOME EXPENDIUM Lad Expany: Day Examp Day	Cash Poor Opening Balan Opening Balan Opening Balan Opening Balan E	-122,705,941 0 0 0 0 0 0 0 0 0 0 0 1,123,705,941 0 0 0 0 0 1,123,705,941 0 0 0 1,123,705,941 0 0 0 1,123,705,941 0 0 0 1,123,705,941 0 0 1,123,705,941 0 0 1,123,705,941 0 0 1,123,705,941 0 0 1,123,705,941 0 0 0 1,145,635 1,177,000 2,480,935 2,077,749 4,143,455 0 0 0 0 0 0 0 0 0 0 0 0 0	-2.269,619 -125,975,560 Year 2 12,495,826 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,530 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0	8.064.494 -115,184,126 97,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.364 -106.615.762 Year 5 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0	14,214,003 -92,401,759 Year 6 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,066,843 -77,334,917 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.970,853 -61.364.063 Year 8 49.983,704 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44.434,959 Year 9 49.983,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17.944.851 -26.490.108 Year 10 49.383.704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,566 -7,468,566 -7,78,854 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.162,834 12.694,269 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year 13 45,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,948 53,916,165 Year 14 49,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 74,527,114 Year 15 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 95,138,062 95,138,062 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,946 115,749,011 Year 17 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,468,211 131,207,222 Year 18 37,487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131 207 222 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131 207 222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 Year 24 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR EL. NCOME NCOME Lond Examp Day Example Table Examp Day Example Table Comp	Cash Pow Opening Balan Opening Balan Opening Balan Opening Balan ADDITIONAL PR B	-122,705,941 0 -122,705,941 0 0 0 76,442,303 3,322,115 0 1,770,200 24,860,933 2,267,784 0 1,170,200 0 0 1,115,153 0 0 0 1,105,000 0 1,055,000 0 0 1,055,000 0 1,055,000 0 0 1,055,000 0 0 0 0 0 0 0 0 0 0 0 0	-2.269,619 -125,975,560 Year 2 12,495,826 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,630 Year 3 34,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0	8,064,494 -115,194,126 Year 4 37,467,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.364 -106.615.762 Year 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	14,214,003 -92,401,769 -92,401,769 -92,401,769 -92,401,769 -90 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	15,066,843 -77,334,917 •9,383,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.970.853 -01.364.063 Year 8 49.983.704 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44.434,959 7687 9 -49.983,704 - - - - - - - - - - - - - - - - - - -	17,944,851 -26,490,108 Year 10 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,466,566 Year 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,152,834 12,694,269 Year 12 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,365,217 Year 13 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 Year 14 49,983,704 0 0 0 0 25,778,854 1,118,153 1,200,000 644,471 0 1,118,153 1,200,000 644,471 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.610.948 74.527,114 Year 15 49.983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 95,138,052 95,138,052 95,138,052 95,138,052 95,138,052 90,050 90,052 90,050 90,050 90,050 90,050 90,050 90,050 90,050 90,050 90,050 90,050	20,610,948 115,748,011 Year 17 43,943,794 0 0 0 0 0 0 0 0 0 0 0 0 0	15,468,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207,222 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 111.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0 -131,207,222 0 -0 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CL. ACOME ACOME EXPENDITURE Samp Day Essense tec. Logis Acquisiton Damong Tec. Androson Damong Tec. Androson Damong Tec. Acoustions Damong Tec. Acoustions Damong Tec. Acoustions Damong Tec. Damong Tec. Logis Acquisitons Acoustions Damong Tec. Damong Tec.	Cash Row Opering Balan Closing Balanci Closing Balanci Closing Balanci A Above S D NT AND PROI	-122,705,941 -123,705,941 0 76,442,308 3,422,115 0 1,146,635 1,146,635 1,146,635 1,146,635 1,146,635 1,146,635 0 1,146,635 1,170,000 0 0 1,058,000 0 0 1,26,782,199	-2,269,619 -125,075,560 12,495,926 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,600 Vear 3 24,991,852 0 0 0 0 0 0 12,869,407 1198,165 0 0 0 0 7,857,56 12,4590 15,804,530 7,821,909	8.064.694 -115.164.126 Year 4 37.457,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.364 -106.615.762 Year 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	14,214,003 -92,401,759 -92,401,759 -94,943,704 -94,943,704 -9 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	15,066,843 -77,334,917 Year 7 49,983,794 0 0 0 0 25,778,854 1,318,613 0 0 0 1,188,511 288,919 0 0 50,446,771 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,970,853 -61,364,063 49,363,704 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 44.434,959 9.983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17,944,851 -26,490,108 Vear 10 49,983,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021,542 -7,468,566 Vear 11 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,1162,534 12,694,260 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year 13 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 53,916,165 7 ear 14 49,983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20.810.948 74.627.114 Year 15 49.983.704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 96,138,062 196,138,062 49,963,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610.948 115,748,011 Year 17 49,983,794 0 0 0 0 0 0 0 0 0 0 0 0 0	15,468,211 131,207,222 Year 18 37,457,778 0 0 0 0 0 19,234,141 990,000 483,354 0 1,124,633 187,439 0 22,227,466 0 0	0 131 207,222 Ver 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131,207,222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 -131,207,222 0
CASH FLOW FOR CL. NCOME NCOME Local Local Examp Duy Examp Du	Cash Row Opering Balan Costan Co	-122,705,941 -122,705,941 9 9 9 9 9 12,705,941 9 9 10,442,305 1,146,625 1,146,625 1,146,625 1,146,625 0 1,146,625 0 1,146,625 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 1,158,403 0 0 0 1,158,403 0 0 0 1,158,403 0 0 0 1,158,403 0 0 0 1,158,403 0 0 0 0 1,158,403 0 0 0 0 0 0 1,158,403 0 0 0 0 0 0 0 0 0 0 0 0 0	2.280,819 175: 975,500 0 0 0 0 0 0 0 0 0 0 0 0	2,746,941 -123,228,620 Year 3 24,991,852 0 0 0 0 0 0 0 0 0 0 0 0 0	8.064.484 115.184.126 7.000 4 0 0 0 0 0 0 0 0 0 0 0 0 0	8.548.364 -106.615.762 Year 5 37.487,778 0 0 0 0 0 0 0 0 0 0 0 0 0	14.214.003 92.401.759 7 ear 6 43.943.704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,068,843 77,334,917 49,983,754 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.970.853 -01.364.003 Vear 8 -0.00 0 0 0 0 0 0 0 0 0 0 0 0	16.929,105 -44.434,929 Year 9 -49.983,704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	17.344.851 - 36.460.100 - 7 cer 10 - 49.893,794 - 49.893,794 - 49.893,794 - 49.893,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.895,795 - 49.995,795 - 49.9	19.021.542 -7.465.556 Year 11 49.983.704 0 0 0 0 25.778.854 1118.153 0 0 1.1459.151 24.993 30.489.998 2.673.199	20,142,654 10,264,266 10,264,266 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 33,305,217 Year13 49,983,704 0 0 0 0 25,778,854 3138,763 0 1,1429,511 240,91 24,493,908 594,297 594,297	20.610.948 53.916,165 74ar14 49.983.704 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,510,540 74,527,114 9,687,714 0,988,764 0,988,764 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	20,610,946 95,138,062 Year 16 45,983,794 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	20,610,948 115,749,011 Year 17 49,949,764 0 0 0 0 0 0 0 0 0 0 0 0 0	15.458.211 131.207.222 Year 18 37.457.778 0 0 0 0 19.334,141 197.453 900.000 43.354 0 1,124.033 197.453 0 22.029.646 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 131.207.222 0 0 0 0 0 0 0 0 0 0 0 0 0	0 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0	0 - 131.077.222 0

SITE NAME Site 13 Green 3,000

Base L&S Site 13

SITE NAME	Site 14	Green 1,000																							
INCOME	Av Size m2	%	Number 1,000		Price £/m2	GDV £	GIA m2		DEVELOPMEN	T COSTS							Planning fee c Planning app fe	alc dwgs	rate			Build Cost BCIS	/m2 1,096		
Market Housing	111.0	70%	700		2,850	221,445,000	77,700		LAND	Land		/unit or m2 32,066	Total	32,065,627			No dwgs No dwgs under	1000 950	462	438,900		CfSH Energy	0	0.00%	
Shared Ownership	63.7	7%	69		2,280	10,021,284	4,395			Stamp Duty Easements etc.			1,592,781 0				No dwgs over 5	950	138 Total	131,100 570,000		Design Acc & Adpt	0 15		
Affordable Rent	63.7	23%	231		1,254	18,452,234	14,715			Legals Acquisit	ion	1.50%	480,984	2,073,766								Water Small Sites	1	0%	
Social Rent	63.7	0%	0		1,130	0	0		PLANNING	Planning Fee Architects		6.00%	570,000				Stamp duty ca	lc - Residual		32 065 627		Sile Costs	1,331	20%	
Grant and Subsidy	Shared Owners Affordable Ren Social Rent	ship 18			0 0 0	0 0 0				QS / PM Planning Consu Other Professio	itants inal	0.50% 1.00% 2.50%	690,583 1,381,166 3,452,916	14,381,663											
SITE AREA - Net SITE AREA - Gross	31.25 48.08	ha ha	32 21	/ha /ha		249,918,518	96,810		CONSTRUCT	ON Build Cost - BC s106 / CIL	IS Based	1,331	128,894,271 6.000.000						Total	1,592,781					
Sales per Quarter Unit Build Time	0 3	Quarters							CINIANOE	Contingency Abnormals		2.50%	3,222,357 0	138,116,628			Stamp duty ca Land payment 125,000	lc - Add Profit	1%	25,480,769					
Residual Land Value Alternative Use Value		Whole Site 32,065,627 1,201,923	Per ha NET 1,026,100	Per ha GROSS 666,965 25,000	l	RUN CIL MACR	ising balance =	0	PINANCE	Fees Interest Legal and Value	ition	6.00%	0 408,000	408,000			500,000 1,000,000 above	1% 3% 4% 5%	4% 5% 5%						
Uplift Plus /h Vi	20% a 500,000 ability Threshold	240,385 24,038,462 25,480,769		5,000 500,000 530,000		Clo Check on phasing o	degs nos	0	SALES	Agents Legals		3.0%	7,497,556				Pre CIL s106	6,000	E/ Unit (all)	1,274,038		LIT	% GDV 0.00%		
Additional Profit		15,268,728	£/m2 197							Misc.			0	8,747,148	195,792,832		Post CIL s106	6,000	£/ Unit (all)	6,000,000					
									Developers Pr	ofit % GDV % Costs		17.50% 0.00%			43,735,741 0		CIL	0	£/m2 Total	0 6,000,000					
RESIDUAL CASH FLO	W FOR INTERES	ST 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 Yea	r 24
UNITS Started Market Housing		50	100	150	150	200 33.216 750	200	150	33,216 750	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0 0	
Shared Ownership Affordable Rent			501,064 922,612	1,002,128	1,503,193 2,767,835	1,503,193 2,767,835	2,004,257 3,690,447	2,004,257 3,690,447	1,503,193 2,767,835	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	5
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	0 0	5
EXPENDITURE	E	0	12,495,926	24,991,852	37,487,778	37,487,778	49,983,704	49,983,704	37,487,778	0	0	U	0	•	U	0	0	0	U	U	0	0	U	U (
Stamp Duty Easements etc. Legals Acquisition		1,592,781 0 480,984																							
Planning Fee Architects		570,000 8,286,998		0																					
QS Planning Consultants Other Professional		690,583 1,381,166 3,452,916		0																					
Build Cost - BCIS Base			6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	5
s106/CIL Contingency Absormatic			300,000 161,118	600,000 322,236	900,000 483,354	900,000 483,354	1,200,000 644,471	1,200,000 644,471	900,000 483,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	2 2
Finance Fees		0	0	0	0	0	0	0		0	0	0	0		0	0	0	0	0	0	5		0	0	
Legal and Valuation		408,000								_								_							
Agents Legals Misc		0	62,480	749,756 124,959 0	1,124,633 187,439	1,124,633 187,439	1,499,511 249,919	1,499,511 249,919	1,124,633 187,439	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	á
COSTS BEFORE LAN	D INT AND PROP	16,863,429	7,343,189	14,686,378	22,029,566	22,029,566	29,372,755	29,372,755	22,029,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	i
For Residual Valuation	Land	32,065,627	0.005 7/0	0.000 704	0.050.550	4 555 550	730 700	0			0				0				0	0					•
	Profit on Costs Profit on GDV		2,935,743	2,832,724	2,352,559	1,566,220	732,700	0	0	U	0	0	0	0	0	0	U	0	0	0	0	0	0	43,73	5,741
	Cash Flow	-48,929,056	2,216,994	7,502,750	13,105,653	13,891,992	19,878,248	20,610,948	15,458,211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 -43,73	35,741
	Opening Balano Closing Balano	0 -48,929,056	-46,712,062	-39,209,312	-26,103,659	-12,211,667	7,666,581	28,277,529	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741	43,735,741 (<u>,</u>
CASH FLOW FOR CIL	ADDITIONAL PR	OFIT	Marso D	Yest 2	Vere d	Vera F	Varia	V	Verer	¥	No 40	Very dd	V	Varia da	Variat	V 45	Name of C	Vac 47	V 40	Verse 40	Mara M	Marca Di	X	Y 22	
INCOME	As Above	rear1 0	12,495,926	Tear 3 24,991,852	Tear 4 37,487,778	Year 5 37,487,778	49,983,704	49,983,704	37,487,778	Teary 0	Year 10	0 Tear 11	Tear 12	Tear 13	1 Year 14	Tear 15	1 Tear 16	1 Tear 17	Tear 18	16ar 19 0	1 ear 20 0	1 Tear 21	1 car 22	0 0	0
EXPENDITURE		25,480 789																							_
Stamp Duty		1,274,038	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0 0	5
Easements etc. Legals Acquisition		0 382,212	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0) D
Planning Fee Architects		570,000 8,286,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	د 0
QS Planning Consultants		690,583 1,381,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0)
Other Professional		3,452,916	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	,
POTENTIAL CIL Post CIL s106		2,181,247	2,181,247 300,000	2,181,247 600,000	2,181,247 900,000	2,181,247 900,000	2,181,247	2,181,247	900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	5
Contingency Abnormals		0	161,118 0	322,236 0	483,354 0	483,354 0	644,471 0	644,471 0	483,354 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	5
Finance Fees Legal and Valuation		0 408,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	5
Agents Legals		0	374,878 62,480	749,756	1,124,633 187,439	1,124,633 187,439	1,499,511 249,919	1,499,511 249,919	1,124,633 187,439	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	5
Misc. COSTS BEFORE LAN	D INT AND PROP	0 44,107,929	0 9,524,436	0 16,867,624	0 24,210,813	0 24,210,813	0 31,554,002	0 31,554,002	0 22,029,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0
For CIL calculation																									
For CIL calculation	Interest Profit on cost Profit on GDV		2,646,476	2,626,975	2,297,140	1,638,350	940,033	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 35,71	0,358)

SITE NAME Site 14 Green 1,000

Base L&S Site 14

PITE MARE	6 hr 47	C 202							-																
SII E NAME	388 15	Green 300						1																	
INCOME	Av Size m2	%	Number 300		Price £/m2	GDV £	GIA m2			NT COSTS		/unit or m2	Total				Planning fee ca Planning app fe No dwos	alc dwgs 300	rate			Build Cost BCIS CISH	/m2 1,096	0.00%	
Market Housing	111.3	70%	210		2,850	66,635,850	23,381			Land Stamp Duty		40,032	589,977	12,009,536			No dwgs under No dwgs over f	250 250	462 138	115,500 34,500		Energy Design	0		
Shared Ownership	63.5	7%	21		2,280	2,997,470	1,315			Easements etc. Legals Acquisiti	on	1.50%	0 180,143	770,120					Total	150,000		Acc & Adpt Water	15 1		
Affordable Rent	63.5	23%	69		1,254	5,519,255	4,401		PLANNING								-					Small Sites Site Costs	0 164	0% 15%	
Social Rent	63.5	0%	0		1,130	0	0			Planning Fee Architects		6.00%	150,000 2,392,226				Stamp duty cal Land payment	lc - Residual		12,009,536			1,276		
Grant and Subsidy	Affordable Rer	anp a			0	0				Planning Consul	Itants	1.00%	199,352 398,704												
SITE AREA - Net	Social Kent	ha	32	ha	0	75 152 576	29.097		CONSTRUCT	Other Protessio	nai	2.50%	556,761	4,137,044											
SITE AREA - Gross	12.50	ha	24	/ha						Build Cost - BC s105 / Cil	IS Based	1,276	37,141,894						Total	589,977					
Sales per Quarter	0									Contingency Abnormals		2.50%	928,547 0	39,870,441			Stamp duty cal Land payment	lc - Add Profit		6,625,000					
Unit Build Time	3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%						
Residual Land Value		Whole Site 12,009,536	Per ha NET 1,281,017	Per ha GROSS 960,763	3	Cli	osing balance =	0		Fees Interest		6.00%	0				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value Uplift	20%	312,500 62,500		25,000 5,000		RUN CIL MACE	RO ctrl+l losing balance =	0		Legal and Valua	don		144,000	144,000			above	5%	5% Total	331,250					
Pius /hi Via	a 500,000 ability Threshold	6,250,000 6,625,000		500,000 530,000]	Check on phasing	g diegs nos	1	SALES	Agents		3.0%	2,254,577				Pre CIL s106	6,000	£/ Unit (all)			ШΤ	% GDV		
			£/m2			cor	rrect	J		Legals Misc.		0.5%	375,763	2,630,340	59,561,482				Total	1,800,000			0.00%	0	
Additional Profit		8,551,949	366	1					Developers P	rofit		17 100			42.454.704		Post CIL s106 CIL	6,000	£/Unit (all) £/m2	1,800,000					
										% GDV % Costs		0.00%			13,151,701				I otal	1,800,000					
RESIDUAL CASH FLOI	W FOR INTERES	ST Varia d	¥ 0	Name 2	Vera d	Yana F	¥	¥=	N	Xaaa O	V 40	V 44	Yes If	Vers 43	Variat	Name 45	Yana di	V	Y	V 10	Y 24	Yana M	X 05	¥ 22	Yese M
INCOME		50 -	rear 2	1ear 3	1e2r4	rear 5	50	rear /	rear 8	rear 9	real 10	real 11	reaf 12	reaf 13	rear 14	Teal 15	rear 16	reaf 1/	real 18	rea/19	Teaf 20	redf 21	realf 22	reaf 23	redf 24
Market Housing Shared Ownership			11,105,975	11,105,975	11,105,975	11,105,975 499,578	11,105,975	11,105,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent			919,876 0	919,876 0	919,876 0	919,876 0	919,876 0	919,876 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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		589,977 0																							
Legals Acquisition		180,143																							
Planning Fee Architects		150,000 2,392,226		0																					
QS Planning Consultants Other Perdensiseral		199,352 398,704 996,761		0																					
Build Cost - BCIS Para		220,701	6 190 316	6 190 316	6 190 316	6 190 316	6 190 316	6 190 316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			300,000 154,758	300,000 154,758	300,000 154,758	300,000 154,758	300,000 154,758	300,000 154,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 144,000																							
Agents		o	375,763	375,763	375,763	375,763	375,763	375,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	62,627	62,627	62,627	62,627	62,627	62,627	0	0	0	•	0	•	0	0	•	0	0	0	0	0	0	0	0
COSTS BEFORE DANE	DINI AND PRO	5,051,164	7,003,464	7,053,464	7,003,404	7,063,464	7,083,464	7,003,404	0		0	0	0		0	0	0	0	0	U	0	•	0	0	•
For Residual Valuation	Land	12,009,536	1 023 642	758 543	477 537	179.671	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								13,151,701
	Cash Flow	-17,060,700	4,418,324	4,683,423	4,964,428	5,262,294	5,441,966	5,441,966	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,151,701
	Opening Balan Closing Balanc	0	-12,642,376	-7,958,953	-2,994,525	2,267,769	7,709,735	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	13,151,701	0
040U FI																									
CASH FLOW FOR CIL	ADDITIONAL PR	OFIT 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	As Above	0	12,525,429	12,525,429	12,525,429	12,525,429	12,525,429	12,525,429	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		6 625 000																							
Stamp Duty		331.250	0		0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0		0	0	
Easements etc. Legals Acquisition		0 99,375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		150,000	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	ō	0	ō
Architects QS		2,392,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Manning Consultants Other Professional		398,704	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		0	6,190,316	6,190,316	6,190,316	6,190,316	6,190,316	6,190,316	0	0	0	0	0	•	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	300,000	300,000 154,758	300,000 154,758	300,000 154,758	300,000 154,758	300,000 154,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	o	0	0	o	0	0	o	0	0	0	o	0	o
Finance Fees Legal and Valuation		0 144,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	375,763	375,763	375,763	375,763	375,763	375,763	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	62,627	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	2 INT AND PROI	12,761,994	6,508,788	8,908,788	8,508,788	6,508,788	8,508,788	7,083,464	U	U	U	U	U	0	U	U	U	U	U	U	U	U	U	U	U
For CIL calculation	Interest		765.720	570.664	363.905	144.742	0	0	0	0	0	0	0		0	0			0	0	0		0	0	0
	Profit on cost Profit on GDV									Ŭ	-	-			-		,		-	-		-		Ĩ	10,918,145
1	Cash Flow	-12,761,994	3,250,921	3,445,977	3,652,735	3,871,899	4,016,641	5,441,966	0	0	0	0	0	0	0	0	0	0	Ó	0	0	0	0	0	-10,918,145
1	Opening Balance Closing Balance	0	-9.511.073	-6.065.096	-2.412.361	1,459,538	5.476.179	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	10.918.145	0

		olden 150							1																
INCOME	Av Size	%	Number		Price	GDV	GIA	1	DEVELOPMEN	NT COSTS							Planning fee c	alc				Build Cost	/m2		
	m2		150		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	: dwgs 150	rate			BCIS CISH	1,096	0.00%	
Market Housing	111.4	70%	105		2,850	33,327,900	11,694			Land Stamp Duty		35,326	254 449	5,298,962			No dwgs under	100	462	46,200		Energy	0		
Shared Ownership	63.0	7%	10		2,280	1,487,198	652			Easements etc.			204,440				NO GWIGS OVER 5	100	Total	60,000		Acc & Adpt	15		
Affordable Rent	63.0	23%	35		1.254	2.738.385	2.184			Legals Acquisit	ion	1.50%	79,484	333,933								Water Small Sites	1	0%	
						-	-		PLANNING													Site Costs	164	15%	
Social Rent	63.0	0%	0		1,130	0	0			Architects		6.00%	1,194,846				Land payment	ic - Residual		5,298,962		L	1,2/7		
Grant and Subsidy	Shared Owners Affordable Ren	ihip f			0	0				QS / PM Planning Consu	itarits	0.50%	99,570 199 141												
	Social Rent				0	0				Other Professio	Innal	2.50%	497,852	2,051,410											
SITE AREA - Net	4.69	ha	32	/ha		37,553,483	14,530		CONSTRUCT	ION															
SITE AREA - Gross	6.25	ha	24	/ha				1		Build Cost - BC s106 / CII	IS Based	1,277	18,550,338						Total	254,448					
										Contingency		2.50%	463,758				Stamp duty ca	ic - Add Profit			1				
Sales per Quarter Unit Build Time	0	Quarters								Abnormals			0	19,914,096			Land payment 125,000	0%	1%	3,312,500					
						RUN Residual	MACRO ctrl+r	-	FINANCE								250,000	1%	3%						
Residual Land Value		5,298,962	1,130,445	847,834		Cit	ising balance =	0		Interest		6.00%	0				1,000,000	3% 4%	4% 5%						
Alternative Use Value	2056	156,250		25,000		RUN CIL MACH	RO ctrl+l			Legal and Valua	ation		108,000	108,000			above	5%	5% Total	165 635					
Plus /h	na 500,000	3,125,000		500,000		UK.	and parameter =	-	SALES										1 Coast	100,023					-
Vi	ability Threshold	3,312,500		530,000		Check on phasing	degs nos rect			Agents Legals		3.0%	1,126,604				Pre CIL s106	6,000	£/Unit (all) Total	900.000		ЦТ	% GDV 0.00%		
		£	/m2					•		Misc.			0	1,314,372	29,020,772										-
Additional Profit		2,923,346	250						Developers Pr	rofit						1	Post CIL s106 CIL	6,000	£/ Unit (all) £/m2	900,000					
										% GDV		17.50%			6,571,860				Total	900,000					
										76 00345		0.00%			0										
RESIDUAL CASH FLO	W FOR INTERES	6T 01	Year 1 02	03	04	01	Year 2	03	04	01	Year 3	03	04	01	Year 4	03	04	01	Year 5	03	04	01	Year 6	03	04
INCOME		-																<u> </u>						-	
UNITS Started Market Housing				5	10	12	12	12 1,110,930	12 2,221,860	12 2,666,232	12 2,666,232	12 2,666,232	12 2,666,232	12 2,666,232	12 2,666,232	12 2,666,232	3 2,666,232	2,666,232	2,666,232	2,666,232	666,558	0	0	0	0
Shared Ownership					0	0	0	49,573	99,147	118,976	118,976	118,976	118,976	118,976	118,976	118,976	118,976	118,976	118,976	118,975	29,744	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	0
Grant and Subsidy	E	0	0	0	0	0	0	0	0 2,503 56F	0 3.004 279	0	0	0	0	0	0	0	0 3.004 279	0	0	0	0	0	0	0
EXPENDENCE			-						2,239,399			-,*,27					-,7,470					Ť	v	v	v
EXPENDITURE Stamp Duty		254,448																1				1			
Easements etc.		0																							
Leges Acquants		10,404																							
Planning Fee Architects		60,000 597.423		597.423																					
qs		49,785		49,785																					
Other Professional		248,926		248,926																					
Build Cort - BCIS Bara			0	205 115	618 345	1 113 020	1.401.581	1 484 027	1 484 027	1 484 027	1 484 027	1 484 027	1 484 027	1 484 027	1 484 027	1 484 027	1 113 020	618 345	123,669	0	0		0	0	0
s106/CIL			ō	10,000	30,000	54,000	68,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	54,000	30,000	6,000	ō	ō	ō	ō	ō	0
Contingency Abnormals			0	5,153 0	15,459	27,826	35,040 0	37,101	37,101	37,101	37,101 0	37,101	37,101 0	37,101	37,101	37,101	27,826	15,459	3,092	0	0	0	0	0	0
Elegance Elegan										1												1			
Legal and Valuation		108,000																1				1			
Agents									75 407	00.400	00.129	00.400	90 128	90.128	90,128	90,128	90,128	90,128	90.128	00.400			0		
		0	0	0	10			37.664	/5/	20 1/0	1004	30.170				15 021			man I AM	20.176	22 532		×	0	
Legals		0	0	0	0	ō	0	6,259	12,518	15,021	15,021	15,021	15,021	15,021	15,021	10,04.1	15,021	15,021	15,021	15,021	22,532 3,755	ő	ō	0	ō
Legals Misc. COSTS BEFORE LAN	ID INT AND PROF	0 1,497,637	0	0 0 1,216,973	0	0	0	6,259 1,636,940	12,518	15,021 1,698,277	15,021	15,021	15,021	15,021	15,021	1,698,277	15,021	15,021 768,953	15,021	15,021 105,150	22,532 3,755 <u>26</u> ,287	0	0	0	0
Legals Misc. COSTS BEFORE LAN	ID INT AND PROP	0	0 0	0 0 1,216,973	0	0	0	6,259 1,636,940	12,518 1,680,752	15,021 1,698,277	15,021	15,021 1,698,277	15,021 1,698,277	15,021	15,021	1,698,277	1,299,996	15,021 768,953	15,021 237,910	15,021 105,150	22,532 3,755 26,287	0	0	0 0 0	0
Legals Misc. COSTS BEFORE LAN For Residual Valuation	ID INT AND PROF	0 0 1,497,637 5,298,962	0 0 0	0 0 1,216,973	0 663,803	0	0	37,553 6,259 1,636,940	12,518 1,680,752	15,021 1,698,277	15,021 1,698,277	15,021	15,021 1,698,277	15,021	15,021 1,698,277	1,698,277	1,299,996	15,021 768,953	15,021 237,910	15,021 105,150	22,532 3,755 26,287	0	0	0	0
Legals Misc. COSTS BEFORE LAN For Residual Valuation	ID INT AND PROP	0 0 1,497,637 5,298,962	0 0 0 101,949	0 0 1,216,973 103,478	0 0 663,803 123,285	0	0 1,504,621 155,040	37,553 6,259 1,636,940 179,935	1,680,752 188,412	15,021 1,698,277 178,896	15,021 1,698,277 161,989	1698,277 144,829	15,021 1,698,277 127,411	15,021 1,698,277 109,732	15,021 1,698,277 91,788	1,698,277 73,575	15,021 1,299,996 55,089	15,021 768,953 30,351	15,021 237,910 0	100,128 15,021 105,150 0	22,532 3,755 26,287 0	0 0	0 0	0 0 0	0
Legals Misc. COSTS BEFORE LAN For Residual Valuation	LD INT AND PROF Land Interest Profit on Costs Profit on GDV	0 1,497,537 5,298,962	0 0 101,949	0 0 1,216,973 103,478	0 663,803 123,285	0	0 1,504,621 155,040	37,553 6,259 1,636,940 179,935	12,518 1,680,752 188,412	15,021 1,698,277 178,896	15,021 1,698,277 161,989	1698,277 144,829	15,021 1,698,277 127,411	15,021 1,698,277 109,732	15,021 1,698,277 91,788	1,698,277 73,575	1,299,996 55,089	15,021 768,953 30,351	0 15,021 237,910 0	0,128 15,021 105,150	22,532 3,755 26,287 0	0	0 0	0 0 0	0 0 6,571,860 0
Legals <u>Misc.</u> COSTS BEFORE LAN For Residual Valuation	ID INT AND PROP Land Interest Profit on Costs Profit on GDV Cash Flow	0 1,497,637 5,298,962 -6,796,599	0 0 101,949	0 0 1,216,973 103,478	0 663,803 123,285 -787.088	0	0 1,504,621 155,040 -1,659,661	37,553 6,259 1,636,940 179,935	12,518 1,680,752 188,412 634,401	15,021 1,698,277 178,896	15,021 1,698,277 161,989	1,008,277 1,698,277 144,829	15,021 1,698,277 127,411 1.178,590	15,021 1,698,277 109,732	15,021 1,698,277 91,788 1,214,213	1,698,277 73,575	1,299,996 55,089	15,021 768,953 30,351 2,204,975	0 237,910 0 2,766.368	15,021 105,150 0	22,532 3,755 26,287 0 724,782	0	0 0 0	0 0 0	0 0 6,571,860 0 -6,571,860
Legals Misc. COSTS BEFORE LAN For Residual Valuation	D INT AND PROF Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc	0 0 1,497,637 5,296,962 -6,796,599 0	0 0 101,949 -101,949	0 0 1,216,973 103,478 -1,320,451	0 663,803 123,285 -787,088	0 1,194,846 135,091 -1,329,937	0 1,504,621 155,040 -1,659,661	37,553 6,259 1,636,940 179,935 -565,093	12,518 1,690,752 188,412 634,401	10,125 15,021 1,698,277 178,896 1,127,106	15,021 1,698,277 161,989 1,144,012	15,021 1,698,277 144,829	15,021 1,698,277 127,411 1,178,590	15,021 1,698,277 109,732 1,196,269	15,021 1,698,277 91,788 1,214,213	1,698,277 73,575 1,232,426	15,021 1,299,996 55,089 1,649,194	15,021 768,953 30,351 2,204,975	0 2,766,368	0 2,899,129	22,532 3,755 26,287 0 724,782	0	0	0	0 0 6,571,860 0 -6,571,860
Legals Misc. COSTS BEFORE LAN For Residual Valuation	Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 1,497,637 5,298,962 -6,796,599 0 -6,796,599	0 0 101,949 -101,949 -6,898,548	0 0 1,216,973 103,478 -1,320,451 -8,218,999	0 663,803 123,285 -787,088 -9,006,087	0 1,194,846 135,091 -1,329,937 -10,336,024	0 1,504,621 155,040 -1,659,661 -11,995,685	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778	12,518 1,680,752 188,412 634,401 -11,926,376	10,128 15,021 1,698,277 178,896 1,127,106 -10,799,271	15,021 15,021 1,698,277 161,989 1,144,012 -9,655,259	15,021 1,698,277 144,829 1,161,172 -8,494,086	15,021 1,698,277 127,411 1,178,590 -7,315,496	15,021 1,698,277 109,732 1,196,269 -6,119,228	15,021 1,696,277 91,788 1,214,213 -4,905,015	1,698,277 73,575 1,232,426 -3,672,589	1,299,996 55,089 1,649,194 -2,023,395	15,021 768,953 30,351 2,204,975 181,580	0 2,766,368 2,947,948	0 2,899,129 5,847,077	22,532 3,755 26,287 0 724,782 6,571,860	0 0 0 0 0 6,571,860	0 0 0 0 6,571,880	0 0 0 0 6,571,860	0 0 6,571,860 -6,571,860 0
Logais Misc COSTS BEFORE LAN For Residual Valuation	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc	0 1,497,637 5,298,962 -6,796,599 0 -6,796,599	0 0 101,949 -101,949 -6,898,548 Year 1	0 0 1,216,973 103,478 -1,320,451 -8,218,999	0 663,803 123,285 -787,088 -9,006,087	0 1,194,846 135,091 -1,329,937 -10,336,024	0 1,504,621 155,040 -1,659,661 -11,995,685	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778	12,518 1,690,752 188,412 634,401 -11,926,376	10,125 15,021 1,698,277 178,896 1,127,106 -10,799,271	15,021 15,021 1,698,277 161,989 1,144,012 -9,655,259	90,128 15,021 1,698,277 144,829 1,161,172 -8,494,086	15,021 1,698,277 127,411 1,178,590 -7,315,496	15,021 1,698,277 109,732 1,196,269 -6,119,228	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4	1,698,277 73,575 1,232,426 -3,672,589	1,299,996 55,089 1,649,194 -2,023,395	15,021 768,953 30,351 2,204,975 181,590	0 2,766,368 2,947,948 Year 5	0 2,899,129 5,847,077	22,532 3,755 26,287 0 724,782 6,571,860	0	0 0 0 6,571,860 Year ⁶	0 0 0 0 6,571,860	0 0 6,571,960 0 -6,571,860 0
Logats Miac. COSTS BEFORE LAN For Residual Valuation	ID INT AND PROF Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 1,497,637 5,236,962 -6,796,599 -6,736,599 OFIT Q1	0 0 101,949 -101,949 -6,898,548 Year 1 Q2	0 0 1,216,973 103,478 -1,320,451 -8,218,999 Q3	663,803 123,285 -787,088 -9,006,087	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1	0 1,504,621 155,040 -1,659,661 -11,995,685 Year 2 O2	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778 Q3	12,518 1,680,752 188,412 634,401 -11,926,376 Q4	15,021 15,021 1,698,277 178,896 1,127,106 -10,799,271	161,989 1,144,012 9,655,259 Year 3 02	90,128 15,021 1,698,277 144,829 1,161,172 -8,494,086	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4	15,021 1,698,277 109,732 1,196,269 -6,119,228	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 Q2	1,698,277 73,575 1,232,426 -3,672,589 Q3	1,299,996 55,089 1,549,194 -2,023,395 Q4	15,021 768,953 30,351 2,204,975 181,580 Q1	0 2,766,368 2,947,948 Year 5 Q2	0 2,899,129 5,847,077	22,532 3,755 26,287 0 724,782 6,571,860	0 0 0 0 6,571,860	0 0 0 6.571,860 Year 6 Q2	0 0 0 0 6,571,860 03	0 0 6,571,860 0 -6,571,860 0 -6,571,860
Logais Misc. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CIL NCOME BICOME	ID INT AND PROF Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano Closing Balano Closing Balano	0 1,497,637 5,236,962 -6,796,599 -6,796,599 OFIT Q1 0	0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0	0 0 1,216,973 103,478 -1,320,451 -8,218,999 Q3 0	0 663,803 123,285 -787,088 -9,006,087 Q4 0	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1 0	0 1,504,621 155,040 -1,659,661 -11,995,665 Year 2 Q2 0	37,553 6,259 1,636,540 179,935 -565,093 -12,560,778 Q3 1,251,782	12,518 1,680,752 188,412 634,401 -11,926,376 Q4 2,593,566	15,021 15,021 178,896 1,127,106 -10,799,271	16,021 16,089 1,144,012 -0,655,259 Year 3 02 3,004 270	16,123 15,021 1,698,277 144,829 1,161,172 -8,494,086 03 03	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4 3,004 279	15,021 1,698,277 109,732 1,196,269 -6,119,228 Q1 3,004 279	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 Q2 3,004 279	1,698,277 73,575 1,232,426 -3,672,589 Q3 3,004 279	15.021 1,299,996 55.089 1,549,194 -2,023,395 Q4 3,004 279	15,021 768,953 30,351 2,204,975 181,580 Q1 3,004 779	15,021 237,910 0 2,766,368 2,947,948 Year 5 Q2 3,004 279	90,128 15,021 105,150 0 2,899,129 5,847,077 Q3 3,004,279	22,532 3,755 26,287 0 724,782 6,571,880 Q4 751 070	0 0 0 6,571,860	0 0 0 6.571,860 Year 6 Q2 0	0 0 0 0 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 6,571,860 0 -6,571,860 0 0 -0
Logais Mac. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CIL. NCOME NCOME	ID INT AND PROF Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano Closing Balano ADDITIONAL PR As Above IE	0 0 1,497,637 5,296,962 6,796,599 0 -6,796,599 0 -6,796,599 0 0 -0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0	0 0 1,216,973 103,478 -1,330,451 -8,218,999 Q3 0	0 663,803 123,285 -787,088 -9,006,067 Q4 0	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1 0	0 1,594,621 155,040 -1,659,661 -11,995,685 Year 2 Q2 0	37,553 6,259 1,636,540 179,935 -565,093 -12,560,778 Q3 1,251,783	12,518 1,680,752 188,412 634,401 -11,926,376 Q4 2,503,566	1, 28 15, 221 1,698,277 178,896 1,127,106 -10,799,271 Q1 3,004,279	1,00 15,02 161,089 1,144,012 0,655,259 Year 3 02 3,004,279	30,128 15,021 1,698,277 144,829 1,161,172 -8,494,086 Q3 3,004,279	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4 3,004,279	15,021 1,698,277 109,732 1,196,269 -6,119,228 Q1 3,004,279	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 Q2 3,004,279	1,698,277 73,575 1,232,426 -3,672,589 Q3 3,004,279	1,299,996 55,089 1,649,194 -2,023,395 Q4 3,004,279	15,021 768,953 30,351 2,204,975 181,580 Q1 3,004,279	15,021 237,910 0 2,766,368 2,947,948 Year 5 Q2 3,004,279	90,128 15,021 105,150 0 2,899,129 5,847,077 Q3 3,004,279	22,532 3,755 26,287 0 724,782 6,671,860 Q4 751,079	0 0 0 6,571,860	0 0 0 6,571,880 Year 6 Q2 0	0 0 0 0 6,571,860 0 0 0 0 0 0	0 0 6,571,860 0 0 0 0 0
Logals Misc. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CIL NCOME EXPENDITURE Land	D INT AND PROF Land Interest Profit on Costs Profit on GDV Cash Flow Doering Balanc Closing Balanc Closing Balance Closing Bal	0 0 1,497,637 5,298,962 6,796,599 0 6,796,599 0 0 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0	0 0 1,216,973 103,478 -1,320,451 -1,320,451 -2,218,999 Q3 Q3 0	0 663,803 123,285 -787,088 -9,006,067 Q4 0	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1 0	0 1,504,621 155,040 -1,659,661 -11,995,685 Year 2 Q2 0	37,553 6,259 1,636,940 179,935 -566,093 -12,560,778 Q3 1,251,783	12,518 12,680,752 188,412 634,401 -11,926,376 Q4 2,503,566	1,127,106 1,127,106 1,127,106 -10,799,271 0,127,106 -10,799,271	15,021 15,021 161,089 1,144,012 -0,655,259 Year 3 Q2 3,004,279	30,123 15,021 1,698,277 144,829 1,161,172 -8,494,086 Q3 3,004,279	15,021 1,698,277 127,411 1,178,590 -7,315,495 Q4 3,004,279	15,021 1,698,277 109,732 1,196,269 -6,119,228 Q1 3,004,279	15,021 1,698,277 91,788 1,214,213 -4,305,015 Year 4 Q2 3,004,279	1,698,277 73,575 1,232,426 -3,672,589 Q3 3,004,279	15,021 1,299,996 55,089 1,649,194 -2,023,395 Q4 3,004,279	15,021 768,953 30,351 2,204,975 181,580 Q1 3,004,279	15,021 15,021 0 2,766,368 2,947,948 Year 5 Q2 3,004,279	90,128 15,021 105,150 0 2,899,129 5,847,077 Q3 3,004,279	22,532 3,755 26,287 0 724,782 6,571,860 Q4 751,679	0 0 0 6,571,860	0 0 0 6.571,850 Year 6 Q2 0	0 0 0 0 6,571,860 0 0 0	0 0 6,571,860 0 0 0 0 0 0 0 0 0 0
Logais Mac. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CIL MCOME BACOME EXPENDIT URE Land Examp Diff	D NT AND PROF Interest Profit on Costs Profit on GDV Cash Plow Opening Balanc Closing Balance ADDITIONAL PR As Above E	0 1,497,637 5,298,962 6,796,599 0,6,796,599 0,6,796,599 0,6,796,599 0,	0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0	0 0,1,216,973 103,478 -1,320,451 -8,218,999 Q3 0	0 663,803 123,285 -787,088 -9,006,087 Q4 0	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1 0 0	0 1,504,821 155,040 -1,659,661 -11,995,685 Year 2 Q2 0 0	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778 0,3 1,251,783	12,518 12,690,752 188,412 634,401 -11,926,376 0,4	0,123 15,021 1,698,277 178,896 1,127,106 -10,799,271 01 3,004,279	15,021 15,021 1,698,277 161,989 1,144,012 9,655,259 Year 3 Q2 3,004,279	30,123 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 3,004,279	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4 3,004,279 0	15,021 1,698,277 109,732 1,196,269 6,119,228 01 3,004,279	15,021 1,698,277 91,788 1,214,213 -4,305,015 Year 4 Q2 3,004,279 0	1,698,277 73,575 1,232,426 -3,672,589 Q3 3,004,279	15,021 1,299,996 55,089 1,649,194 -2,023,395 Q4 3,004,279	15,021 768,953 30,351 2,204,975 181,580 Q1 3,004,279	15,021 15,021 0 2,766,368 2,947,948 Year 5 02 3,004,279	90,120 15,021 105,150 0 2,899,129 5,847,077 0 3,004,279	22,532 3,755 26,287 0 724,782 6,671,860 Q4 751,070	0 0 0 6,571,860	0 0 0 6.571,860 Year 6 02 0	0 0 0 0 6,571,860 0 0	0 0 6,571,860 0
Legals Matc. COSTS BEFORE LAN For Residual Valuation For Residual Valuation EXEMPLOW FOR CIL MCOME EXEMPT VALUE Stamp Duty Essempts etc.	ID INT AND PROF Land Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Desring Balanco Closing Balanco Closing Balanco Closing Balanco Closing Balanco	0 1,497,637 5,296,942 4,796,599 0 4,796,599 0,0PHT Q1 0 105,625 0	0 0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0 0	0 1,216,973 103,478 -1,320,461 -8,218,999 Q3 0 0	0 663,803 123,285 -787,088 -9,006,087 Q4 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1 0 0 0 0	0 1,504,621 155,040 -1,659,861 -11,995,685 Year 2 02 0 0 0	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778 03 1,251,783 0 0	12,518 12,518 188,412 634,401 -11,926,376 Q4 2,503,566 0 0	0,122 15,021 1,698,277 178,896 1,127,106 -10,799,271 0,127 0,004,279	0,00 15,02 161,089 1,144,012 0,655,250 Year 3 02 0 0 0	0,122 15,021 1,698,277 1,498,277 1,44,829 1,161,172 -8,494,086 Q3 3,004,279 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4 3,004,279 0 0	15,021 1,698,277 109,732 1,198,289 -6,119,228 01 3,004,279 0 0	15,021 1,698,277 91,788 1,214,213 -4,005,015 Year 4 Q2 3,004,279 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,589 0 3,004,279 0 0	15,021 1,299,996 55,089 1,649,194 -2,023,395 Q4 3,004,279 0 0	15,021 768,953 30,351 2,204,975 181,580 Q1 3,004,279 0 0	15,021 15,021 0 2,766,368 2,947,948 Year 5 02 3,004,279 0 0	0,123 15,021 105,150 0 2,899,129 5,847,077 Q3 3,004,279 0 0	22,532 3,755 26,287 0 724,782 6,571,880 Q4 751,070 0 0	0 0 0 6,571,860 Q1 0 0	0 0 0 6.571,860 0 2 0 0 0 0 0	0 0 0 6,571,860 0 0 0	0 0 6,577,880 0 -6,577,880 0 0 -0 -0 0 0 0 0 0 0 0 0 0
Legals Metc. COSTS BEFORE LAN COSTS BEFORE LAN For Residual Valuation EXPENDITURE EXPENDITURE Land Shamp Duty Examents etc. Legals Acquisition	ID INT AND PROF Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Plow Opening Balanco Closing Balanco Closing Balanco Cosing Balanco ADDITIONAL PR As Above E	0 1,497,637 6,298,942 6,796,599 0 6,796,599 0 0 0 0 0 1 0 1 0 1 0 1 0 1 0 1 0 4,786,599 0 0 1 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 101,949 -101,549 -6,898,548 Year 1 Q2 0 0	0 1,216,973 103,478 -1,320,461 -8,218,999 0 0 0 0 0 0 0	0 663,803 123,285 -787,088 -9,006,087 Q4 0 0 0 0 0	0 1,194,846 135,091 -1,328,937 -10,336,024 01 0 0 0 0 0 0 0	0 1,504,621 155,040 -1,659,661 -11,995,685 Year 2 Q2 0 0 0 0 0	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778 0,23 1,251,783 0 0 0	12,518 12,518 188,412 634,401 -11,926,376 04 2,503,566 0 0	0,121 15,021 15,021 1,698,277 178,896 1,127,106 -10,799,271 0,107,09,271 0,107,09,271	0,021 15,021 15,021 161,989 1,144,012 0,656,259 Year 3 Q2 3,004,279	0,123 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 3,004,279 0 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4 3,004,279 0 0 0 0	15,021 1,698,277 109,732 1,196,269 -6,119,228 Q1 3,004,279 0 0 0 0	15,021 1,898,277 91,788 1,214,213 -4,905,015 Year 4 Q2 3,004,279 0 0 0	1,698,277 73,575 1,232,426 3,672,589 0 3,004,279 0 0 0	15,021 1,299,996 55,089 1,649,194 -2,023,396 Q4 3,004,279 0 0 0	15,021 768,953 30,351 2,204,975 181,580 01 3,004,279 0 0	15,021 237,910 0 2,766,368 2,947,948 C2 3,004,279 0 0 0	90,123 15,021 105,150 0 2,899,129 5,847,077 0 3,004,279 0 0 0	22,532 3,755 26,287 0 724,782 6,571,880 Q4 751,070 0 0 0	0 0 0 6,571,860 0 0 0 0 0 0	0 0 0 6.671,860 Vear 6 02 0 0 0 0	0 0 0 0 6,571,860 0 0 0	0 0 6,571,860 0 -6,571,860 0 0 0 0 0 0 0 0 0
Legals Matc. COSTS BEFORE LAN For Residual Valuation For Residual Valuation Recome Recome EXPENDITURE Land Examp Duty Essements etc. Legals Acquisition Planing Fee	Land Interest Profit on Casts Profit on Casts Profit on Casts Profit on Casts Depring Balanci Casting Balanci	0 0 1,497,637 5,296,962 0 4,796,599 0 0 0 0 0 165,625 0 165,625 0 0 165,625 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0 0	0 0 1,216,973 103,478 -1,320,451 -8,218,999 0 0 0 0 0 0 0 0 0 0 0 0 0	0 663,803 123,285 -787,088 -9,006,087 Q4 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 1,329,937 10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,621 155,040 -1,659,661 -11,995,685 Year 2 Q2 0 0 0 0 0 0 0 0 0	37,553 6,259 1,636,940 179,935 -665,093 -12,560,778 -0 -0 0 0 0 0 0	12,518 12,518 188,412 634,401 -11,926,376 0,0 0,0 0,0 0,0	10,123 15,021 1,698,277 178,896 1,127,106 -10,799,271 0,004,279 0 0 0 0	15,021 15,021 1,698,277 161,989 1,144,012 9,665,259 Year 3 Q2 Q2 3,004,279 0 0 0 0 0	30,128 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 3,004,279 0 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 Q4 3,004,279 0 0 0 0 0 0	15,021 1,098,277 109,732 1,198,269 -6,119,228 Q1 3,004,279 0 0 0	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 02 3,804,279 0 0 0 0	1,698,277 73,575 1,232,426 -3,672,589 0 3,004,279 0 0 0 0	15,021 1,299,996 55,089 1,549,194 -2,023,395 	15,021 768,953 30,351 2,204,975 181,580 0 0 0 0 0 0	15,021 237,910 0 2,766,368 2,947,948 Year 5 Q2 3,004,279	90,125 15,021 0 2,899,129 5,847,077 0 3,004,279 0 0 0	22,532 3,755 26,287 0 724,782 6,571,880 Q4 751,070 0 0 0 0	0 0 0 6,571,860	0 0 0 6.571,860 02 0 0 0 0 0	0 0 0 0 6,571,860 0 0 0 0 0 0	0 0 6.571,860 0 -6.571,860 0 -0 -0 0 0 0 0 0 0 0 0
Legals Matc. COSTS BEFORE LAN COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CEL MCOME EXPENDIVE Land Stamp Duty Essements etc. Legals Anglistion Flaming Fig. Gis	ID NT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costs Balance Costs Balance Costs Balance As Above E	0 0 1,497,637 5,298,962 6,796,599 0 0 0 16,565 0 0 165,550 0 165,550 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,949 -101,949 -101,949 -588,548 Year 1 Q2 0 0 0 0 0 0	0 1,216,973 1,03,478 -1,320,451 -8,218,599 Q3 0 0 507,423 49,785	0 643,803 123,285 -787,088 -9,006,087 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,621 155,040 -1,659,661 -11,995,685 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	37,553 6,259 1,636,940 179,935 -666,093 -12,560,778 -0 -0 0 0 0 0 0 0 0 0 0 0	12,519 12,519 188,412 634,401 -11,926,376 04 2,593,566 0 0 0 0 0 0	90,128 15,021 178,896 1,127,106 -10,799,271 0,127,106 -10,799,271 0,000,279	0,000 15,021 16,088,277 161,089 1,144,012 -0,655,259 Year 3 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0	30,128 15,021 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 3,004,279 0 0 0 0 0 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 109,732 1,196,209 -6,119,228 Q1 3,004,279 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 Q2 3,004,279 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,589 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,299,996 55,089 1,649,194 -2,023,395 	15,021 768,953 30,351 2,204,975 181,580 Q1 3,004,279 0 0 0 0 0 0	15,021 237,910 0 2,766,368 2,947,948 Year 5 C2 3,004,279 0 0 0 0 0 0 0 0 0 0	90,123 15,021 0 2,899,129 5,847,077 0 3,004,279 0 0 0 0 0 0	22,532 3,755 26,287 0 7724,782 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0,571,860 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571.860 9 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 6,571,860 0 0 0 0 0 0 0 0 0	0 0 6,571,860 0
Legis Maci COSTS BEFORE LIN COSTS BEFORE LIN Per Residual Valuation Per Residual Valuation Per Residual Valuation Second Baceback Cost Baceback Cost Baceback Cost Baceback Cost Residual Valuation Days August Augu	ID INT AND PROF Land Profit on Cross Profit on GDV Cash Prow Opening Balanc Closing Balance ADDITIONAL PR As Above	0 0 1,497,637 5,298,942 6,796,599 0 4,796,599 0 16,625 0 49,688 60,000 166,825 0 49,688 60,000 20,700 248,906	0 0 101,949 -101,949 -6,898,548 - Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,461 -8,218,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 643,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,621 155,040 -1,659,861 -11,995,685 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	37,553 6,259 1,636,940 179,935 -565,093 -12,560,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12,519 12,519 188,412 634,401 -11,926,376 Q4 2,593,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0,123 15,021 15,021 178,896 1,127,106 10,790,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 16,089,277 161,989 1,144,012 -0,665,259 Year 3 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	30,123 15,021 1,698,277 1,44,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1.698,277 127,411 1.178,590 -7.315,496 Q4 3.004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 109,732 1,196,289 -6,119,228 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 Q2 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,589 Q3 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,299,996 55,089 1,649,194 -2,023,396 04 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 0 0 0 0 0 0 0 0 0 0 0	15,021 237,910 0 2,766,368 2,947,948 Year 5 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	90,123 15,021 0 2,859,129 5,847,077 0 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,535 3,755 26,287 0 724,782 6,671,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6,571,860	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 6,571,880 0 0 0 0 0 0 0 0 0	0 0 6,571,860 0 -6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagas Macia COST BEFORE LAN COST BEFORE LAN Per Resident Valuation Per Resident Valuation Per Resident Valuation ROOM ROOM REPENDING File Anthone Research 4 Starp Day Barp Day Estamong File Anthone Rooman Star Control Participation Participation Performance Company Contacting Company Contacting Contacti	Land Land Interest Profit on Costs Profit on GDV Cash Row Opening Balanci Cosing	0 1,497,637 5,298,962 0 -6,796,599 0 0 -6,796,599 0 0 0 0 0 0 0 165,625 0 165,625 0 165,625 0 165,625 0 165,625 0 249,020 165,728,599 178,	0 0 101,949 -101,949 -6,898,548 Year 1 02 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,451 8,218,999 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 643,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,594,621 155,040 -1,659,661 -11,995,685 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	37,553 6,229 1,636,349 179,935 -565,093 -12,560,778 0,3 1,251,783 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	12,510 12,510 12,510 13,680,752 188,412 634,401 -11,926,376 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9,1,23 15,021 15,021 1,698,277 178,896 1,127,108 -10,799,271 0,1 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 1,698,277 161,989 1,144,012 0,655,259 Year 3 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	0,123 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1,698,277 127,411 1,178,590 -7.315,496 -7.315,496 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 109,732 1,198,289 0,11 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 91,788 1,214,213 -4,005,015 Year 4 Q2 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,589 Q3 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,299,996 55,089 1,649,194 -2,023,396 04 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 0 2,766,368 2,947,948 Year 5 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	90,129 15,021 105,150 0 2,899,129 5,847,077 Q3 3,064,279 0 0 0 0 0 0	22,535 3,755 26,287 0 724,782 6,671,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571,860 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6,571,860 0 0 0 0 0 0 0 0 0 0	0 0 6.577,860 0 -6.571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagat COTT BEFORE LAN COTT BEFORE LAN Per Residual Valuation Res Residual Valuation Recover Reco	Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balance ADDITIONAL PR As Above	0 1,497,637 5,296,962 4,796,599 0,796,59	0 0 101,949 -101,949 -6,898,548 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,461 -8,218,099 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6453,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -1,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,594,621 155,040 -1,699,661 -11,995,685 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	37,553 5,259 1,636,249 179,935 -666,093 -12,560,778 0 0 0 0 0 0 0 0 0 0 0 0 0	12,518 12,518 12,518 13,680,752 188,412 634,401 -11,926,376 0 4 2,503,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	30,122 15,021 178,896 11,127,106 11,127,106 11,127,106 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 161,089 1,144,012 -0,655,259 0,22 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	30,124 15,021 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1,698,277 127,411 1.178,590 -7.315,496 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 16,021 16,023 109,732 1,199,289 -6,119,228 -0,1 3,004,279 0 0 0 0 0 0 0 0 0 0 0 1,184,027 -1,194,289 -1,195,289 -1,195,289 -6,119,228 -1,195,289 -6,119,228 -1,195,289 -6,119,228 -1,195,289 -6,119,228 -1,195,289 -6,119,228 -1,195,289 -6,119,228 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,289 -1,195,279 -1,195,289 -1,195,29	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 Q2 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,599 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,299,996 55,089 1,649,194 2,023,395 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 0 2,37,66,368 2,347,348 Vear 5 02 3,094,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	90,123 15,021 195,150 0 2,899,129 5,847,077 Q3 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,535 3,756 26,287 0 724,782 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0,571,880 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 6.571.860 0
Lagas Macia COST BEFORE LAN COST BEFORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CL NOCOME DEPENDIT UNE Expension Resonance And Dependit UNE Expension Control Cost Cost Cost Control Cost C	ED INT AND PROF Land Interest Profit on GDV Cash Flow Opening Balance Cosing Balance Cosing Balance Cosing Balance Cosing Balance Cosing Balance Cosing Balance Cosing Balance	0 0 1.497,637 5.298,962 4.796,599 0 0 4.796,599 0 0 105,059 0 4.968 60,000 105,825 0 49,688 60,002 248,256 0 5.276,768 0 5.276,769 0 10,599 0 0 10,597 0 10,597 0 0 10,597 0 10,597 0 10,597 0 10,597 0 10,599 0 0 10,597 0 10,597 0 10,597 0 10,597 0 10,597 0 10,597 0 10,597 0 0 10,597 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101.949 -101.949 -6.890,548 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,451 -2,18,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6653,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,621 155,040 -1,659,685 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	3/,553 6,229 1,636,540 179,935 -655,093 -12,560,778 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	12,518 12,518 12,518 12,518 12,518 188,412 634,401 -11,026,376 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	30,123 15,021 15,021 178,896 1,127,106 10,760,271 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 161,989 1,144,012 9,655,259 Year 3 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	30,121 15,021 15,021 144,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 1,502,77 100,732 1,196,269 4,119,228 0 4,119,228 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,696,277 91,788 1,214,213 -4,905,015 Year 4 02 3,804,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,677,589 0 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1.299,996 55.089 1.649,194 -2.003.396 04 3.004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 768.983 30.351 2.204.975 181.580 01 3.004.279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 237,910 0 2,766,368 2,947,948 Year 5 (22 3,004,279 0 0 0 0 0 0 0 0 0 123,669 18,000	0, 15,221 15,221 105,150 0 2,899,129 5,847,077 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,755 26,287 0 724,782 6,571,860 Q4 751,070 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 6.571,860 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagat COST BEFORE LAN COST BEFORE LAN For Residual Yakution For Residual Yakution Recover Recove	ID INT AND PROF Land Interest Profit on COUS Profit on COUS Clash Flow Opening Balan Clash Flow Opening Balan Classification ADDITIONAL PR As Above E	0 1,497,637 6,299,942 4,7%6,599 0,7%6,59	0 0 101,349 -101,349 -0,298,545 Vear 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,216,973 103,478 -1,320,461 -8,218,999 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 663,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1.329,937 -1.336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,594,621 155,040 -1,659,661 -11,995,685 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	37,553 5,259 1,636,940 179,935 -565,093 -12,560,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12,518 12,518 12,518 12,518 12,518 12,518 12,518 12,518 12,518 14,612 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0,021 15,021 15,021 15,021 178,896 1,127,106 -16,795,271 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	15,021 1,698,277 161,989 1,144,012 9,605,259 0,00	30,021 15,021 15,021 1,698,277 144,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,648,277 109,732 1,196,269 -6,119,228 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 91,788 1,214,213 -4,905,015 Year 4 02 3,604,279 0 0 0 0 0 0 0 0 1,484,027 -194,319 7,101 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,572,589 03 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1.299,996 55.089 1.649,194 2.023,395 Q4 3.004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 181,580 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 0 2,766,368 2,947,948 7 Year 5 02 3,804,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	90,129 15,021 195,150 0 2,899,129 5,847,077 0 3,804,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,756 0 724,782 6,571,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571.860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571.860 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0.071,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Mac COST BEFORE LAN COST BEFORE LAN For Residual Valuation For Residual Valuation Residual Valuation Recote	ID INT AND PROF Land Interest Profit on Costs Profit on Costs Cash Plow Opening Balanc Cost Plow As Above As Above	0 1,497,637 5,796,962 4,796,599 4,796,599 4,796,599 0 105,625 0 105,625 0 105,625 0 105,625 0 105,625 0 105,625 0 0 105,625 0 0 105,625 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,949 -101,949 -101,949 -6,895,548 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,451 -1,320,451 -0,245,16,999 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 643,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,594,621 155,040 -1,699,681 -11,995,685 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	37,553 5,259 1,636,340 179,935 -565,093 -12,560,776 -355,093 -35	12,518 12,518 12,518 13,5401 11,926,376 04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0, 201 15, 021 15, 021 15, 021 15, 021 15, 021 15, 021 178, 896 1, 127, 108 10, 709, 271 0, 100 0, 00 0, 00	15,021 161,089 1,144,012 0,055,259 Year 3 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	0,021 15,021 15,021 1,608,277 144,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 127,411 1,178,500 -7,315,496 -7,96 -7,97	15,021 1,698,277 109,732 1,196,289 6,119,228 0 1,196,289 6,119,228 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,696,277 91,788 1,214,213 -4,805,015 Year 4 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,589 0 0 0 0 0 0 0 0 0 0 0 0 0	1,5,021 1,299,996 56,089 1,649,194 -2,023,396 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 0 2,766,368 2,947,948 Year 5 C2 3,064,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.001 16,021 16,021 165,150 0 2,899,129 5,847,077 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,756 26,287 0 724,782 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6,571,800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.671.880 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.671.880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagat Constraints and a second secon	D INT AND PROF Land Information Profit on GDV Dening Balan Closeng Balance Closeng Balance Closeng Balance E	0 1,497,637 5,796,962 4,796,599 4,796,599 CPIT Q1 0 0 106,625 40,685	0 0 101,349 -101,949 -101,949 -101,949 -101,949 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,461 4,218,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 643,803 123,285 -787,088 -9,006,087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 0 10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,594,621 155,040 -1,659,640 -11,995,685 Q2 Q2 Q2 Q Q Q Q Q Q Q Q Q Q Q Q Q	37.553 5.259 1.636.840 179.935 -565.093 -12.560,778 	12,518 12,518 12,518 13,680,752 188,412 634,401 -11,926,376 0 4 2,503,566 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0, 23 15, 22 15, 22 178, 896 1, 127, 108 1, 127, 108 0, 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 16,089 1,144,012 0,005,259 Vear 3 02 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	30,121 16,021 16,021 1,648,277 144,829 1,161,172 8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 127,411 1,178,590 -7,315,496 -7,315,496 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	15.021 1.648.277 109,732 1,198,289 45,119,228 0 45,119,228 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,696,277 91,788 1,214,213 -4,905,015 Year 4 02 3,904,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 73,575 1,232,426 -3,672,589 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1.299,996 55.089 1.649,194 -2.023,395 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 01 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 237,910 0 2,766,368 2,947,948 Year 5 (22 3,004,279 0 0 0 0 123,669 18,000 3,002 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 15.021 16.021 195,150 0 2.889,129 5.847,077 0 3.004.279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,522 3,376 0 724,782 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571.860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571,860 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagas Lagas COST BEFORE LAN COST BEFORE LAN For Residual Valuation Residual Valuation Record Re	D INT AND PROF a Lond Interest Protition GOUS Profition GOUS County Blaimo County Blaimo Apportion All Pro- As Above E	0 1,497,637 5,398,942 4,796,599 0 4,796,599 0 4,796,599 0 16,625 0 49,888 0 5,766,599 0 16,625 0 49,888 0 5,766,299 0 16,988 0 0 0 16,988 0 0 0 16,988 0 0 0 16,988 0 0 0 16,988 0 0 0 0 0 16,988 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,349 -101,349 6,898,548 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,216,973 103,478 -1,320,451 -8,218,099 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6453403 122,285 7787,088 0,000,687 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,845 135,091 -1,329,037 -10,335,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,621 155,040 -1,659,685 -11,995,685 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	3 J. 553 6.229 1.636,340 1.79,035 -665,093 -12,560,778 0 0 0 0 0 0 0 0 0 0 0 0 0	12,518 12,518 12,518 188,412 634,401 -11,926,376 0 0 0 0 0 0 0 0 0 0 0 0 0	0,001 15,001 15,001 178,896 1,127,106 -10,799,271 0,000 0,00 0,00 0,00 0,00 0,00 0,00 0	15,021 16,089 1,144,012 0,055,259 Vear 3 0 0 0 0 0 0 0 0 0 0 0 0 0	16,021 16,021 16,021 144,829 1,161,172 -8,494,086 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,698,277 127,411 1,178,550 -7,315,496 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,696,277 109,732 1,196,269 6,119,228 01 3,094,279 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,696,277 91,788 1,214,213 -4,000,015 Year 4 0 0 0 0 0 0 0 0 0 0 0 0 0	1,698,277 1,698,277 7,3,575 1,232,426 -3,672,589 0 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1,5,021 1,299,996 55,089 1,649,194 2,023,395 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 237,910 0 2,766,368 2,947,948 Year 5 02 3,994,279 0 0 0 0 0 0 0 0 0 0 0 123,669 18,000 3,092 0 0 0 0 0 0 0 0 0 0 0 0 0	0,125 16,211 165,219 0 2,259,129 2,259,129 0 2,259,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,376 0 724,782 6,571,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Contro Beroce Lan Contro Beroce Lan Par Residual Valuation Par Residual Valuation Record Recor	D NT AND PROF Internet Profit on Casts Profit on Casts Profit on Casts Profit on Casts Profit on Casts Opering Balance Centre Balance Act Above E	0 1,497,637 5,298,962 4,796,599 0,6,795,599 0,6,795,599 0,6,795,599 0,6,795,599 0,6,795 106,625 106,625 0,795 2,8,859 0,5,795 2,8,859 0,5,795 2,8,859 0,5,795 2,8,859 0,5,795 2,8,859 0,5,795 2,8,859 0,5,795 2,8,859 0,5,795 2,8,859 0,5,995	0 0 	0 0 1,216,973 103,478 -1,320,451 -1,320,451 -1,320,451 -2,18,999 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 643.263 123.285 -787.688 4.0006.087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,194,846 135,091 -1,329,937 -10,336,024 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,594,521 155,040 -1,590,861 1112,956,685 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	12,518 12,518 12,518 188,412 634,401 -111,926,376 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 15,021 15,021 178,896 1,127,106 -16,799,271 0 0 0 0 0 0 0 0 0 0 0 0 0	1,54,021 1,684,327 1,144,012 0,005,229 Vac 1,144,012 0,005,229 Vac 1,004,279 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	0,000 1,000 1,000 0,00 0,00 0,00 0,00 0	15.221 1.098.277 1.178.000 .7.315.466 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 16,021 1,698,277 109,732 1,198,289 4,119,228 0 1,198,289 4,119,228 0 1,198,289 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1.568.277 91.788 1.274.213 1.274.213 1.274.213 0 0 0 0 0 0 0 0 0 0 0 0 0	1,998,277 1,3575 1,232,456 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,549,596 1,299,596 55,089 1,649,194 2,023,395 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,975 181,580 0 1 3,804,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 15,021 237,910 0 2,766,368 2,947,948 Year 5 (2 0 0 0 0 0 0 0 0 0 0 0 0 0	5,0,519 165,159 0 2,899,129 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,376 0 724,782 6,671,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 6,671,860 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 8.57186 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Cashi Cashi Cashi Cashi Constraint Cashi For Residual Yakation Residual Yakatio	D NT AND PROF	0 1,497,637 1,298,962 1,796,599 0 4,796,599 0 1,796,599 0 1,796,599 0 1,312,500 166,625 0 49,688 166,625 0 166,625 0 166,625 0 166,625 0 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 10,000 597,423 40,782 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 -101,949 -101,949 4,889,589 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.2164,972 (0),478 -1.200,461 -1.200,461 -1.200,461 -1.200,461 -1.200,461 -1.200,461 -1.200,461 -0.00 -0	0 63.283 123.285 -787.688 -0.000.087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1198,846 135,097 -1,028,937 -1,028,9	0 1,504,621 155,040 -1,509,661 -1,1095,685 0 0 0 0 0 0 0 0 0 0 0 0 0	2,253 2,539 1,538,540 466,003 -12,560,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	12,518 12,518 188,412 188,412 188,412 198,4	18,021 18,021 18,021 18,021 18,086 1,127,108 1,127,108 1,127,108 1,127,108 0 0 0 0 0 0 0 0 0 0 0 0 0	1,54,021 1,698,277 1,61,589 1,544,012 0,655,299 Vear 3 0,044,027 0 0 0 0 0 0 0 0 0 0 0 0 0	1,60,21 1,698,277 144,829 1,161,172 -3,694,086 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 14,94,277 127,411 1,178,580 0 4 3,094,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,696,277 109,732 109,732 109,732 109,732 0,192,289 0,119,228 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1.696.277 91.788 1.274.213 4.096.015 Ves 4 4.096.015 0 0 0 0 0 0 0 0 0 0 0 0 0	1,008.277 1,575 1,222,426 0 0 0 0 0 0 0 0 0 0 0 0 0	1,52,621 1,299,596 55,089 1,649,194 -2,023,396 -2,023,396 -2,023,396 -2,023,396 -2,023,396 -2,023,094 -2,024 -2,024 -2,024 -2,024 -2,024 -2,024 -2,024 -2,024 -2,024 -2,029 -2,024 -2	15.021 768.953 30.351 2.204.975 181.680 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,5221 377,949 2,766,369 2,947,948 2,947,948 0 2,947,948 0 0 0 0 0 0 0 0 0 0 0 0 0	1,6,021 165,159 0 2,859,129 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,376 0 7724,782 6,571,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571,860 022 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagas Lagas COST BEFORE LAN COST BEFORE LAN For Residual Valuation CASH FLOW FOR CL. BCOME BC	LI AND PROF Interest Profit on Casts Profit on Casts Profit on Casts Profit on Casts Profit on Casts Profit on Casts Operving Balance Castrong Balance Castrong Balance Castrong Balance Castrong Balance Castrong Balance Castrong Balance Castrong C	0 1.437.637 5.299.942 4.756.599 0 4.756.599 0 4.756.599 0 4.756.599 0 4.756.599 0 0 1.45.625 0 0 0 1.45.625 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,349 4,508,540 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,276,573 -1,223,451 -1,223,451 -2,223,451 -2,223,451 -2,243,256 -2,43,256 -2,43,256 -2,43,256 -2,43,256 -2,43,256 -2,43,256 -2,43,256 -2,43,256 -2,43,256 -2,43,257 -2,457 -2,	0 643.803 123.285 -787.688 4.0006.087 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1194,444 135,094 1330,937 10,336,034 0 10,336,034 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.594,421 1.55,040 -1.550,660 1.159,56,665 0 0 0 0 0 0 0 0 0 0 0 0 0	2,553 2,529 1,525,540 1,778,035 4,65,030 4,65,030 4,12,560,778 0 0 0 0 0 0 0 0 0 0 0 0 0	1,2,516 1,2,516 1,2,516 1,2,516 2,2,516 2,2,517 1,1,256,276 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	9,5,621 1,56,21 1,76,896 1,172,766 1,172,766 1,172,766 1,172,766 1,172,766 1,172,766 1,172,766 1,172,766 1,172,766 0 0 0 0 0 0 0 0 0 0 0 0 0	1,54,071 1,698,377 1,144,072 3,655,250 Year 3 1,044,072 3,055,250 Year 3 1,044,072 3,054,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1,62,21 1,69,277 1,44,829 1,161,172 3,434,056 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.221 1.598.277 1.277.411 1.178.580 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 1,608,277 108,732 1,196,289 -6,119,228 -01 -3,004,279 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	15.23 91.788 1.214.213 1.214.213 1.214.213 0 0 0 0 0 0 0 0 0 0 0 0 0	1,489,277 73,575 1,222,426 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,	1,299,994 1,299,994 56,089 1,648,194 1,648,194 2,023,336 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 768,953 30,351 2,204,075 181,580 01 3,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	5,223 3,2749 2,276,369 2,276,369 2,247,349 Yes 2,247,349 Yes 2,247,349 Yes 2,247,349 0 0 0 0 0 0 0 0 0 0 0 0 0	1,5,271 165,159 0 2,599,129 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,376 0 724,782 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 6.571,860 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Corris BIFORE LAN CORT BIFORE LAN For Residual Yakuston For Residual Yakuston Reserved The Control of the BOOME Reserved The Control Boome Day Boome D	ID INT AND PROF Interest Profit on Casts Profit on Casts Profit on Casts Profit on Casts Devent platero Casto plat	0 1.497.637 1.298.962 4.796.962 4.796.962 0 0 0 0 165.625 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,949 4,888,548 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 11214527 11214527 11214527 11220451 4218.0090 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6433401 122,285 -767,588 0,000,687 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1158,099 1358,099 1358,099 143389,097 143386,084 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,421 155,040 -1,509,661 -1,509,661 -1,509,661 0 0 0 0 0 0 0 0 0 0 0 0 0	2,539 2,539 1,538,540 1778,035 466,003 1,72,906,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	148,412 188,412 188,412 188,412 118,412 0 0 0 0 0 0 0 0 0 0 0 0 0	9,8,631 1,68,277 1,78,896 1,127,106 1,127,106 1,127,106 0 0 0 0 0 0 0 0 0 0 0 0 0	19,021 199,082,277 191,369 0,055,220 0,00 0	1,65,021 1,69,027 1,464,827 1,464,827 1,464,827 1,464,827 1,464,027 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 14,944,277 127,411 1,178,580 2,7315,456 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15221 1988-277 1987-28 1987-28 1987-28 1982-28 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,523 1,598,277 1,214,213 1,214,213 1,214,213 1,214,213 1,214,213 1,214,213 1,214,213 1,214,213 0 0 0 0 0 0 0 0 0 0 0 0 0	1,488,277 71,575 1,222,426 1,222,426 0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0	1,289,398 1,289,398 5,5,69 1,540,114 3,001,306 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 766,853 30,351 2,354,975 181,569 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 2779-90 0 2.2796,360 2.2475,949 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	18,027 105,159 0 2,860,129 5,847,077 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,375 0 724,782 6,571,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Lagai COST BEFORE LAN COST BEFORE LAN For Residual Valuation Rec Residual Valuation Record	DI NT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costs Balance ADDITIONAL PR AGADOVIC MARCON Costs Balance Costs Ba	0 1.497.637 3.298.942 4.796.699 4.796.599 0 1.4796.599 0 1.4796.599 0 1.4796.599 0 1.4796.599 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 101,349 4,6596,546 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 11245477	0 463.843 777.081 0.000.097 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1138.484 135.091 -1.328.387 -1.328.387 -1.328.387 -0 -1.328.387 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.594,421 1.55,640 1.155,640 1.155,640 1.155,640 0 0 0 0 0 0 0 0 0 0 0 0 0	21,53 2,539 2,539 1,535,540 1,738,540 465,043 -12,960,778 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	1,2,518 1,668,722 188,412 188,412 198,412 198,412 198,412 199,215 1	14,631 14,082,277 178,086 1,127,166 1,127,166 1,127,166 1,127,166 1,127,166 1,127,166 0 0 0 0 0 0 0 0 0 0 0 0 0	16.021 1698.377 1615.690 1.144.012 4.656.260 0 0 0 0 0 0 0 0 0 0 0 0 0	1,6231 1,698,277 1,468,279 1,161,772 4,494,096 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 1,598,277 127,411 1,178,590 7,315,496 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 169,722 11,199,269 4,119,229 01 1,199,269 0 0 0 0 0 0 0 0 0 0 0 0 0	15221 1582377 1595277 1274213 1274213 1274213 1274213 0 0 0 0 0 0 0 0 0 0 0 0 0	1,093,277 71,575 1,232,456 1,232,456 3,367,2,599 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,229,326 1,229,326 1,246,154 2,003,326 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 796,953 30,361 117,569 117,569 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 17,249 2,766,368 2,547,548 2,547,548 2,547,548 2,547,548 0 0 0 0 0 0 0 0 0 0 0 0 0	1,5,2,7 1,5,2,7 1,5,2,7 2,5,5,1,9 2,5,5,1,9 0 2,5,5,1,9 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,376 3,376 0 724,782 6,571,860 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Lagai COSTS BEFORE LAN COSTS BEFORE LAN For Residual Yakuston Residual Yakuston Record Re	LD NT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Opering Balance Opering Balance Creare Balance Creare Balance E	0 0 1.497.637 2.298.962 4.796.599 0.796	0 0 101,349 -101,349 4.686.560 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 11,216,372 102,478 102,478 1,120,478 4,210,009 0 4,210,009 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 443.403 123.265 -787.688 0.000.097 0.4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1:54.344 1:55.091 -1.328.937 -1.328.937 -1.328.937 -1.328.937 -0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,504,421 155,040 -1,550,861 -1,550,861 -1,550,861 0 0 0 0 0 0 0 0 0 0 0 0 0	21,530 1,528,540 1,528,540 1,528,540 1,528,540 1,528,540 1,528,540 1,528,540 0 0 0 0 0 0 0 0 0 0 0 0 0	148,412 188,412 188,412 198,412 110,50,752 04 0 0 0 0 0 0 0 0 0 0 0 0 0	1,22,100 1,227,106 1,127,106 1,127,106 1,127,106 0 1,127,106 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 1693,580 1513,580 1513,580 15144,6172 0,655,290 0 0 0 0 0 0 0 0 0 0 0 0 0	1,623 1,695,277 144,529 1,465,572 2,6594,006 0 0 0 0 0 0 0 0 0 0 0 0 0	15221 14984,277 122,411 1,178,600 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15221 1998-277 1905-782 11.198-289 0 1.198-289 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,231 1,498,277 1,274,213 1,274,213 1,274,213 1,224,214 1,224,214 1,2	1,498,277 1,232,456 1,232,456 0,33 1,004,277 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0	1,543,144 1,548,154 1,548,154 1,548,154 1,548,154 1,548,154 0 0 0 0 0 0 0 0 0 0 0 0 0	15,021 786,953 30,361 1915,50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 27,766,368 2,2766,368 2,247,968 2,247,968 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 165,152 0 2,899,129 0 2,899,129 0 0 0 0 0 0 0 0 0 0 0 0 0	22,522 3,375 0 724,782 6,571,880 0 4 753,675 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 6.571.800 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagai Macia COST BEFORE LAN COST BEFORE LAN Per Residual Valuation Res Residual Valuation Recover Reco	ID INT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Cost Interest Cost Interest ADOTTIONAL PR ADOTTIONAL PR E	0 0 1.497.637 1.989.65 1.978.569 0.786.599 0.785.599 0.787.43 1.65.625 0.785.599 0.785.599 0.787.43 0.785.599	0 0 	0 0 11245477 1101.478 4.218497 0 4.218497 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 443.803 122.286 -787.088 0.000.007 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,154,246 1,55,091 1,323,80,72 0,1 0,1 0,1 0,1 0,0 0,0 0,0 0,0	0 1,264,421 1,55,040 1,4559,661 1,12265,665 0 0 0 0 0 0 0 0 0 0 0 0 0	2,5,5,2,5,2,5,2,5,2,5,2,5,2,5,2,5,2,5,2	12,258 (2000) 188,412 188,412 188,412 188,412 188,412 198,41	14.631 14.84.277 178.896 179.896 14.127.106 1.127.106 1.127.106 0 0 0 0 0 0 0 0 0 0 0 0 0	15.021 1694.277 161.589 1.144.012 0.050.299 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	1.46.27 1.46.27 1.46.27 1.46.27 1.46.27 1.46.27 1.46.27 1.46.27 1.46.27 0 0 0 0 0 0 0 0 0 0 0 0 0	15.221 1498.277 127.411 1.178.980 -7.315.486 0 0 0 0 0 0 0 0 0 0 0 0 0	15221 1998-277 1997-22 11.199-289 4.119-228 01 1.199-289 0 0 0 0 0 0 0 0 0 0 0 0 0	1523 1488277 1488277 1578 1578 1578 1480277 148027	1,232,428 1,232,428 1,232,428 1,232,428 0,3 1,232,428 0,3 0,0 0,0 0,0 0,0 0,0 0,0 0,0	1.229.326 1.229.326 1.540.154 2.031.306 0.44 1.640.154 2.031.306 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	15,021 798,953 30,361 2204,975 110,464,771 0 1,004,771 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 237,249 27,963,88 2,766,388 2,766,389 2,766,389 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,5,2,2,1 1,5,5,19 0 2,2,90,12 3,294,279 0 0 0 0 0 0 0 0 0 0 0 0 0	22,522 3,375 26,297 774,782 6,571,880 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7
Lagai Contro Bercore Lan Contro Bercore Lan Per Residual Valuation Per Residual Valuation Recore Record Rec	LI DINT AND PROF Interest Profit on Casts Profit on Casts Profit on Casts Profit on Casts Profit on Casts Depring Balance ADDITIONAL PR E	0 0 1.487.637 5.299,962 0 4.756,599 0 4.756,599 0 4.756,599 0 4.756,599 0 4.756,599 0 4.756,599 0 0 166,629 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 -101,349 4,882,588 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 11,226,927 103,478 103,478 4,216,929 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 443.453 122.256 7757.088 0.000.097 0.0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1/54.246 1/52.091 1/320,907 1/320,907 1/320,907 1/320,907 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1504.421 152,040 -1.550.80 -1.550.80 0 -1.505.80 0 0 0 0 0 0 0 0 0 0 0 0 0	21,53 25,59 14,84,840 1778,935 565,093 1,25,607,79 0 1,25,07,79 0 1,25,07,79 0 0 0 0 0 0 0 0 0 0 0 0 0	12,545 148,472 188,472 188,472 188,472 188,472 198,472 198,472 0 100,000 0 0 0 0 0 0 0 0 0 0 0 0	1.4.031 1.4.031 1.4.031 1.4.031 1.78.896 1.127.106 1.127.106 0 0 0 0 0 0 0 0 0 0 0 0 0	16,021 169,04,277 161,589 1,144,012 0,05,204 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0	1.00.21 1.00.27 144.029 144.029 1.101.172 4.694.000 0 0 0 0 0 0 0 0 0 0 0 0	15,221 1,598,277 127,411 1,178,300 0,178,300 0,0 0,0 0,0 0,0 0,0 0,0 0,0	15221 1998/277 1927/22 1927/22 1928/277 1928/277 1928/277 1928/277 1928/277 1928/277 1928/277 1928/277 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,523 1,696,277 1,788 1,274,213 4,050,015 Yes 4 2,050,015 0 0 0 0 0 0 0 0 0 0 0 0 0	1,4693,277 1,222,468 4,672,509 0 1,004,279 0 0 0 0 0 0 0 0 0 0 0 0 0	1.220.255 1.240.154 2.021.355 2.440.154 2.021.355 0.4 1.064.273 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	15,201 796,953 30,361 197,550 001 3,054,979 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15,221 137,249 2,709,260 2,247,240 7,247,240 0 2,247,240 0 0 0 0 0 0 0 0 0 0 0 0 0	1,5,271 1,65,152 0 2,899,129 0 2,899,129 0 0 0 0 0 0 0 0 0 0 0 0 0	22,532 3,376 26,287 724,782 6,571,880 0 4 753,679 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 16 Green 150

SITE NAME	Site 17	Green 70]															
INCOME	Av Size m2	%	Number 70		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	ile dwgs	rate			Build Cost BCIS	/m2 1,241	
Market Housing	111.0	70%	49		2,850	15,504,000	5,440		LAND	Land		/unit or m2 20,663	Total	1,446,431			No dwgs No dwgs under	70 20	462	9,240		CISH Energy	0	0.00%
Shared Ownership	62.6	7%	5		2,280	689,062	302			Stamp Duty Easements etc.		4 500	61,822	03.540			No dwgs over f	20	138 Total	2,760 12,000		Design Acc & Adpt	0	
Affordable Rent	62.6	23%	16		1,254	1,268,772	1,012		PLANNING	Legas Acquisite	21	1.50%	21,030	63,516								Small Sites Site Costs	0	0% 15%
Social Rent	62.6	0%	0		1,130	0	0			Planning Fee Architects		6.00%	12,000 624,503				Stamp duty call Land payment	c - Residual		1,446,431			1,443	
Grant and Subsidy	Shared Ownersh Affordable Rent	hip t			0	0				QS / PM Planning Consul	tants	0.50%	52,042 104,084											
SITE AREA - Not	Social Rent	ka.	32	the state	0	0	6 754		CONSTRUCT	Other Professio	nal	2.50%	260,210	1,052,839										
SITE AREA - Gross	2.92	ha	24	/ha		11,401,004	0,154		CONSTRUCT	Build Cost - BCI s106 / CIL	S Based	1,443	9,744,770 420,000						Total	61,822				
Sales per Quarter	0									Contingency Abnormals		2.50%	243,619 0	10,408,389			Stamp duty call Land payment	c - Add Profit		1,545,833				
Unit Build Time	3	Quarters Whole Site	Per ha NFT	Per ha GROSS		RUN Residual M	ACRO ctrl+r	0	FINANCE	Fees							125,000 250,000 500,000	0% 1% 3%	1% 3% 4%					
Residual Land Value Alternative Use Value		1,446,431 72,917	661,226	495,919 25,000		RUN CIL MACRO	D ctrl+l	-		Interest Legal and Valua	tion	6.00%	68,000	68,000			1,000,000 above	4%	5%					
Uplift Plus /h	20% ha 500,000	14,583 1,458,333		5,000 500,000		Clos	ing balance =	0	SALES	-									Total	77,292				
vi	ability Threshold	1,545,833		530,000		Check on phasing di	egs nos ect			Agents Legals		3.0%	523,855 87,309	ce e e ce e	42.670.244		Pre CIL s106	6,000 £/ L Tot	Jnit (all) al	420,000		LIT %	GDV 0.00%	0
Additional Profit		305,140	56						Developers Pr	ofit			0	611,164	13,070,341		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	420,000 0				
										% GDV % Costs		17.50% 0.00%			3,055,821 0		L		Total	420,000				
RESIDUAL CASH FLO	W FOR INTERES	01	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				5	10	12	12	12	12	7														
Market Housing Shared Ownership Attornable Root					0	0	0	1,107,429 49,219 90,627	2,214,857 98,437 181,252	2,657,829 118,125 217,504	2,657,829 118,125 217 504	2,657,829 118,125 217,504	2,657,829 118,125 217,504	1,550,400 68,906 126,877	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	E	0	0	0	0	0	0	1,247,274	2,494,548	2,993,457	2,993,457	2,993,457	2,993,457	1,746,183	0	0	0	0	0	0	0	0	0	0 0
EXPENDITURE Stamp Duty		61,822]																		
Ewsements etc. Legals Acquisition		U 21,696																						
Planning Fee Architects		12,000 312,252		312,252]																		
QS Planning Consultants		26,021 52,042		26,021 52,042																				
Other Professional		130,105		130,105											_									
Build Cost - BCIS Base s106/CIL Contingency	2		0	232,018 10,000 5,800	30,000	1,252,899 54,000 31,322	1,577,725 68,000 39,443	1,670,532 72,000 41 763	1,670,532 72,000 41,763	1,438,514 62,000 35,963	381,670 38,000 22,042	324,826 14,000 8,121	0	0	0	0	0	0	0	0	0	0	0	0 0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	ō	0	ō	ō	0	ō	0	0	ō	0	0 0
Finance Fees Legal and Valuation		0 68,000																						
Agents		0	0	0	0	0	0	37,418	74,836	89,804	89,804	89,804	89,804	52,386	0	0	0	0	0	0	0	0	0	0 0
Misc. COSTS BEFORE LAN	ID INT AND PROP	683,937	0	768,238	743,456	1,338,221	1,685,168	1,827,950	1,871,604	1,641,247	1,046,482	451,717	104,771	61,116	0	0	0	0	0	0	0	0	0	0 0
For Residual Valuation	Land Interest	1,446,431	31,956	32,435	44,445	56,263	77,181	103,616	113,880	106,244	87,555	59,664	22,432	0	0	0	0	0	0	0	0	0	0	0 0
	Profit on Costs Profit on GDV																							3,055,821
	Cash Flow Opening Baland	-2,130,369 0	-31,956	-800,673	-787,901	-1,394,485	-1,762,348	-684,292	509,063	1,245,965	1,859,420	2,482,076	2,866,254	1,685,067	0	0	0	0	0	0	0	0	0	0 -3,055,821
L	Closing Balano	-2,130,369	-2,162,324	-2,962,998	-3,750,899	-5,145,384	-6,907,732	-7,592,024	-7,082,961	-5,836,996	-3,977,576	-1,495,500	1,370,754	3,055,821	3,055,821	3,055,821	3,055,821	3,055,821 3	8,055,821 3	1,055,821 3	3,055,821	3,055,821	3,055,821 3,05	55,821 0
CASH FLOW FOR CIL	ADDITIONAL PR	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 0	Q3 Q4
INCOME	As Above E	0	0	0	0	0	0	1,247,274	2,494,548	2,993,457	2,993,457	2,993,457	2,993,457	1,746,183	0	0	0	0	0	0	0	0	0	0 0
EXPENDITURE		1.545.833																						
Stamp Duty		77,292	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 23,188	0	0	0	0	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		12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
QS Planning Consultants		26,021 52,042	0	312,252 26,021 52,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Other Professional		130,105	0	130,105	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 1,778,021	°	232,018 -294,576	696,055 -294,576	1,252,899	1,577,725	1,670,532 -294,576	1,670,532	1,438,514	881,670	324,826	0	0	0	0	0	0	0	0	0	0	0	o o
Post CIL s106 Contingency		0	0	5,800	17,401	30,000 31,322	60,000 39,443	72,000 41,763	72,000 41,763	72,000 35,963	72,000 22,042	42,000 8,121	0	0	0	0	0	0	0	0	0	0	0	0 0 0 0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Legal and Valuation		68,000	0	0	0	0	0	0	0	o	0	0	0	0	0	0	o	0	0	0	0	0	0	0 0
Agents Legals Misc		0	0	0	0	0	0	37,418 6,236	74,836	89,804 14,967	89,804 14,967	89,804 14,967	89,804 14,967	52,386 8,731	0	0	0	0	0	0	0	0	0	0 0
COSTS BEFORE LAN	D INT AND PROP	4,024,753	0	463,662	418,880	1,019,645	U 1,382,592	1,533,374	1,871,604	1,651,247	1,080,482	479,717	104,771	61,116	0	0	0	0	0	0	0	0	0	0 0
For CIL calculation]																		
	Interest Profit on cost		60,371	61,277	69,151	76,471	92,913	115,046	121,063	113,535	95,105	67,837	31,148	0	0	0	0	0	0	0	0	0	0	0 0 2,466,073
	Profit on GDV	4.024.752	-60 274	.524.000	.499.004	1000117	-1 475 POP	-401.445	501 000	1 220 070	1 917 070	2.445.000	2 957 505	1 695 007	0	0		0	0	0	0		0	0
	Cash Flow Opening Balance Closing Balance	-4,uz4,753 0 -4,024.753	-60,371 -4,085.124	-524,939	-488,031	-1,096,117	-1,475,505	-401,146 -8,070.861	501,880 -7,568.981	-6,340.306	1,81/,870	2,445,903	2,857,538	2,466.073	U 2,466,073	0 2,466.073	0 2,466.073	2,466,073	U 2,466,073 2	U 1,466,073	U 2,466,073	2,466.073	U 2,466,073 2.4F	u -2,466,073 36,073 0
																							A.T.	

		Green 30							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	IT COSTS							Planning fee ca	alo				Build Cost	/m2		
	m2		30		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 30	rate			BCIS CISH	1,241	0.00%	
Market Housing	113.4	70%	21		2,850	6,788,700	2,382			Land		22,322	22.024	669,673			No dwgs under	30	462	13,860		Energy	0		
Shared Ownership	56.4	7%	2		2,280	266,395	117			Easements etc.			22,984				No dwgs over :	0	138 Total	13,860		Acc & Adpt	15		
Affordable Rent	56.4	23%	7		1 254	490 515	391			Legals Acquisition	on	1.50%	10,045	33,029								Water Small Sites	1	0%	
					-,201				PLANNING													Site Costs	186	15%	
Social Rent	56.4	0%	0		1,130	0	0			Planning Fee Architects		6.00%	13,860 267,320				Stamp duty cal Land payment	c - Residual		669,673			1,443		
Grant and Subsidy	Shared Owners!	ihip			0	0				QS / PM		0.50%	22,277												
	Social Rent	2			0	0				Other Profession	nal	2.50%	44,553	459,394											
SITE AREA - Not	0.94	ha	32	to.		7 545 610	2 990		CONSTRUCT	ON .															
SITE AREA - Gross	1.10	ha	27	/ha		1,545,515	1,000		CONSTRUCT	Build Cost - BCI	IS Based	1,443	4,171,063						Total	22,984					
										s106 / CIL Contingency		2.50%	180,000				Stamp duty cal	c - Add Profit							
Sales per Quarter	0									Abnormals			0	4,455,340			Land payment			584,559					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0%	1% 3%						
Residual Land Makes		Whole Site	Per ha NET	Per ha GROSS	i	Cia	sing balance =	0		Fees			0				500,000	3%	4%						
Alternative Use Value		27,574	/19,31/	25,000		RUN CIL MACR	tO ctrl+l			Legal and Valuat	don	6.00%	35,000	35,000			above	475	4%						
Uplift Plus /ha	20% a 500.000	5,515 551.471		5,000		Clo	sing balance =	0	SALES										Total	23,382					
Via	ability Threshold	584,559		530,000		Check on phasing o	degs nos			Agents		3.0%	226,368				Pre CIL s106	6,000	E/ Unit (all)			ШΤ	% GDV		
			F/m2			com	rect			Legals Misc		0.5%	37,728	264.096	5 916 532				Total	180,000			0.00%	0	
Additional Profit		281,872	118							inter.			Ű	204,030	5,510,552		Post CIL s106	6,000	£/ Unit (all)	180,000					
									Developers Pro	MR KGDV		17 50%			1 320 482		CIL	0	£/m2 Total	0					
										% Costs		0.00%			0				1 Colar	100,000					
RESIDUAL CASH FLOW	W FOR INTERES	ат	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
UNITS Started				6	6	6	6	6		_	_	_						_			_				
Market Housing					0	0	0	1,357,740	1,357,740	1,357,740	1,357,740	1,357,740	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	ő	98,103	98,103	98,103	98,103	98,103	0	0	ō	0	ő	0	0	0	0	ő	ő	0	ő
Social Rent Grant and Subridu					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	E	0	0	0	Ő	ő	0	1,509,122	1,509,122	1,509,122	1,509,122	1,509,122	0	o	ō	0	ő	ŏ	ő	ŏ	o	ő	ō	0	0
EXPENDITURE		1				1																1			
Stamp Duty		22,984																							
Legals Acquisition		10,045				1																1			
Diagona Face		43.050																							
Architects		13,860		133,660																					
QS		11,138		11,138																					
Other Professional		55,692		55,692																					
Build Cort - DOID D-			0	278 071	556 142	834 212	834 212	834 212	556 142	278 074	0	0	0		0	0		c	0	0	0		0	0	
s106/CIL		1	0	12,000	24,000	36,000	36,000	634,213 36,000	24,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	6,952	13,904	20,855	20,855	20,855	13,904	6,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abromais			U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	0	U	U	U
Finance Fees		0																							
segarano valuation		30,000				1																1			
Agents		0	0	0	0	0	0	45,274	45,274	45,274	45,274	45,274	0	0	0	0	0	0	0	0	0	0	0	0	0
Legas Misc.		U	0	0	U	U	0	7,546	7,546	7,546	7,546	7,546	0	0	0	U	0	0	0	0	0	0	U	0	0
COSTS BEFORE LAND	D INT AND PROP	304 656		519,790	594,045	891,068	891,068	943,887	646,865	349,842	52,819	50.040	0		0	0	0	0	0	0	0	0	0	0	0
			0									32,019									•				
			0									52,019		0							Ĵ.				
For Residual Valuation	Land	669,673	14.615	14 924	22.954	22 107	45 955	60.010	52 422	40.284	22 400	2.007				0		0	0						
For Residual Valuation	Land Interest Profit on Costs	669,673	0	14,834	22,854	32,107	45,955	60,010	52,432	40,284	23,499	2,007	0	0	0	0	0	D	0	0	0	0	0	0	0
For Residual Valuation	Land Interest Profit on Costs Profit on GDV	669,673	0	14,834	22,854	32,107	45,955	60,010	52,432	40,284	23,499	2,007	o	0	D	0	0	o	0	0	0	0	0	0	0 1,320,482 0
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow	-974,328	0 14,615 -14,615	-534,624	22,854	32,107 -923,175	45,955	60,010	52,432 809,826	40,284	23,499	2,007	0	0	0	0	0	0	0	0	0	0	0	0	0 1,320,482 0 -1,320,482
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-974,328 0 -974,328	0 14,615 -14,615 -988.943	14,834 -534,624 -1.523,567	22,854 -616,899 -2.140,466	32,107 -923,175 -3.063,641	45,955 -937,023 -4.000.664	60,010 505,225 -3.495.439	52,432 809,826 -2.685.613	40,284 1,118,996 -1.566,617	23,499 1,432,803 -133,814	2,007 1,454,295 1,320,482	0	0	0	0	0	0	0	0	0	0	0	0	0 1,320,482 0 -1,320,482
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-974,328 0 -974,328	0 14,615 -14,615 -988,943	14,834 -534,624 -1,523,567	22,854 -616,899 -2,140,466	32,107 -923,175 -3,063,641	45,955 -937,023 -4,000,664	60,010 505,225 -3,495,439	52,432 809,826 -2,685,613	40,284 1,118,996 -1,566,617	23,499 1,432,803 -133,814	2,007 1,454,295 1,320,482	0 1,320,482	0	0 1,320,482	0 0 1,320,482	0 0 1,320,482	0 0 1,320,482	0 0 1,320,482	0	0	0 0 1,320,482	0 1,320,482	0	0 1,320,482 0 -1,320,482 0
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	-974,328 0 -974,328	0 14,615 -14,615 -988,943 Year 1	14,834 -534,624 -1,523,567	22,854 -616,899 -2,140,466	32,107 -923,175 -3,063,641	45,955 -937,023 -4,000,664 Year 2	60,010 505,225 -3,495,439	52,432 809,826 -2,685,613	40,284 1,118,996 -1,566,617	23,499 1,432,803 -133,814 Year 3	2,007 1,454,295 1,320,482	0 0 1,320,482	0	0 1,320,482 Year 4	0 1,320,482	0 0 1,320,482	0 1,320,482	0 1,320,482 Year 5	0 1,320,482	0	0 1,320,482	0 1,320,482 Year 6	0	0 1,320,482 0 -1,320,482 0
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balance	-974,328 -974,328 -974,328 -974,328	0 14,515 -14,515 -988,943 Year 1 Q2	14,834 -534,624 -1,523,567 Q3	22,854 -616,899 -2,140,466 Q4	32,107 -923,175 -3.063,641 Q1	45,955 -937,023 -4,000,664 Year 2 Q2	60,010 505,225 -3,495,439 Q3	52,432 809,826 -2,685,613 Q4	40,284 1,118,996 -1,566,617 Q1	23,499 1,432,803 -133,814 Year 3 O2	2,007 1,454,295 1,320,482 Q3	0 1,320,482 Q4	0 0 1,320,482 Q1	0 1,320,482 Year 4 Q2	0 1,320,482 Q3	0 0 1,320,482 Q4	0 1,320,482 Q1	0 1,320,482 Year 5 Q2	0 1,320,482 Q3	0 1,320,482 Q4	0 0 1,320,482 Q1	0 1,320,482 Year 6 Q2	0 0 1,320,482	0 1,320,482 0 -1,320,482 0 Q4
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanci Closing Balanci ADDITIONAL PR As Above	-974,328 -974,328 -974,328 -974,328	0 14,515 -14,515 -988,943 Year 1 Q2 0	14,834 -534,624 -1,523,567 Q3 0	22,854 -616,899 -2,140,466 Q4 0	32,107 -923,175 -3,063,641 Q1 0	45,955 -937,023 -4,000,664 Year 2 Q2 0	60,010 505,225 -3,495,439 Q3 1,509,122	52,432 809,826 -2,685,613 Q4 1,509,122	40,284 1,118,996 -1,566,617 Q1 1,509,122	23,499 1,432,803 -133,814 Year 3 C2 1,509,122	2,007 1,454,295 1,320,482 Q3 1,509,122	0 1,320,482 Q4	0 0 1,320,482 Q1	0 1,320,482 Year 4 Q2 0	0 1,320,482 Q3 0	0 0 1,320,482 Q4 0	0 0 1,320,482 Q1	0 1,320,482 Year 5 Q2 0	0 1,320,482 Q3	0 1,320,482 Q4 0	0 0 1,320,482 Q1 0	0 1,320,482 Year 6 Q2 0	0	0 1,320,482 0 -1,320,482 0 Q4 Q4
For Residual Valuation	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balant Closing Balant Closing Balant Closing Balant Closing Balant E	-974.328 0 -974.328 0 -974.328 0 0 0 0 0 0	0 14,615 -14,615 -988,943 Year 1 Q2 0	14,834 -534,624 -1,523,567 Q3 0	22,854 -616,899 -2,140,466 Q4 0	32,107 -923,175 -3.063,541 Q1 0	45,955 -937,023 -4,000,664 Year 2 Q2 0	60,010 505,225 -3,495,439 Q3 1,509,122	52,432 809,826 -2,685,613 Q4 1,509,122	40,284 1,118,996 -1,566,617 Q1 1,509,122	23,499 1,432,803 -133,814 Year 3 Q2 1,509,122	2,007 1,454,295 1,320,482 Q3 1,599,122	0 1,320,482 Q4 0	0 1,320,482 Q1 0	0 1,320,482 Year 4 Q2 0	0 1,320,482 Q3 0	0 1,320,482 Q4 0	0 1.320,482 Q1 0	0 1,320,482 Year 5 Q2 0	0 1,320,482 Q3 0	0 0 1,320,482 Q4 0	0 1,320,482 Q1 0	0 1,320,482 Year 6 Q2 0	0 0 1,320,482 Q3 0	0 1,320,482 0 -1,320,482 0 Q4 Q4 0
For Residual Valuation CASH FLOW FOR CEL A NCOME EXPENDITURE Land	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Closing Balanc Closing Balanc ADDITIONAL PRI As Above E	669,673 -974,328 0 -974,328 OFIT Q1 0 584,559	0 14,615 -14,615 -988,943 Year 1 Q2 0	14,834 -534,624 -1,523,567 Q3 0	22,854 -616,899 -2,140,466 Q4 0	32,107 -923,175 -3.063,541 Q1 0	45,955 -937,023 -4,000,664 Year 2 Q2 0	60,010 505,225 -3,495,439 Q3 1,509,122	52,432 809,826 -2,685,613 Q4 1,509,122	40,284 1,118,996 -1,566,617 Q1 1,509,122	23,499 1,432,803 -133,814 Year 3 Q2 1,509,122	2,007 1,454,295 1,320,482 Q3 1,509,122	0 1,320,482 Q4 0	0 1,320,482 Q1 0	0 1,320,482 Year 4 Q2 0	0 1,320,482 Q3 0	0 1,320,482 Q4 0	0 1.320,482 Q1 0	0 1,320,482 Year 5 Q2 0	0 1,320,482 Q3 0	0 1,320,482 Q4 0	0 1,320,482 Q1 0	0 1,320,482 Year 6 Q2 0	0 0 1,320,482 Q3 0	0 1,320,482 0 -1,320,482 0 0 Q4 0
For Residual Valuation CASH FLOW FOR CIL A NCOME EXPENDITURE Land EXPENDITURE	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano Closing Balano Closing Balano E	-974,328 -974,328 0 -974,328 -974,328 0 -974,328 -974,559	0 14,615 -14,615 -988,943 Year 1 Q2 0	14,834 -534,824 -1,523,567 03 0	22,854 -616,899 -2,140,466 Q4 0	32,107 -923,175 -3.063,641 0	45,955 -937,023 -4,000,664 Year 2 Q2 0	60,010 505,225 -3,495,439 Q3 1,509,122	52,432 809,826 -2,685,613 04 1,509,122	40,284 1,118,996 -1,566,617 Q1 1,509,122	23,499 1,432,803 -133,814 Year 3 Q2 1,509,122	2,007 1,454,295 1,320,482 Q3 1,599,122	0 1.320,482 0 0	0 1,320,482 Q1 0	0 1.320,482 <u>Year 4</u> 02 0	0 1,320,482 Q3 0	0 0 1,320,482 Q4 0	0 0 1.320,482 0	0 0 1,320,482 <u>Year 5</u> 0 0	0 0 1,320,482 0 0	0 1,320,482 Q4 0	0 1,320,482 Q1 0	0 0 1.320,482 Year 6 Q2 0	0 0 1,320,482 0	0 1,320,482 0 -1,320,482 0 Q4 0
For Residual Valuation CASH FLOW FOR CIL A NCOME NCOME EXPENDITURE Land Stamp Duty Essements etc.	Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano Closing Balano ADDITIONAL PRI As Above E		0 14,615 -988,943 Year 1 Q2 0 0	14,834 -534,624 -1,523,567 Q3 0 0	22,854 -616,899 -2,140,466 0 0	32,107 -923,175 -3.063,641 0 0	45,955 -937,023 -4,000,664 Q2 0 0	60,010 505,225 -3,495,439 Q3 1,509,122 0 0	52,432 809,826 -2,685,613 Q4 1,509,122 0 0	40,284 1,118,996 -1,566,617 Q1 1,509,122 0 0	23,499 1,432,803 -133,814 -133,814 	2,007 1,454,295 1,320,482 03 1,599,122 0 0	0 1.320,482 0 0 0	0 0 1,320,482 Q1 0 0	0 0 <u>1.320,482</u> <u>Year 4</u> <u>0</u> 0 0 0	0 1,320,482 Q3 0 0	0 1,320,482 Q4 0 0	0 1,320,482 Q1 0 0	0 <u>1.320.482</u> <u>Year 5</u> <u>0</u> 0 0	0 0 1,320,482 0 0	0 1,320,482 Q4 0 0	0 0 1,320,482 0 0	0 1,320,482 Year 6 Q2 0 0	0 0 1,320,482 0 0	0 1,220,482 0 -1,320,482 0 -1,320,482 0 0
Por Residual Valuation CASH FLOW FOR CIL A NCOME EXPENDITURE Land Stamp Duty Easements etc. Lagdia Acquisition	Land Interest Profit on Costs Profit on GDV Cash Plow Opening Balano Opening Balano As Above E	074.328 074.328 0 074.328 0 0 0 584.559 23.382 0 8,768	0 14,615 -14,615 -988,943 Year 1 Q2 0 0 0 0 0 0	14,834 -534,624 -1,523,567 Q3 0 0	22,854 -616,899 -2,140,466 0 0 0	32,107 -923,175 -3,063,641 	45,955 -937,023 -4,000,664 - - Q2 0 0 0 0 0	60,010 505,225 -3,495,439 03 1,509,122 0 0 0	52,432 809,826 -2,685,613 Q4 1,509,122 0 0 0	40,284 1,118,996 -1,566,617 Q1 1,509,122 0 0 0	23,499 1,432,803 -133,814 Year 3 C2 1,509,122 0 0 0 0	2,007 1,454,295 1,320,482 0 1,599,122 0 0 0	0 0 1.320,482 0 0 0 0 0	0 0 1,220,482 0 0 0 0	0 1.320,482 Year 4 0 0 0 0 0	0 0 1.320,482 0 0 0 0	0 0 1,320,482 0 0 0 0	0 0 1,320,482 0 0 0 0	0 <u>1,320,482</u> <u>Year 5</u> <u>0</u> 0 0	0 0 1,320,482 0 0 0	0 0 1,320,482 0 0 0 0 0	0 0 1,320,482 0 0 0 0	0 0 1.320.482 02 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0	0 1,320,482 0 -1,320,482 0 -1,320,482 0 -1,320,482 0 -0 -0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR CIL A MCOME EXPENDITURE EXPENDITURE Examp Duty Easements etc. Lagish Acquisition Planning Fee	Lard Interest Profit on Costs Profit on GDV Cash Flow Opening Balance Cosing Balance Cosing Balance AdDITIONAL PR-	074.328 0 074.328 0 0FIT 0 584.559 23,382 0,769 13,860	0 14,615 -14,615 -088,943 -0 0 0 0 0 0 0	14,834 -534,624 -1,523,567 Q3 0 0 0 0 0 0 0 0	22,854 -616,899 -2,140,466 0 0 0 0 0 0	32,107 -023,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,664 - - - - - - - - - - - - - - - - - -	60,010 505,225 -3,495,439 Q3 1,509,122 0 0 0 0	52,432 809,826 -2,685,613 Q4 1,509,122 0 0 0 0 0	40,284 1,118,996 -1,566,617 Q1 1,509,122 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 O2 1,509,122 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0	0 0 1,20,482 Q1 0 0 0 0 0	0 0 1.320,482 7ear 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 Q3 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0	0 <u>1,320,482</u> <u>Year 5</u> <u>0</u> 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0	0 1,320,452 02 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0	0 1,300,482 0 -1,330,482 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR: CEL A NCOME EXPENDITURE Land Stamp Duty Essements sct. Legats Acquisition Parting: Floe Acclustics Sciences Cel Sciences Ce	Lard Interest Protition GDV Cash Row Opening Balanci Obering Balanci AbOTTIONAL PR As Above E	074.328 074.328 0 0774.328 0 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,615 -14,615 -988,943 	14.834 -534.624 -1.523.567 0 0 0 0 0 0 0 0 133.600	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0	32,107 -923,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,664 	60,010 505,225 -3,495,439 03 1,509,122 0 0 0 0 0 0	52,432 8008,826 -2,685,613 0,4 0,509,122 0 0 0 0 0	40,284 1,118,996 -1,566,617 Q1 1,509,122 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 02 1,509,122 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0	0 1.320,482 <u>Year 4</u> 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0	0 1,220,442 Q1 0 0 0 0 0 0 0 0 0	0 1,320,482 Year 5 Q2 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 02 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0	0 1.300,482 0 -1.330,482 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR CIL J NCOME INCOME EXPENDITURE Land Samp Duly Easements etc. Lageta Acquisition Paranity Fas Acchitects GG Paranity Consultants	Lard Interest Profit on GDV Cash Row Opening Balano Dosing Balano Dosing Balano Dosing Balano		0 -14,615 -988,943 Year 1 Q2 0 0 0 0 0 0 0 0	14,834 -534,624 -1,523,567 Q3 0 0 0 0 133,660 11,138 22,277	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -023,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,664 -Year 2 	60,010 505,225 -3,495,439 Q3 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0	52,432 8008,826 -2,685,613 0,4 1,505,122 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 -1,566,617 	23,499 1,432,803 -133,814 Year 3 C2 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 1,599,122 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,220,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Year 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 Q3 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,300,482 0 -1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR CIL J NCOME INCOME EXCENDING EXCENDING Stamp Day Excentration Land Stamp Day Excentration Land Parning Fee Architects G Parning Consultants Dian Parning Consul	Land Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costing Balance Costing Balance AbortionAL PRI As Above E	074.328 0 0 074.328 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,615 -088,943 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14.834 -534.624 -1,523.667 0 0 0 0 0 133.660 11,138 22.277 55.692	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -023,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,694 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 Q3 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52.432 809.826 -2.685.613 Q4 1,599.122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 72 02 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,220,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300,482 0 -1.320,482 0 C4 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR CLL 4 NCOME EXFENDITURE Exemption Exercised Statements E	Lard Irreset Profit on Costs Profit on Costs Profit on Cost Cash Row Opening Balane Closing Balane Closing Balane Closing Balane Closing Balane Closing Balane	074.328 074.328 0 074.328 0 074.328 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,615 -14,615 -988,943 Year1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -534,624 -1,523,567 0 0 0 133,660 11,138 22,277 56,692 278,071	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,654 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 0 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 809,826 -2,685,613 04 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 0 1,569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 O2 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Year 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 Vear 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300,482 0 -1.320,482 0 -24 0 0 0 0 0 0 0 0 0 0 0 0 0
For Residual Valuation CASH FLOW FOR CL . ReCOME RECENTURE Land Stars Duly Essements sic. Legala Acquisition Planing Foe Acquisition Planing Foe Planing Foe Diate Poolesisteral Build Cost - BCIS Base Dulity Clast - BCIS Base	Land Interest Profit on Costs Profit on Costs Profit on Cost Costing Balanci Costing Balanci Costing Balanci Costing Balanci Costing Balanci Costing Balanci Costing Balanci Costing C		0 14,615 -14,615 -068,943 Vear 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -534,624 -1,523,567 0 0 0 0 133,60 111,138 22,277 55,602 276,071 -173,624	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,355 -4,000,664 -4,000,664 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3.495,439 0 3 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 800,826 -2,685,613 0,4 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 1,566,617 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 O2 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 Vear 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 72 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.320.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,462 0 -1,320,462 0 0 0 0 0 0 0 0 0 0 0 0 0
CASH FLOW FOR CLL / CASH FLOW FOR CLL / MCOME BUTYENTONE BUTYENTONE Butyen Day Butyen Day Batyen Day Butyen Day Butyen Day Butyen Day Butyen Day Butyen Day Butyen Day Butyen Da	Land Interest Profit on Costs Profit on SOUT Cash Row Opening Balanci AportrionAL PR-		0 -14,615 -985,943 -995,943 -995,945,943 -995,945,945,945,945,945,945,945,945,945,	14.834 -534.624 -1.523.567 0 0 0 0 133.660 113.660 113.660 22.277 55.692 278.071 177.655 6.952	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0 556,142 -177,624 13,904	22,107 -023,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,654 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,496,439 	52,432 -2,685,613 Q4 1,569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 0 1,599,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 (22 1,608,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 Q3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 Vear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.000.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.462 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,452 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 41,300,482 0 0 -1,330,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR CLL CASH FLOW FOR CLL CASH ROOME EXPENDING EXPEND	Land Interest Profit on Costs Profit on Costs Profit on Soft Costing Balanci Obsting Balanci AbOTTIONAL PRC As Above	074.328 074.328 0 074.328 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,615 -14,615 -988,943 Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -634,624 -1,523,567 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,854 -616,899 -2,140,465 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -023,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,664 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 0 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 800,826 -2,685,613 0,4 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 Q1 1,569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 02 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,220,482 03 1,599,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,200,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 7ear 4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 Vear 5 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 C3 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300.482 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,452 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 -1,320,482 0 -1,320,482 0 -1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR CA. J. / ROCKE ROCKE ROCKE ROCKE ROCKE ROCKE ROCKER ROCK	Land Protein Costs Profit on Costs Profit on Costs Openring Balance Openring Balance ADDITIONAL PRI As Above	-074.328 -074.328 0 -074.328 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,615 -14,615 -2083.943 Vear 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -534,624 -1,523,567 0 0 0 133,560 11,138 72,277 52,56071 -173,624 0 0 0	22,854 -616,899 -2,140,465 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -023,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,664 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 03 1,509,122 0 0 0 0 0 0 0 0 834,213 36,000 20,855 0 0	52,432 8008,826 -2,685,613 0,4 1,609,122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 Q1 1,569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 02 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 7ear 4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,300,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 Year 5 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 -1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residuel Valuation CASH FLOW FOR CL L RECOME RECOME RECOME Barry Day Age Annota tel Recome Rec	Land Profit on Costs Profit on Costs Profit on GDV Cash Plow Costry Balance ADOITTONAL PRO	074.328 074.328 074.328 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,615 -14,615 -988,943 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -634,624 -1,523,567 0 0 0 133,660 0 11,138 11,138 11,138 11,138 22,270 11,138 22,5071 11,73,562 0 0 0	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3,063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -4,000,864 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 03 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 834,213 36,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 809,826 -2,685,613 0,4 0,0 0,0 0,0 0,0 0,0 0,0 0,0	40.284 1,118,996 1,556,617 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 C2 1,608,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,200,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,442 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 7ear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 92 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 -1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR CL. J COMMITTEE CL. STATE COMMITTEE CL. STATEE COMMITTEE CL. S	Lord Interest Profit on GDV Cath Rea Gorring Balanc Dorring Balanc Dorring Balance As Above		0 14,615 -965,943 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -634,624 -1,523,667 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	46,965 -837,023 -4,000,664 C2 C2 C2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 03 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 800,826 -2,685,613 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,666,617 -1,666,617 -1,1,699,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 C2 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,452 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.30482 Year5 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.452 Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,300,482 0 -1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
CABIT FLOW FOR CL J. CABIT FLOW FOR CL J. BRODE	Lord Interest Profit on GDV Cash Pore Covern Balanci Covern Balanci AborrtonAL PRC		0 14,615 -14,615 -000,943 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -534,624 -1,623,567 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,854 -616,899 -2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -4,000,664 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,495,439 	52,432 802,826 -2,685,613 1,599,122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 (22 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,464,295 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.1200-482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,200,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1 330,482 1 330,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,422 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300.442 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,442 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 4 1.320,482 0 -1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH R.OW FOR CE. J COMMISSION	Lord Interest Profit on GDV Cash Ree Opening Balance Cosing			14,834 -534,624 -1,523,667 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,854 -016,899 -2,149,466 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,664 202 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505.225 3,486,439 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 800,826 -2,685,613 04 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,566,617 0 1,569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Year 3 O2 1,509,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,320,482 0 1,599,122 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.120.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.120.442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.000.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1300.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.450 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1.300.482 0 -1.330.482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR CL / ROUTE ROUTE ROUTE CASH FLOW FOR CL / ROUTE ROUTE ROUTE CASH ROUTE	Land Interest Profit on ODV Coath Row Opening Balan Closing Balance ADDITIONAL PRO		0 14,815 268,923 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 -634,624 -1,523,667 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,854 -616,899 -2,140,465 Q4 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -023,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -037,023 -4,000,864 -2,022 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	60,010 505,228 -3,405,430 0 0 0 0 0 0 0 0 0 0 0 0 0	52,432 009,826 -2,685,613 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,996 -1,556,617 0 1,696,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,432,803 -133,814 Ca2 0 0 0 0 0 0 0 0 0 0 0 0 0	2,007 1,454,295 1,200,482 0 1,200,482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,200,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.330.482 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,200.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,120,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 11320.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.482 22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320.462 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.482 0 -1.320.482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR CLL COME COME COME COME COME COME COME COME	Lord Interest Profit on Costs Profit on SDV Cash Pietro Operang Balance Doiring Balance Doiring Balance Doiring Balance Doiring Balance Ad Above			14,834 - 534,524 - 4,523,567 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	22,854 416,889 2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -323,175 -3.063,641 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 -937,023 -4,000,864 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 	52,432 009,826 -2,686,613 04 1,599,122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,254 1,118,096 1,158,617 0 1,1569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,469 1,452,803 -133,814 0 0 0 0 0 0 0 0 0 0 0 0 0	2.007 1.464.295 1.200 482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1120 AH2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,320,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300.442 Var 4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320 482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,442 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300.452 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,200.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1120,452 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320.482 01 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.452 Vear 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0	0 1.300,482 0 -1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Reskul Valuation CASH FLOW FOR CL / J COSE COSE COSE COSE COSE COSE COSE COSE	Land Interest Profit on COST Profit on COST Coart Flow Opening Baban Coart Pow Opening Baban Coart State Coart Sta	449,473 449,473 074,328 074,328 074,328 0 0 594,529 1,3,660 1,3,660 1,3,660 1,3,660 1,3,660 0 0,768 5,6692 5,6692 0,00 0 0 0 0 0 0 0 0 0 0 0 0	0 - (44815 - (44815) - (44815 - (44815) - (44815	14,834 434,824 4,453,567 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,854 416,899 2,110,489 0 0 0 0 0 0 0 0 0 0 0 0 0	32,107 -923,175 -3,083,641 01 0 0 0 0 0 0 0 0 0 0 0 0 0	445,955 407 003 4000 864 7 92 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 -3,496,439 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	52.432 600.520 2.2665.913 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1.118,596 1.566,617 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 1,422,803 1,333,814 1,333,814 1,333,814 1,333,814 1,333,814 1,333,814 0 0 0 0 0 0 0 0 0 0 0 0 0	2.007 1.454.298 1.200.402 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1300.442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,300,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1320.482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1,200.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.200.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,200,442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,120,482 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1.220.482 9 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,442 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.320,482 0 -1.320,482 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASH FLOW FOR CL L CASH FLOW FOR CL L CASH TLOW FOR CL	Land Interest Profit on Costs Profit on DDV Copering Balance Copering Coper	404,077 471,323 471,329 471		14,834 -04,834 -1,823,687 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	22,854 456,899 2,140,466 0 0 0 0 0 0 0 0 0 0 0 0 0	22.407 422.179 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 407,023 4000,664 Vear 2 0 0 0 0 0 0 0 0 0 0 0 0 0	60,210 605,225 3,466,439 0 0 0 0 0 0 0 0 0 0 0 0 0	52.42 533.55 2.665.45 1.569.122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,396 1,596,617 0 1 1,596,617 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 (.432,854 .732,854 .762 .762 .763 .764 .754 .754 .754 .754 .754 .754 .754 .754 .754	2.007 1.464.299 1.200.482 0 1.664.299 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1200.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,300,482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,442 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,220,482 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1 1256.422 01 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.000 482 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,200.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1320,442 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1,200,480 22 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,320,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 130340 41.20.402 0 -1.20.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Per Residual Valuation CASIP FLOW FOR CL / ACCOME COME CASIP FLOW FOR CL / ACCOME CASIP FLOW FOR CL / CASIP	Land Profit on Costs Profit on SDV Coate Row Opering Balance Costang Balance Costang Balance Costang Balance Costang Balance Costang Balance Profit on costs Profit on SDV Cast Profit	494,077 494,077 0 0 0 0 0 0 0 0 0 0 0 0 0	0 14,815 -14,815 -14,815 -14,815 -14,815 0 0 0 0 0 0 0 0 0 0 0 0 0	14,834 - 4,423,467 - 4,523,567 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	22,854 416,899 3,140,486 0 0 0 0 0 0 0 0 0 0 0 0 0	22,107 423,175 3202,641 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 4077021 1000.664 0 0 0 0 0 0 0 0 0 0 0 0 0	60,010 505,225 3,449,449 03 1,649,122 0 0 0 0 0 0 0 0 0 0 0 0 0	52.432 903.85 2.656.453 1.669.122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,384 (118,98	23,499 1,422,803 133,814 Year 3 02 1,999,122 0 0 0 0 0 0 0 0 0 0 0 0 0	2.007 1.464.298 1.201.462 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11200.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1200.402 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.300.402 0 0 0 0 0 0 0 0 0 0 0 0 0			0 1 100 492 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,005,402 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1200.482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1322.442 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1320.462 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1000462 7446 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 130540 -1-320,442 0 -1-320,442 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Rev Resident Valuation CAGH FLOW FOR CLL CAGH FLOW FOR CLL CAGH TO	Land Profit on Costs Profit on ODY Costs Partie and DY Costs Parties Costs Pattern Costs Pattern Costs Pattern As Above Parties and Costs Parties and Costs	408,072 408,072 - 474,332 0 0 0 0 0 1 22,332 0 8,745 22,332 0 8,745 22,332 0 8,745 22,332 0 8,745 22,332 0 8,755 22,332 0 8,755 22,332 0 8,755 22,332 0 8,755 22,332 0 8,755 22,332 0 8,755 22,332 0 8,755 22,535 0 8,755 22,535 0 8,755 0 1,1385 0 0 0 0 0 0 0 0 0 0 0 0 0	t4815 '14815 '14815 '099 94 O2 O	14,834 43,834 44,823,867 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	22,854 4/68,899 2,169,686 0 0 0 0 0 0 0 0 0 0 0 0 0	22.107 423.175 13.06.441 0 0 0 0 0 0 0 0 0 0 0 0 0	45,955 - 497,023 - 4000,564 - 400,564 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	60,010 605,225 0 0 1,599,122 0 0 0 0 0 0 0 0 0 0 0 0 0	22.42 403.65 2.666.41 1.669.122 0 0 0 0 0 0 0 0 0 0 0 0 0	40,284 1,118,086 4,566,677 0 1,569,122 0 0 0 0 0 0 0 0 0 0 0 0 0	23,499 (122,803 (122,814) (122,814) (122,814) (122,814) (120,112) (140,112)	2.207 1.454.259 1.200.452 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11200-482 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1300 492 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1330.452 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,200,482 0 0 0 0 0 0 0 0 0 0 0 0 0		0 1300.42 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.00.452 02 0 0 0 0 0 0 0 0 0 0 0 0 0				0 100.642 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 130/20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 18 Green 30

Base L&S Site 18

									-																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	ilc				Build Cost	/m2		
	m2		20		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 20	rate			BCIS CISH	1,239	0.00%	
Market Housing	111.6	70%	14		2,850	4,454,550	1,563			Land Stamp Duty		20,894	10 204	417,888			No dwgs under	20	462	9,240		Energy	0		
Shared Ownership	64.7	7%	1		2,280	203,467	89			Easements etc.			10,394				No dwgs over :	0	138 Total	9,240		Design Acc & Adpt	15		
Affordable Root	64.7	22%	e		1 254	274 645	200			Legals Acquisiti	on	1.50%	6,268	16,663								Water Small Siter	1	0%	
Peror Gable Them	04.7	2070	5		1,204	374,040	200		PLANNING													Site Costs	186	15%	
Social Rent	64.7	0%	0		1,130	0	0			Planning Fee Architects		6.00%	9,240 180.067				Stamp duty call Land payment	c - Residual		417.888			1,441		
Grant and Subsidy	Shared Owners	hip			0	0				QS / PM		0.50%	15,006												
	Social Rent				0	0				Other Professio	nal	2.50%	30,011 75,028	309,352											
SITE AREA - Not	0.62	ha	22	da.		5 022 662	1 051		CONSTRUCT	ION															
SITE AREA - Gross	0.74	ha	27	/ha		5,052,002	1,351		000010001	Build Cost - BC	IS Based	1,441	2,810,850						Total	10,394					
										s106 / CIL Contingency		2 50%	120,000				Stamp duty cal	a - Add Profit							
Sales per Quarter	0									Abnormals		2.50 /4	0	3,001,121			Land payment	C - Aug I Ton		389,706					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0%	1%						
mark conduct 10.3 0.3 0.3 0.3 0.0 0.3 0.0 0.3 0.0 0.3 0.0 0.3 0.0 0.3 0.0																									
Alternative Use Value		18,382	000,020	25,000	J	RUN CIL MACE	RO ctrl+l			Legal and Valua	don	6.00%	27,000	27,000			above	4%	3%						
Uplift Plus /ba	20% xa 500.000	3,676		5,000		Clo	osing balance =	0	SALES										Total	11,691					
Via	ability Threshold	389,706		530,000		Check on phasing	degs nos			Agents		3.0%	150,980				Pre CIL s106	6,000	£/ Unit (all)			цт	% GDV		1
			Fim2			con	rect	l		Legals Misc		0.5%	25,163	176 143	3 948 167				Total	120,000			0.00%	c	4
Additional Profit		178,354	114	1													Post CIL s106	6,000	£/ Unit (all)	120,000					
									Developers Pr	% GDV		17.50%			880.716		CIL	0	£/m2 Total	0					
										% Costs		0.00%			0										
RESIDUAL CASH FLOW	W FOR INTERES	т	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME.		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4
INCOME UNITS Started				5	5	5	5																		
Market Housing					0	0	0	1,113,638	1,113,638	1,113,638	1,113,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	50,867 93,661	50,867 93,661	5U,867 93,661	50,867 93,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subride					0	0	0	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	1,258,166	1,258,166	1,258,166	1,258,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		10,394				1				1												1			
Easements etc. Legals Acquisition		0				1				1												1			
gan - requirement						1				1												1			
Planning Fee Architects		9,240		90.034																					
QS		7,503		7,503																					
Planning Consultants Other Professional		15,006 37,514		15,006 37,514		1				1												1			
and i remandrall															-										
Build Cost - BCIS Base s106/CIL	1		0	234,237 10,000	468,475 20,000	702,712 30,000	702,712 30,000	468,475 20,000	234,237 10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,856	11,712	17,568	17,568	11,712	5,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0				1																			
		07,000																							
Legal and Valuation		27,000																							
Legal and Valuation		0	0	0	0	0	0	37,745	37,745	37,745	37,745	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation Agents Legals Misc.		0	0	0 0 0	0	0	0	37,745 6,291	37,745 6,291	37,745 6,291	37,745 6,291	0 0	0	0	0	0	0 0	0	0 0	0 0	0	0	0 0	0	0 0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LAND	ID INT AND PROP	0 0 202,959	0 0	0 0 0 400,149	0 0 500,187	0 0 750,280	0 0 750,280	37,745 6,291 544,223	37,745 6,291 294,129	37,745 6,291 44,036	37,745 6,291 44,036	0	0 0 0	0 0	0 0 0	0 0 0	0 0	0 0 0	0 0	0 0	0 0 0	0 0	0 0	0 0 0	0 0
Legal and Valuation Agents Legals <u>Misc.</u> COSTS BEFORE LAND	ID INT AND PROP	0 0 202,959	0	0 0 400,149	0 0 500,187	0 0 750,280	0 0 750,280	37,745 6,291 544,223	37,745 6,291 294,129	37,745 6,291 44,03 6	37,745 6,291 44,036	0 0	0 0 0	0	0	0 0 0	0	0 0	0 0 0	0 0	0 0 0	0	0 0 0	0 0	0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANE For Residual Valuation	ID INT AND PROF	0 0 202,959 417,888	0 0 0	0 0 400,149	0 0 500,187	0 0 750,280	0 0 750,280	37,745 6,291 544,223	37,745 6,291 294,129	37,745 6,291 44,036	37,745 6,291 44,036	•	0 0 0	0	0 0 0	0 0 0	0	0	0	0 0	0	0	0	0 0 0	0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANE For Residual Valuation	D INT AND PROF Land Interest Profit on Costs	0 0 202,959 417,888	0 0 9,313	0 0 400,149 9,452	0 0 500,187 15,596	0 0 750,280 23,333	0 0 750,280 34,937	37,745 6,291 544,223 46,716	37,745 6,291 294,129 36,707	37,745 6,291 44,036 22,797	37,745 6,291 44,036 4,927	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 830,716
Legal and Valuation Agents Legals Mice. COSTS BEFORE LANE For Residual Valuation	ID INT AND PROP Land Interest Profit on Costs Profit on GDV	0 0 202,959 417,888	0 0 9,313	0 0 400,149 9,452	0 0 500,187 15,596	0 0 750,280 23,333	0 0 750,280 34,937	37,745 6,291 544,223 46,716	37,745 6,291 294,129 36,707	37,745 6,291 44,036 22,797	37,745 6,291 44,036 4,927	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 830,716 0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANC For Residual Valuation	ID INT AND PROF Interest Profit on Costs Profit on GDV Cash Flow	21,000 0 202,959 417,888 -620,846	0 0 9,313 -9,313	0 0 400,149 9,452 -409,602	0 0 500,187 15,596 -515,783	0 0 750,280 23,333 -773,613	0 0 750,280 34,937 -785,218	37,745 6,291 544,223 46,716 667,227	37,745 6,291 294,129 36,707 927,329	37,745 6,291 44,036 22,797 1,191,332	37,745 6,291 44,036 4,927 1,209,202	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 880,716 0 -880,716
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANC For Residual Valuation	DINT AND PROF Interest Profit on Costs Profit on GDV Cash Flow Opening Balanc Cinsten Parlero	21,000 0 202,959 417,888 -620,846 0 620 exe	0 0 9,313 -9,313	0 0 400,149 9,452 -409,602 -1 099.754	0 0 500,187 15,596 -515,783	0 0 750,280 23,333 -773,613 ,2 320 450	0 0 750,280 34,937 -785,218 -3,114,275	37,745 6,291 544,223 46,716 667,227	37,745 6,291 294,129 36,707 927,329	37,745 6,291 44,036 22,797 1,191,332 ,329,497	37,745 6,291 44,036 4,927 1,209,202 880,746	0 0 0 0 880.7%	0 0 0 0 880.746	0 0 0 880.7*4	0 0 0 0 880.7*6	0 0 0 0 880.716	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 880.746	0 0 0 0 880.746	0 0 0 0 880.7%	0 0 0 0 0 0 880.746	0 0 0 0 880.746	0 0 0 0 880.746	0 0 0 0 880.746	0 0 880,716 0 -880,716
Legal and Valuation Agents Legals <u>Misc.</u> <u>COSTS BEFORE LANE</u> For Residual Valuation	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	21,000 0 202,959 417,888 -620,846 0 -620,846	0 0 9,313 -9,313 -630,159	0 0 400,149 9,452 -409,602 -1,039,761	0 0 500,187 15,596 -515,783 -1,555,544	0 0 750,280 23,333 -773,613 -2,329,158	0 0 750,280 34,937 -785,218 -3,114,375	37,745 6,291 544,223 46,716 667,227 -2,447,148	37,745 6,291 294,129 36,707 927,329 -1,519,819	37,745 6,291 44,036 22,797 1,191,332 -328,487	37,745 6,291 44,036 4,927 1,209,202 880,716	0 0 0 880,716	0 0 0 0 880,716	0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,715	0 0 0 0 880,716	0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716	0 0 880,716 0 -880,716 0
Legal and Valuation Agents Legals Misc. COSTS BEFORE LANC For Residual Valuation	ID INT AND PROF a Land Interest Profit on Costs Profit on GDS Cash Flow Opening Balano Closing Balano Closing Balano	27,000 0 202,959 417,858 -620,846 0 -620,846	0 0 9,313 -9,313 -630,159 Year 4	0 0 400,149 9,452 -409,602 -1,039,761	0 0 500,187 15,596 -515,783 -1,555,544	0 0 23,333 -773,613 -2,329,158	0 0 750,280 34,937 -785,218 -3,114,375 Vest ?	37,745 6,291 544,223 46,716 667,227 -2,447,148	37,745 6,291 294,129 36,707 927,329 -1,519,819	37,745 6,291 44,036 22,797 1,191,332 -328,487	37,745 6,291 44,036 4,927 1,209,202 880,716 Year ³	0 0 0 880,716	0 0 0 0 880,716	0 0 0 880,716	0 0 0 880,716 Year 4	0 0 0 0 880,716	0 0 0 0 880.716	0 0 0 880,716	0 0 0 880,716	0 0 0 880,716	0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716 Year F	0 0 0 0 880,716	0 0 880,716 0 -880,716 0
Legard Valuation Agents Legals Micc. COSTS BEFORE LANC For Residual Valuation	ID INT AND PROP Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	21,000 0 202,959 417,888 -620,846 0 620,846 0 0 FIT	0 0 9,313 -630,159 Year 1 Q2	0 0 400,149 9,452 -409,602 -1,039,761	0 0 500,187 15,596 -515,783 -1,555,544	0 750,280 23,333 -773,613 -2,329,158	0 0 750,280 34,937 -785,218 -3,114,375 Year 2 Q2	37,745 6,291 544,223 46,716 667,227 -2,447,148	37,745 6,291 294,129 36,707 927,329 -1,519,819 Q4	37,745 6,291 44,036 22,797 1,191,332 -328,487	37,745 6,291 44,036 4,927 1,208,202 880,716 Year 3 OZ	0 0 0 880,716	0 0 0 880,716	0 0 0 880,716	0 0 0 880,716 Year 4 Q2	0 0 0 0 880,716	0 0 0 880.716	0 0 0 880,716	0 0 0 880,716 Year 5 Q2	0 0 0 0 880,716	0 0 0 880,716	0 0 0 0 880.716	0 0 0 880,716 Year 6 Q2	0 0 0 880,716	0 0 880,716 0 -880,716 0
Legal di Valuation Agents Legals Mac. COSTS BEFORE LANC COSTS BEFORE LANC COSTS MEFORE LANC For Residual Valuation CASH FLOW FOR CLL / BICOME	Land Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Closing Balano Closing Balano Closing Balano	27,000 0 202,959 417,888 -620,846 0 -620,846 0 0FIT Q1 0	0 0 9,313 -630,159 Year 1 Q2 0	0 0 0 9,452 -409,602 -1,039,761 Q3 0	0 0 500,187 15,596 -515,783 -1,555,544 Q4 0	0 0 750,280 23,333 -773,613 -2,329,158 Q1 0	0 0 34,937 -785,218 -3,114,375 Year 2 Q2 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 Q3 1,258,165	37,745 6,291 294,129 36,707 927,329 -1,519,819 Q4 1 208,165	37,745 6,291 44,036 22,797 1,191,332 -328,487 Q1 1,768,166	37,745 6,291 44,036 4,927 1,209,202 880,716 Year 3 Q2 1,955,166	0 0 0 880,716	0 0 0 0 880,716	0 0 0 880,716	0 0 0 880,716 Year 4 Q2 0	0 0 0 880,716	0 0 0 0 880.716	0 0 0 880,716	0 0 0 880,716 Year 5 Q2 0	0 0 0 880,716	0 0 0 0 880,716	0 0 0 0 880,716	0 0 0 880,716 Year 6 0	0 0 0 880,716	0 0 880,716 0 -880,716 0 24
Legal Valuation Agents Legals Mac. COSTS BEFORE LANC COSTS BEFORE LANC COSTS DEFORE LANC COSTS DEFORE LANC For Residual Valuation	D INT AND PROF Land Interest Profit on Costs Profit on GDV Cash Flow Doering Balanc Closing Balanc Closing Balance As Above E	27,000 0 282,959 417,888 -620,846 0 620,846 0 0 FIT Q1 0	0 0 9,313 -630,159 Year 1 Q2 0	0 0 400,149 9,452 -403,602 -1,039,761 0 0	0 500,187 15,596 -515,783 -1,555,544 Q4 0	0 0 23,333 -773,613 -2,329,158 Q1 0	0 0 756,280 34,937 -785,218 -3,114,375 Year 2 Q2 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 Q3 1,258,166	37,745 6,291 284,129 36,707 927,329 -1,519,819 Q4 1,258,166	37,745 6,291 44,036 22,797 1,191,332 -328,487 Q1 1,258,166	37,746 6,291 44,036 4,927 1,209,202 880,716 72 02 1,258,166	0 0 0 880,716 0 23 0	0 0 0 880,716 0 4 0	0 0 0 880,716 0	0 0 0 880,716 Year 4 02 0	0 0 0 880,716	0 0 0 0 880,716 0 0	0 0 0 880,716 0	0 0 0 0 880.716 76ar 5 02 0	0 0 0 880,716 0 23 0	0 0 0 0 880,716 0 4 0	0 0 0 0 880,716 0	0 0 0 0 880,716 72 0	0 0 0 880,716 0 0	0 0 880,716 0 -880,716 0 0 0
Legal d'Valation Agents Legals Legals COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CE. J NCOME EXPENDIURE Land	ID INT AND PROF Interest Profit on Costs Profit on GDV Cash Plow Opening Balanc Cosing Balance ADDITIONAL PR As Above EE	27,000 0 202,959 417,888 417,888 620,846 0 620,846 0 FIT Q1 9 9 388,706	0 0 9,313 -630,159 Year 1 Q2 0	0 0 400,149 9,452 -403,602 -1,039,761 Q3 0	0 0 500,187 15,596 -515,783 -1,555,544 Q4 0	0 0 23.333 -773,613 -2.329,158 Q1 0	0 0 756,280 34,937 -785,218 -3,114,375 Year 2 Q2 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 Q3 1,258,166	37,745 6,291 284,129 36,707 927,329 -1,519,819 Q4 1,258,166	37,745 6,291 44,036 22,797 1,191,332 -328,487 Q1 1,258,166	37,746 6,291 44,036 4,927 1,209,202 880,716 Year 3 Q2 1,258,166	0 0 0 880,716 0 23 0	0 0 0 880,716 0 0	0 0 0 880.716 0 0	0 0 0 880,716 Year 4 02 0	0 0 0 880,716 Q3 0	0 0 0 880,716	0 0 0 880,716 Q1 0	0 0 0 880,716 Year 5 Q2 0	0 0 0 880,716 0 23 0	0 0 0 880,716 0 04 0	0 0 0 0 880,716 0 0	0 0 0 880.716 Year 6 Q2 0	0 0 0 880,716 0 0	0 0 8800.716 0 -8800.716 0 0 0 0
Legal and Valuation Agents Legals Miss. COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC COSTS BEFORE LANC CASH FLOW FOR CEL. NCOME EXPENDITURE Land	ID INT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Desring Balance Costing Balance Costing Balance Costing Balance Costing Balance Costing Balance	27,000 0 202,959 417,888 -620,846 0 620,846 0 FTT Q1 0 0 521,000 0 9 0 9 10 0 0 10 0 0 10 0 10 0 0 0	0 0 9,313 -630,159 Year 1 0 0	0 0 400,149 9,452 -409,602 -1,039,761 Q3 0	0 0 5500,187 15,596 -515,783 -1,555,544 Q4 0	0 0 23,333 -773,613 -2.329,158 Q1 0	0 0 759,280 34,937 -785,218 -3,114,375 Year 2 Q2 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 Q3 1,258,166	37,745 6.291 294,129 36,707 927,329 -1,519,819 Q4 1,258,166	37,745 6,291 44,036 22,797 1,191,332 -328,487 01 1,258,166	37,745 6,291 44,036 4,027 1,209,202 880,716 Vear 3 02 1,258,166	0 0 0 880,716 0 23 0	0 0 0 880,716 0 0	0 0 0 880,716 0	0 0 0 880,716 22 0	0 0 0 880,716 0 0	0 0 0 0 880.716	0 0 0 880,716 0	0 0 0 880.716 72 0	0 0 0 880,716 0	0 0 0 880,716 0 0	0 0 0 0 880,716 0	0 0 0 0 880,716 76 G2 0	0 0 0 0 880,716 0 0	0 0 880,716 0 -880,716 0 0 24
Legal and Valuation Appendi Ap	ID INT AND PROF Interest Profit on Costs Profit on Costs Profit on GDV Opening Balanc Closing Balanco Cost Provi Aport Control Profile As Above E	27,000 0 202,959 417,888 -620,846 0 620,846 0 6707 Q1 0 9 0 8389,706 11,691 0,0	0 0 9,313 -630,159 Year 1 Q2 0	0 0 9,452 -409,602 -1,039,761 0 0 0	0 500,187 15,596 -515,783 -1,555,544 Q4 0 0	0 0 23,333 -773,613 -2,329,158 0 0 0	0 0 34,937 -785,218 -3,114,375 Year 2 Q2 0 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 03 1,258,166 0 0	37,745 6,291 294,129 36,707 927,329 -1,519,819 04 1,258,166 0 0	37,745 6,291 44,036 22,797 1.191,332 -328,487 01 1.258,166 0 0	37,745 6,291 44,036 4,927 1,209,202 880,716 Vear 3 O2 0 0	0 0 0 880,716 0 0 0 0 0	0 0 0 880,716 0 0	0 0 0 880,716 0 0 0 0 0 0	0 0 0 880,716 22 0 0	0 0 0 880,716 0 0 0	0 0 0 880,716 0 0 0 0 0 0	0 0 0 0 880,716 0 0	0 0 0 880,716 02 0 0	0 0 0 880,716 0 0 0	0 0 0 880,716 0 0	0 0 0 0 0 880,716 0 0 0	0 0 0 880,716 0 9 0 0	0 0 0 0 880,716 0 0 0 0	0 0 880,716 0 -880,716 0 0 0
Legal and Valuation Agonts Legals Misc. COSTS BEFORE LANC For Residual Valuation CASH FLOW FOR CLL / NCOME EXPENDITURE Land Examp Duty Easemonts etc. Legals Acquisition	ID INT AND PROF Land Profit on Costs Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costing Balance Costing C	27,000 0 202,959 417,858 -620,846 0 620,846 0 620,846 0 0 FTT Q1 0 0 0 11,691 0 5,846	0 0 9,313 -630,159 Year 1 0 0 0 0	0 0 4600,149 9,452 -409,602 -1,039,761 0 0 0	0 0 15,596 -615,783 -1,555,544 0 0 0 0	0 0 23.333 -773,613 -2.329,158 0 0 0	0 0 750,280 34,937 -765,218 -3,114,375 <u>Year 2</u> 0 0 0 0	37,745 6,221 544,223 46,716 667,227 -2,447,148 0,3 1,258,166 0 0 0	37,745 6,291 294,129 36,707 927,329 -1,519,819 0,24 0,24 0,0 0,0	37,745 6,291 44,036 22,797 1,191,332 -328,487 0,1 1,258,166 0 0 0	37,746 6,291 44,036 4,927 1,208,202 880,716 Vear 3 Q2 1,258,166 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0	0 0 0 880,716 0 22 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0	0 0 0 880,716 Year 5 Q2 0 0	0 0 0 880,716 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0	0 0 0 880,716 76 9 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legil and Valuation Agents Legits Mitc. COSTS BIFORE LANC For Residual Valuation ECASH FLOW POIL CE. L BICOME EXPENDITURE Land Stamp Duby Essemith set. Legits Acquisition	ID INT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Denring Balan Closing Balanci Closing	21,000 0 282,959 417,888 417,888 417,888 417,888 0 6077 0 420,846 0 707 0 389,706 11,691 0,545 9,240	0 0 9,313 -630,159 Year 1 02 0 0	0 0 0 9,452 -409,602 -1,039,761 0 0 0 0	0 0 5900,187 15,596 -315,783 -1,555,544 0 0 0 0 0 0 0	0 0 23,333 -773,613 -2,329,158 0 0 0 0 0 0	0 0 34,937 -785,218 -3,114,375 Q2 Q2 0 0 0 0	37,745 6.291 544,223 46,716 667,227 -2,447,148 03 1,258,166 0 0 0	37,745 6,231 294,129 36,707 927,329 -1,519,819 0,4 1,258,166 0 0 0	37,745 6,291 44,036 22,797 1,191,332 -328,487 0,1 1,258,166 0 0 0 0	37,745 6,291 44,036 4,927 1,209,202 880,716 Vear 3 02 1,258,166 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880,715 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 2 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 <u>880,716</u> <u>Year 5</u> Q2 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 76 76 0 2 2 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagal and Valation Agents Lagais Main COSTS BBYORE LARC OCSTS BBYORE LARC Por Residual Valuation Por Residual Valuation CASH FLOW FOR CE. Record Barp Doly Scotte Barp Doly Barp Doly Barp Doly Actions Sail Land Barp Doly Actions Sail	ED INT AND PROF Land Profit on Closs Profit on GDV Cash Prov Opening Balanc Closing Balance ADDITIONAL PR As Above	27,000 0 202,999 417,880 -620,846 0 4200,846 0 4200,846 0 9 4200,846 0 9 11,691 0 5,846 9,246 9,034	0 0 9,313 -630,159 Year 1 0 0 0 0 0	0 0 9,452 -409,602 -1,039,761 0 0 0 0 0 0 0 0 0	0 0 5500,187 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0	0 0 23.333 -773.613 2.329.168 0 0 0 0 0 0 0	0 0 34,937 -785,218 -3,114,375 Vear 2 02 0 0 0 0 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 0 0 0 0 0 0 0 0	37,745 6,231 294,129 36,707 927,329 -1,519,819 0,24 0,24 0,0 0,0 0,0 0,0 0,0 0,0	37,745 6,291 44,036 22,797 1,191,332 -328,487 01 1,258,166 0 0 0 0	37,745 6,231 44,036 4,927 1,209,202 880,716 Vear 3 O2 1,258,166	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 7 Year 4 02 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 Vear 5 02 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 0 880,716 7 2 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0	0 0 0 880,716 0 -880,716 0 0 0 0 0 0 0 0 0
Lagal and Valation Agents Lagats Mot COSTS BEFORE LANG For Residual Valuation For Residual Valuation Recosts Barop Dog Barop Dog Barop Dog Barop Dog Parrong Fee Accounts Accounts Accounts Barop Dog Parrong Fee Accounts Accounts Barop Dog Parrong Fee Accounts Barop Dog Parrong Fee Accounts Accounts Barop Dog Parrong Fee Accounts Accounts Barop Dog Parrong Fee Accounts Accounts Barop Dog Parrong Fee Accounts Barop Dog Parrong Fee Accounts Accounts Barop Dog Parrong Fee Accounts Account Accounts Accounts	ID INT AND PROF Land Interest Profit on Closs Profit on Closs Profit on Closs Profit on Closs Closing Balance Closing Balance Closing Balance Closing Balance Closing Balance	27,000 0 202,959 417,888 417,888 417,888 0 620,846 0 0 620,846 0 620,846 0 0 620,846 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 9,313 -630,159 Year 1 02 0 0 0 0 0 0 0	0 0 9,452 -408,602 -1,038,761 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5900,187 15,595 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 23,333 -773,613 -2,329,158 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 756,280 34,937 -765,218 -3,114,375 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0	37,745 6,231 544,223 46,716 667,227 -2,447,148 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 294,129 36,707 927,329 -1,519,819 04 1,258,166 0 0 0 0 0 0 0	37,745 6,291 44,036 22,797 1,191,332 -328,487 Q1 1,258,166 0 0 0 0 0 0 0 0 0 0 0	37,745 6.291 44,036 4,927 1,209,202 880,716 Year 3 C2 1,258,166 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 24 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 76374 02 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 Year 5 02 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 22 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0	0 0 800716 0
Lagal and Valation Agents Lagats COST BEFORE LASS COST BEFORE LASS For Residual Valuation Received Cost Cost Records Experison Cost Experison	D NT AND PROF Land Podi Informati Profit on GDV Dering Balanc Dering Balance Dering Balance D	27,000 0 280,859 417,888 417,888 417,888 417,888 0 417,888 0 420,846 0 0 417,004 0 11,691 0 5,846 9,034 7,503 15,006 9,7,516	0 0 9,313 -630,199 Year 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 9,452 -409,602 -1,039,761 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 500,167 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 23.333 -773.613 -2.329.158 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 34,937 -785,218 -3,114,375 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,231 544,223 46,716 667,227 -2,447,148 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 284,129 36,707 927,329 -1,519,819 04 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 44,036 22,797 1,191,332 -328,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 4,927 1,209,202 880,716 7,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 76 76 76 76 76 76 76 76 76 76 76 76 76	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 <u>0</u> 0 <u>0</u> 0 <u>0</u> 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 76ar 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800,716 0 -880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legal and Valuation Agents Legals Agent COSTS BEFORE LANK Per Residual Valuation Per Residual Valuation CASH FLOW FOR CLL / Meccode CASH FLOW FOR CLL Agent Acquisition Cash Acquisition Sector Cash Cost Cost Cash Cash Cost Cash Cash Cash Cash Cash Cash Cash Cash Cash Cash Cash Cash Cash Cash	D INT AND PROF Land Profit on Costs Profit on Costs Profit on Costs Cash Plow Opening Balanc Closing Balance Closing Balance AS Above €	27,000 0 202,959 417,888 417,888 417,888 417,888 0 6 6 7 7 2 11,691 0 5,846 0 5,845 0 5,846 0 5,846 0 0 5,846 0 0 5,846 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 9,313 -9,313 -0,313 -0,313 -0,313 0 -0,313 -0,0 -0	0 0 0 9,452 -1,039,761 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 750,280 23,333 -773,613 -2.329,158 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 34,937 -785,218 -3.114,375 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 294,129 36,707 927,329 -1,519,819 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 44,036 22,797 1,191,332 -328,487 0,1258,166 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0,0 0	37,745 6,291 44,836 4,827 1,209,202 880,716 702 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagia at Viation Agents Lagis COST BEFORE LAKE COST BEFORE LAKE The Residual Viation Rev Residual Viation Rev Residual Viation Rev Residual Viation Rev Revision Rev Rev Rev Revision Rev Rev Rev Revision Rev	LO INT AND PROF Interest Profits on Costs Profits on Costs Profits on Costs Development Cash Row Costs and Balance Costs and Balance ADDITIONAL PR As Above	27,000 0 202,959 417,888 4520,846 0 620,846 0 620,846 0 620,846 0 620,846 0 6,848 0,684 5,648 5,648 5,648 5,644 5,644 5,654 5,654 5,654 5,656 5,756 5,	0 0 9,313 -630,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 4400,149 9,452 -405,602 -1,039,761 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 750,280 23,333 -773,613 -2,329,158 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 750,280 34,937 -785,218 -3,114,375 Vear 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 544,223 46,716 667,227 -2,447,146 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 284,129 36,707 927,329 -1,519,819 0,4 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 44,036 22,797 1,191,332 -328,487 01 1,258,166 0 0 0 0 0 0 0 0 0 0 0	37,745 6,231 4,825 4,927 1,209,202 880,716 Vear 3 02 1,258,166 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 890.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 748ar 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagia and Valation Agents Lagis Age COST BEFORE LANC COST BEFORE LANC Per Residual Valation Per Residual Valation CASH FLOW FOR C.L. ReCOME Execution Control Control RecOME Execution Control Cost Analysis Cost	Land Internet and PROF Internet Profile on Costs Profile on Costs Profile on Costs Profile on Costs Opening Balanco ADDITIONAL PR As Above	27,000 0 202,959 417,888 -620,846 0 6400,846 0 6400,846 0 6400,846 0 611,091 0 5,846 0 0 5,846 0 0 0 5,846 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 9,313 -630,159 Vear 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 9,452 -409,602 -409,602 -409,602 -1,009,761 03 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5800,187 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 750,280 23,333 -773,613 -2,329,158 01 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 756,280 34,937 -765,218 -3,114,375 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 03 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	237,745 6,291 294,129 36,707 927,329 -1,519,819 04 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.745 6.291 44.036 22.797 1.191.332 -328.487 01 1.258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.745 6.291 44.036 4.927 1.208.022 880.716 Year 3 C2 1.255.166 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 880.716 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 79 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 75ar 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800.716 0
Lagia at Visition Agents Lagis COST BIFORE LASS Ter Residual Visuation Residual Visuation RECOMMENDE RECOMMENDE Exercision Recommende Recommend Recommende	Land Internet Control	27,000 0 202,959 477,858 -620,846 0 4520,846 0 4520,846 0 4520,846 0 4520,846 0 4520,846 0 4520,846 0 4520,846 0 5,846 0 5,846 0 5,846 0 5,846 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 9,313 -0,313 -	0 0 0 9,452 -409,602 -1,039,761 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 756.240 23.333 -773.613 -2.329,158 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 34.937 -765,218 -3,114,375 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37746 6.291 544,223 46,716 667,227 -2,447,148 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.745 6.291 44.036 22.797 1,191,332 -328.487 0 1,256,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 4,026 4,927 1,208,202 880,716 02 1,255,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 702 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legal and Valation Agents Legals COST BEFORE LANC COST BEFORE LANC Per Residual Valation For Residual Valation Records Exercised Cost Cost Exercised Cost Ex	LID INT AND PROOF A Land Interest Profit on Casts Profit on Casts Profit on Casts Profit on Casts Profit on Casts Castry Balanco Castry Balanco ADDITIONAL PR A Above	27,000 0 202,959 417,388 417,388 417,388 0 417,488 0 417,498 0 417,	0 0 9,313 -630,159 Vear 1 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 4409,149 9,452 -409,602 -1,039,761 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5509,187 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 7562.280 23.333 -773.613 -2.329.158 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 750,280 34,937 -755,218 -3,114,375 Year 2 02 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,291 544,223 46,716 667,227 -2,447,148 03 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	237,445 6,291 284,129 36,707 9227,329 -1,519,819 04 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.745 6.291 44.036 22,797 1,191,332 -328.487 01 1,256,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,745 6,291 44,838 4,927 1,209,202 880,716 72 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 <u>BB0.716</u> <u>Vear 5</u> <u>O2</u> 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legis at Visition Agents Legis COST SECRE LAK For Residual Visuation Calification of the Control Records Control Control Records Control Control Records Control Contr	D NT AND PROI Land Profile on Calls Profile on Calls Profile on Calls Profile on Calls County State County State County State County State County State County State Sta	27,000 0 202,859 417,859 417,859 417,859 0 4200,846 0 4200,846 0 4200,846 0 11,691 0 0,6846 0,6846 0,6846 0,6846 0,6846 0 0,6846 0 0,6846 0 0,6846 0 0,6846 0 0,6846 0,7846 0,77560 0,77560 0,7	0 0 8,313 4,301 (59) 7 Vest 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 9,452 -409,602 -1,039,781 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 500,187 15,596 -515,783 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 756.280 23.333 -773.613 -2.329,158 0 173.613 -2.329,158 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 756,280 34,937 -785,218 -3,114,376 Year 2 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	37756 6231 944,223 46,716 667,227 2,247,168 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	277,745 6,291 294,139 96,707 927,323 -1,519,839 0 4 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,745 6,231 44,036 22,797 1,191,332 -328,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,745 6,291 44,035 4,927 1,206,202 880,716 74847 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 8800.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 74ar 5 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,756 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legi ad Vialitini Agents Legits COST BEFORE LAKE COST BEFORE LAKE For Residual Vialation For Residual Vialation Recotte EXPERISTURE Expension Expension Recotte Recotte	D INT AND PROF Land Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costs Balance Costs Balance As Above E	27,000 0 282,959 417,888 417,888 0 452,946 0 452,946 0 452,946 0 0 452,946 0 0 5,846 0 0 5,846 0 0 5,846 0 0 5,846 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0,313 430,159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 9,452 409,602 4,039,761 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5509,187 15,596 -1,555,544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 7758,280 23,333 -773,613 -2,329,558 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 750,280 34,937 765,218 3,114,375 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	27746 6.291 646,273 646,776 647,227 2,447,146 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	57,745 6,291 284,129 38,707 927,329 -1,519,819 0 4 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,745 6,231 44,036 22,797 1,191,332 328,487 01 1,258,166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.745 6.231 4.625 1.209.202 880.716 7.02 1.259.166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.746 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880/716 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880716 0 0 880716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagia and Valation Agents Lagis Mot COSTL BEFORE LANK Per Residual Valation Per Residual Valation Per Residual Valation Recost CASAN FLOW FOR C.L. / Recost Recost Composition Control Control Composition Control Composition Control Composition Control Composition Composition Control Composition	D NT AND PROF Land Polition COV Polition COV County Balance County Balanc	27,000 0 2202,559 417,888 417,888 417,888 410,846 420,846 420,846 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 8.313 8.313 430.169 7 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 405,149 9,452 -403,602 -1,039,761 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 580.157 15.598 -015.783 -1.505.544 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0	0 756,280 23,333 775,845 3,329,198 0 0 0 0 0 0 0 0 0 0 0 0 0	0 755,280 746,218 34,837 746,218 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 46,776 667,227 2,447,168 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.746 6.291 36.707 927.309 927.309 927.309 927.309 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.746 6.291 4.4092 22.707 1.191.332 328.497 0 1.258.486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,745 6,221 4,027 1,200,202 1,250,202 1,250,100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800749 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 8607/6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 7 uar 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800.756 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880776 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 9 980.76 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1800.716 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagia and Valation Agents Lagis COST BEFORE LANC COST BEFORE LANC Received and Cost Received and Cost	Land I and PROF Land I Profit on GDV Coath Few Devroy Balance Closery Balance E As Above E	27,000 0 0 282,959 477,885 477,885 0 477,885 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 400:49 400:602 400:602 1 0:00:7(1) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 500,187 15,556 - 015,720 - 1,555,544 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 755,285 22,333 777,8413 2,329,168 0 0 0 0 0 0 0 0 0 0 0 0 0	0 756,280 34,937 766,219 1,114,375 0 0 0 0 0 0 0 0 0 0 0 0 0	277.76 6.231 644.223 46.716 667.227 2.447.146 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.746 5.291 36.707 36.707 1.570.810 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 8,231 44,054 1,191,332 323,447 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.746 6.271 4.284 4.287 1.280.278 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 000715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 000.715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 00 00 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 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
Legal and Valation Agents Legals Agents COSTS BEFORE LANC Per Residual Valation Per Residual Valation Residual Valation Recote CostS FLOW FOR C.L. Recote CostS FLOW FOR FLOW	ED INT AND PROF Land Profit on GDV Censory Balance Censory Balance Censory Balance E	202369 0 0 407269 477268 477268 477268 0 0 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 500,187 15,556 455,783 455,783 0 455,783 0 0 0 0 0 0 0 0 0 0 0 0 0	0 775220 23.333 -773,613 2.320 (10) 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 756,219 34,837 786,219 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 8,291 44,716 44,716 44,716 0 1,225,164 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 38,707 827,529 04 1,259,849 0 0 1,259,849 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 8,291 44,056 22,787 1,191,332 238,487 0 1,258,486 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.44 6.231 44.256 4.257 1.269.202 1.269.202 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880/716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 8800.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 800716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880,778 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Lagal and Valation Agents Lagas COST BEFORE LAKE Rer Resideal Valation Rer Resideal Valation Records Content Expension Records Resideal Valation Records Resideal Valation Resideal Valation Records Resideal Valation Records Records Records Resideal Valation Records Records R	ED INT AND PROF Instant Profit on COSE Profit on COSE Cost Profit Operating Balant Cost Profit Cost Pr	2000 0 0 1020200 107200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 4,313 4313 43159 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 2,603,40 4,003,70 4,003,70 4,003,70 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 505.117 15.556 4:15.770 0 0 0 0 0 0 0 0 0 0 0 0 0	0 756.289 23.333 777.841 3.339, 163 3.339, 163 0 0 0 0 0 0 0 0 0 0 0 0 0	0 756,280 34,557 766,218 3,114,375 Year 2 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 646,272 2,447,146 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 38,479 92,73,93 1,519,849 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,231 44,556 22,797 1,191,332 328,447 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.746 6.291 4.202 1.303.202 0.007.76 1.303.202 1.328.166 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 800716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 100719 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 000716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 800716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legi and Visition Agents Legis Legis COST BEFORE LANC COST BEFORE LANC Per Residual Visition Per Residual Visition Records Executed States Samp Dury Exemption Cost States Samp Dury Exemption Cost States Damp Dury Exemption	ED INT AND PROF Land Profit on GDV Profit on GDV Cash Fear Consiste Balance Consiste Balanc	2020 0 2020 2020 407,000 0 407,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 8.313 4.331 4.30199 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 500.187 15.596 415.783 415.095.544 0 0 0 0 0 0 0 0 0 0 0 0 0	0 7754280 22.333 7774813 2.329 158 0 0 0 0 0 0 0 0 0 0 0 0 0	0 746,240 34,837 786,218 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,239 44,223 44,716 647,227 0 3 1,258,160 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.746 5.291 36.707 97.320 04 1.293.169 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 44,056 22,787 1,191,312 2,28,487 01 1,258,186 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,746 6,231 44,856 4,827 1,259,202 0,2 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 880716 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.746 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 000716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.746 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Logi at Visition Agers Logis Cost BEFORE LANC Cost BEFORE LANC For Residual Visitation For Residual Visitation Economic Cost Economic Cost Eco	ED INT AND PROF Instant Profit on GDV Cearb Flow Cearb Flow Cearb Flow Cearb Flow Cearb Flow Cearb Flow E E D INT AND PROF E Instant E E E E E E E E E E E E E	0 0 1002 000 1002 000 1002 000 1002 000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 4,313 40,119 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 004.187 15,566 -155.064 -155.064 -155.064 -155.064 -155.064 -155.064 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 755.289 23.333 777.843 2.335,163 0 0 0 0 0 0 0 0 0 0 0 0 0	0 756,246 34,537 766,216 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 642,223 46,716 647,227 2,247,146 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.746 6.291 284.28 207.27 207.270 4.1518.889 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 44,095 22,787 1,191,532 328,487 0 1,191,532 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,746 6,231 44,252 4527 1,209,202 2,209,202 2,209,202 0,200,200 0,200,200 0,00 0,	0 0 800715 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 800716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 800716 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800716 74ar5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800/16 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800716 74ar6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Legal and Valution Agents Legals COST BEFORE LANC COST BEFORE LANC For Residual Valuation For Residual Valuation Record Extension Cost Bump Day Extension Cost Day Academic Day Academic Day Academic Day Academic Day Academic Day Academic Day Academic Day Cost Day Academic Day Cost Day Academic Day Cost Day Academic Day Cost Day Academic Day Cost Day Academic Day Cost Description Legal Academic Day Cost Description Legal Academic Day Cost Description Legal Academic Day Cost Description Legal Academic Day Cost Description Legal Academic Cost Description Legal Academic Legal Academic Legal Academic Legal Academic Legal Academic Cost Description Legal Academic Legal Ac	LE INT AND PROF Land Profit on GDV Profit on GDV County Balance County Balance County Balance County Balance County Balance E	2020 0 2020 2020 407,00 0 407,00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 4,313 4,800 ft2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 500.187 15.596 401.783 15.596 401.783 0 0 0 0 0 0 0 0 0 0 0 0 0	0 754,289 23,333 773,413 2,320,168 0 0 0 0 0 0 0 0 0 0 0 0 0	0 746,249 34,937 745,219 745,219 745,219 0 0 0 0 0 0 0 0 0 0 0 0 0	37.746 6.231 44.221 46.716 667.227 0 3 .2.447.148 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37.746 6.291 294.129 36.707 927.329 04 1.219.819 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,291 44,056 22,787 1,191,312 328,487 01 1,298,487 01 1,298,487 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27,746 6,231 44,056 43,057 1,209,202 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 880.716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 00716 7405 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0000716 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Logi at Visition Agents Logis Agents Logis CostT BEFORE LAK For Residual Visuation Residual Visuation Residu	Lo INT AND PROF Tensor Profit on Costs Profit on Costs Profit on Costs Costs Play Costs Play Costs Play Costs Play E Internet Profit on Costs Profit on Costs Profi	2020 0 102020 1020 102000 102000 102000 102000 102000 102000 102000 102000	0 0 0 0,313 430,150 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 400.140 400.000 400.000 400.000 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 15,566 -1,505,544 -1,505,545 -	0 0 758,289 23,333 7778,819 2,333 0 2,335,189 0 0 0 0 0 0 0 0 0 0 0 0 0	0 750,280 34,837 766,210 34,837 766,210 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 6,239 44,223 46,716 667,227 2,447,140 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	27.746 6.291 284.529 35.707 30.707 30.703 30.707 30.703 30.704 30.704 30.704 30.705 30	37,746 6,231 44,035 22,787 322,787 322,487 322,487 0 1,1289,146 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	37,746 4,231 4,257 4,257 4,257 4,257 4,257 4,257 4,257 4,257 4,257 4,257 4,257 0 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 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 800718 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

SITE NAME Site 19 Green 20

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SITE NAME	Site 20	Green 12]																
INCOME	Av Size m2	%	Number 12		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	ilc dwgs	rate			Build Cost BCIS	/m2 1,240		
DE NAME Size 0 ////////////////////////////////////																									
Shared Ownership	69.5	7%	1		2,600	149,620	58			Stamp Duty Easements etc.	~	1.50%	17,268 0 8 220	25 509			No dwgs over f	0	138 Total	0 5,544		Design Acc & Adpt Water	15		
Affordable Rent	69.5	23%	3		1,430	275,495	193		PLANNING	Legals Acquisite		1.50%	6,330	20,006								Small Sites Site Costs	0	0% 15%	
Social Rent	69.5	0%	0		1,130	0	0			Planning Fee Architects		6.00%	5,544 113,224				Stamp duty cal Land payment	c - Residual		555,361			1,442		
Grant and Subsidy	Shared Owners Affordable Rent	hip t			0	0				QS / PM Planning Consult	ants	0.50%	9,435 18,871												
SITE AREA - Not	0.38	ha	32	/ha	0	3.602.152	1.228		CONSTRUCT	Other Protession	hai	2.50%	47,177	194,251											
SITE AREA - Gross	0.38	ha	32	/ha						Build Cost - BCI s106 / CIL	S Based	1,442	1,770,804 72,000				· · · · ·		Total	17,268					
Sales per Quarter	0	0								Contingency Abnormals		2.50%	44,270 0	1,887,074			Stamp duty cal	c - Add Profit		210,000					
Contribution Time	3	Whole Site	Per ha NET	Per ha GROSS		RUN Residual N Clos	MACRO ctrl+r sing balance =	0	FINANCE	Fees			ō				250,000	1%	3%						
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$																									
Number Number<																									
		£	/m2		l	com	ect			Legals Misc.		0.5%	18,011 0	126,075	2,810,361				Total	72,000			0.00%	0	
Additional Profit		478,908	490						Developers Pr	ofit		17 500			600 PTT		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	72,000					
										% GDV % Costs		0.00%			630,377		J		i otal	72,000					
RESIDUAL CASH FLC	OW FOR INTERES	T 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
UNITS Started Market Housing				4	4	4	0	1.059.012	1.059.012	1.059.013	0	0	0	0	0	n	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	49,873 91,832	49,873 91,832	49,873 91,832	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
EXPENDITURE	1E	0	0	0	0	0	0	1,200,717	1,200,717	1,200,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		17,268 0																							
Legals Acquisition		8,330																							
Planning Fee Architects		5,544 56,612		56,612																					
Planning Consultants Other Professional		4,718 9,435 23,588		4,718 9,435 23,588																					
Build Cost - BCIS Base			0	196,756	393,512	590,268	393,512	196,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	8,000 4,919	16,000 9,838	24,000 14,757	16,000 9,838	8,000 4,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		22,000																							
Agents Legals		0	0	0	0	0	0	36,022 6,004	36,022 6,004	36,022 6,004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ID INT AND PROP	147,496	0	304,029	419,350	629,025	419,350	251,700	42,025	42,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	n Land	555,361																							
	Profit on Costs Profit on GDV		10,543	10,701	15,422	21,944	31,708	38,474	24,816	7,808	0	0	0	0	0	U	0	U	0	U	0	0	0		630,377
	Cash Flow	-702,857	-10,543	-314,730	-434,772	-650,968	-451,058	910,543	1,133,877	1,150,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-630,377
	Opening Balanc Closing Balance	0 -702,857	-713,400	-1,028,130	-1,462,902	-2,113,870	-2,564,928	-1,654,385	-520,508	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	0
CASH FLOW FOR CIL	ADDITIONAL PRI	OFIT	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	Q4
EXPENDITURE	E	0	0	0	0	0	0	1,200,717	1,200,717	1,200,717	0	•	0	0	0	0	•	0	0	0	0	0	0	0	•
Land		210,000																							
Stamp Duty Easements etc.		8,400 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		3,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Architects QS		56,612 4,718	0	56,612 4,718	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		9,435 23,588	0	9,435 23,588	0	0	o o	o o	0	0	0	0	o o	0	0	o o	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	196,756	393,512	590,268	393,512	196,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		0		478,908	9,829	24,000	24,000	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	4,919	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 22,000	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	36,022	36,022	36,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROP	0 343,448	0	0	403,350	0	0 427,350	0 267,700	0	0 42,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For GIL calculation	Interest Profit on cost		5,152	5,229	16,931	23,236	33,020	39,925	26,529	9,546	0	0	0	0	0	0	0	0	0	0	0	0	0	•	0
	Profit on GDV																					L .			0
1	Cash Flow Opening Balance	-343,448 0	-5,152	-780,166	-420,281	-652,261	-460,369	893,092	1,132,164	1,149,146	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-512,725
	Closing Balance	-343,448	-348,599	-1,128,765	-1,549,046	-2,201,307	-2,661,676	-1,768,584	-636,421	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	512,725	0

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SITE NAME	Site 21	Green 9]																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	T COSTS						Plan	ning fee calc				Γ	Build Cost	/m2		
	mz		9		£/ITZ	£	mz		LAND			/unit or m2	Total			Man No c	ning app te Iwgs	awgs 9	rate			CISH	1,247	0.00%	
Market Housing	121.5	100%	9		3,250	3,553,875	1,094			Land Stamp Duty		72,178	21,980	649,605		No c	lwgs under lwgs over f	9	462 138	4,158	1	Energy Design	0		
Shared Ownership	40.0	0%	0		2,600	0	0			Easements etc.			0					-	Total	4,158		Acc & Adpt	15		
Affordable Rent	40.0	0%	0		1,430	0	0			Legals Acquisitio	n	1.50%	9,744	31,724								Water Small Sites	1	6%	
Social Part	40.0	0%			1 1 20				PLANNING	Planning Eco			4 159			Gran	on duty cale -	Posidual			:	Site Costs	187	15%	
Cochanten	40.0				1,130	0	5			Architects		6.00%	105,819			Land	I payment	- ICC20200		649,605	L		1,010		
Grant and Subsidy	Shared Owners Affordable Ren	hip t			0	0				QS / PM Planning Consults	ants	0.50%	8,818 17,637				_								
	Social Rent				0	0				Other Profession	al	2.50%	44,091	180,523			_								
SITE AREA - Not	0.28	ha	32	/ha		3,553,875	1,094		CONSTRUCTI	ON															
SITE AREA - Gross	0.28	ha	32	/ha						Build Cost - BCIS s106 / CIL	3 Based	1,525	1,667,955 54,000						Total	21,980					
Salar per Quarter	0									Contingency		2.50%	41,699	1 702 654		Star	np duty calc -	Add Profit		157 500					
Unit Build Time	3	Quarters								ADIDIMAS			0	1,763,604		1	25,000	0%	1%	157,500					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual I Clo	MACRO ctrl+r sing balance = 1	D	FINANCE	Fees			0			2	50,000 00.000	1% 3%	3% 4%						
Residual Land Value		649,605	2,309,705	2,309,705				-		Interest		6.00%				1,	000,000	4%	0%						
Alternative Use Value Uplift	20%	14,063 2,813		50,000 10,000		RUN CIL MACR	O ctrl+l sing balance = 1	D		Legal and Valuati	.on		17,000	17,000			above	5%	4% Total	6,300					
Pius	/ha 500,000	140,625		500,000	1	Charab are advantage			SALES	Agente		3.0%	106.616			Pro	CII #106	6.000 6	Licit (all)		ſ	UT (x apv		
	Visionly Threation	101,000		505,000		com	ect			Legals		0.5%	17,769				012 3100	0,000 E	otal	54,000		L	0.00%	0	
Additional Profit		637 936	E/m2							Misc.			0	124,386	2,766,892	Dort	CII #106	6.000	6/ Linit (all)	64.000					
Additional From		000,000							Developers Pro	ofit						CIL	CIL 2100	0	£/m2	0					
										% GDV % Costs		17.50%			621,928 0	L			Total	54,000					
		-													¥				v						
RESIDUAL CASH FL	LOW FOR INTERES	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	Q2	Q3	Q4
INCOME LINITS Started				3	2		_																_		
Market Housing				3	0	0	0	1,184,625	1,184,625	1,184,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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 INCO	ME	0	0	0	0	0	0	U 1,184,625	0 1,184,625	U 1,184,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		21,980				1																I			
Easements etc. Legals Acquisition		0 9,744																				I			
Planning Eas		4 159																				I			
Architects		+, 100 52,910		52,910																		I			
QS Planning Consultants		4,409 8,818		4,409 8.818																		1			
Other Professional		22,046		22,046		1																I			
Build Cost - BCIS Bas	50		0	185,328	370,657	555,985	370,657	185,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingenting			0	6,000	12,000	18,000	12,000	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	ê	0	0	0
Abnormals			0	4,633	0	0	9,200	4,035	0	0	0	0	0	0	0	ő	ő	0	0	0	0	ŏ	0	0	ő
Finance Fees		P																				I			
Legal and Valuation		17,000																				1			
Agents		0	0	0	0	0	0	35,539	35,539	35,539	ō	0	0	0	0	ō	0	0	0	0	0	0	ō	0	0
Legals		0	0	0	0	0	0	5,923	5,923	5,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	AND INT AND PROP	141,065	0	284,144	391,923	587,885	391,923	237,423	41,462	41,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
																						1			
For Residual Valuation	on Land	649,605																				1			
	Interest Profit on Costs		11,860	12,038	16,481	22,607	31,764	38,119	24,483	7,703	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0 621.928
	Profit on GDV																					1			0
	Cash Flow	-790,670	-11,860	-296,182	-408,404	-610,491	-423,687	909,082	1,118,680	1,135,460	0											<u> </u>	0	0	-621,928
	Opening Balance	0	.002.520	1 008 712	1 507 116	-2 117 607	2 541 204	1 622 212				0	0	0	0	0	0	0	0	0	0	0	~		
	owary odd D	100,010	200.220	1,000,112	.,	100,111,007			513 532	621 928	621 928	0	0	0	0	0	0	0	0	0	0	0 621.928	621 928	621 928	
CASH FLOW FOR CI								-1,0,26,212	-513,532	621,928	621,928	0 621,928	0 621,928	0 621,928	0 621,928 6	0 i21,928 €	0 121,928	0	0 621,928	0 621,928	0 621,928	0 621,928	621,928	621,928	0
NCONT	IL ADDITIONAL I IN	OFIT	Year 1				Year 2	- 1,000,11	-513,532	621,928	621,928 Year 3	0	0 621,928	0 621,928	0 621,928 6 Year 4	0 i21,928 €	0	0 621,928	0 621,928 Year 5	0 621,928	0 621,928	0	621,928 Year 6	621,928	0
INCOME		Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	-513,532 Q4	621,928 Q1	621,928 Year 3 Q2	0 621,928 Q3	0 621,928 Q4	0 621,928 Q1	0 621,928 6 Year 4 Q2	0 321,928 6 Q3	0 121,928 Q4	0 621,928 Q1	0 621,928 Year 5 Q2	0 621,928 Q3	0 621,928 Q4	0 621,928 Q1	621,928 Year 6 Q2	621,928	Q4
INCO	As Above	0FIT Q1 0	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	-513,532 Q4 1,184,625	621,928 Q1 1,184,625	621,928 Year 3 Q2 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1	0 621,928 6 Year 4 Q2 0	0 i21,928 6 Q3 0	0 121,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 5 Q2 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	621,928 Year 6 Q2 0	0	Q4
INCO	As Above	0FIT Q1 0	Year 1 Q2 0	Q3 0	Q4 0	Q1 0	Year 2 Q2 0	Q3	-513,532 Q4 1,184,625	621,928 Q1 1,184,625	621,928 Year 3 Q2 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	0 621,928 6 Year 4 Q2 0	0 121,928 6 Q3 0	0 121,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 5 Q2 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 6 Q2 0	621,928 Q3	04
EXPENDITURE Land	As Above	0FIT Q1 0 157,500	Year 1 Q2 0	Q3 0	Q4 0	Q1 0	Year 2 Q2 0	Q3	-513,532 Q4 1,184,625	621,928 Q1 1,184,625	621,928 Year 3 Q2 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	0 621,928 6 Year 4 Q2 0	0 i21,928 6 Q3 0	0 121,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 5 Q2 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 6 Q2 0	621,928 Q3 0	Q4 0
EXPENDITURE Land Stamp Duty	As Above	0FIT Q1 0 157,500 6,300	Year 1 Q2 0	Q3 0	Q4 0	Q1 0	Year 2 02 0	Q3 1,184,625	-513,532 Q4 1,184,525	621,928 Q1 1,184,625 0	621,928 Year 3 02 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	0 621,928 6 Year 4 Q2 0	0 i21,928 6 Q3 0	0 121,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 5 02 0	0 621,928 Q3 0	0 621,928 Q4 0	0 621,928 Q1 0	0 621,928 Year 6 Q2 0	0 0	04
EXPENDITURE Land Stamp Duty Easements etc.	As Above ME	0FIT Q1 0 157,500 6,300 0	Year 1 Q2 0 0 0 0	03 0	Q4 0 0	Q1 0 0	Year 2 Q2 0	Q3 1,184,625 0	-513,532 Q4 1,184,625 0 0	621,928 Q1 1,184,625 0 0	621,928 Year 3 O2 0	0 621,928 0 0	0 621,928 04 0	0 621,928 Q1 0	0 621,928 6 Year 4 Q2 0 0	0 i21,928 € Q3 0	0 121,928 0 0	0 621,928 Q1 0 0	0 621,928 Year 5 Q2 0	0 621,928 0 0	0 621,928 Q4 0 0	0 621,928 Q1 0	621,928 Year 6 Q2 0 0	0 0 0	0 0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition	As Above ME	0FIT 0 157,500 6,300 0 2,363	Year 1 Q2 0 0	Q3 0 0 0 0	Q4 0 0 0	Q1 0 0 0 0	Year 2 Q2 0 0 0 0 0 0	Q3 1,184,625 0 0 0	-513,532 Q4 1,184,625 0 0 0	621,928 Q1 1,184,625 0 0 0	621,928 Year 3 02 0 0	0 621,928 Q3 0 0 0 0	0 621,928 04 0 0 0	0 621,928 Q1 0 0 0 0	0 <u>621,928</u> <u>Year 4</u> <u>0</u> 2 0 0 0 0 0 0	0 <u>i21,928</u> 0 0 0 0 0	0 i21.928 0 0 0 0 0	0 621,928 Q1 0 0 0 0	0 621,928 Q2 0 0 0 0	0 621,928 0 0 0 0	0 621,928 04 0 0 0	0 621,928 Q1 0 0	621,928 Year 6 Q2 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architecte	As Above ME	0FIT Q1 0 157,500 6,300 0 2,363 4,158 52,010	Year 1 Q2 0 0 0 0 0 0	Q3 0 0 0 0 0 0	Q4 0 0 0 0	Q1 0 0 0 0	Year 2 Q2 0 0	Q3 1,184,625 0 0 0	-513,532 Q4 1,184,625 0 0 0	0 0 0 0 0 0 0	621,928 Year 3 02 0 0 0 0 0	0 621,928 0 0 0 0 0 0	0 621,928 Q4 0 0 0 0 0 0	0 621,928 C1 0 0 0 0 0	0 621,928 (7 0 0 0 0 0 0 0 0 0 0 0 0	0 <u>121,928</u> 0 0 0 0 0 0 0 0 0 0 0 0 0	0 121,928 0 0 0 0 0 0 0 0 0	0 621,928 Q1 0 0 0 0 0	0 621,928 Q2 0 0 0 0 0	0 621,928 0 0 0 0 0 0	0 621,928 04 0 0 0 0 0 0	0 621,928 0 0 0 0	621,928 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	03 0 0 0 0	Q4 0 0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS	As Above	0FIT Q1 0 157,500 6.300 0 2.363 4,158 52,910 4,409	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	Q3 0 0 0 52,910 4,409	Q4 0 0 0 0 0 0	01 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 0 0 0 0 0 0 0 0 0	-513,532 Q4 1,184,625 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 (Q2 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	0 221.928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 Q2 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 04 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants QS Planning Consultants	As Above	0FIT Q1 0 157,500 6,300 0 2,363 4,158 52,910 4,409 8,818 22,046	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 52,910 4,409 8,818 22,046	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 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	-513,532 Q4 1,184,525 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Q1 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621.928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 <u>621,928</u> <u>7</u> ear 4 <u>0</u> 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	0 121.928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 76ar 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 6 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 CQ3 0 0 0 0 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 Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Architects OS Planning Consultants Other Professional	As Above	OFIT Q1 0 157,500 6,300 0 2,363 4,158 52,910 4,409 8,818 22,046	Year 1 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 52,910 4,409 8,818 22,046	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	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	-513,532 Q4 1,184,525 0 0 0 0 0 0 0 0 0 0 0	621,928 Q1 1,184,625 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621.928 Q1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 6 Vear 4 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	0 121.928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 C22 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 6 02 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928	0 0 0 0 0 0 0 0 0
EXPENDITURE Land Stamp Duty Easements etc. Legals Acquisition Planning Fee Archtects OS Planning Consultants Other Professional Build Cost - BCIS Bas	As Above ME	OFIT Q1 0 157,500 6,300 0 2,363 4,158 52,910 4,409 8,818 22,046 0	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 52,910 4,409 8,818 22,049 185,328 637,836	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 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 1185,328	-613,532 04 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Q1 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,925 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 6 76ar 4 0 0 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	0 121.928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 Year 5 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,628 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 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 Land Stamp Duty Easements etc. Legals Acquisition Planning Consultants Other Professional Build Cost - BCIS Bas POTEMTIAL. POTEMTIAL.	As Above ME	0FIT Q1 0 157,500 6,300 0 2,363 4,158 52,910 4,409 8,818 22,046 0	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 52,910 4,400 8,818 22,046 185,328 637,836	Q4 0 0 0 0 0 0 0 370,657	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 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-513,532 Q4 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,925 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,028 6 7ear 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 (21,928 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0 121,928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621.928 C2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,628 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 622,928 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	04 0 0 0 0 0 0 0 0 0 0 0 0 0
NCOI EXPENDITURE Land Stamp Duly Easements etc. Legals Acquisition Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Bas POTENTIAL CIL Post CIL 1016 Contingency Abcommals	As Above Me	0FT 0 0 157,500 6,300 0 2,363 4,158 52,910 4,409 52,910 4,409 8,018 8,018 8,018 8,018 8,018 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 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	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 0 0 0 0 0	-613,532 Q4 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Q1 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 02 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,028 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,028 6 7ear 4 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 (21,928 6 0 0 0 0 0 0 0 0 0 0 0 0 0	0 121.928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621.928 7 ear 5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,628 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621.928 Q2 0	621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
NCOI EXPENDITURE Land Stamp Duly Easements etc. Legals Acquisition Planning Gene Cher Professional Build Cost - BCIS Bas POTENTIAL CIL Post CIL 106 Contingency Abromals	As Above	OFIT Q1 0 (5,500 6,300 0 0,300 0 0,300 0 0,300 0 0 0 0 0 0 0 0 0 0 0 0	Vear 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	Q4 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 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 0 0 0 0 0	-613,532 	621,928 Q1 1,184,625 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	621,928 Year 3 Q2 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 ¢ 7404 4 02 0 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	0 121.928 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 76ar5 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,928 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 621,628 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	C Year 6 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	621,928 0 0 0 0 0 0 0 0 0 0 0 0 0	
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SITE NAME Site 21 Green 9

Base L&S Site 21

SITE NAME	Site 22	Green 6]																
INCOME	Av Size m2	%	Number 6		Price £/m2	GDV £	GIA m2		DEVELOPMEN	NT COSTS							Planning fee ca Planning app fe	le dwgs	rate			Build Cost BCIS	/m2 1,249		
Market Housing	107.0	100%	6		3,250	2,086,500	642		LAND	Land		/unit or m2 63,387	Total	380,324			No dwgs No dwgs under	6	462	2,772		CfSH Energy	0	0.00%	
Shared Ownership	40.0	0%	0		2,600	0	0			Stamp Duty Easements etc.		4 500	8,516 0				No dwgs over f	0	138 Total	0 2,772		Design Acc & Adpt	0		
Affordable Rent	40.0	0%	0		1,430	0	0		PLANNING	Legals Acquisite	A1	1.50%	5,705	14,221								Small Sites Site Costs	75	6% 15%	
Social Rent	40.0	0%	0		1,130	0	0			Planning Fee Architects		6.00%	2,772 62,480				Stamp duty call Land payment	- Residual		380,324			1,528		
Grant and Subsidy	Shared Ownersh Affordable Rent	1ip			0	0				QS / PM Planning Consult	lants	0.50%	5,207 10,413	405 005											
SITE AREA - Net	0.19 I	ha	32	/ha	0	2,086,500	642		CONSTRUCT			2.50%	26,033	108,305											
SITE AREA - Gross	0.19	ha	32	/ha						Build Cost - BCI s106 / CIL	S Based	1,528	980,808 36,000						Total	8,516					
Sales per Quarter	0	Quarters								Contingency Abnormals		2.50%	24,520 0	1,041,328			Stamp duty call Land payment 125.000	- Add Profit	1%	105,000					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual M Clos	MACRO ctrl+r sing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3%						
Residual Land Value Alternative Use Value	2011	380,324 9,375	2,028,395	2,028,395		RUN CIL MACR	O ctrl+l			Interest Legal and Valuat	ion	6.00%	9,000	9,000			1,000,000 above	4% 5%	0% 3%	2.452					
Plus /ha Viab	500,000 bility Threshold	93,750		500,000	i	Check on phasing o	hegs nos	0	SALES	Agents		3.0%	62,595				Pre CIL s106	6,000 :	E/ Unit (all)	3,150		цт	% GDV		
		£	m2			corr	ect			Legals Misc.		0.5%	10,433 0	73,028	1,624,805				Total	36,000			0.00%	0	
Additional Profit		356,386	555						Developers Pr	ofit % GDM		17 5095			345 139		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	36,000					
										% Costs		0.00%			0				(Gas	20,000					
RESIDUAL CASH FLOW	FOR INTEREST	TQ1	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
UNITS Started Market Housing				2	2	2	0	695,500	695,500	695,500	0	0		0	0	0	0	0	0	0	0	0	0	0	0
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
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	0	0
EXPENDITURE		U	0	0	0	0	0	695,500	695,500	695,500	0	0			U	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.		8,516 0												I											
Legals Acquisition		5,705												I											
Architects QS		31,240 2,603		31,240 2,603										I											
Planning Consultants Other Professional		5,207 13,017		5,207 13,017										I											
Build Cost - BCIS Base s106/CIL			0	108,979	217,957 8.000	326,936 12.000	217,957 8.000	108,979	0	0	0	0	0	0	0	0	ê	0	0	0	0	0	0	0	0
Contingency Abnormals			0	2,724 0	5,449 0	8,173 0	5,449 0	2,724 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0												I											
Agents		0	0	0	0	0	0	20,865	20,865	20,865	0	0	0	0	0	0	•	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	3,478	3,478	3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROP	76,055	0	167,709	231,400	347,103	231,400	140,046	24,343	24,343	0	0			0	0		0	0	U	0	0	0	0	
For Residual Valuation	Land Interest	380,324	6,876	6,979	9,600	13,215	18,620	22,370	14,374	4,522	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV													I											0
	Cash Flow Opening Balanc	-458,384 0	-6,876	-174,748	-241,006	-360,324	-250,026	533,084	656,783	666,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-365,138
	Closing Balano	-458,384	-465,259	-640,008	-881,014	-1,241,338	-1,491,365	-958,281	-301,498	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	0
CASH FLOW FOR CIL A	DDITIONAL PRO	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	As Above	0	0	0	0	0	0	695,500	695,500	695,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		105.000												I											
Stamp Duty		3,150	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 1,575	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		2,772 31,240	0	0 31,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		2,603 5,207	0	2,603 5,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,017	0	13,017	0 217.957	0	0 217.957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		-	Ē	356,386	,444	12,000	12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Contingency Abnormals		0	0	2,724 0	5,449 0	8,173 0	5,449 0	2,724 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 9,000	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	20,865	20,865	20,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0 235,406	3,478 0	3,478 0 24 24 2	3,478 0 24,242	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S S S S S LFORE LAND	and FRUI	110,303	v	010,130	440,400	347,103	200,400	140,040	**,3*3	**,3*3	×	, in the second			v	v		~	×	v	×		v	v	,
For CIL calculation	Interest		2,603	2,643	10,484	13,993	19,409	23,232	15,368	5,531	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0
1	Profit on GDV																								0
													_												
0	Cash Flow Opening Balance	-173,563 0	-176 167	-522,798	-233,891	-361,102	-254,816	1 024 570	-369 76*	206 965	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-296,865

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SITE NAME	Site 23	Green 4							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	le duce	rate			Build Cost	/m2		
Madatillaurian	107.0	1005			2,012	4 204 020	1112		LAND	1		/unit or m2	Total	007.457			No dwgs	dwgs 4	1400	4.040		CISH	0	0.00%	
Market Housing	107.0	100%	•		3,250	1,391,000	428			Stamp Duty		56,789	1,543	227,157			No dwgs under No dwgs over f	ů	462	1,848		Energy Design	0		
Shared Ownership	107.0	0%	0		2,600	0	0			Easements etc. Legals Acquisit	ion	1.50%	0 3,407	4,950			I		Total	1,848		Acc & Adpt Water	15		
Affordable Rent	107.0	0%	0		1,430	0	0		PLANNING													Small Sites Site Costs	160 185	13% 15%	
Social Rent	107.0	0%	0		1,130	0	0			Planning Fee Architects		6.00%	1,848 43.303				Stamp duty call Land payment	- Residual		227,157			1,590		
Grant and Subsidy	Shared Owners Affordable Ren Social Rent	ihip t			0 0 0	0				QS / PM Planning Consu Other Professio	itants onal	0.50% 1.00% 2.50%	3,609 7,217 18,043	74,019											
SITE AREA - Net SITE AREA - Gross	0.13 0.13	ha ha	32 32	/ha /ha		1,391,000	428		CONSTRUCT	Build Cost - BC	IS Based	1,590	680,691						Total	1,543					
Sales per Quarter Unit Build Time	0 3	Quarters								Contingency Abnormals		2.50%	17,017 0	721,708			Stamp duty cal Land payment 125,000	- Add Profit	1%	70,000					
Residual Land Value		Whole Site 227,157	Per ha NET 1,817,254	Per ha GROSS 1,817,254		RUN Residual Cir	MACRO ctrl+r ising balance =	ō	FINANCE	Fees Interest		6.00%	0	0.000			250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
Uplift Pius /	20% ha 500,000 fiability Threshold	1,250 62,500 70,000		10,000 500,000 560,000	I	Check on phasing	using balance =	0	SALES	Agents		3.0%	41,730	2,000			Pre CIL s106	6,000 £	Total	700		ит	% GDV		
Additional Profit		207,516	£/m2 485			cor	rect			Legals Misc.		0.5%	6,955 0	48,685	1,085,520		Post CIL s106	T 6,000	otal £/ Unit (all)	24,000 24,000			0.00%	0	
									Developers Pr	% GDV % Costs		17.50% 0.00%			243,425 0		CIL	0	£/m2 Total	0 24,000					
RESIDUAL CASH FL	OW FOR INTERES	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
UNITS Started Market Housing				2	2	0	0	695,500	695,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
INCO	AE	0	0	0	0	0	0	695,500	695,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc.		1,543 0 3,407																							
Disasian Fran		4.040																							
Architects		1,848		21,651																					
QS Planning Consultants		1,804 3,609		1,804 3,609																					
Other Professional		9,021		9,021																					
Build Cost - BCIS Bas s106/CIL	•		0	113,449 4,000	226,897 8,000	226,897 8,000	113,449 4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	2,836 0	5,672 0	5,672 0	2,836 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance From						Ŭ	v		~	Ŭ		v					Ŭ		2	v			v		Ŭ
Legal and Valuation		9,000																							
Agents		0	0	0	0	0	0	20,865	20,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legais Misc.		0	0	0	0	0	U	3,4/8	3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	51,884	0	156,370	240,569	240,569	120,285	24,343	24,343	0	0	0	0	0	0	0	•	0	0	0	0	0	0	0	
For Residual Valuatio	n Land Interest	227,157	4,186	4,248	6,658	10,366	14,130	16,146	6,321	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																								0
	Cash Flow	-279,041	-4,186	-160,619	-247,227	-250,936	-134,415	655,011	664,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-243,425
	Opening Balan Closing Balanc	0	-283,226	-443,845	-691,072	-942,008	-1,076,422	-421,411	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	0
CASH FLOW FOR CI	LADDITIONAL PR	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	As Above	0	0	0	0	0	0	695 500	695 500	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
EXPENDITURE		-			,	Ť	,		223,000	Ĭ				-		,	Ŭ	-	-		-	-	-		
Land		70,000																							
Stamp Duty Easements etc		700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		1,050	0	0	0	0	0	0	0	0	0	ŏ	0	ō	ō	0	0	ō	ō	ō	ő	0	ō	ō	õ
Planning Fee		1,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS		21,651	0	21,651	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		3,609 9,021	0	3,609 9,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas	•	o	0	113,449	226,897	226,897	113,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				207,516		12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	2,836 0	5,672 0	5,672 0	2,836 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees			0		0			-	-			0	0	0	0		-	0	0	0	0		0	0	
Legal and Valuation		9,000	ō	0	ō	ō	ō	ō	ō	ō	0	ō	0	ō	0	ō	ō	0	ō	ō	ō	ō	0	0	ō
Agents		0	0	0	0	0	0	20,865	20,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	3,478	3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROI	118,683	0	359,886	232,569	244,569	128,285	24,343	24,343	0	0	0	0	0	0	0	•	0	0	0	0	0	0	0	
For CIL calculation																									
	Interest Profit on cost		1,780	1,807	7,232	10,829	14,660	16,805	6,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 198,219
	Profit on GDV																								0
	Cash Flow Opening Balance	-118,683 0	-1,780	-361,693	-239,802	-255,399	-142,945	654,353	664,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-198,219
	Closing Balance	-118,683	-120,464	-482,157	-721,959	-977,357	-1,120,303	-465,950	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198,219	198.219	198.219	0

SITE NAME Site 23 Green 4

受

SITE NAME	Site 24	Green Plot							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPME	NT COSTS							Planning fee ca	lic .				Build Cost	/m2		
Market Houries	m2	100%	1		£/m2	£	m2		LAND	Land		/unit or m2	Total	92 226			Planning app fe No dwgs	dwgs 1	rate 462	462		BCIS CISH Ecorory	1,230	0.00%	
Shared Ownership	150.0	0%			2.600	407,000	0			Stamp Duty Easements etc.		02,200	0	02,200			No dwgs over f	ò	138 Total	462		Design Acc & Adot	0		
Affordable Rent	150.0	0%	0		1,430	0	0			Legals Acquisiti	on	1.50%	1,234	1,234								Water Small Sites	1	13%	
Social Rent	150.0	0%	0		1,130	0	0		PLANNING	Planning Fee			462				Stamp duty cal	c - Residual				Site Costs	185 1,590	15%	
Grant and Subsidy	Shared Owners	hip			0	0				Architects QS / PM		6.00%	15,031 1,253				Land payment			82,235					
	Social Rent				0	0				Other Professio	nans	2.50%	6,263	25,514											
SITE AREA - Net SITE AREA - Gross	0.03 0.03	ha ha	32 32	/ha /ha		487,500	150		CONSTRUCT	Build Cost - BCI	IS Based	1,590	238,560						Total	0					
Sales per Quarter Unit Build Time	0	Quarters								Contingency Abnormals		2.50%	5,964 0	250,524			Stamp duty cal Land payment 125.000	c - Add Profit	0%	17,500					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual MA Closi	ACRO ctrl+r ng balance = 0		FINANCE	Fees			0				250,000 500,000	1% 3%	0%						
Alternative Use Value	20%	1,563	2,031,307	50,000		RUN CIL MACRO	ctri+i			Legal and Valua	tion	6.00%	4,000	4,000			above	4%	0% Total						
Plus	ha 500,000 Viability Threshold	15,625 17,500		500,000 560,000	i	Check on phasing de	ĝa nos		SALES	Agents		3.0%	14,625				Pre CIL s106	6,000	E/ Unit (all)			цт	% GDV		1
Additional Death		2	Um2	1		corre	ct			Legals Misc.		0.5%	2,438 0	17,063	380,569		David Cill, addit		Total	6,000			0.00%	0	1
Additional Profit		82,621	501						Developers P	rofit % GDV		17.50%			85,313		CIL CIL S106	6,000	£/m2 Total	6,000 6,000					
										% Costs		0.00%			0										
RESIDUAL CASH FL	UW FOR INTERES	Q1	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
UNITS Started Market Housing				1	0	0	0	487,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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	487,500	0	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 1,234																							
Planning Fee		462		7.000																					
QS Diseasing Count America		7,516 626 1,252		7,516 626 1,252																					
Other Professional		3,132		3,132																					
Build Cost - BCIS Bas s106/CIL	•		0	79,520 2,000	79,520 2,000	79,520 2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	1,988 0	1,988 0	1,988 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		4,000			0		0	14 625							0			0		0			0	0	
Legals Misc.		ō	ō	0	0	0	0	2,438	0	ō	ō	ō	ō	ō	0	0	ō	ō	ō	0	ō	ō	ō	0	ō
COSTS BEFORE LA	ND INT AND PROP	18,222	0	96,034	83,508	83,508	0	17,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio	n Land	82,235																							
	Interest Profit on Costs		1,507	1,529	2,993	4,290	5,607	5,692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 85,313
	Profit on GDV	100.155	4 507	07.004	00.004			101 710																	0
	Opening Balance Closing Balance	0	-101,963	-47,304	-286,028	-373,826	-379,433	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	85,312	0
							~ -								v										
UNCOME	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
INCOME	AS ADOVE	0	0	0	0	0	0	487,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		17,500																							
Stamp Duty Easements etc. Legals Acquisition		0 0 263	0 0 0	0 0	0	0	0	0 0 0	0	0	0	0 0 0	0 0 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		462	0	•	0	0	0	0	-	0	0	0	0	-	0	0	0	0	0	0	0	0	-	0	0
Architects QS		7,516 626	0	7,516 626	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		1,253 3,132	0	1,253 3,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas	•	0	•	79,520	79,520	79,520	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				82,621	4.000	6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	1,988 0	1,988 0	1,168 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 4,000	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 0	0 0	0
Agents		0	0	0	0	0	0	14,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAI	ND INT AND PROP	0 34,751	0	0	0 81,508	0 87,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For OF and the																									
For CIL calculation	Interest Profit on cost Profit on GDV		521	529	3,187	4,457	5,837	5,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 69,560 0
	Cash Flow Opening Balance	-34,751 0	-521	-177,185	-84,695	-91,965	-5,837	464,513	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-69,560

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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 22	Site 23	Site 24
			Brown 150	Brown 50 B	Brown 50 HD	Brown 20	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted 7	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
	Green/brown field	Use	Brown Industrial	Brown	Brown Industrial	Green Agricultural	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock															
Site Area	Gross Net	ha ha	6.00 3.75	1.52 1.25	1.21 1.00	0.61	0.48 0.40	0.30	0.23 0.23	0.15 0.15	0.10 0.10	0.03	0.81	0.12	144.23 93.75	48.08 31.25	12.50 9.38	6.25 4.69	2.92 2.19	1.10 0.94	0.74	0.38	0.28 0.28	0.19 0.19	0.13 0.13	0.03
Units			150	50	50	20	20	12	9	6	4	1	50	/	3000	1000	300	150	70	30	20	12	9	6	4	1
Mix	Market Intermediate to Buy Affordable Rent Social Rent		70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 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%	70.00% 6.90% 23.10% 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%									
Alternative	Land Value	£/ha £ site	500,000 3,000,000	500,000 757,576	500,000 606,061	500,000 303,030	500,000 242,424	500,000 150,000	500,000 112,500	500,000 75,000	500,000 50,000	500,000 12,500	500,000 404,040	500,000 58,333	25,000 3,605,769	25,000 1,201,923	25,000 312,500	25,000 156,250	25,000 72,917	25,000 27,574	25,000 18,382	50,000 18,750	50,000 14,063	50,000 9,375	50,000 6,250	50,000 1,563
Uplift		£/ha £ site	100,000 600,000	100,000 151,515	100,000 121,212	100,000 60,606	100,000 48,485	100,000 30,000	100,000 22,500	100,000 15,000	100,000 10,000	100,000 2,500	100,000 80,808	100,000 11,667	505,000 72,836,538	505,000 24,278,846	505,000 6,312,500	505,000 3,156,250	505,000 1,472,917	505,000 556,985	505,000 371,324	510,000 191,250	510,000 143,438	510,000 95,625	510,000 63,750	510,000 15,938
Viability Th	reshold	£/ha £ site	600,000 3,600,000	600,000 909,091	600,000 727,273	600,000 363,636	600,000 290,909	600,000 180,000	600,000 135,000	600,000 90,000	600,000 60,000	600,000 15,000	600,000 484,848	600,000 70,000	530,000 76,442,308	530,000 25,480,769	530,000 6,625,000	530,000 3,312,500	530,000 1,545,833	530,000 584,559	530,000 389,706	560,000 210,000	560,000 157,500	560,000 105,000	560,000 70,000	560,000 17,500
Residual V	al Gross Net	£/ha £/ha £ site	84,312 134,899 505,872	-379,726 -460,274 -575,343	-474,658 -575,343 -575,343	-417,054 -505,520 -252,760	-267,061 -323,710 -129,484	-254,637 -254,637 -76,391	165,123 165,123 37,153	60,704 60,704 9,106	-215,246 -215,246 -21,525	-215,277 -215,277 -5,382	-835,056 -1,012,189 -674,792	-711,550 -711,550 -83,014	517,256 795,778 74,604,181	666,965 1,026,100 32,065,627	960,763 1,281,017 12,009,536	847,834 1,130,445 5,298,962	495,919 661,226 1,446,431	607,170 714,317 669,673	568,327 668,620 417,888	1,480,963 1,480,963 555,361	2,309,705 2,309,705 649,605	2,028,395 2,028,395 380,324	1,817,254 1,817,254 227,157	2,631,507 2,631,507 82,235
Additional	Profit	£ site £/m2	-2,669,138 -251	-1,269,412 -351	-1,077,597 -298	-531,707 -390	-327,601 -240	-192,436 -216	-26,956 -26	-44,281 -82	-58,015 -160	-11,051 -82	-1,023,469 -493	-131,930 -414	19,008,593 82	15,268,728 197	8,551,949 366	2,923,346 250	305,140 56	281,872 118	178,354 114	478,908 490	637,836 583	356,386 555	207,516 485	82,621 551

Base Lfringe Cover



Charnwood Affordable Housing Viability - V3

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Number	1	3 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Green 3,000		3,000	93.75	32.00	97	290,430	3,098		318,363,278	1,096.18
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	42		45.00	1,890.00	10%	1,087	2,259,873	
		2	0		65.00	0.00	10%	1,087	0	
	Terrace	2	168		75.00	12,600.00		1,087	13,696,200	
	Somi	3	420.0		95.00	39,900.00	-	1,087	43,371,300	
	Senn	3	630		107.00	67 410 00		1,087	73 274 670	
	Det	3	0.00		112.00	0.00		1.087	13,214,010	
		4	525		135.00	70,875.00		1,087	77,041,125	
		5	210		150.00	31,500.00		1,087	34,240,500	
	Flat 1 High*	1	0		45.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,252	0	
	Attordable	1	200		40.00	14 400 00	100/	1 007	17 210 000	
	riat	1	360		40.00	14,400.00 8 225 00	10%	1,087	9 846 500	
	Terrace	2	135 90 0		70.00	6,300.00	10%	1,087	5,640,590	
	. en acc	3	135		84.00	11,340.00		1,087	12,326.580	
	Semi	2	0		79.00	0.00		1,087	0	
		3	135		93.00	12,555.00		1,087	13,647,285	
	Det	3	0		93.00	0.00		1,087	0	
		4	45		100.00	4,500.00		1,087	4,891,500	
		5	0		110.00	0.00		1,087	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,252	0	
	Flat 3 High	3	0		74.00	0.00	10%	1,252	0	
Number	1	4 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha			£/m2
Green 1,000		1,000	31.25	32.00	97	96,810	3,098		106,121,093	1,096.18
		Beds	No		m2	Total		BCIS	COST	
	Market	-							0	
	Flat	1	14		45.00	630.00	10%	1,087	/53,291	
	Torraco	2	56		75.00	4 200 00	10%	1,087	4 565 400	
	Terrace	3	140		95.00	13 300 00		1,087	4,303,400	
	Semi	2	35.0		85.00	2,975.00		1.087	3,233,825	
		3	210.0		107.00	22,470.00		1,087	24,424,890	
	Det	3	0		112.00	0.00		1,087	0	
		4	175		135.00	23,625.00		1,087	25,680,375	
		5	70		150.00	10,500.00		1,087	11,413,500	
	Flat 1 High*	1	0		45.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,252	0	
	Flat	1	120		40.00	4 800 00	10%	1 087	5 739 360	
	i luc	2	45		61.00	2.745.00	10%	1.087	3,282,197	
	Terrace	2	30		70.00	2,100.00		1,087	2,282,700	
		3	45		84.00	3,780.00		1,087	4,108,860	
	Semi	2	0.0		79.00	0.00		1,087	0	
		3	45		93.00	4,185.00		1,087	4,549,095	
	Det	3	0		93.00	0.00		1,087	0	
		4	15		100.00	1,500.00		1,087	1,630,500	
	Class 4, 111 - 5 - 8	5	0		110.00	0.00		1,087	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,252	0	
	Elat 2 High*	2	0		74 00	0.00	10%	1,252	0	

Number	15	Units	Area	Density erage Unit Size	Developed	Density		Total Cost	Rate
Green 300		300	ha 9.38	Units/ha m2 32.00 97	m2 29,097	m2/ha 3,104		31,892,471	£/m2 1,096.07
		Beds	No	m2	Total		BCIS	COST	
	Flat	1	2	4E 00	135.00	10%	1 097	161.430	
	Fiat	1	3	45.00	135.00	10%	1,087	161,420	
	Terrace	2	17	75.00	1.275.00	10%	1,087	1.385.925	
	Terrade	3	42	95.00	3,990.00		1,007	4.337.130	
	Semi	2	11	85.00	935.00		1,087	1,016,345	
		3	63	107.00	6,741.00		1,087	7,327,467	
	Det	3	0	112.00	0.00		1,087	0	
		4	53	135.00	7,155.00		1,087	7,777,485	
		5	21	150.00	3,150.00		1,087	3,424,050	
	Flat 1 High*	1	0	45.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0	65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0	75.00	0.00	10%	1,252	0	
	Attordable	1	26	40.00	1 440 00	10%	1 097	1 721 909	
	ridi	2	14	40.00	1,440.00	10%	1,087	1,721,000	
	Terrace	2	14	70.00	630.00	10%	1,087	684 810	
	Terrace	3	14	84.00	1.176.00		1,087	1.278.312	
	Semi	2	0	79.00	0.00		1,087	0	
		3	12	93.00	1,116.00		1,087	1,213,092	
	Det	3	0	93.00	0.00		1,087	0	
		4	5	100.00	500.00		1,087	543,500	
		5	0	110.00	0.00		1,087	0	
	Flat 1 High*	1	0	40.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0	74.00	0.00	10%	1,252	0	
Number	16	Units	Area	Density grage Unit Size	Developed	Density		Total Cost	Rate
Number	16	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Green 150	16	Units 150	Area ha 4.69	Density erage Unit Size Units/ha m2 32.00 97	Developed m2 14,530	Density m2/ha 3,100		Total Cost 15,928,572	Rate £/m2 1,096.25
Number Green 150	16	Units 150	Area ha 4.69	Density erage Unit Size Units/ha m2 32.00 97	Developed m2 14,530	Density m2/ha 3,100		Total Cost 15,928,572	Rate £/m2 1,096.25
Number Green 150	16	Units 150 Beds	Area ha 4.69 No	Density erage Unit Size Units/ha m2 32.00 97 m2	Developed m2 14,530 Total	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST	Rate £/m2 1,096.25
Number Green 150	16 Market	Units 150 Beds	Area ha 4.69 No	Density erage Unit Size Units/ha m2 32.00 97 m2 m2	Developed m2 14,530 Total	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 <u>COST</u> 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat	Units 150 Beds 1	Area ha 4.69 No 2	Density erage Unit Size Units/ha m2 32.00 97 m2 m2 45.00	Developed m2 14,530 Total 90.00	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST 0 107,613	Rate £/m2 1,096.25
Number Green 150	16 Market Flat	Units 150 Beds 1 2 2	Area ha 4.69 <u>No</u> 2 0	Density erage Unit Size Units/ha m2 32.00 97 m2 45.00 65.00 77 co	Developed m2 14,530 Total 90.00 0.000	Density m2/ha 3,100 10%	BCIS 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 CT 200	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace	Units 150 Beds 1 2 2 2	Area ha 4.69 No 2 0 8	Density erage Unit Size Units/ha m2 32.00 97 m2 45.00 65.00 75.00 c c co	Developed m2 14,530 Total 90.00 0.00 600.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 652,200 2 169,655	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Sami	Units 150 Beds 1 2 2 3 3 2	Area ha 4.69 No 2 2 0 8 21 5	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 65.00 95.00 85.00	Developed m2 14,530 70tal 90.00 0.00 600.00 1,995.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 661 975	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi	Units 150 Beds 1 1 2 2 3 3 2 3 3	Area ha 4.69 2 2 0 8 21 5 32	Density erage Unit Size Units/ha m2 32.00 97 m2 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3 424.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721 88	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det	Units 150 Beds 1 1 2 2 2 3 3 2 3 3 3 3 3	Area ha 4.69 2 2 0 8 21 5 32 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 75.00 95.00 88.00 107.00 112.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,424.00 0.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det	Units 150 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4	Area ha 4.69 2 2 0 8 21 5 32 32 0 0 26	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 055.00 107.00 112.00 113.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,424.00 0.00 3,5510.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det	Units 150 Beds 1 1 2 2 3 3 3 4 5	Area ha 4.69 No 2 2 0 8 21 5 32 0 26 6 11	Density erage Unit Size Units/ha m2 32.00 97 82.00 97 97 97 97 97 97 97 97 95.00 95.00 95.00 95.00 95.00 107.00 112.00 1135.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,721,888 0 3,815,370 1,793,550	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High*	Units 150 8eds 1 1 2 2 3 3 3 3 3 4 4 5 1	Area ha 4.69 2 0 0 8 211 5 322 0 0 226 11 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 113.00 150.00 45.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00 0.00	Density m2/ha 3,100 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 150 Beds 1 2 2 3 3 2 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 2 2 3 3 2 2 3 3 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 4.69 2 0 8 21 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 88.00 107.00 112.00 1135.00 150.00 45.00 65.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 150 Beds 1 2 2 3 3 2 3 3 4 5 1 1 2 3 3 3 4 5 1 2 3 3 3 4 5 3 3 3 4 5 5 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 4.69 2 2 0 8 21 5 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 75.00 885.00 107.00 112.00 112.00 1135.00 45.00 65.00 65.00 75.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 0.3,424.00 0.00 3,510.00 1,650.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable	Units 150 Beds 1 1 2 2 3 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 5 1 1 2 3 3 3 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 No 2 2 0 8 21 5 5 32 0 0 26 6 111 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 32.00 97 45.00 65.00 95.00 85.00 85.00 107.00 112.00 135.00 135.00 65.00 0 55.00 150.00 150.00 150.00 150.00 150.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00 0.000 0.000	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High*	Units 150 Beds 1 2 2 3 3 2 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 32 0 0 26 6 11 0 0 0 0 0 0 0 0 0 0 11 8	Density erage Unit Size Units/ha m2 32.00 97 82.00 97 97 95.00 65.00 75.00 95.00 107.00 112.00 112.00 113.00 0 150.00 65.00 75.00 95.00 107.00 150.00	Developed m2 14,530 90.00 0.00 400.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,057 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,252 1,2	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 3,815,370 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High*	Units 150 Beds 1 2 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 1 1 2 2 3 3 3 3 3 3 3 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 4.69 2 0 8 21 5 5 32 0 0 26 11 0 0 0 0 0 0 0 1 8 7 7 7	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 45.00 0 65.00 75.00 45.00 45.00 45.00 65.00 75.00 40.00 65.00 75.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 0.3,424.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,252 1,252 1,087 1,087 1,087 1,087 1,252 1,087 1,0	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High Flat 1 High the flat 1 High the f	Units 150 Beds 1 1 2 2 2 3 3 2 2 3 3 4 5 1 1 2 2 3 3 1 1 1 2 2 3 1 1 2 2 2 3 3 1 1 2 2 2 2	Area ha 4.69 2 0 8 21 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 118 7 7	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 88.00 107.00 112.00 1135.00 112.00 65.00 65.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.0	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 High* Affordable Flat Flat Flat Semi	Units 150 Beds 1 1 2 2 3 3 3 4 5 1 1 2 3 3 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 4.69 2 2 0 8 21 5 32 0 0 26 11 1 0 0 0 0 0 0 0 18 7 7 5 7 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 885.00 107.00 112.00 112.00 112.00 65.00 65.00 112.00 45.00 65.00 75.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 67.00 84.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 860,904 510,564 380,450 639,156 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Terrace Semi	Units 150 Beds 1 1 2 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 7 7 7	Density erage Unit Size Units/ha m2 32.00 97 32.00 97 45.00 65.00 95.00 95.00 85.00 107.00 112.00 112.00 115.00 45.00 65.00 75.00 45.00 65.00 0 150.00 45.00 65.00 0 150.00 84.00 70.00 84.00 77.00 84.00 79.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,242.00 0.00 3,510.00 1,650.00 0.000 0.000 0.000 0.000 427.00 330.00 588.00 0.000 651.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Semi Det	Units 150 Beds 1 2 3 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 4.69 2 0 0 8 21 5 32 2 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 45.00 65.00 75.00 44.00 65.00 75.00 84.00 75.00 97.00 84.00 79.00 93.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.00 720.00 427.00 427.00 0.588.00 0.588.00 0.588.00 0.551.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Gata Terrace Semi Semi Det	Units 150 Beds 1 1 2 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 2 3 3 4 5 5 1 1 2 2 3 3 1 4 5 5 1 1 2 2 3 3 1 4 5 5 1 1 1 2 1 1 1 1 2 1 1 1 1 2 1 1 1 1	Area ha 4.69 2 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 88.00 107.00 112.00 112.00 1135.00 112.00 45.00 65.00 75.00 40.00 65.00 75.00 93.00 93.00 93.00 93.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat 3 Semi Oet Semi Det Det Det Det Det Det	Units 150 Beds 1 1 2 2 2 3 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 5 1 1 2 5 5 1 1 5 5 5 1 1 5 5 5 5 5	Area ha 4.69 2 2 0 8 21 5 32 0 0 26 11 1 0 0 0 0 0 0 0 1 8 7 7 7 7 0 0 7 7 0 0 0 1 1 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 88.00 107.00 112.00 112.00 112.00 65.00 65.00 112.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 93.00 93.00 93.00 93.00 100.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,257 1,087 1,0	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Det Det Det Det Det Flat 1 High* Flat 0 Terrace Semi Det Flat 1 High* Flat 1 High*	Units 150 Beds 1 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 322 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 32.00 97 45.00 65.00 95.00 85.00 107.00 112.00 112.00 115.00 45.00 665.00 0 155.00 45.00 665.00 0 150.00 45.00 0 150.00 93.00 93.00 93.00 110.00 110.00	Developed m2 14,530 90.00 0.00 600.00 1,955.00 3,424.00 0.00 3,510.00 0.3,510.00 0.3,510.00 0.00 0.000 0.000 427.00 3350.00 588.00 0.000 651.00 0.000 0.000 0.000	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,252 1,087 1,0	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Flat Terrace Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat Terrace Semi Det Flat Flat Flat Flat Flat Flat Flat Fla	Units 150 Beds 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 1 2 2 3 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 1 1 1 1 2 2 1 1 1 1 2 2 1	Area ha 4.69 2 0 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 93.00 93.00 93.00 100.00 110.00 61.00	Developed m2 14,530 90.00 0.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.588.00 0.588.00 0.00 0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,252 1,087 1,252 1,2	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25

Locality een/Brown Iternative Use

Locality een/Brown Iternative Use

6.250

4.688

Leicester Fr Green Agricultural

Gross

Net

Leiceste	r Fr Green	Agricultural
Area	Gross	12.500
	Net	0.275



| Number | 17

 | 7 Units | NET Area | Density a
Units/ha | erage Unit Size
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 | Developed
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 | 45.00 | 10% | 1,230 | 60,885 | | | | | | | | | | | | | | | | | | | | |
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 | 2 | 0 | | 65.00
 | 0.00 | 10% | 1,230 | 0 | | | | | | | | | | | | | | | | | | | | |
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 | 300.00 | | 1,230 | 369,000 | | | | | | | | | | | | | | | | | | | | |
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 | 3 | 10 | | 95.00
 | 950.00 | | 1,230 | 1,168,500 | | | | | | | | | | | | | | | | | | | | |
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| | Flat 2 High*

 | 2 | 0 | | 75.00
 | 0.00 | 10% | 1,417 | 0 | | | | | | | | | | | | | | | | | | | | |
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 | 5 | 0 | | 110.00
 | 0.00 | | 1.230 | 0 | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Flat 1 High*

 | 1 | 0 | | 40.00
 | 0.00 | 10% | 1.417 | 0 | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Flat 2 High*

 | 2 | 0 | | 61.00
 | 0.00 | 10% | 1,417 | 0 | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| | Flat 3 High*

 | 3 | 0 | | 74.00
 | 0.00 | 10% | 1,417 | 0 | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
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 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | 18

 | 8 Units | Area
ha | Density a
Units/ha | erage Unit Size
m2
 | Developed
m2 | Density
m2/ha | | Total Cost | Rate
£/m2 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 18

 | 3 Units
30 | Area
ha
0.94 | Density e
Units/ha
32.00 | erage Unit Size
m2
96
 | Developed
m2
2,890 | Density
m2/ha
3,083 | | Total Cost
3,586,803 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 18

 | 3 Units
30
Beds | Area
ha
0.94 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
m2
 | Developed
m2
2,890
Total | Density
m2/ha
3,083 | BCIS | Total Cost
3,586,803 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 1

 | 3 Units
30
Beds | Area
ha
0.94
No | Density a
Units/ha
32.00 | erage Unit Size
m2
96
m2
 | Developed
m2
2,890
Total | Density
m2/ha
3,083 | BCIS | Total Cost
3,586,803
COST
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 18
Market
Flat

 | 3 Units
30
Beds
1 | Area
ha
0.94
No | Density e
Units/ha
32.00 | erage Unit Size
m2
96
m2
45.00
 | Developed
m2
2,890
Total | Density
m2/ha
3,083 | BCIS | Total Cost
3,586,803
COST
0
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 11
Market
Flat

 | 3 Units
30
Beds
1
2 | Area
ha
0.94
No
0
0 | Density e
Units/ha
32.00 | erage Unit Size
m2
96
<u>m2</u>
45.00
65.00
 | Developed
m2
2,890
Total
0.00
0.00 | Density
m2/ha
3,083 | BCIS
1,230
1,230 | Total Cost
3,586,803
0
0
0
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 11
Market
Flat
Terrace

 | 3 Units
30
Beds
1
1
2
2 | Area
ha
0.94
No
0
0
2 | Density e
Units/ha
32.00 | erage Unit Size
m2
96
m2
45.00
65.00
75.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00 | Density
m2/ha
3,083 | BCIS
1,230
1,230
1,230 | Total Cost
3,586,803
0
0
0
184,500 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | 13
Market
Flat
Terrace

 | 3 Units
30
Beds
1
1
2
2
2
3 | Area
ha
0.94
No
0
0
0
2
4 | Density e
Units/ha
32.00 | erage Unit Size
m2
96
m2
45.00
65.00
75.00
95.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00 | Density
m2/ha
3,083
10% | BCIS
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
0
0
0
184,500
467,400 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | Market
Flat
Terrace
Semi

 | 3 Units
30
Beds
1
2
2
3
3
2
2 | Area
ha
0.94
No
0
0
0
2
4
4
1 | Density i
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
 | Developed
m2
2,890
0.00
0.00
150.00
380.00
85.00 | Density
m2/ha
3,083
10% | BCIS
1,230
1,230
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,555 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Market
Flat
Terrace
Semi

 | 3 Units
30
Beds
1
1
2
2
3
3
2
2
3
2
2
2
3
3
2
2 | Area
ha
0.94
No
0
0
0
2
4
1
1
6 | Density 6
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
107.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
85.00
642.00 | Density
m2/ha
3,083
10% | BCIS
1,230
1,230
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
COST
0
0
0
184,500
467,400
104,550
789,660 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | 11
Market
Flat
Terrace
Semi
Det

 | 3 Units
30
Beds
1
1
2
2
2
3
3
2
2
3
3
3
3
3
3
3 | Area
ha
0.94
No
0
0
0
2
4
4
1
6
0
0 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
107.00
112.00
 | Developed
m2
2,890
0.00
0.00
150.00
380.00
85.00
642.00
0.00 | Density
m2/ha
3,083 | BCIS
1,230
1,230
1,230
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
0
0
184,500
467,400
104,550
789,600
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Market
Flat
Terrace
Semi
Det

 | 3 Units
30
Beds
1
1
2
2
2
2
3
3
3
3
3
4
4 | Area
ha
0.94
0
0
0
0
2
4
1
1
6
0
0
5 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
107.00
112.00
135.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
85.00
642.00
0.00
675.00 | Density
m2/ha
3,083 | BCIS
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
0
0
0
184,500
467,400
104,550
789,660
0
830,250 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number
Green 30 | Market
Flat
Terrace
Semi
Det

 | 3 Units
30
Beds
11
22
23
3
22
3
3
22
3
3
3
22
3
3
4
4
5 | Area
ha
0.94
No
0
0
0
2
4
1
1
6
0
0
5
3 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
95.00
107.00
112.00
135.00
 | Developed
m2
2,890
Total
0.00
150.00
380.00
85.00
642.00
0.00
675.00
450.00 | Density
m2/ha
3,083 | BCIS
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,550
789,660
0
830,250
553,500 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Green 30 | 11
Market
Flat
Terrace
Semi
Det
Flat 1 High*

 | 3 Units
30
Beds
1
1
2
2
2
3
3
2
2
3
3
3
4
4
5
1 | Area
ha
0.94
No
0
0
2
4
4
1
6
6
0
0
5
3
0
0 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
107.00
112.00
115.00
45.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
85.00
642.00
0.00
675.00
450.00
0.00 | Density
m2/ha
3,083 | BCIS
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230 | Total Cost
3,586,803
COST
0
0
0
184,500
467,400
104,550
789,660
0
830,250
553,500
0
0
0
0
0
0
0
0
0
0
0
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | 11
Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*

 | 3 Units
30
Beds
11
2
2
3
3
3
4
5
11
2
2
3
3
3
3
3
3
3
3
3
3
3
3
3 | Area
ha
0.94
No
0
0
0
2
4
4
1
6
6
0
0
5
3
3
0
0
0
0
0
0 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
107.00
112.00
135.00
150.00
45.00
65.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
642.00
0.00
675.00
450.00
0.00
0.00 | Density
m2/ha
3,083
10%
10%
10% | BCIS
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,231 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,550
789,660
0
830,250
553,500
0
0
0
0
0
0
0
0
0
0
0
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*

 | 3 Units
30
Beds
1
1
2
2
2
3
3
2
3
3
4
5
1
1
2
3
3
3
4
5
1
3
3
3
4
5
1
3
3
3
3
3
3
3
3
3
3
3
3
3 | Area
ha
0.94
0
0
0
0
0
2
2
4
1
6
6
0
0
5
3
3
0
0
0
0
0
0
0
0
0 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
95.00
95.00
107.00
112.00
135.00
150.00
65.00
75.00
 | Developed
m2
2,890
Total
0.00
0.00
380.00
380.00
642.00
675.00
450.00
0.00
0.00
0.000 | Density
m2/ha
3,083 | BCIS
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,230
1,417
1,417 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,555
789,660
0
830,250
553,500
0
0
0
0
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0
0
0
0
0
0
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable

 | 3 Units
30
Beds
11
22
23
3
3
3
3
3
3
3
3
3
3
3
3
3 | Area
ha
0.94
No
0
0
0
2
4
1
1
6
0
0
5
3
3
0
0
0
0
0
0
0
0
0 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
95.00
107.00
112.00
1135.00
150.00
45.00
65.00
75.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
085.00
642.00
0.00
675.00
450.00
0.000
0.000 | Density
m2/ha
3,083 | BCIS
1,230
1,230
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1,447
1,4 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,550
789,660
0
830,250
553,500
0
0
0
0
0
0
0
0
0
0
0
0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
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| Number | Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Flat 3 High*
Flat 4 High*
Flat 4 High*
Flat 2 High*
Flat 4 High*
Flat 2 High*
Flat 4 High*
Flat 2 High*
Flat 3 Hig

 | 3 Units
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Beds
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33
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11
22
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23
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15 | Area
ha
0.94
No
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2
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5 | Density a
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
107.00
112.00
112.00
1135.00
0150.00
45.00
65.00
75.00
45.00
40.00 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
642.00
0.00
642.00
0.00
645.00
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 | Density
m2/ha
3,083 | BCIS
1,230
1,230
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1,417
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1,417
1,417 | Total Cost
3,586,803
COST
0
0
0
184,500
467,400
104,550
789,660
0
830,250
553,500
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0
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£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number
Green 30 | Imarket Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High* Flat 3 High* Flat 3 High*

 | 3 Units
30
Beds
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33 | Area
ha
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No
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1 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
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95.00
107.00
112.00
135.00
150.00
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65.00
75.00
95.00
40.00
65.00
75.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
642.00
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675.00
450.00
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0.0 | Density
m2/ha
3,083 | BCIS
1,230
1,230
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1,230 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
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830,250
553,500
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£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number
Green 30 | Market
Flat
Terrace
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace

 | 3 Units
30
Beds
 | Area
ha
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1 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
95.00
95.00
112.00
1135.00
135.00
150.00
65.00
75.00
75.00
0.00
65.00
75.00
 | Developed
m2
2,890
Total
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150.00
380.00
380.00
642.00
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675.00
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m2/ha
3,083 | BCIS
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1,230 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
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£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number | Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace

 | 3 Units
30
Beds
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3 | Area
ha
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No
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1 | Density 4
Units/ha
32.00 | erage Unit Size
m2
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65.00
75.00
95.00
95.00
107.00
112.00
135.00
150.00
45.00
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75.00
61.00
70.00
84.00
 | Developed
m2
2,890
Total
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150.00
380.00
642.00
642.00
675.00
645.00
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m2/ha
3,083 | BCIS
1,230
1,230
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1,417
1,417
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1,230
1,230
1,230 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,550
789,660
0
830,250
53,500
0
0
0
0
0
270,600
82,533
86,100
103,320 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
 | | | | | | | | | | | | | | | | | | | | | |
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| Number
Green 30 | Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi Semi Semi Semi Semi

 | 3 Units
30
Beds
11
22
33
44
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11
22
33
44
55
11
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11
22
33
44
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11
22
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44
55
11
22
33
34
45
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22
33
34
12
12
12
13
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14
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15
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15
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15
15
15 | Area
ha
0.94
No
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4
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0 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
85.00
107.00
112.00
135.00
(150.00
45.00
65.00
75.00
75.00
65.00
75.00
84.00
61.00
84.00
79.00
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
642.00
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642.00
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642.00
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m2/ha
3,083 | BCIS
1,230
1,230
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1,230 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
0
830,250
553,500
0
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270,600
82,533
86,100
103,320
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0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number
Green 30 | Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Semi <tr <="" td=""><td>3 Units
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Beds
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Units/ha
32.00</td><td>erage Unit Size
m2
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m2
2,890
Total
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380.00
85.00
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675.00
450.00
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0.0</td><td>Density
m2/ha
3,083</td><td>BCIS
1,230
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1,230
1,2</td><td>Total Cost
3,586,803
COST
0
0
184,500
467,400
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789,660
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830,250
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270,600
82,533
86,100
103,320
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114,390</td><td>Rate
£/m2
1,241.11</td></tr> <tr><td>Number
Green 30</td><td>Market
Flat
Flat
Terrace
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
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Det</td><td>3 Units
30
Beds
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Units/ha
32.00</td><td>erage Unit
Size
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m2
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675.00
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m2/ha
3,083</td><td>BCIS
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3,586,803
COST
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184,500
467,400
104,550
789,660
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£/m2
1,241.11</td></tr> <tr><td>Number</td><td>Market
Flat
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det
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Det</td><td>3 Units
30
Beds
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No
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Units/ha
32.00</td><td>erage Unit Size
m2
96
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150.00
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m2
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Total
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150.00
380.00
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m2/ha
3,083</td><td>BCIS
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3,586,803
COST
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184,500
467,400
104,550
789,660
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830,250
553,500
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270,600
82,533
86,100
103,320
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£/m2
1,241.11</td></tr> <tr><td>Number
Green 30</td><td>In the second se</td><td>3 Units
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Beds
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Units/ha
32.00</td><td>erage Unit
Size
m2
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45.00
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m2
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Total
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m2/ha
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3,586,803
COST
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184,500
467,400
104,550
789,660
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830,250
553,500
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270,600
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£/m2
1,241.11</td></tr> <tr><td>Number</td><td>Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat 1 High*
Det
Det
Elat 1 High*</td><td>3 Units
30
Beds
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ha
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Units/ha
32.00</td><td>erage Unit Size
m2
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m2
2,890
Total
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m2/ha
3,083</td><td>BCIS
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3,586,803
COST
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184,500
467,400
104,550
789,660
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830,250
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270,600
82,533
86,100
103,320
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114,390
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£/m2
1,241.11</td></tr> <tr><td>Number</td><td>Market
Flat
Flat
Terrace
Semi
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Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*</td><td>3 Units
30
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Units/ha
32.00</td><td>erage Unit
Size
m2
96
45.00
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95.00
107.00
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m2
2,890
Total
0.00
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150.00
380.00
85.00
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675.00
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m2/ha
3,083</td><td>BCIS
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COST
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184,500
467,400
104,550
789,660
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830,250
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103,320
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£/m2
1,241.11</td></tr> | 3 Units
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Beds
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Units/ha
32.00 | erage Unit
Size
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m2
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Total
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380.00
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642.00
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m2/ha
3,083 | BCIS
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1,2 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
0
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830,250
553,500
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270,600
82,533
86,100
103,320
0
114,390 | Rate
£/m2
1,241.11 | Number
Green 30 | Market
Flat
Flat
Terrace
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det | 3 Units
30
Beds
11
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ha
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Units/ha
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93.00 | Developed
m2
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Total
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150.00
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1,2 | Total Cost
3,586,803
COST
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184,500
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£/m2
1,241.11 | Number | Market
Flat
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Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
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Det | 3 Units
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Beds
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Units/ha
32.00 | erage Unit Size
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107.00
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135.00
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61.00
70.00
84.00
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93.00
93.00
93.00 | Developed
m2
2,890
Total
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150.00
380.00
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1,2 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
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830,250
553,500
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270,600
82,533
86,100
103,320
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114,390
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114,390
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£/m2
1,241.11 | Number
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Beds
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Units/ha
32.00 | erage Unit Size
m2
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110.00 | Developed
m2
2,890
Total
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BCIS
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1,2 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
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830,250
553,500
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270,600
82,533
86,100
103,320
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114,390
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£/m2
1,241.11 | Number | Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat 1 High*
Det
Det
Elat 1 High* | 3 Units
30
Beds
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3 | Area
ha
0.94 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
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m2
2,890
Total
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380.00
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1,2 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
0
0
830,250
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270,600
82,533
86,100
103,320
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114,390
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0 | Rate
£/m2
1,241.11 | Number | Market
Flat
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*
Flat 2 High* | 3 Units
30
Beds
 | Area
ha
0.94
No
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0 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
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107.00
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1 | Developed
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BCIS
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1,2 | Total Cost
3,586,803
COST
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184,500
467,400
104,550
789,660
0
0
830,250
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270,600
82,533
86,100
103,320
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£/m2
1,241.11 |
| 3 Units
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Beds
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 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
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95.00
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112.00
112.00
135.00
150.00
45.00
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m2
2,890
Total
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380.00
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675.00
450.00
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m2/ha
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1,2 | Total Cost
3,586,803
COST
0
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184,500
467,400
104,550
789,660
0
0
830,250
553,500
0
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270,600
82,533
86,100
103,320
0
114,390 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | | | |
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| Number
Green 30 | Market
Flat
Flat
Terrace
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det

 | 3 Units
30
Beds
11
22
23
3
3
3
3
3
3
3
3
3
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3
3
3 | Area
ha
0.94
No
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2
4
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0 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
107.00
112.00
135.00
135.00
150.00
65.00
75.00
65.00
75.00
61.00
61.00
70.00
84.00
93.00
93.00
 | Developed
m2
2,890
Total
0.00
150.00
380.00
380.00
642.00
675.00
450.00
0.00
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0.0 | Density
m2/ha
3,083 | BCIS
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1,2 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,550
789,660
0
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0
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0
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0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number | Market
Flat
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det
Det
Det
Det
Det
Det
Det
Det

 | 3 Units
30
Beds
11
22
2
3
3
3
3
3
3
3
3
3
3
3
3
3 | Area
ha
0.94
No
0
2
2
4
1
1
6
0
0
5
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0 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
95.00
107.00
112.00
135.00
150.00
45.00
65.00
75.00
75.00
61.00
70.00
84.00
70.00
93.00
93.00
93.00
 | Developed
m2
2,890
Total
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1,2 | Total Cost
3,586,803
COST
0
0
184,500
467,400
104,550
789,660
0
830,250
553,500
0
0
270,600
82,533
86,100
103,320
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114,390
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114,390
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£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number
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 | 3 Units
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Beds
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Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
107.00
112.00
135.00
107.00
150.00
45.00
65.00
75.00
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75.00
93.00
93.00
93.00
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110.00 | Developed
m2
2,890
Total
0.00
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150.00
380.00
642.00
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1,2 | Total Cost
3,586,803
COST
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0
0
184,500
467,400
104,550
789,660
0
830,250
553,500
0
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270,600
82,533
86,100
103,320
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114,390
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£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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 | | | | | | | | | | | | | | | | |
| Number | Market
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat 1 High*
Det
Det
Elat 1 High*

 | 3 Units
30
Beds
1
1
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2
2
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3
3
4
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3 | Area
ha
0.94 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
95.00
95.00
107.00
112.00
135.00
150.00
65.00
75.00
65.00
75.00
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75.00
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100.00
61.00
79.00
93.00
93.00
93.00
100.00
110.00
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110.00
 | Developed
m2
2,890
Total
0.00
0.00
380.00
380.00
642.00
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675.00
450.00
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m2/ha
3,083 | BCIS
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1,2 | Total Cost
3,586,803
COST
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0
184,500
467,400
104,550
789,660
0
0
830,250
0
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0
0
270,600
82,533
86,100
103,320
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114,390
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0 | Rate
£/m2
1,241.11 | | | | | | | | | | | | | | | | | | | |
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| Number | Market
Flat
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 2 High*
Flat 3 High*
Affordable
Flat
Terrace
Semi
Det
Flat 1 High*
Flat 1 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*
Flat 2 High*

 | 3 Units
30
Beds
 | Area
ha
0.94
No
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2
4
1
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0 | Density 4
Units/ha
32.00 | erage Unit Size
m2
96
45.00
65.00
75.00
95.00
107.00
112.00
135.00
150.00
65.00
75.00
61.00
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100
1
 | Developed
m2
2,890
Total
0.00
0.00
150.00
380.00
85.00
642.00
0.00
675.00
450.00
0.00
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0.0 | Density
m2/ha
3,083 | BCIS
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3,586,803
COST
0
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184,500
467,400
104,550
789,660
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830,250
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270,600
82,533
86,100
103,320
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114,390
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£/m2
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Locality een/ Brown Iternative Use

Locality een/Brown Iternative Use

1.103

0.938

Leicester Fr Green Agricultural

Gross

Net

Leiceste	r Fr Green	Agricultural
Area	Gross	2.917
	Net	2.188

Rate

£/m2

1,238.89

Locality een/Brown Iternative Use

0.735

0.625

Leicester Fr Green Agricultural

Gross

Net



Number	19	9 Units	Area	Density e	rage Unit Size	Developed	Density		Total Cost
			ha	Units/ha	- m2	m2	m2/ha		
Green 20		20	0.63	32.00	98	1,951	3,122		2,417,073
		Beds	No		m2	Total		BCIS	COST
	Market								0
	Flat	1	0		45.00	0.00	10%	1,230	0
		2	0		65.00	0.00	10%	1,230	0
	Terrace	2	1		75.00	75.00		1,230	92,250
		3	3		95.00	285.00		1,230	350,550
	Semi	2	1		85.00	85.00		1,230	104,550
		3	4		107.00	428.00		1,230	526,440
	Det	3	0		112.00	0.00		1,230	0
		4	4		135.00	540.00		1,230	664,200
		5	1		150.00	150.00		1,230	184,500
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0
	Flat 3 High*	3	0		75.00	0.00	10%	1,417	0
	Affordable								
	Flat	1	2		40.00	80.00	10%	1,230	108,240
		2	1		61.00	61.00	10%	1,230	82,533
	Terrace	2	1		70.00	70.00		1,230	86,100
		3	1		84.00	84.00		1,230	103,320
	Semi	2	0		79.00	0.00		1,230	0
		3	1		93.00	93.00		1,230	114,390
	Det	3	0		93.00	0.00		1,230	0
		4	0		100.00	0.00		1,230	0
		5	0		110.00	0.00		1,230	0
	Flat 1 High*	1	0		40.00	0.00	10%	1,417	0
	Flat 2 High*	2	0		61.00	0.00	10%	1,417	0
	Flat 3 High*	3	0		74.00	0.00	10%	1,417	0

For Apps

			Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19
			Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20
	Green/brown field		Green						
	Use		Agricultural						
	Locality		Eringe						
			ringe						
Site Area	Gross	ha	144 23	48.08	12 50	6.25	2 92	1 10	0.74
Site face	Net	ha	93.75	31.25	9.38	4.69	2.19	0.94	0.63
Units			3,000	1,000	300	150	70	30	20
Average Unit Siz	e	m2	96.81	96.81	96.99	96.87	96.49	96.33	97.55
Mix	Intermediate to Buy		6.90%	6.90%	6.90%	6.90%	6.90%	6.90%	6.90%
	Affordable Rent		23.10%	23.10%	23.10%	23.10%	23.10%	23.10%	23.10%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Price	Market	£/m2	2 900	2 900	2 900	2 900	2 900	2 900	2 900
FILE	Intermediate to Buy	£/m2	2,300	2,300	2,300	2,300	2,300	2,300	2,300
	Affordable Rent	£/m2	1 276	2,320	1 276	1 276	1 276	1 276	1 276
	Social Rent	f/m2	1 1 3 0	1,270	1 1 3 0	1 1 3 0	1 130	1 130	1 130
	Social field	2,2	1,150	1,150	1,150	1,150	1,150	1,150	1,150
Grant and Subsi	Intermediate to Buy	£/unit							
	Affordable Rent	£/unit							
	Social Rent	£/unit							
Sales per Quarte	r								
Unit Build Time			3	3	3	3	3	3	3
		c. //	25.000	25.000	25.000	25.000	25.000	25.000	25.000
Alternative Use	value	±/na	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Additional Unlift		70 £/ha	500,000	500.000	500.000	500.000	500.000	500.000	500.000
Additional Opint		1/11a	500,000	300,000	500,000	500,000	500,000	500,000	300,000
Easements etc		£	0	0	0	0	0	0	0
Legals / Acquisit	ion	% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
0									
Planning Fee	<50	£/unit	462	462	462	462	462	462	462
	>50	£/unit	138	138	138	138	138	138	138
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Planning Consult	tants	%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Other Profession	121	%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
PCIS		£/m2	1 006	1 006	1 006	1 006	1 2/1	1 241	1 220
CfSH		%	1,050	1,090	1,050	1,050	1,241	1,241	1,235
Energy		f/m2							
Design		£/m2	0	0	0	0	0	0	0
Acc & Adpt		£/m2	15.0	15.0	15.0	15.0	15.0	15.0	15.0
Water		£/m2	1	1	1	1	1	1	1
Small Sites		%							
Site Costs		%	20.0%	20.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Pre CIL s106		£/Unit	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Post CIL s106		£/Unit	6,000	6,000	6,000	6,000	6,000	6,000	6,000
		±/m2	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Contingoncy		%	2.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Abnormals		76 9/	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Abilormais		/0 f/site							
		L/ Site							
FINANCE	Fees	£	0	0	n	n	n	0	0
	Interest	%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
	Legal and Valuation	£	1,058,000	408,000	144,000	108,000	68,000	35,000	27,000
SALES	Agents	%	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%
	Misc.	£	0	0	0	0	0	0	0
Developers Profi	% GDV		17.50%	17.50%	17.50%	17.50%	17.50%	17.50%	17.50%
	% COSTS		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



SITE NAME	Site 13	Green 3,000							3																
INCOME	Av Size	%	Number 3.000		Price F/m2	GDV	GIA m2	1	DEVELOPMEN	NT COSTS						1	Planning fee o	alc dwos	rate			Build Cost	/m2		
Market Housing	111.0	70%	2.100		2,900	675 990.000	233.100		LAND	1 and		/unit or m2 26.966	Total	80 899,116			No dwgs	3000 2950	462	1 352,900		CISH	0	0.00%	6
Charad Chapership	63.7	7%	207		2 320	30 591 288	13 185			Stamp Duty		***	4,034,456	00,000,000			No dwgs over	2950	138 Total	407,100		Design	0		
Attoreisble Rent	63.7	23%	693		1 276	55 327 872	44 144			Legals Acquisit	tion	1.50%	1,213,487	5,247,943					16.00	1,11 Million		Water Small Sites	1	03	
Social Reg	63.7	- 0%			1.130	00,021,01			PLANNING	Planning Fee			1 770.000		1		etamo duty ca	- Residual			1	Site Costs	219 1.331	20%	6
Grant and Subsidy	Shared Owners	shin	-			0				Architects OS / PM		6.00%	24,860,993		1		Land payment		, I	80,899,116		L			
un	Affordable Ren Social Rent	nt			0	0				Planning Consu Other Professio	ultants	1.00%	4,143,499	43.204.988											
SITE AREA - Net	93.75	i ha	32	/ha		762,909,160	290,430		CONSTRUCT	ION															
SITE AREA - Gross	144.23	l ha	21	/ha]		Build Cost - BC <106 / CIL	CIS Based	1,331	386,682,813 18.000,000						Total	4,034,456					
Sales per Quarter	0		1							Contingency Abnormals		2.50%	9,667,070 0	414,349,883			Stamp duty ca Land payment	lc - Add Profit		76,442,308					
Unit Build Time	3	Quarters	J			RUN Residual	MACRO ctrl+r		FINANCE								125,000 250,000	0%	1% 3%						
Residual Land Value		Whole Site 80,899,116	Per ha NET 862,924	Per ha GROSS 560,901	i	Cio	ssing balance =	0		Fees Interest		6.00%	0				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value Uplift	20%	3,605,769 721,154		25,000 5,000		RUN CIL MACF	RO ctrl+l osing balance =	0		Legal and Valu	ation		1,058,000	1,058,000			above	5%	5% Total	3,822,115					
Plus /h	a 500,000 ability Threshold	72,115,385		500,000 530,000	ı ,	Check on phasing	/ degs nos	1	SALES	Agents		3.0%	22,887,275				Pre CIL s106	6,000	£/ Unit (all)			ЦΤ	% GDV		٦
			£/m2		· I	con	rect	1		Legals Misc.		0.5%	3,814,546 0	26,701,821	571,461,750				Total	18,000,000			0.00%	(0
Additional Profit		29,236,981	125	I					Developers P	rofit						1	Post CIL s106 CIL	6,000	£/ Unit (all) £/m2	18,000,000					
										% GDV % Costs		17.50%			133,509,103 0		-		Total	18,000,000					
RESIDUAL CASH FLO	W FOR INTERES	ST														•									
INCOME		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
UNITS Started Market Housing		50	100 11,266,500	150 22,533,000	150 33,799,500	200 33,799,500	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	200 45,066,000	150 45,066,000	33,799,500	0	0	0	0	0	0
Shared Ownership Affordable Rent			509,855 938,798	1,019,710 1,877,596	1,529,564 2,816,394	1,529,564 2,816,394	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	2,039,419 3,755,191	1,529,564 2,816,394	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	0	0
INCOM	E	0	12,715,153	25,430,305	38,145,458	38,145,458	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	50,860,611	38,145,458	0	0	0	0	0	0
Stamp Duty		4,034,456				1																			
Easements etc. Legals Acquisition		0 1,213,487				1																			
Planning Fee		1,770,000				1																			
Architects QS		24,860,993 2,071,749		0		1																			
Planning Consultants Other Professional		4,143,459		0		1																			
Build Cost - BCIS Base			6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0
Contingency			161,118	322,236	483,354	483,354	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	483,354	0	0	0	0	0	0
			-								-	-	-		-	-	-	-	-	-	-	-	-		
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation		0 1,058,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation Agents		0 1,058,000 0	0 381,455 63,576	0 762,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS REFORE LAN	D INT AND PROF	0 1,058,000 0 0	0 381,455 63,576 7,350,852	0 762,909 127,152 0	0 1,144,364 190,727 22,052,585	0	0 1,525,818 254,303 29.403.447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,144,364 190,727 22,052,585	0	0	0	0	0	0
Abnormals Finance Fees Legal and Valuation Agents Legals <u>Misc.</u> COSTS BEFORE LAN	D INT AND PROF	0 1,058,000 0 6 49,510,931	0 381,455 63,576 7,350,862	0 762,909 127,152 0 14,701,723	0 1,144,384 190,727 22,052,585	0 1,144,364 190,727 22,052,585	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,144,364 190,727 22,052,585	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0
Abnormals Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LANI	D INT AND PROF	0 1,058,000 0 6 49,510,931 80,899,116	0 381,455 63,576 7,350,862 7,824,603	0 762,909 127,152 0 14,701,723	0 1,144,364 190,727 22,052,585 7,806,840	0 1,144,364 190,727 22,052,585 7,309,678	0 1,525,818 254,303 29,403,447 6,782,686	0 1,525,818 254,303 29,403,447 5,902,218	0 1,525,818 254,303 29,403,447 4,968,921	0 1,525,818 254,303 29,403,447 3,979,626	0 1,525,818 254,303 29,403,447 2,930,974	0 1,525,818 254,303 29,403,447 1,819,403	0 1,525,818 254,303 29,403,447 641,137	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,525,818 254,303 29,403,447	0 1,144,364 190,727 22,052,585	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0
Abronnals Finance Fees Legal and Valuation Agents Legals <u>Misc.</u> COSTS BEFORE LAN For Residual Valuation	D INT AND PROF Interest Profit on Costs Profit on Costs	0 1,058,000 0 6 49,510,931 80,899,116	0 381,455 63,576 7,350,862 7,824,603	0 762,909 127,152 0 14,701,723 7,972,221	0 1,144,364 190,727 22,052,585 7,806,840	0 1,144,364 190,727 22,052,585 7,309,678	0 1,525,818 254,303 29,403,447 6,782,686	0 1,525,818 254,303 29,403,447 5,902,218	0 1,525,818 254,303 29,403,447 4,968,921	0 1,525,818 254,303 29,403,447 3,979,626	0 1,525,818 254,303 29,403,447 2,930,974	0 1,525,818 254,303 29,403,447 1,819,403	0 1,525,818 254,303 29,403,447 641,137	0 1,525,818 254,303 29,403,447 0	0 1,525,818 254,303 29,403,447 0	0 1,525,818 254,303 29,403,447 0	0 1,525,818 254,303 29,403,447 0	0 1,525,818 254,303 29,403,447 0	0 1,144,364 190,727 22,052,585 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 133,509,103
Abronnals Finance Fees Legal and Vakation Agents Legals Misc. COSTS BEFORE LAN For Residual Valuation	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Flow	0 1,058,000 0 7 49,510,931 80,899,116 -130,410,046	0 381,455 63,576 7,350,862 7,824,603	0 762,909 127,152 0 14,701,723 7,972,221 2,756,360	0 1,144,364 190,727 22,052,585 7,806,840 8,286,033	0 1,144,364 190,727 22,052,585 7,309,678 8,783,195	0 1,525,818 254,303 29,403,447 6,782,686 14,674,478	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243	0 1,525,818 254,303 29,403,447 3,979,626	0 1,525,818 254,303 29,403,447 2,930,974 18,526,190	0 1,525,818 254,303 29,403,447 1,819,403	0 1,525,818 254,303 29,403,447 641,137 20,816,027	0 1,525,818 254,303 29,403,447 0 21,457,164	0 1,525,818 254,303 29,403,447 0 21,457,164	0 1,525,818 254,303 29,403,447 0 21,457,164	0 1,525,818 254,303 29,403,447 0 21,457,164	0 1,525,818 254,303 29,403,447 0 21,457,164	0 1,144,364 190,727 22,052,585 0 16,092,873	0 0 0	0 0 0	0 0 0 0	0 0 0 0	0	0 0 0 133,509,103 0 -133,509,103
Ahonomati Finance Fees Legal and Vakation Agents Misc. COSTS BEFORE LAN For Residual Vakation	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 1,058,000 0 6 49,510,931 80,899,116 	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358	0 762,909 127,152 0 14,701,723 7,972,221 2,756,360 -130,113,998	0 1,144,364 190,727 22,052,585 7,806,840 8,286,033 -121,827,965	0 1,144,364 190,727 22,052,585 7,309,678 8,783,195 -113,044,770	0 1,525,818 254,303 29,403,447 6,782,686 14,674,478 -98,370,293	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 -82,815,347	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 -66,327,104	0 1,525,818 254,303 29,403,447 3,979,626 17,477,537 -48,849,566	0 1,525,818 254,303 29,403,447 2,930,974 18,526,190 -30,323,376	0 1,525,818 254,303 29,403,447 1,819,403 19,637,761 -10,685,615	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412	0 1,525,818 254,303 29,403,447 0 21,457,164 31,587,575	0 1,525,818 254,303 29,403,447 0 21,457,164 53,044,739	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066	0 1,525,818 254,303 29,403,447 0 21,457,164 117,416,230	0 1,144,364 190,727 22,052,585 0 16,092,873 133,509,103	0 0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 133,569,103 0 -133,509,103
Abcromati Finance Fees Legal and Veak Legat Legat Legat Legat Legat COSTS BEFORE LAN For Residual Valuation	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Row Opening Balano Closing Balano	0 1.058,000 0 8 49,510,931 80,899,116 4 130,410,046	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358	0 762,909 127,152 0 144,701,723 7,972,221 2,756,360 -130,113,998	0 1,144,364 190,727 22,052,585 7,806,840 8,286,033 -121,827,965	0 1,144,364 190,727 22,052,585 7,309,678 8,783,195 -113,044,770	0 1,525,818 254,303 29,403,447 6,782,686 14,674,478 -98,370,293	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 -82,815,347	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 -66,327,104	0 1.525,818 254,303 254,303 254,403 3.979,626 17,477,537 -48,849,566	0 1,525,818 254,303 29,403,447 2,930,974 18,526,190 -30,323,376	0 1,525,818 254,303 29,403,447 1,819,403 19,637,761 -10,685,615	0 1,525,818 254,303 29,403,447 641,137 20,816,027 10,130,412	0 1.525.818 254.303 29.403.447 0 21.457,164 31.587,575	0 1.525,818 254,303 29,403,447 0 21,457,164 53,044,739	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066	0 1.525,818 254,303 29,403,447 0 21,457,164 117,416,230	0 1,144,354 190,727 22,052,585 0 16,092,873 133,509,103	0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 133,509,103 0 -133,509,103 8 0
Abcromati Ficanzo Fick Logal and Valuation Agents Logals Mac. Costs BEFORE LAN For Residual Valuation	D INT AND PROF Interest Profit on Costs Profit on GDV Cash Plow Opening Balano Opening Balano	0 1,058,000 0 6 49,510,931 80,899,116 	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358 Year 2	0 762.909 127.152 0 14,701,723 7,972,221 2,756,360 -130,113.998 Year 3	0 1,144,364 190,727 22,052,585 7,806,840 8,286,033 -121,827,965 Year 4	0 1,144,354 190,727 22,052,585 7,309,678 8,783,195 -113,044,770 Year 5	0 1,525,818 254,303 29,403,447 6,782,686 14,674,478 -98,370,293 Year 6	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 -82,815,347 Year 7	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 -66,327,104 Year 8	0 1.525,818 254,333 29,403,447 3.579,626 17,477,537 -48,849,566 Year 9	0 1,525,818 254,303 29,403,447 2,930,974 18,528,190 -30,323,376 Year 10	0 1,525,818 254,303 29,403,447 1,819,403 19,637,761 -10,685,615 Year 11	0 1.525,818 254,303 29,403,447 641,137 641,137 10,130,412 Year 12	0 1,525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year13	0 1,525,818 254,333 29,403,447 0 21,457,164 53,044,739 Year 14	0 1,525,818 254,333 23,403,447 0 21,457,164 74,501,903 Year 15	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,065 Year 16	0 1,525,818 254,333 23,403,447 0 21,457,164 117,416,230 Year 17	0 1,144,364 190,727 22,052,585 0 16,092,873 133,509,103 Year 18	0 0 0 0 133,509,103 Year 19	0 0 0 0 133,509,103	0 0 0 0 133,509,103	0 0 0 133509,103	0 0 0 133,509,103 Year 23	0 0 0 133,509,103 0 -133,509,103 1 0 -123,509,103
Abcomati Fisanos Fatos Logal and Valuation Agents Logats Mico. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CLE NCOME BCCOM	Land Land Profit on Costs Profit on GDV Cash Flow Opening Balanc Clashing Balanc Abort CINAL PR As Above E	0 1,058,000 0 6 49,510,931 80,899,116 130,410,046 0 - 130,410,046 0 - 130,410,046 - 140,410,410 - 140,410,410 - 140,410 - 140,410,410 - 140,410 - 140	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358 Year 2 12,715,153	0 762.909 127.152 0 14,701,723 7,972.221 2,756,360 -130,113.998 Year 3 25,430,305	0 1,144,354 190,727 22,092,885 7,806,840 8,286,033 -121,827,965 Year 4 38,145,458	0 1,144,364 190,727 22,052,585 7,309,678 8,783,195 -113,044,770 Year 5 38,145,458	0 1,525,818 24,303 29,403,447 6,782,686 14,574,478 -98,370,293 Year 6 50,860,611	0 1,525,818 254,303 23,403,447 5,902,218 15,554,946 -62,815,347 Year 7 50,860,611	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 -66,327,104 Year 8 50,800,611	0 1.525,818 254,303 29,403,447 3.979,626 17,477,537 -48,849,566 Year 9 50,860,611	0 1.525.518 254,303 29,403,447 2.930,974 18,526,190 -30,323,376 Year 10 50,860,611	0 1,525,818 254,303 29,403,447 1,819,403 19,637,761 10,685,815 Year 11 50,860,611	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 Year 12 50,880,611	0 1,525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year 13 50,860,611	0 1.525.818 254.303 29.403.447 0 21.457,164 53.044,739 Year14 50.660,611	0 1,525,818 254,333 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066 Year 16 50,860,611	0 1,525,818 254,303 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611	0 1,144,354 190,727 22,052,885 0 16,092,873 133,509,103 Year 18 38,145,458	0 0 0 0 133,509,103 Year 19 0	0 0 0 133,509,103 Year 20 0	0 0 0 133,500,103 Year 21 0	0 0 0 0 133,509,103 Year 22 0	0 0 0 133,509,103 Year 23 0	0 0 0 133,507,103 0 -133,509,103 0 -133,509,103
Abcomati Figura Field Legal and Valuation Agents Legals LOSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CL. NCOME BLOW FOR CL.	Land Land Interest Profit on Costs Profit on GDV Cash Pow Opening Balano Opening Balano Cosing Balano As Above E	0 1,058,000 0 6 49,510,931 80,899,116 - 130,410,046 0 - 130,410,046 COFIT Year 1 0	0 381,455 63,576 7,350,862 7,824,603 2,460,312 -132,870,358 Year 2 12,715,153	0 762,909 127,152 0 14,701,723 7,972,221 2,756,360 -130,113,998 Year 3 25,430,305	0 1,144,364 190,727 22,052,585 7,806,840 8,286,033 -121,827,965 Year 4 38,145,459	0 1,144,354 190,727 22,052,585 7,309,678 8,783,195 -113,044,770 Year 5 38,145,458	0 1,525,818 254,303 28,403,447 6,782,686 14,674,478 -98,370,293 Year 6 50,860,611	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 42,815,347 Year 7 50,860,611	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 466,327,104 Year 8 50,860,611	0 1.525,818 254,303 29,403,447 3.979,626 17,477,537 -48,849,566 Year 9 50,860,611	0 1,525,818 254,300 29,403,447 2,990,974 18,526,190 -30,323,376 Year 10 50,860,611	0 1,525,818 254,303 29,403,447 1,819,403 19,637,761 -10,685,615 Year 11 50,860,611	0 1,525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 Year 12 50,860,611	0 1.525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year13 50,860,611	0 1.525,818 254,333 29,403,447 0 21,457,164 53,044,739 Year 14 50,860,611	0 1.525,816 254,303 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066 Year16 50,860,611	0 1.525,818 254,333 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611	0 1,144,364 190,727 22,052,585 0 16,092,873 133,509,103 133,509,103 38,145,458	0 0 0 0 133,509,103 Year 19 0	0 0 0 133,509,103 Year 20 0	0 0 0 133,509,103 Year 21 0	0 0 0 132,509,103 7 Year 22 0	0 0 0 133,509,103 Year 23 0	0 0 0 133,509,103 0 -133,509,103 1 0 Year 24 0
Abcomati Pipaco Fees Legal and Valuation Agents Legals Cost's BEFORE LAN Cost's BEFORE LAN For Residual Valuation CASH FLOW FOR CE. NCOME BCOME BCOME	D INT AND PROF Interest Profit on Costs Profit on GOV Opening Balano Closing Balano ADDITIONAL PR As Above E	0 1,058,000 0 6 49,510,931 80,899,116 - 130,410,046 - 130,410,046 COFIT Year 1 0 76,442,308	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358 Year 2 12,715,153	0 762,909 127,182 0 14,701,723 7,972,221 2,756,360 -130,113,998 Year 3 25,430,305	0 1,144,354 190.727 22,062,855 7,806,840 8,266,033 -121,827,965 Year 4 38,145,458	0 1,144,354 190,727 22,052,585 7,309,678 8,783,195 -113,044,770 Year 5 38,145,458	0 1,525,818 254,303 28,403,447 6,782,686 14,674,478 -98,370,293 Year 6 50,860,611	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 42,815,347 Year 7 50,860,611	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 466,327,104 Year 8 50,860,611	0 1.525,818 254,303 29,403,447 3.979,626 17,477,537 -48,849,566 Year 9 50,860,611	0 1,525,818 254,303 29,403,447 2,990,974 18,526,190 -30,323,376 Year 10 50,860,611	0 1,525,818 254,303 29,403,447 1,819,403 19,637,761 -10,685,615 Year 11 50,860,611	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 Year 12 50,860,611	0 1.525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year 13 50,860,611	0 1.525,818 254,333 28,403,447 0 21,457,164 53,044,739 Year 14 50,860,611	0 1,525,818 254,333 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066 Year16 50,860,611	0 1.525,818 254,333 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611	0 1,144,354 190,727 22,052,585 0 16,092,873 133,559,103 133,559,103 38,145,458	0 0 0 1333509,103 Year 19 0	0 0 0 133,509,103 Year 20 0	0 0 0 133,500,103 Year 21 0	0 0 0 133,509,103 Vear 22 0	0 0 0 133,509,103 Year 23 0	0 0 133,509,103 0 -133,509,103 0 Year 24 0
Abormatic Forance Fees Legit and Valuation Agents Mach COSTS REFORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CIL INCOME EXPENDITURE Land Diamp Day Essembris dis.	D INT AND PROF Interest Profit on Costs Profit on GOV Opening Balano Closing Balano ADDITIONAL PR As Above E	0 1.058,000 0 4.0510,831 80,899,116 -130,410,046 0 -130,410,046 0 76,442,308 0 76,442,308 0	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358 Year 2 12,715,153 0 0	0 762,500 127,152 0 14,701,723 7,972,221 2,756,360 -130,113,998 Year 3 25,439,305 0 0	0 1,144,354 190.727 22,062,855 7,806,840 8,266,033 -121,827,965 Year 4 38,145,658 0 0	0 1,144,384 190,727 22,082,885 7,309,678 8,783,195 -113,044,770 Year 5 38,145,458 0 0	0 1.525,818 24,303 29,403,447 6.782,686 14,674,478 -98,370,293 Year 6 50,860,611 0 0	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 -82,815,347 Year 7 50,860,611 0 0	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 -66,327,104 Year 8 50,860,611 0 0	0 1.525,818 254,303 29,403,447 3.979,626 17,477,537 -48,849,566 Year 9 50,860,611 0 0	0 1,525,818 254,303 29,463,447 2,930,974 18,526,190 -30,323,376 Year 10 50,860,611 0 0	0 1,525,818 24,303 29,403,447 1,819,403 19,637,761 -10,665,615 Year 11 50,860,611 0 0	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 Year 12 50,860,611 0 0	0 1.525,818 24,303 29,403,447 0 21,457,164 31,587,575 Year 13 50,860,611 0 0	0 1.525,818 24,303 29,403,447 0 21,467,164 53,044,739 Year 14 50,860,611 0 0	0 1,525,818 254,333 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611 0 0	0 1,525,818 254,303 29,483,447 0 21,457,164 95,959,066 Year 16 50,860,611 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611 0 0	0 1,144,364 190,727 22,062,885 0 16,092,873 133,509,103 Year 18 38,145,458 0 0	0 0 0 1333509,103 7 Year 19 0	0 0 0 133,509,103 0 123,509,103 0 0	0 0 0 133,509,103 Year 21 0 0	0 0 0 133,509,103 0 0 0	0 0 0 133,500,103 Vear 23 0	0 0 133,509,103 133,509,103 133,509,103
Abcomati Figuras Field Legal and Valation Agorts Legals Mac. COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN EXPENDENCE Land Sump Daily Legals Angulation	Land Interest Print on Costs Print on Costs Print on Costs Print on Costs Print on Costs Opening Balanc Opening Balanc Closing Balanc AbOTTIONAL PR As Above	0 1.088,000 0 448,108,311 80,899,116 -130,410,046 -130,410,046 -130,410,046 76,442,308 3,822,115 0 76,442,308	0 381,455 63,576 7,350,862 7,824,603 -2,460,312 -132,870,358 Year 2 12,715,153 0 0 0	0 762,500 127,152 0 14,701,723 7,972,221 2,756,360 -130,113,998 Year 3 25,439,305 0 0 0	0 1,144,364 190,727 22,952,985 7,806,840 8,296,033 -121,827,965 Year 4 33,145,659 0 0 0	0 1,144,364 190,727 22,082,585 7,300,678 8,783,195 113,044,770 Year 5 38,145,459 0 0 0 0	0 1.525,818 24,303 29,463,447 6.782,686 14,674,478 -98,370,293 Year 6 50,860,611 0 0 0 0	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 -82,815,347 Year 7 50,860,611 0 0 0 0	0 1,525,818 254,303 29,403,447 4,968,921 16,488,243 -66,327,104 Year 8 50,869,611 0 0 0 0	0 1.525,818 254,333 29,403,447 3.979,626 17,477,537 -48,840,566 Year 9 50,860,611 0 0 0	0 1,525,818 254,303 29,403,447 2,930,974 18,526,190 -30,323,376 Year 10 50,860,611 0 0 0 0	0 1.525,818 284,303 29,403,447 1.819,403 19,637,761 -10,685,615 Year 11 50,860,611 0 0 0	0 1.525,818 254,333 23,403,447 641,137 20,816,027 10,130,412 50,860,611 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year 13 50,860,611 0 0 0	0 1.525,818 254,303 29,403,447 0 21,467,164 53,044,739 Year 14 50,860,611 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066 Year 16 50,869,611 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611 0 0 0 0	0 1,144,364 190,727 22,062,865 0 16,062,873 133,559,103 Year 18 38,145,458 0 0 0 0	0 0 0 133,509,103 7ear 19 0 0 0	0 0 0 133,509,103 0 123,509,103 0 0 0	0 0 0 133,509,103 Year 21 0 0 0 0	0 0 0 133,509,103 9 0 0	0 0 0 133,500,103 Vear 23 0 0	0 0 132.60%.103 0 -133,509,103 0 Year 24 0 0 0 0
Abcomatic Figuras Field Legal and Valuation Aganta Legals Mac. COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN EXCOME BECOME BECOME Land COSTS BEFORE LAN BECOME BECOME Land COSTS BEFORE LAN BECOME BECOME Land COSTS BEFORE LAN BECOME Land COSTS BEFORE LAN BECOME Land COSTS BEFORE LAN BECOME Land COSTS BEFORE LAN COSTS BEFORE LANCE COSTS COSTS COSTS COSTS COSTS COSTS COSTS COSTS COSTS COSTS COSTS COSTS COSTS CO	Land Land Protto on Costs Protto on Costs Protto on Costs Protto on Costs Opering Balanco Opering Balanco ADOTTIONAL PR As Above E	0 1.058,000 0 49,510,931 90,899,116 90,899,116 130,410,046 0 130,410,046 90,899,116 130,410,046 130,410,046 130,410,046 10,058,000 1,100,000	0 381,465 63,576 7,350,842 7,824,603 42,460,312 -132,870,358 Year 2 12,716,153 0 0 0 0 0 0 0	0 762.909 127.152 127.152 7.972.221 2.756,360 -130.113.998 Year 3 25,430,305	0 1,144,354 190,727 22,052,685 7,806,840 8,286,033 -121,827,965 Year 4 38,145,458 0 0 0 0 0 0	0 1,144,364 190,727 22,052,565 7,309,678 8,783,195 113,044,770 Year 5 38,145,458 0 0 0 0 0 0	0 1.525,818 254,403,447 6.782,686 14,574,478 -98,370,293 Year 6 50,860,611 0 0 0 0 0 0	0 1.525,918 254,003 29,403,447 5,902,218 15,554,946 -82,815,347 Year7 50,860,611 0 0 0 0 0 0	0 1.525,818 254,203 29,403,447 4.968,921 16,488,243 -66,327,104 Year 8 50,860,611 0 0 0 0 0 0 0	0 1.555.818 254,303 29,403,447 3.979.626 17,477,537 -48,840,556 Year 9 50.890,611 0 0 0 0 0 0	0 1.525,816 254,300 29,403,447 2.930,974 18,526,190 -30,323,376 Year 10 50,860,611 0 0 0 0 0 0 0	0 1.525,818 254,403 29,403,447 1.819,403 19,637,761 -10,685,615 Year 11 50,860,611 0 0 0 0 0	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 50,860,611 0 0 0 0 0 0 0 0	0 1.525.818 254.303 23,403,447 0 21,457,164 31,587,575 Year 13 50,860,611 0 0 0 0 0 0 0	0 1.525.818 254.303 28,403,447 0 21,457,164 53,044,739 Vear 14 50,850,611 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611 0 0 0 0 0 0	0 1.525,816 254,303 29,403,447 0 21,457,184 95,359,066 Year 16 50,860,611 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611 0 0 0 0 0 0 0	0 1,144,354 190,727 22,052,585 0 16,092,873 133,559,103 38,145,458 0 0 0 0 0 0 0 0	0 0 0 133,509,103 7 Year 19 0 0 0 0 0	0 0 0 133,509,103 0 Vear 20 0 0 0 0 0	0 0 0 133,500,103 Year 21 0 0 0 0 0 0	0 0 0 133,500,103 9 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,509,103 Year 23 0 0 0 0 0 0	0 0 133,500,103 0 133,500,103 0 1 133,500,103 0 1 133,500,103 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Frees Legal and Valuation Agarda Ungals COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN BEGORE BECOME	D BIT AND PROF Land Profit on Costs Profit on GDV Cash Flew Cash Flew Cosing Balance Dosing Balance Dosing Balance AbDITIONAL PR As Above	0 1.058,000 0 6 49,510,931 90,899,116 - - - - - - - - - - - - -	0 381,465 63,576 7,350,862 7,824,603 42,460,312 -132,870,358 Year 2 12,715,153	0 762.909 127.152 0 147.701,723 7.972.221 2.756,360 -130.113.998 Year 3 25,436,305	0 1,144,354 190,727 22,052,655 7,806,840 8,286,033 -121,827,965 Year 4 38,145,455 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,092,585 7,309,678 8,783,195 113,044,770 Year 5 38,145,458 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 24,403 28,403,447 6,782,666 14,674,478 -98,370,293 Year 6 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.555.918 254,003 29,403,447 5,902.218 15,554,946 -82,815.347 Year7 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 4.968,921 16,488,243 -66,327,104 Year 8 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 254.303 20,403,447 3.979.626 117,477,537 48,849,556 Year 9 50,860,611 0 0 0 0 0 0 0 0 0 0	0 1.525,816 254,303 29,403,447 2.930,974 18,526,190 -30,323,376 Year 10 50,860,611 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,403 29,403,447 1,819,403 19,637,761 -10,685,615 Year 11 50,840,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 Year 12 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 254.303 29.403.447 0 21.457,164 31.587.575 Year 13 50.860.611 0 0 0 0 0 0 0 0	0 1.525.818 254.303 29.403.447 0 21.457,164 53.044,739 Year 14 50.860.611 0 0 0 0 0 0 0	0 1.525,816 254,303 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611 0 0 0 0 0 0 0 0	0 1.525,816 254,303 29,403,447 0 21,457,164 95,959,066 Yuar 16 50,860,611 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,463,447 0 21,457,164 117,416,230 Year 17 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,052,585 0 16,092,873 133,509,103 Year 18 38,145,458 0 0 0 0 0 0 0	0 0 0 1333 609, 103 7 Year 19 0 0 0 0 0 0 0	0 0 0 133,509,103 0 7vear 20 0 0 0 0 0 0	0 0 0 133,509,103 Year 21 0 0 0 0 0 0	0 0 0 133,509,103 0 7 Year 22 0 0 0 0 0 0 0	0 0 0 133,500,103 7ear 23 0 0 0 0 0 0 0	0 0 133,500,103 0 143,500,103 0 143,500,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Fees Legal and Valuation Agorts Legals COSTS BEFORE LAW COSTS BEFORE LAW EXCEPTION CONTROL EXCEPTION CONTROL Legals Acquisition Figurato free sol. Legals Acquisition Parrong Free Sol.	D BIT AND PROF Instant Profit on Costs Profit on Costs Profit on Cost Profit on Cost Costant Balanc Costant Balanc Costant Balanc Costant Balanc Costant Balanc Costant Balanc	0 1.058,000 0 4 49,510,931 90,899,116 4 130,410,046 0 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.146,433,88 1.177,000 1.146,433,88 1.177,000 1.177,000 1.177,000 1.177,000 1.146,438,747	0 381,465 63,576 7,350,862 7,824,603 12,460,312 122,870,328 Year 2 12,715,153 0 0 0 0 0	0 762,909 127,152 0 14,701,723 7,972,221 2,756,360 -130,113,998 Year 3 25,430,305	0 1,144,364 190,727 22,092,685 7,806,840 8,286,033 -121,827,065 Year 4 38,145,459 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,052,585 7,309,678 7,309,678 113,044,770 Year 5 38,145,458 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 6.782,686 14,674,478 -08.370,293 Year 6 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 23,403,447 5,902,218 15,554,946 42,815,347 9,002,218 15,554,946 42,815,347 9,002,016 15,554,946 42,815,347 9,002,016 15,554,946 42,813,03 15,554,946 42,813,03 15,554,946 42,813,03 15,554,946 42,813,03 15,554,946 42,813,03 15,554,946 42,813,03 15,554,946 42,813,03 15,554,946 42,813,047 15,554,946 42,813,047 15,554,946 42,813,047 15,554,946 42,815,347 15,554,946 42,813,047 15,554,946 15,554,946 15,554,946 15,554,946 16,002,016 16,002,002,002,000 16,002,002,000,000 16,002,000,000,000,000,000,000,000,000,00	0 1.5.25,818 254,303 25,403,447 4,968,921 16,488,243 46,327,104 Year 8 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,816 254,303,447 3,979,826 17,477,537 48,849,556 Year 9 50,880,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 2,990,974 18,526,190 -30,323,376 Year 10 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 254.403,447 1.819,403 19,637,761 10,685.615 Year 11 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 641,137 20,816,027 10,130,412 Year 12 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year 13 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 53,044,739 Year 14 50,850,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066 Year 18 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,354 190,727 22,052,585 0 16,092,873 133,509,103 133,509,103 133,509,103 133,509,103 0 133,509,103	0 0 0 1333 509, 103 7 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,509,103 0 7 Year 20 0 0 0 0 0 0 0 0	0 0 0 133,600,103 Year 21 0 0 0 0 0 0 0	0 0 0 133.509.103 133.509.103 133.509.103	0 0 0 133,500,103 0 Year 23 0 0 0 0 0 0 0 0	0 0 0 133.500,103 0 133.500,103 0 133.500,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figuras Field Legal and Valuation Agents Legals Mac. COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN EXCOME EXCOME EXCOME EXCOME Exact Data Sump Day Escome Cost Excelements etc. Land Excome Day Escome Cost Base Data Statuto Consultants Planning Res And Data Findessional Build Cost. BCIB Base Porterstud. Col.	D BIT AND PROF Land Interest Profile on GDV Cash Pow Opening Balan Costang Balance Costang Balance Costang Balance Costang Balance Costang Balance As Above	0 1,058,000 0 0 0 0 0 0 0 0 0 0 0 0	0 381,465 63,576 7,350,862 7,824,603 2,460,312 -132,870,368 Year 2 12,715,153 0 0 0 0 0 0 0 0 0 0 0 0 0	0 762,509 127,152 0 14,701,723 7,972,221 2,756,360 -130,113,998 Year 3 25,430,305 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,952,885 7,806,840 8,286,033 -121,827,965 Year 4 38,145,459 0 0 0 0 0 0 0 0 0 12,334,141 1,778,822	0 1,144,364 190,727 22,042,585 7,309,678 7,309,678 8,783,195 113,044,770 Year 5 38,145,459 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,493,447 6,782,686 14,674,478 -08,370,293 Year 6 59,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 5,902,218 15,554,946 42,815,347 90,00 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 4,968,921 16,468,243 46,327,104 96,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 3.979,626 17,477,537 48,849,566 Year 9 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 2,930,874 18,528,190 -30,323,376 Year 10 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,493,447 1.819,403 10,637,761 10,685,615 Year 11 50,880,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,816 254,303 23,403,447 641,137 10,130,412 Year 12 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 31,587,575 Year 13 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29.403,447 0 21.457,164 53.044,739 Year 14 50.860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903 Year 15 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 95,959,066 Year 16 59,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 117,416,230 Year 17 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,052,885 0 166,092,873 133,509,100 Year 18 38,145,459 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.509,103 742#19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,509,103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.000,103 7ear 21 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.500.103 7 Year 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,509,103 7 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 133,500,103 0 133,500,103 0 0 1433,500,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Fleas Legal and Valuation Agains Mac. COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN EXCOME BECOME BECOME BECOME BECOME Land COSTS BEFORE LAN Excemp Lay Excemp Lay Examp Lay Excemp Lay Examp Lay Exam	D INT AND PROOF Land Ireessa Profit on Costs Profit on Costs Profit on Costs Profit on Costs Opering Balanco ADDITIONAL PR As Above	0 1,058,000 0 4 49,510,931 50,599,116 50,599,116 50,599,116 1 -130,410,046 0 0 1 -130,410,046 0 1 -130,410,046 0 1 -130,410,046 0 1 -130,410,046 0 1 -130,410,046 0 1 -130,410,046 0 1 -130,410,046 0 1 -130,410,046 1 -130,410,046 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410 1 -130,410,410,410,410 1 -130,410,410,410,410,410,410,410,410,410,41	0 381,455 63,576 7,350,842 7,824,603 2,460,312 -2,460,312 -132,870,358 Year 2 12,715,153 0 0 0 0 0 0 0 0 0 0 0 0 0	0 762.909 127.152 0 14.701,723 7.972,221 2.796,300 -130,113.998 Year 3 25,436,305 0 0 0 0 0 0 0 0 12,869,427 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 1,778,822 0,000 1,778,822 0,000 1,778,822 0,000 0,000 1,778,822 0,000000	0 1,144,384 160,727 22,952,585 7,806,840 8,286,033 -121,827,965 9,00 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,062,865 7,309,678 7,309,678 8,763,195 113,044,770 Year 5 38,145,458 0 0 0 0 0 0 0 173,934,141 1,779,823 1,779,878 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,816 254,303 28,403,447 6,782,686 14,874,478 -98,370,293 Year 6 50,840,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 5,902,218 15,554,946 42,815,347 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 4.968,921 16,488,243 4.968,921 16,488,243 4.968,921 16,488,243 4.968,921 16,488,243 4.968,921 16,488,243 16,488,243 10,498,921 10,921 10,9	0 1.525,818 254,303 29,403,447 3.979,626 17,477,537 48,849,566 Year 9 50,866,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,300 29,463,447 2.330,974 18,526,190 -30,323,376 Year 10 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,463,447 1,819,403 1,919,403 1,919,405 1,919,405	0 1,525,818 23,463,477 20,463,447 20,816,027 10,130,412 10,1	0 1.525,818 254,303 29,463,447 0 21,457,164 31,687,575 Year 13 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,403,447 0 21,457,164 53,044,739 Year 14 50,460,411 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 0 21,457,164 74,501,903 74,501,903 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 29,483,447 0 21,457,164 95,090,006 96,090,006 1,000,000 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,803 29,403,447 0 21,457,164 117,416,230 117,416,230 117,416,230 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,052,585 0 166,092,873 133,509,103 Year 18 38,145,458 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 131.609 (103 7 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.609.103 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.609,103 7 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.509.103 7 Year 22 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.500.103 7eax 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 133,500,103 0 141,33,500,103 0 141,33,500,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurace Frees Legal and Valuation Agents Legals Advanced COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN Excode BECOME BECO	D BIT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Deporting Balanc Closing Balanc Closing Balance ADDITIONAL PR Ag Above	0 1.058.000 0 4 49.510.0931 80.899.116 4 49.510.046 0 -130.410.046 -130.410.046 0 -130.410.046 -13	0 381,465 63,576 7,350,842 7,824,603 2,460,312 -132,870,358 Year 2 12,715,153 0 0 0 0 0 0 0 0 0 0 0 0 0	0 762.500 127.162 0 7.972.221 2.756.300 -100,113.998 25.409.395 25.409.395 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,384 140,727 22,092,895 7,806,840 8,286,033 -121,827,065 Year 4 33,145,659 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 190,727 22,082,685 7,308,678 8,783,195 -113,044,770 Year 5 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 25,403 25,403 447 6,782,686 14,674,478 -08,270,203 Year 6 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 29,403,447 5,902,218 15,554,946 -52,815,347 Year 7 50,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,803 29,403,447 4,966,921 16,468,243 46,527,104 Year 6 50,866,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,303 20,403,447 3.575,626 17,477,537 48,840,566 748,79 50,846,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.555.818 29.480.477 2.980.974 18.508.190 0.0323.76 0.0323.76 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.	0 1.525,818 254,303 29,463,447 1.819,403 19,637,761 -10,685,615 Year 11 50,840,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 28,483,43 28,483,447 41,137 40,130,412 10,130,41	0 1.225.818 224.303 23.463.447 0 21.457.164 31.587.575 Year 13 53.860.611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 284,543 29,453,447 0 21,467,164 50,860,417 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,8,80 29,493,447 0 21,497,164 1,497,164 0 1,497,164 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 29.493.407 29.493.447 0 21.457.164 50.966.006 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.225,818 254,303 28,403,447 0 21,457,164 117,416,230 7 Year 17 59,860,611 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,384 190,727 22,092,895 0 16,092,873 133,509,103 133,509,103 133,509,103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 133.509.100 7 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.609.103 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.609.103 7 Year 21 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,500,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,609,103 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 133,500,103 0 133,500,103 0 133,500,103 0 133,500,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Field Legal and Valuation Agents Legals Mac. COSTI BEFORE LAN COSTI BEFORE LAN COSTI BEFORE LAN COSTI BEFORE LAN COSTI BEFORE LAN COSTI DEFORE LAN ENCOME ENCO	D INT AND PROF Interest Profit on Casis Profit on Casis Profit on Casis Course Balance Course Balance ADOPTIONAL PR ADOPTIONAL PR ADOPTIONAL PR	0 1.028,000 0 4.9510,821 1.30,410,040 1.30,410 1	0 381,465 53,576 7,350,462 7,254,460 1,244,0312 4,122,473,356 0 0 0 0 0 0 0 0 0 0 0 0 0	0 12:26 14:78:72 7:972.221 7:	0 1,144,364 190,727 22,992,693 7,806,840 8,286,033 -121,827,065 Year 4 38,145,459 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,144,364 196,727 22,092,485 7,209,678 8,781,195 -113,044,770 Year 5 38,145,459 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,303 25,403,447 6,782,686 14,674,478 	0 1.525.438 224.00 236.00.218 1.5.54.246 42.215.347 Year? 1.5.54.246 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 254.803 29.403.447 4.968.921 4.968.921 16.468.243 46.327.104 Year 8 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 28,403.41 3.079.826 17,477.537 43,840.555 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.528.48 254.03 29.403.47 2.339.374 19.555,190 0.303.376 0.303.376 0.000.411 17.93.020 0.0	0 1,025,818 254,303 28,403,447 1,819,403 10,637,761 10,645,815 766,815 766,815 766,815 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 25,483,47 20,483,47 20,816,027 10,130,412 20,816,027 10,130,412 10,130	0 1,525,818 224,433 234,6434 234,643,447 214,671,644 31,567,575 Year 13 50,860,941 179,8020 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,818 254,533 29,603,447 0 21,657,164 51,044,739 72ar14 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 2.54.03 2.9.403.447 0 2.1.477,464 7.4.671.693 0.000.611 1.7120.020 0.00 0.0 0.0 0.0 0.0 0.0 0	0 1,528,818 254,03 29,403,447 0 21,427,454 5,500,065 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.818 2.54.30 2.9493.447 0 2.1457,164 107,246,230 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,1,44,364 1950,727 2,2,059,269 0 110,002,873 133,509,103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 133.569,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.009.100 7 test 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.661.153 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 133509, (0) 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,669,163 0 7 Year 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 133.000.103 0
Abcomatic Figurato Field Legal and Valuation Angerts Legals Mac. COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN EXCOME BUCOME EX	D BIT AND PROF Interest Profit on Costs Profit on COsts Cash Flow Opening Balan Cicketing Balance Cicketing Balance Cicketing Balance Cicketing Balance Ad Above	0 1.028.000 0 4.55.0521 1.128.05216 1.1	0 311.450 63.576 7.595.460 7.595.460 102.070.26	0 102,152 102,152 104,752,223 104,752,223 100,113,264 100,113,264 100,113,264 100,013,264 100,013,264 100,000	0 1:44.54 180.727 22.055.860 7.056.860 121.87.961 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,1,4,3,6,4,0 7,200,070 1,200,070 1,1,200,070 1,1,200,070 1,1,24,3,00 0 0 0 0 0 0 0 0 0 0 0 0	0 1.52.543 23.603.447 6.722.566 1.4274.276 4.6270.200 0 0 0 0 0 0 0 0 0 0 0 0	0 1.528,48 25,682,487 5.562,218 15,564,567 15,564,567 15,564,567 15,564,567 15,577,8564 1,577,856 1,577,856 1,577,857 1,577,857 1,577,857 1,577,957 1,5	0 1.523,618 2.55,023 3.8,603,627 14,600,527 14,600,527 16,600,527 16,600,527 16,600,527 16,600,527 16,600,527 16,500,500,527 16,500,500,500,500,500,500,500,500,500,50	0 1.525,43 3.693,447 1.3778,566 1.747,567 4.8269,566 1.747,567 4.8269,566 1.747,567 4.8269,566 1.747,567 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.548 254.303 29.600.447 2.050.974 18.558,160 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,52,848 29,469,447 1,819,623 19,627,761 10,627	0 1.525.818 224.403 224.403 224.403 224.54.02 20.816.027 10.130.412 20.816.027 10.130.412 0.060.01 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1525.818 284.00 294.60.467 0 214.67.746 40.467.746 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 284,033 284,034 284,003,447 0 21,407,164 60,004,729 10,000,00 10,000 10,	0 1.525.818 29.40.347 0 21.457.454 74.657.454 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.548 264.303 29.601447 0 21.407.164 50.600.601 1.500.601 1.507.8664 1.507.	0 1.555.515 23.450 23.457.164 0 21.457.164 107.462.20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1: 1:43-524 1952727 22,050,085 0 1: 1:45,050 0 1:1,154,569 0 1:1,154,569 0 1: 1:45,354 0 1: 1:45,354 0 1: 1:45,354 0 1: 1:45,354 0 1: 1:45,354 1: 1:45,355 1: 1:45,355 1: 1:45,3	0 0 0 0 133.500,103 7 Year 19 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.604.00 133.604.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,006,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 101 500 100 102 500 100 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.669.103 Vear 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,509,103
Abcomatic Figurato Fleas Legal and Valuation Augusta Legals Mate. COSTS SEFORE LAN COSTS SEFORE LAN COSTS SEFORE LAN COSTS SEFORE LAN COSTS SEFORE LAN COSTS SEFORE LAN EXCOME SECOME SECOME COSTS SECONS SECOME SEC	Land Heart And PACOL International Control of Control o	0 1.058.000 0 1.058.000 1.050.405.04 1.050.405.04 1.050.405.04 1.050.405.04 1.050.405.04 1.050.405.04 1.050.405.04 0 0 0 0 0 0 0 0 0 0 0 0 0	0 381-666 62,076 7,350,462 7,350,462 7,350,462 7,350,462 7,350,462 7,350,462 1,102,2070,369 0 0 0 0 0 0 0 0 0 0 0 0 0	0 70,200 127,10 147,201,723 7,072,221 7	0 11.14.324 192.72 7.00.460 7.00.460 .01.12.77 .01.42736 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.14.324 195.77 7.206.74 7.206.74 7.206.74 7.206.74 7.206.74 1.13.044.77 7.206.74 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.528.545 28.4233 28.469.447 14.674.479 49.770.065 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.5.8.348 26.4.30 29.603.447 1.5.56.4.96 0 1.5.56.4.96 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 29.433 29.403.47 16.485.23 4.908.921 16.485.23 46.527.04 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.255.516 264.303 29.00147 11.7477.537 43.849.565 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.025.518 254.003 2.030.074 18.508,190 0.022.376 19.606.611 10.778.622 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.85.318 264.303 29.665.467 19.952.701 19.952.701 19.652.701 19.652.701 19.652.701 19.652.701 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,522,618 254,533 20,469,447 40,1337 20,846,027 10,130,412 10,130,41	0 15.52,818 284,803 284,803,447 0 21,467,164 31,567,756 13,567,756 14,667,764 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525,818 254,003 254,003 254,003,447 0 21,457,164 55,0447,764 55,0447,764 0 0 24,778,952 24,778,95 24,778 24,778 24,778 24,778 24,778 24,77 24,778 24,77 24,778 24,77 24,7	0 1.055.618 254.003 29.693.447 0 21.457,164 74.601.600 74.601.600 0 0 0 0 0 0 0 0 0 0 0 0	0 1.025.518 254.303 39.693.447 0 21.457,164 45.920.005 45.920.005 1.0407,10407,104 1.0407,104	0 1.555.518 254.503 3.865.447 0 21,457,164 117,457,204 117,457,204 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.143.384 190.727 22.059.495 0 146.002.473 133.602.473 133.602.473 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.069,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.009.103 79aar 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.668.103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 113509 (0) 13509 (0) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.000.103 7Vear 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1133059,103 0 1 123059,103 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Frees Legal and Valuation Agents Legals Minc. COSTS REFORE LAN COSTS REFORE LAN EXCOME RECOME R	Land Interest and Pactor Protein Official County Barry County Barry Actor County Actor County Actor Actor County Actor Actor Actor Actor Actor County Actor	0 1.05.000 0 0 0 0 0 0 0 0 0 0 0 0	0 381-666 63.076 7.306.460 7.304.603 7.304.603 12.2753.360 0 0 0 0 0 0 0 0 0 0 0 0 0	0 127,05 127,05 127,05 127,05,05 127,05,05 127,05,05 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.14.324 105.77 2.453.46 7.005.46 5.260.03 	0 11.14.34 196,727 22.05.55 1.753,156 1.1534(27) Year 3 3.155,656 0 0 0 0 1.1534,141 1.763,05 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,515 25,453,50 25,455,457 4,572,665 5,566,477 14,574,475 44,370,293 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.525.548 28-303 29-00147 15.554.567 15.554.566 0 15.554.567 15.554.566 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,5,5,5,6,6 264,303 39,603,447 4,969,321 4,969,321 4,969,327,104 6,959,27,105 4,969,327 1,969,327	0 1.52.410 2.60.147 3.778.65 1.777.57 5.866.61 1.777.57 5.866.61 1.778.65 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.55.548 29.403 2.960.974 1.500.974 1.500.974 1.500.974 1.500.974 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,525,545 284303 28,450 28,450 28,450 1,513,863 1,513,863 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.523,818 224,303 29,493,447 49,493,447 10,130,412 70,816,027 10,130,412 70,000 0 0 0 0 0 0 0 0 0 0 0 0	0 1525.818 284.533 284.534 0 214.67,164 1550.575 7400 13 550.850.611 1770.854 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1525.818 234,034 234,034 234,034 234,047,104 234,004 2	0 15.55.918 29.40.407 0 21.407,164 40.407 74.601.000 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 29.403 21.407,954 0 21.407,954 55.00066 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555.918 284.93.03 21.497.497 0 21.497.497 407.49	0 11.14.384 196.777 22.055.485 0 146.052.973 133.050 103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.609.103 70er 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 103 600 103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1133568 (0) 1135568 (0) 1135568 (0) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.000, 103 70asr 22 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Field Legal and Valuation Agents Legals Mac. COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE LAN COSTS REFORE COSTS COSTS REFORE Legal and Valuation Abcomatic Costs REFORE LAN COSTS REFORE LAN	Land Internet Land Page Henderal Carlos Profess 600 Aboren Ballero Aboren Ballero	0 1.058.050 0 0 1.059.160.01 1.059.160.00 1.059.160.00 1.059.160.00 1.059.160.00 1.059.160.00 1.059.160.00 1.059.160.00 1.059.160.00 0 0 0 0 0 0 0 0 0 0 0 0	0 331.405 63.576 7.259.442 7.259.442 1.12.277.359 0 0 0 0 0 0 0 0 0 0 0 0 0	0 765.500 127.151 0.172.152 1.2706.300 1.2511.1399 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.44.564 150.77 2.203.265 2.203.265 2.203.265 1.004.67200 0 0 0 0 0 0 0 0 0 0 0 0	0 11.14.354 190.727 7.200.076 7.300.076 1.11304777 1.11304777 1.11304777 1.11304777 1.11304777 1.11304777 1.11304777 0 1.114357 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.918 29.430 29.469.407 49.70209 49.70209 59.869.411 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.555.918 29.403 29.403.407 10.554.946 10.554.946 10.554.946 10.554.946 10.554.946 10.554.946 10.554.946 10.0 10	0 1.525.948 29.403 29.401.447 4.988.921 14.488.243 4.988.921 14.488.243 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.555.516 29.4333 39.403.447 11.7477.527 11.7477.527 12.778.626 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.555.848 294.00 294.00 294.00 445.20,100 0 0 0 0 0 0 0 0 0 0 0 0	0 15,55,518 28,430 28,463,467 19,8537,261 19,8557,261 19,8577,261 19,8577,26	0 1.5.5.48 284.303 29.489.447 50.180.417 700 0 0 0 0 0 0 0 0 0 0 0 0	0 1525,818 28,403 28,450,447 0 21,467,144 31,467,154 31,467,155 31,467,155 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1557,818 254,003 214,657,164 0 214,677,164 214,677,164 214,677,164 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555.518 254.303 29.495.407 0 21.407.184 9.4071.003 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555,848 294,303 294,403,447 0 214,457,444 45,500,005 10 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555.618 254.303 294.803.407 0 214.87344 117.48230 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.44.364 190.777 22.092.045 0 19.500.103 19.500.103 19.500.103 0 0 0 0 0 0 0 0 0 19.304.45 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.004.001 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.000.103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 110200 00 0 100200 00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.606, 103 70eer 23 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1133.000.103 0 1133.000.103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Figurato Frees Legal and Valuation August Mac. COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN DECOME DECOME Execution Exercised Decome Decome Exercised Decome D	D NT AND PROO Land The Course of the Course	0 1.058.0591 2.059105910 2.05910591 2.05910591 2.05910591 2.05910591 2.059105910 2.059105910 2.059105910 2.059105910 2.059105910 2.059105910 2.059105910 2.05910591 2.05910	0 314.455 42.575 7.350.462 7.350.462 7.350.462 1.102.270,355 0 0 0 0 0 0 0 0 0 0 0 0 0	0 7(6).500 127,162 2,756,380 2,756,380 2,756,380 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.1.43.524 150.727 7.005.840 7.005.840 4.290.000 	0 11.143.324 193.727 72.060.486 7.206.978 7.206.978 7.206.978 7.206.978 7.206.978 7.206.978 7.206.978 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 24.433 24.457.478 4.457.468 14.457.479 4.457.468 1.457.479 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.948 29.433 29.40347 15.954946 15.954946 15.954946 15.954946 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.55.5.8 29.65.47 4.985.92 4.985.92 4.985.92 4.985.92 1.50.50 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.25.5.56 26.4.23 3.9.00.447 1.7.477.637 -4.2.800.566 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.555.818 29.409.477 2.900.974 19.555.918 2.900.974 19.555.918 0.0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15,55,518 28,453 1,919,463 1,919,463 1,919,463 1,919,463 1,919,463 1,919,463 1,919,463 1,920,464,471 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.878 28.43.03 29.459.467 10.1300.412 10.1300.412 10.1300.412 10.000 0 0 0 0 0 0 0 0 0 0 0 0	0 1553,818 28,453 28,45427 24,457,164 21,457,164 31,697,575	0 1.525.818 28.453.447 0 21.457.164 21.457.164 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555,548 294,003 294,003,007 14,007,000 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.548 29.403.407 0 21.407.164 5.500.006 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555.518 294.003 214.003.407 0 214.003.407 107.4163.206 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.143.524 190.227 22.052.465 14.052.753 133.509.103 133.509.103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.509,100 133.509,100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 133 200 101 7 Year 20 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.000.003 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 1135609,103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.600.103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0
Abcomatic Forance Fees Legal and Valuation Agarts Legals Mac. COSTS BEFORE LAN COSTS BEFORE LAN COSTS BEFORE LAN BECOME B	D NT AND PROOF Lond Theory Pratts on ODV Control Balance Control Balance Contr	0 1.05.000 0 4.45.45.27 1.05.455.04 1.0	0 381-656 62,076 7,350,462 7,350,462 7,350,462 102,2403,512 102,2403,512 102,2403,512 102,2403,512 102,2403,512 0 0 0 0 0 0 0 0 0 0 0 0 0	0 763.929 127.102 127.102 14.797.723 2.756.360 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.14.524 10.727 7.00.460 5.286.03 	0 11.14.324 195.77 7.206.95 7.206.95 7.206.97 7.206.97 7.206.97 7.206.97 7.206.97 9.217 9.214.354 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,528,518 24,423 24,423 24,424 45,772,065 14,674,479 45,772,065 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.25.348 254.303 29.403.447 15.902.218 15.954.946 0 15.954.946 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 29.430 29.430 29.4547 4.968.24 16.468.24 4.968.24 4.968.24 16.468.24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1.25.5.16 29.4303 29.40147 13.77.527 43.840.955 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 25.00 25.00 25.00 25.00 25.00 0 15.55.518 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 26.303 29.665.47 19.19.40 19.19.40 19.19.40 19.19.40 19.19.40 19.19.40 10.005.615 10.000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555.818 284.833 284.89.477 20.816.027 10.130.412 20.816.027 10.130.412 20.916.027 10.130.412 20.916.027 10.130.412 20.916.027 10.130.412 20.916.027 10.130.412 10.130.4	0 1525.818 28.453.407 28.453.407 28.457.164 21.457.164 21.457.164 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1525.818 284.03 284.03.407 0 21.467,164 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15,55,518 29,40347 0 21,457,164 14,67,164 14,67,164 0 21,477,164 0 0 0 0 0 0 0 0 0 0 0 0 0	0 15.55.518 25.001 74.65.478 56.090.062 21.457,954 56.090.062 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1555.576 254.00 21.457,164 0 21.457,164 107.4162.20 0 0 0 0 0 0 0 0 0 0 0 0 0	0 11.144.384 190.727 22.665.485 0 14.605.473 133.695.103 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133 (69 (0) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133.609.103 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 113509 100 13509 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 133,509,103 0 0 0 0 0 0 0 0 0 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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SITE NAME	Site 14	Green 1,000							1																
INCOME	Av Size m2	%	Number 1,000		Price £/m2	GDV £	GIA m2	1	DEVELOPME	NT COSTS							Planning fee o Planning app fe	alc dwgs	rate			Build Cost BCIS	/m2 1,096		
Market Housing	111.0	70%	700		2,900	225,330,000	77,700		LAND	Land Stamp Duty		/unit or m2 34,673	Total	34,673,422			No dwgs No dwgs under	1000 950	462	438,900		CISH Energy Decise	0	0.00%	
Shared Ownership	63.7	7%	69		2,320	10,197,096	4,395			Easements etc. Legals Acquisit	ion	1.50%	0 520,101	2,243,272			NO GAIGS OVER	950	Total	570,000		Acc & Adpt Water	15		
Affordable Rent	63.7	23%	231		1,276	18,775,957	14,715		PLANNING								. <u> </u>					Small Sites Site Costs	0 219	0% 20%	
Social Rent	63.7 Shared Owner	0%	0		1,130	0	0			Planning Fee Architects		6.00%	570,000 8,286,998 690,582				Stamp duty ca Land payment	lc - Residual		34,673,422			1,331		
chart and cataloy	Affordable Ren Social Rent	t			0	0				Planning Consu Other Professio	ultants onal	1.00%	1,381,166 3,452,916	14,381,663											
SITE AREA - Not	31.25	ha	32	/ha		254,303,053	96,810		CONSTRUCT	ION	Dened	4 334	100 001 071						Tatal	4 700 474					
OTTE AREA - GIUSS	40.00	THE .	21	/16				1		s106 / CIL Contingency	i o Based	2.50%	6,000,000				Stamp duty ca	k - Add Profit	Tosa	1,723,171					
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			0	138,116,628			Land payment 125,000	0%	1%	25,480,769					
Residual Land Value		Whole Site	Per ha NET	Per ha GROSS	3	RUN Residual I Cio	MACRO ctrl+r ising balance =	0	FINANCE	Fees		6.00%	0				250,000 500,000	1% 3%	3% 4%						
Alternative Use Value Uplift	20%	1,201,923 240,385	1,100,040	25,000	-	RUN CIL MACE	RO ctrl+l ising balance =	0		Legal and Value	ation	0.00 %	408,000	408,000			above	5%	5% Total	1,274,038					
Plus /ha	a 500,000 ability Threshold	24,038,462 25,480,769		500,000 530,000	1	Check on phasing	degs nos	1	SALES	Agents		3.0%	7,629,092				Pre CIL s106	6,000 i	2/ Unit (all)			uт	% GDV		
			£/m2			con	rect	1		Legals Misc.		0.5%	1,271,515 0	8,900,607	198,723,591				Fotal	6,000,000			0.00%	0	
Additional Profit		18,659,878	240						Developers P	rofit % GDV		17.50%			44,503,034		CIL STUB	6,000	£/m2 Total	6,000,000 6.000.000					
										% Costs		0.00%			0										
RESIDUAL CASH FLOI	W FOR INTERES	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
UNITS Started Market Housing		50	100	150 22.533.000	150 33.799.500	200 33,799,500	200	150 45.066.000	33,799,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			509,855 938,798	1,019,710 1,877,596	1,529,564 2,816,394	1,529,564 2,816,394	2,039,419 3,755,191	2,039,419 3,755,191	1,529,564 2,816,394	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	0	0
INCOME	E	0	12,715,153	25,430,305	38,145,458	38,145,458	50,860,611	50,860,611	38,145,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc. Legals Acquisition		1,723,171 0 520,101																							
Planning Fee Architects		570,000		0																					
QS Planning Consultants		690,583 1,381,166		0																					
Other Professional		3,452,916		0																					
Build Cost - BCIS Base s106/CIL Continencov			6,444,714 300,000 161 119	12,889,427 600,000 222,236	19,334,141 900,000 493,254	19,334,141 900,000 492,254	25,778,854 1,200,000 644,471	25,778,854 1,200,000 644,471	19,334,141 900,000 492,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	ō	0	0	0	0
Finance Fees Legal and Valuation		0 408,000																							
Agents Legals		0	381,455 63,576	762,909 127,152	1,144,364 190,727	1,144,364 190,727	1,525,818 254,303	1,525,818 254,303	1,144,364 190,727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	D INT AND PROP	17,032,935	7,350,862	0 14,701,723	22,052,585	22,052,585	29,403,447	29,403,447	22,052,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Parishal Valuation	Land	24 672 422																							
	Interest Profit on Costs	54,010,022	3,102,381	2,966,667	2,500,952	1,685,437	820,991	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 44,503,034
	Profit on GDV																								0
	Cash Flow Opening Balance Closing Balance	-51,706,357 0 -51,706,357	2,261,910	41 682 532	13,591,921	14,407,436	20,636,173	21,457,164	16,092,873	0	0	0	0	0	0	0	0 44 503 034	0	0	0	0	0	0	0	-44,503,034
CASH FLOW FOR CIL	ADDITIONAL PR	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	E	0	12,715,153	25,430,305	38,145,458	38,145,458	50,860,611	50,860,611	38,145,458	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		25,480,769																							
Stamp Duty Easements etc.		1,274,038	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		382,212	0	0	0	ō	0	0	0	0	0	0	0	ō	0	ō	0	ō	0	0	ō	ō	ō	0	0
Planning Fee Architects		570,000 8,286,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
US Planning Consultants Other Professional		690,583 1,381,166 3,452,916	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		0	6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		2,665,697	2,665,697	2,665,697	2,665,697	2,665,697 900,000	2,665,697	2,665,697	900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	322,236	483,354	483,354	0	644,4/1	483,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 408,000	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		0	381,455 63,576	762,909	1,144,354 190.727	1,144,364 190.727	1,525,818 254.303	1,525,818 254.303	1,144,364 190.727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	D INT AND PROF	0 44,592,379	0	0	0 24,718,282	0 24,718,282	0 32,069,144	0 32,069,144	0 22,052,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest Profit on cost		2,675,543	2,674,160	2,350,836	1,686,256	981,801	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																								0
	Cash Flow Opening Balang Closing Balang	-44,592,379 0 -44,592,379	23,051	5,388,725	11,076,340	11,740,920	17,809,666	18,791,467	16,092,873 36,330,664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	0 36.330.664	-36,330,664

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SITE NAME	Site 15	Green 300							_																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPME	NT COSTS							Planning fee c	alc				Build Cost	/m2		
	mz		300		1/11/2	£	mz		LAND			/unit or m2	Total				No dwgs	awgs 300	rano			CISH	1,096	0.00%	
Market Housing	111.3	70%	210		2,900	67,804,900	23,381			Land Stamp Duty		42,811	631,665	12,843,300			No dwgs under No dwgs over 5	250 250	462 138	115,500 34,500		Energy Design	0		
Shared Ownership	63.5	7%	21		2,320	3,050,058	1,315			Easements etc. Legals Acquisit	ion	1.50%	0 192,649	824,314			L		Total	150,000		Acc & Adpt Water	15		
Affordable Rent	63.5	23%	69		1,276	5,616,084	4,401		PLANNING													Small Sites Site Costs	0	0% 15%	
Social Rent	63.5	0%	0		1,130	0	0			Planning Fee Architects		6.00%	150,000				Stamp duty ca	lc - Residual		12 843 300			1,276		
Grant and Subsidy	Shared Owners	ihip			0	0				QS / PM	No. of control of the second se	0.50%	199,352				Carlo payment			12,040,000					
	Social Rent				0	0				Other Professio	inal	2.50%	996,761	4,137,044											
SITE AREA - Not	9.38	ha	32	/ha		76,471,042	29,097		CONSTRUCT	ION															
SITE AREA - Gross	12.50	ha	24	/ha				1		Build Cost - BC s106 / CIL	IS Based	1,276	37,141,894						Total	631,665					
Sales per Quarter	0									Contingency Abnormals		2.50%	928,547 0	39,870,441			Stamp duty ca Land payment	ic - Add Profit		6,625,000					
Unit Build Time	3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE								125,000	0%	1% 3%						
Residual Land Value		Whole Site	Per ha NET	Per ha GROSS	3	Cit	ising balance =	0		Fees		6.00%	0				500,000	3%	4%						
Alternative Use Value		312,500	1,505,551	25,000	-	RUN CIL MACH	RO ctrl+l			Legal and Value	tion	0.00 /4	144,000	144,000			above	5%	5%						
Plus /ha	20% a 500,000	6,250,000		500,000		Cic	ising balance =	0	SALES								L		i osai	331,250					
Via	ability Threshold	6,625,000		530,000	1	Check on phasing COF	degs nos rect			Agents Legals		3.0%	2,294,131 382,355				Pre CIL s106	6,000 £	/ Unit (all) 'otal	1,800,000		ШΤ	% GDV 0.00%		
Additional Profit		9.600.732	£/m2 411	1					L	Misc.			0	2,676,486	60,495,586		Post CIL s106	6.000	£/ Unit (all)	1.800.000					
									Developers P	rofit % GDV		17 50%			12 393 433		CIL	0	£/m2	0					
										% Costs		0.00%			13,382,432		I		Total	1,000,000					
RESIDUAL CASH FLO	W FOR INTERES	ат																							
INCOME		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
UNITS Started Market Housing		50	50 11,300,817	50 11,300,817	50 11,300,817	50 11,300,817	50 11,300,817	11,300,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			508,343 936,014	508,343 936,014	508,343 936,014	508,343 936,014	508,343 936,014	508,343 936,014	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subside			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	E	0	12,745,174	12,745,174	12,745,174	12,745,174	12,745,174	12,745,174	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		634 665																							
Easements etc.		0																							
Legals Acquisition		192,649																							
Planning Fee Architects		150,000		0																					
QS Planning Consultants		199,352 398,704		0																					
Other Professional		996,761		0																					
Build Cost - BCIS Base			6,190,316	6,190,316	6,190,316	6,190,316	6,190,316	6,190,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			154,758	154,758	154,758	154,758	154,758	154,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 144,000																							
Agents		0	382.355	382.355	382.355	382.355	382.355	382.355	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	63,726	63,726	63,726	63,726	63,726	63,726	0	0	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LANE	D INT AND PROP	5,105,359	7,091,155	7,091,155	7,091,155	7,091,155	7,091,155	7,091,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	12,843,300	1,076,920	802,294	511,190	202,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								13,382,432
	Cash Flow	-17,948,658	4,577,100	4,851,725	5,142,829	5,451,399	5,654,019	5,654,019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,382,432
	Opening Balance Closing Balance	0	13 371 559	.8 519 833	3 377 004	2 074 394	7 728 413	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	13 382 432	
	,					and the second sec					and the second		and the second												
CASH FLOW FOR CIL	ADDITIONAL PR	OFIT	X 0	Xee 2	Vere (Varia	¥ 6	¥	Vara	Xees 0	Vara da	Vera dd	V 17	Vere da	Variat	Y	Name 46	Vers 47	Y	V 40	Y 24	Marca Dr.	V 00	X 22	Y
INCOME	As Above	Tear 1	tear 2	Tear 3	Tear 4	Tear 5	Tear 6	Tear 7	Tear 8	Tear 9	Tear 10	Tear 11	Tear 12	Tear 13	Tear 14	Tear 15	Tear 16	Tear 17	Tear 18	Tear 19	Tear 20	Tear 21	Tear 22	rear 23	Tear 24
INCOME		0	12,745,174	12,745,174	12,745,174	12,745,174	12,745,174	12,745,174	0	0	0	0	0	•	0	0	0	0	0	0	0	•	0	0	0
EXPENDITURE Land		6,625,000																							
Stamp Duty		331,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition		0 99.375	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Eng		150.000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Architects		2,392,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
US Planning Consultants		110/,352 398,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		996,761	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		0 1,600,122	6,190,316 1,600,122	6,190,316 1,600,122	6,190,316 1,600,122	6,190,316 1,600,122	6,190,316 1,600,122	6,190,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	300,000	300,000 154.758	300,000 154.758	300,000 154,758	300,000 154,758	300,000 154.758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		ō	0	0	0	0	0	0	ō	ō	ō	0	0	o	0	0	0	ō	0	0	0	ō	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		144,000	0	0	0	0	0	0	0	0	0	U	d	0	U	0	0	U	U	U	U	0	U	U	U
Agents Legals		0	382,355 63,726	382,355 63,726	382,355 63,726	382,355 63,726	382,355 63,726	382,355 63,726	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND	D INT AND PROP	0 12,936,791	0 8,691,277	0 8,691,277	0 8,691,277	0 8,691,277	0 8,691,277	0 7,091,155		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	factor -		775 ~~ 7	E70 * **	371 005	150 440	~	~	~		<i>c</i>	c	c		0	~	~		0	0	c .				
	Profit on cost		110,201	0/9,046	3/1,085	150,116	0	0	0	0	0	0	U		0	U	0	0	0	0	U	0	U		11,109,758
	-rotit on GDV																								U
1	Cash Flow Opening Baland	-12,936,791 0	3,277,689	3,474,351	3,682,812	3,903,781	4,053,897	5,654,019	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-11,109,758
	Charles	40.000	0.000	C 4C	0.000	4 400	F 4F			44 46	44 47	44 400	44 400	44 407 777	44 400	44 47	44 4000000	44 400	44 400	44 400	44 400	44 40	44 400	44 400	

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1,293,592 1,312,996 1,332,691 1,352,681 1,372,971 1,393,566 1,262,684 1,661,906 2,193,878 2,787,828 2,949,991

1,113,020 618,345

91,710 15,285 0 91,710 15,285 0 0 0 0 0

91,710 15,285 0

50,310 17,402 0 0

22,927 3,821

737,498

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0 0 0 0 5,315,188 0

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-5.315.188

SITE NAME	Site 16	Green 150							1																
INCOME	Av Size m2	%	Number 150		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee o Planning app fe	alc dwgs	rate			Build Cost BCIS	/m2 1,096		
Market Housing	111.4	70%	105		2,900	33,912,600	11,694		LAND	Land		/unit or m2 38,081	Total	5,712,147			No dwgs No dwgs under	150	462	46,200		CfSH Energy	0	0.00%	
Shared Ownership	63.0	7%	10		2,320	1,513,290	652			Stamp Duty Easements etc.			275,107 0				No dwgs over	100	138 Total	13,800 60,000		Design Acc & Adpt	0 15		
Affordable Rent	63.0	23%	35		1,276	2,786,427	2,184			Legais Acquisite	on	1.50%	85,682	360,790								Small Sites	0	0% 15%	
Social Rent	63.0	0%	0		1,130	0	0		FLANNING	Planning Fee Architects		5.00%	60,000 1 194 846				Stamp duty ca	lc - Residual		5 712 147		Sile Costs	1,277	15%	
Grant and Subsidy	Shared Owners Affordable Rent Social Rent	hip t			0 0 0	0 0 0				QS / PM Planning Consul Other Professio	tants nal	0.50% 1.00% 2.50%	99,570 199,141 497,852	2,051,410											
SITE AREA - Not	4.69	ha	32	/ha		38,212,316	14,530		CONSTRUCT	ION	C David	4.077	40 550 000						Tatal						
SITE AREA - Gross	6.25	na	24	/ha				1		s106 / CIL	IS Based	1,2//	18,550,338				Common data and	to Add Double	i otal	2/5,10/					
Sales per Quarter Unit Build Time	0	Quarters								Abnormals		2.30 %	400,700	19,914,096			Land payment 125.000	0%	1%	3,312,500					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual Cio	MACRO ctrl+r sing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 4%						
Residual Land Value Alternative Use Value		5,712,147 156,250	1,218,591	913,943 25,000		RUN CIL MACR	tO ctrl+l			Interest Legal and Valua	don	6.00%	108,000	108,000			1,000,000 above	4% 5%	5% 5%						
Uplift Plus /h	20% a 500,000	31,250 3,125,000		5,000 500,000	i	Clo	sing balance =	0	SALES										Total	165,625					
Vi	ability Threshold	3,312,500		530,000		Check on phasing o	dega noa rect			Agents Legals		3.0% 0.5%	1,146,369 191,062				Pre CIL s106	6,000	£/ Unit (all) Total	900,000		ШΤ	% GDV 0.00%	0	
Additional Profit		3,433,755	£/m2 294							Misc.			0	1,337,431	29,483,873		Post CIL s106	6,000	£/ Unit (all)	900,000					
									Developers P	% GDV		17.50%			6,687,155		CIL	0	£/m2 Total	0 900,000					
			Year 1				Year 2			76 00345	Yoar 2	0.00%			Yorr A				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
UNITS Started Market Housing				5	10 0	12 0	12 0	12 1,130,420	12 2,260,840	12 2,713,008	12 2,713,008	12 2,713,008	12 2,713,008	12 2,713,008	12 2,713,008	12 2,713,008	3 2,713,008	2,713,008	2,713,008	2,713,008	678,252	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	50,443 92,881	100,886 185,762	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	121,063 222,914	30,266 55,729	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	E	0	0	0	0	•	0	1,273,744	2,547,488	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	764,246	•	0	0	0
Stamp Duty Easements etc.		275,107 0 85.682																							
Planning Fee		60.000																							
Architects QS		597,423 49,785		597,423 49,785																					
Planning Consultants Other Professional		99,570 248,926		99,570 248,926																					
Build Cost - BCIS Base			0	206,115	618,345	1,113,020	1,401,581	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,113,020	618,345	123,669	0	0	0	0	0	0
s106/CIL Contingency			0	10,000	30,000	54,000 27,826	68,000 35,040	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	54,000 27,826	30,000 15,459	6,000	0	0	0	0	0	0
Abnormals Finance Fees		0	0	0	0	0	0	0	0	U	0	0	0	0	0	0	0	U	0	0	0		0	0	0
Legal and Valuation		108,000																							
Agents Legals		0	0	0	0	0	0	38,212 6,369	76,425 12,737	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	91,710 15,285	22,927 3,821	0	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROP	1,524,494	0	1,216,973	663,803	1,194,846	1,504,621	1,637,709	1,682,290	1,700,122	1,700,122	1,700,122	1,700,122	1,700,122	1,700,122	1,700,122	1,301,840	770,798	239,755	106,994	26,749	0	0	0	ō
For Porishual Valuation	Land	5 712 147																							
	Interest Profit on Costs		108,550	110,178	130,085	141,993	162,046	187,046	195,311	185,263	167,689	149,851	131,746	113,369	94,717	75,785	56,569	31,090	0	0	0	0	0	0	0 6,687,155
	Profit on GDV																								0
	Cash Flow Opening Balance	-7,236,641 0	-108,550	-1,327,150	-793,888	-1,336,839	-1,666,667	-551,011	669,887	1,171,600	1,189,174	1,207,012	1,225,117	1,243,494	1,262,146	1,281,078	1,698,576	2,255,098	2,817,230	2,949,991	737,498	0	0	0	-6,687,155
	County Bearing	-1,230,641	-7,340,191	10,072,341	19,400,229	-10,803,069	12,403,735	13,020,740	-12,350,669	-11,179,259	-9,990,085	-8,783,073	-7,007,306	10,314,462	-0,002,310	-3,771,238	-2,072,061	102,437	2,393,067	5,949,008	6,667,100	6,667,135	6,667,155	6,667,100	0
CASH FLOW FOR CIL	ADDITIONAL PR	0FIT 01	Year 1 Q2	Q3	04	Q1	Year 2	Q3	Q4	01	Year 3	Q3	04	01	Year 4 Q2	Q3	Q4	01	Year 5 Q2	Q3	04	01	Year 6 Q2	Q3	Q4
INCOME	As Above	0	0	0	0	0	0	1,273,744	2,547,488	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	3,056,985	764,246	0	0	0	0
EXPENDITURE Land		3,312,500																							
Stamp Duty		165,625	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		49,688	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0
Planning Fee Architects		60,000 597,423	0	0 597,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		49,785 99,570	0	49,785 99,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		248,926	0	248,926	0	0	0	0	0	0	o	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Planning Fee Architects QS Planning Consultants Other Professional Build Cost - BCIS Bass POTENTIAL CIL Post CIL s106 Dortingency Abromals Rinance Fees .egal and Valuation

or CIL calculation

Agents 0 Legals 0 Misc. 0 COSTS BEFORE LAND INT AND PROF 9,946,693

Interest Profit on cost Profit on GDV Cash Flow Opening Balance 206,115 618,345 -151,785 -151,785

5,153 15,459 0 0

0 0

1 055 187

149,200 151,438 169,538

-149,200 -1,206,626 -651,556

0 5,255,176

0 0

0 108,000 0

-9,946,693 0

0

0 0 0 0 0

1,113,020 -151,785 30,000 27,826 1,401,581 -151,785 60,000 35,040 1,484,027 -151,785 72,000 37,101 1,484,027 -151,785 72,000 37,101 1,484,027 -151,785 72,000 37,101

0

1 019 061

-1,198,372 -1,542,122

0 0 0 0

> 38,212 6,369 76,425 12,737 0 91,710 15,285 0 91,710 15,285 91,710 15,285 0 91,710 15,285 91,710 15,285 91,710 15,285 0

1 485 924

432,598 790,076

179,311 197,287 220,419 226,908

0

13.043.501

1 530 505 1 548 33

1,484,027 -151,785 72,000 37,101 0

1,484,027 -151,785 72,000 37,101 0 1,484,027 -151,785 72,000 37,101 0 1,484,027 -151,785 72,000 37,101 0

1,484,027 -151,785 72,000 37,101 0

0 0 0 0

215,056 195,653 175,958 155,967

-10.397.814 -9,045,133 7,672,162 -6.278.597 -5.015.91 -3.354.006 1.160.128



Planding bo cabe Planding and Alage rate No dage 70 462 9,240 No daegs over (20 138 2,760 No daegs over (20 138 2,760 Todal 12,000

 Build Cost
 /m2

 BCIS
 1,241

 CISH
 0

 Energy
 0

 Design
 0

 Acc & Adpt
 15

 Wator
 1

 Small Sites
 0

 Site Costs
 186

 1,443
 1,443

AV Size m2		Number 70		£/m2	GDV	GIA m2		EVELOPMENT	COSIS							Planning tee c	anc dwgs	rate			BUIID COSt BCIS	/m2 1,241	1	
							L	AND			/unit or m2	Total				No dwgs	70				CISH	0	0.003	6
111.0	0 70%	49		2,900	15,776,000	5,440		L	and		23,520		1,646,385			No dwgs under	20	462	9,240		Energy	0	1	
								s	tamp Duty			71,819				No dwgs over	20	138	2,760		Design	0	1	
62.6	5 7%	5		2,320	701,150	302		E	asements etc.			0				l		Total	12,000		Acc & Adpt	15	1	
								L	agals Acquisitio	n	1.50%	24,696	96,515								Water	1	1	
62.6	3 23%	16		1,276	1,291,031	1,012															Smar Sites	0	03	
co.c				4.400			P	LANNING	analan Fan			40.000				Common da da com	a Devidend				Site Costs	186	153	•
62.6	. 0%	0		1,130	0	0		P	ummig F66 rohitecte		6.00%	624.602				I and navement	u - residual		1 646 395		L	1,443	1	
Shared Owner	rhin				0			~	C / DM		0.60%	52 0 / 2				Land payment			1,040,303					
Affordable Red	an ap-			0	0			P	lanning Consult	ants	1.00%	104.084												
Social Rent	-				0				ther Profession	nal	2 50%	260 210	1 052 839											
				-	-			-		-														
2.19) ha	32	/ha		17,768,182	6,754	c	ONSTRUCTION								1								
2.92	ha i	24	/ha					B	uild Cost - BCI	S Based	1,443	9,744,770				1		Total	71,819					
								s	106 / CIL			420,000												
								c	ontingency		2.50%	243,619				Stamp duty ca	lc - Add Profit							
0								A	bnormals			0	10,408,389			Land payment			1,545,833					
3	Quarters															125,000	0%	1%						
					RUN Residual MA	ACRO ctrl+r	F	INANCE								250,000	1%	3%						
	Whole Site	Perha NET Pe	r ha GROSS		Closin	ng balance = 1	0	F	bes			0				500,000	3%	4%						
	1,646,385	/52,633	564,475					Ir	terest		6.00%					1,000,000	4%	5%						
	72,917		25,000		RUN CIL MACRO	ctrl+l	-	L	egal and Valuat	ion		68,000	68,000			above	5%	5%						
20%	14,583		5,000		Closin	ng balance = 1	0									L		fotal	17,292					
Anna 300,000	1,400,333		500,000	5			a				2.00	533.045				Des CEL at OC	0.000 ((I hale (with			1.07	N CDV		7
viability i hreshold	1,345,833		539,000		uneck on phasing dep	ga noa			Beure		3.0%	533,045				THE CIL \$106	BOD F					70.374.09		1
					correc						0.5%	00.044						/ Onit (all)	100.000			0.000		a .
		Elm2				u.			agais lise		0.5%	88,841	621 996	12 894 014			T	otal	420,000		51	0.00%		0
	540 594	£/m2		-			L	N	igals lisc.		0.5%	88,841 0	621,886	13,894,014		Port Cll #106	T 6.000	otal	420,000		bi	0.00%		0
	540,594	£/m2 99		-			L	h	igals lisc.		0.5%	88,841 0	621,886	13,894,014		Post CIL s106	6,000	2 Unit (al)	420,000		u.	0.00%		0
	540,594	£/m2 99		-			L 	hevelopers Prof	agais lisc. t		0.5%	88,841 0	621,886	3 109 432		Post CIL s106 CIL	6,000	E/ Unit (all) E/ Unit (all) E/m2 Total	420,000 420,000 0 420,000			0.00%		<u>.</u>
	540,594	£/m2 99		-			•	levelopers Prof	agals lisc. GDV Costs		0.5%	88,841 0	621,886	13,894,014 3,109,432 0		Post CIL s106 CIL	6,000 0	E/ Unit (all) E/ Unit (all) E/m2 Total	420,000 420,000 0 420,000			0.00%		
	540,594	£/m2 99		-			•	levelopers Profi %	egals lisc. GDV Costs		0.5% 17.50% 0.00%	88,841 0	621,886	13,894,014 3,109,432 0		Post CIL s106 CIL	6,000	E/ Unit (all) E/ Unit (all) E/m2 Total	420,000 420,000 0 420,000			0.00%		0
OW FOR INTERES	540,594 ST	Elm2 99 Year 1		-		Year 2		levelopers Profi %	egals lisc. t GDV Costs	Year 3	0.5% 17.50% 0.00%	88,841 0	621,886	13,894,014 3,109,432 0 Year 4		Post CIL s106 CIL	6,000	Sone (al) Solution S/ Unit (all) E/m2 Total Year 5	420,000 420,000 0 420,000			0.00%		
OW FOR INTERES	540,594 ST Q1	99 Year 1 Q2	Q3	Q4	Q1	Year 2 Q2		levelopers Prof % % Q4	egals lisc. t GDV Costs Q1	Year 3 Q2	0.5% 17.50% 0.00%	88,841 0 04	621,886 Q1	13,894,014 3,109,432 0 Year 4 Q2	Q3	Post CIL s106 CIL	6,000 0 0	E/ Unit (all) E/ Unit (all) E/m2 Total Year 5 Q2	420,000 420,000 0 420,000	04	01	0.00%	- Q3	0_
OW FOR INTERES	540,594 ST Q1	£/m2 99 Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	levelopers Prof 9 9 9 9	egals lisc. GDV Costs Q1	Year 3 Q2	0.5% 17.50% 0.00% Q3	88,841 0 Q4	621,886 Q1	13,894,014 3,109,432 0 Year 4 Q2	Q3	Post CIL s106 CIL Q4	6,000 0 Q1	5' Onit (all) 5' Unit (all) £/ fm2 Total Year 5 Q2	420,000 0 420,000 0 420,000	Q4	Q1	0.00%	Q3	0_ Q4
OW FOR INTERES	540,594 ST Q1	£/m2 99 Year 1 Q2	Q3 5	Q4 10	Q1 12	Year 2 Q2 12	Q3 12	levelopers Prof 9 9 9 9	ngals isc. t GDV Costs Q1 7	Year 3 Q2	0.5% 17.50% 0.00% Q3	88,841 0 Q4	621,886	13,894,014 3,109,432 0 Year 4 Q2	03	Post CIL s106 CIL Q4	1 6,000 0 Q1	2011 (al) 2/ Unit (al) 2/m2 Total Year 5 Q2	420,000 420,000 0 420,000	Q4	Q1	0.00% Year 6 Q2	Q3	Q4
OW FOR INTERES	540,594 ST Q1	£/m2 99 Year 1 Q2	Q3 5	Q4 10 0	Q1 12 0	Year 2 Q2 12 0	Q3 12 1,126,857	Q4 2,253,714	agals lisc. GDV Costs Q1 7 2,704,457	Year 3 Q2 2,704,457	0.5% 17.50% 0.00% Q3 2,704,457	98,841 0 Q4 2,704,457	621,886 Q1 1,577,600	13,894,014 3,109,432 0 Year 4 Q2 0	Q3	Post CIL s106 CIL Q4	6,000 0 0	2 Unit (all) 2/ Unit (all) 2/m2 Total Year 5 Q2 0	420,000 420,000 0 420,000 0 0	Q4	Q1	<u> </u>	0	0 Q4
OW FOR INTERES	540,594 ST Q1	<u>£/m2</u> 99 Year 1 Q2	Q3 5	Q4 10 0	Q1 12 0 0	Year 2 Q2 12 0 0	Q3 12 1,126,857 50,082	Q4 12 2,253,714 100,164	gals isc. GDV Costs 2,704,457 120,197	Year 3 Q2 2,704,457 120,197	0.5% 17.50% 0.00% Q3 2,704,457 120,197	Q4 2.704,457 120,197	621,886 Q1 1,577,600 70,115	13,894,014 3,109,432 0 Year 4 Q2 0 0 0	Q3 0 0	Post CIL s106 CIL Q4 0 0	6,000 0 0 0	2 Unit (all) £/ Unit (all) £/m2 Total Year 5 Q2 0 0	420,000 420,000 0 420,000 0 420,000 0 0 0 0 0	Q4 0 0	Q1	0.00% Year 6 Q2 0 0	Q3	0 Q4
OW FOR INTERES	540,594 ST Q1	2im2 99 Year 1 Q2	Q3 5	Q4 10 0 0	Q1 12 0 0	Year 2 Q2 12 0 0 0	Q3 1.126.857 50.082 92.217	Q4 12 2,253,714 100,164 184,433	gals isc. GDV Costs 2,704,457 120,197 221,320	Year 3 Q2 2,704,457 120,197 221,320	0.5% 17.50% 0.00% Q3 2,704,457 120,197 221,320	0 Q4 2,704,457 120,197 221,320	621,886 Q1 1,577,600 70,115 129,103	13,894,014 3,109,432 0 Year 4 02 0 0 0 0	Q3	Post CIL s106 CIL 0 0 0	6,000 0 0 0	2 Unit (all) 5/ Unit (all) £/m2 <u>Total</u> <u>Year 5</u> Q2 0 0 0	420,000 420,000 0 420,000 0 420,000 0 0 0 0 0 0 0	Q4 0 0	Q1	0.00% Year 6 Q2 0 0 0	Q3 0 0 0	Q4

RESIDUAL CASH FLOW FOR INTER	EST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	10	12	12	12	12	7															
Market Housing				0	0	0	1,126,857	2,253,714	2,704,457	2,704,457	2,704,457	2,704,457	1,577,600	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	50,082	100,164	120,197	120,197	120,197	120,197	70,115	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	92,217	184,433	221,320	221,320	221,320	221,320	129,103	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,269,156	2,538,312	3,045,974	3,045,974	3,045,974	3,045,974	1,776,818	0	0	0	0	0	0	0	0	Ó	0	0
EXPENDITORE	74.040																							
samp Duy	/1,019																							
asements etc.	0																							
egais Acquisition	24,696																							
Planning Fee	12,000																							
Architects	312.252		312,252																					
15	26.021		26.021																					
Planning Consultants	52,042		52,042																					
Other Professional	130,105		130.105																					
Ruild Cost - BCIS Base		0	232.018	696.055	1,252,899	1.577.725	1.670.532	1.670.532	1.438.514	881.670	324.826	0	0	0	0	0	0	0	0	0	0	0	0	0
106/CIL		0	10.000	30.000	54,000	68.000	72.000	72.000	62,000	38.000	14.000	o o	0	0	ó	ò	o o	ó	o	o o	0	0	0	0
Contingency		0	5.800	17,401	31,322	39.443	41,763	41.763	35,963	22.042	8.121	o o	o o	o	ó	ò	0	ó	o	o o	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	o o	o o	o	ó	ò	0	ó	o	o	0	0	0	0
					-								-				-				-			
Finance Fees	0																							
legal and Valuation	68,000																							
Agents	0	0	0	0	0	0	38,075	76,149	91,379	91,379	91,379	91,379	53,305	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,346	12,692	15,230	15,230	15,230	15,230	8,884	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PF	OF 696,934	0	768,238	743,456	1,338,221	1,685,168	1,828,716	1,873,136	1,643,086	1,048,320	453,555	106,609	62,189	0	0	0	0	0	0	0	0	0	0	0
For Portidual Valuation	1 646 205	1																						
Internet and a second sec	1,010,000	26.160	35 677	47 726	69 604	90.571	107.057	117.056	109 925	80.424	60,900	22,826		0	0		0	0	0			0	0	
Broft on Co	in the	55,155	30,011	41,150	33,004	00,011	101,001	111,000	100,000	03,424	00,000	12,010		0			0		0	0	Ŭ	0		2 100 422
Dealth as Of																								3,103,432
T Ion of G																								
Cash Flow	-2.343.320	-35.150	-803.915	-791,192	-1.397.825	-1.765.739	-666.617	548.119	1.294.054	1.908.230	2.531.618	2.916.539	1,714.630	0	0	0	0	0	0	0	0	0	0	-3.109.432
Opening Bal	and 0																1							
Closing Pal	-2 242 220	2 278 470	2 192 295	-2 072 577	-5 371 402	7 127 141	7 902 759	7 355 630	-5 061 595	4 052 255	4 521 727	1 204 902	2 100 422	2 100 422	2 100 422	2 100 422	2 100 /22	2 100 422	2 100 422	2 100 /22	2 100 422	2 100 422	2 100 422	

DEVELOPMENT COSTS

GIA m2

GDV £

Price £/m2

SITE NAME Site 17 Green 70

OME

irket Housing

hared Ownership

rant and Subsidy

SITE AREA - Not SITE AREA - Gross

Alternative Use Value Uplift Plus /ha

ffordable Rent

ocial Rent

Av Size m2

Sales per Quarter 0 Unit Build Time 3 Quarters

Additional Profit 540,594

% Number 70

CASH FLOW FOR CIL AD	DITIONAL PRO	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4
INCOME A	As Above																								
INCOME		0	0	0	0	0	0	1,269,156	2,538,312	3,045,974	3,045,974	3,045,974	3,045,974	1,776,818	0	0	0	0	0	0	0	0	0	0	. 0
EXPENDITURE																									
EXPENDITURE		1 545 922																							
Land		1,040,033																							
Stamp Duty		77,292	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		23,188	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		12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		312,252	0	312,252	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		26,021	0	26,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		52,042	0	52,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		130,105	0	130,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	232.018	696.055	1,252,899	1.577.725	1.670.532	1.670.532	1.438.514	881.670	324.826	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		1 778 021		-247 485	247 485	-247 485	-247 485	247 485	1																
Post CIL #106						30,000	60,000	72,000	72 000	72 000	72 000	42 000	0	0	0	0	0	0	0	0	0	0	0	0	0
Carlinger		0		E 900	17.401	21 222	20.442	41 762	41 762	25,052	22.042	9 121			0			0					0		
Abnormals		ő	0	0	0	0	0	0	0	0	0	0,121	0	ő	0	0	0	0	0	ő	0	ő	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		68,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accepts		0			0		0	39.075	76 140	01 270	01 270	01 270	01 270	62 205	0			0					0		
Locale		0	0		0	0	0	6 3/6	12 602	15 220	15 220	15 220	15 220	9.994	0	0	ő	0	0	0	0	ő	0	0	
Misc.		ő	0	0	0	0	0	0,540	0	0	0	0	0	0,004	0	0	0	0	0	ő	0	ő	0	0	ő
COSTS BEFORE LAND IN	NT AND PROP	4.024.753	0	510,753	465.971	1.066.736	1,429,682	1.581.230	1.873.136	1.653.086	1.082.320	481,555	106.609	62,189	0	0	0	0	0	0	0	0	0	0	0
																									-
For CIL calculation						1				1				1				1				1			
	Interest		60,371	61,277	69,857	77,895	95,064	117,935	124,386	116,274	97,124	69,127	31,697	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost																								2,509,154
F	Profit on GDV																								0
Г	Cash Flow	-4,024,753	-60,371	-572,030	-535,828	-1,144,631	-1,524,747	-430,010	540,790	1,276,615	1,866,529	2,495,292	2,907,668	1,714,630	0	0	0	0	0	0	0	0	0	0	-2,509,154
Opi	ening Balance	0																							
Co.	Insing Balance	4 024 753	4 085 124	4 657 154	-5 192 982	6 337 613	7 862 360	8 292 370	7 751 580	6 474 965	4 608 436	2 113 144	794 524	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	2 509 154	0

更

SITE NAME	Site 18 Gree	en 30							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPME	NT COSTS							Planning fee ca	alc				Build Cost	/m2		
	m2		30		£/m2	£	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 30	rate			BCIS CISH	1,241	0.00%	
Market Housing	113.4	70%	21		2,900	6,907,800	2,382			Land Charge Duty		25,248		757,433			No dwgs under	30	462	13,860		Energy	0		
Shared Ownership	56.4	7%	2		2,320	271,069	117			Easements etc.			21,312				NO GWQS OVER :	0	Total	13,860		Acc & Adpt	15		
Affordable Rent	56.4	23%	7		1,276	499,120	391			Legals Acquisit	ion	1.50%	11,361	38,733								Water Small Sites	1	0%	
Social Rent	56.4	0%	0		1,130	0	0		PLANNING	Planning Fee			13,860				Stamp duty cal	c - Residual				Site Costs	186 1,443	15%	
Grant and Subsidy Shar	ared Ownershin					0				Architects OS / PM		6.00%	267,320				Land payment			757,433					
Afto	ordable Rent				0	0				Planning Consu	Itants	1.00%	44,553												
500	cial Kent				0	0				Other Protessic	inal	2.50%	111,384	459,394											
SITE AREA - Net SITE AREA - Gross	0.94 ha 1.10 ha		32 27	/ha /ha		7,677,989	2,890		CONSTRUCT	Build Cost - BC	IS Based	1,443	4,171,063						Total	27,372					
										s106 / CIL Contingency		2.50%	180,000				Stamp duty cal	c - Add Profit							
Sales per Quarter	0									Abnormals			0	4,455,340			Land payment		474	584,559					
Oncode Time	3 Qua	itters				RUN Residual I	MACRO ctrl+r		FINANCE	-							250,000	1%	3%						
Residual Land Value	W	/hole Site 757,433	Perha NET F 807,929	686,739		Cio	ising balance =	0		Fees		6.00%	0				500,000	3% 4%	4% 0%						
Alternative Use Value Uplift	20%	27,574		25,000 5.000		RUN CIL MACF	RO ctrl+l ising balance =	0		Legal and Value	tion		35,000	35,000			above	5%	4% Total	23.382					
Plus /ha 5	500,000	551,471		500,000		Characture advances			SALES	Agente		3.0%	220.240				Pro Cil. e106	6.000	E(Linit (plf)			1.17	% GDV		1
Valuety	Treshold	364,333		530,000		Check on prising	rect			Legals		0.5%	38,390				FIE CIL STOR	8,000	Total	180,000			0.00%		
Additional Profit		£/ 383,687	m2 161							Misc.			0	268,730	6,014,630		Post CIL s106	6,000	£/ Unit (all)	180,000					
									Developers P	s GDV		17 50%			1 343 648		CIL	0	£/m2 Total	0					
										% Costs		0.00%			0										
RESIDUAL CASH FLOW FOR	RINTEREST		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
UNITS Started Market Housing				6	6	6	6	6	1 381 560	1 381 560	1 381 560	1 381 560	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					ō	0	ō	54,214	54,214	54,214	54,214	54,214	ō	ō	ō	ō	ō	ō	ō	ō	ō	0	ō	ō	ō
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 INCOME		0	0	0	0	0	0	0	0	0 1,535,598	0 1,535,598	0 1,535,598	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		27,372																							
Legals Acquisition		11,361																							
Planning Fee		13,860																							
Architects QS	1	133,660 11,138		133,660 11,138																					
Planning Consultants Other Professional		22,277		22,277																					
				070.074	555 440	004.040	004.040	024.040																	
s106/CIL			0	12,000	24,000	834,213 36,000	834,213 36,000	834,213 36,000	24,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	6,952 0	13,904 0	20,855 0	20,855 0	20,855 0	13,904 0	6,952 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		35,000																							
Agents		0	0	0	0	0	0	46,068	46,068	46,068	46,068	46,068	0	0	0	0	0	0	0	0	0	0	0	0	0
Legais Misc.		0	0	0	0	0	0	7,678	7,678	7,678	7,678	7,678	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT A	AND PROF 3	310,360	0	519,790	594,045	891,068	891,068	944,814	647,791	350,769	53,746	53,746	0	0	0	0	0	0	0	0	0	0	0	0	0
For Parishal Valuation	Land	767 499																							
ror realoual valuation	Interest		16,017	16,257	24,298	33,573	47,443	61,520	53,581	41,068	23,912	2,042	0	0	0	0	0	0	0	0	0	0	0	0	0
																									1,343,648
Profi	fit on Costs ofit on GDV									1												1			
Profi Prof	fit on Costs of it on GDV	1.067.793	-16.017	-536.047	-618.343	-924.641	-938.511	529.264	834.225	1.143.761	1.457.940	1,479,809	0	0	0	0	0	0	0	0	0	0	0	0	-1.343.648
Profi Prof Casi Ope	fit on Costs ofit on GDV sh Flow -1. ening Balant uring Balant	0	-16,017	-536,047	-618,343	-924,641	-938,511	529,264	834,225	1,143,761	1,457,940	1,479,809	0	0	0	0	1 242 642	0	0	0	0	0	0	0	-1,343,648
Profi Prof Cast Ope Clos	fit on Costs ofit on GDV sh Flow -1, ening Balano using Balano -1	1,067,793 0 1,067,793	-16,017 -1,083,810	-536,047 -1,619,857	-618,343 -2,238,200	-924,641 -3,162,841	-938,511 -4,101,352	529,264 -3,572,088	834,225 -2,737,863	1,143,761	1,457,940	1,479,809	0 1,343,648	0	0	0	0 1,343,648	0	0 1,343,648	0 1,343,648	0	0 1,343,648	0	0 1,343,648	-1,343,648 0
Profi Prof Cast Ope Clos	fit on Costs offt on GDV sh Flow -1. ening Balano using Balano -1 TIONAL PROFIT	1,067,793 0 1,067,793	-16,017 -1,083,810 Year 1	-536,047 -1,619,857	-618,343 -2,238,200	-924,641 -3,162,841	-938,511 -4,101,352 Year 2	529,264 -3,572,088	834,225	1,143,761	1,457,940 -136,161 Year 3	1,479,809	0	0	0 1,343,648 Year 4	0	0 1,343,648	0	0 1,343,648 Year 5	0	0	0	0 1,343,648 Year 6	0 1,343,648	-1,343,648 0
Profi Prof Cast Ope Cash FLOW FOR CIL ADDIT	fit on Costs offit on GDV sh Flow -1, ening Balano -1. TIONAL PROFIT	1,067,793 0 1,067,793 7 Q1	-16,017 -1,083,810 Year 1 Q2	-536,047 -1,619,857 Q3	-618,343 -2,238,200 Q4	-924,641 -3,162,841 Q1	-938,511 -4,101,352 Year 2 Q2	529,264 -3,572,088 Q3	834,225 -2,737,863 Q4	1,143,761 -1,594,102 Q1	1,457,940 -136,161 Year 3 Q2	1,479,809 1,343,648 Q3	0 1,343,648 Q4	0 1,343,648 Q1	0 1,343,648 Year 4 Q2	0 1,343,648 Q3	0 1,343,648 Q4	0 1,343,648 Q1	0 1,343,648 Year 5 Q2	0 1,343,648 Q3	0 1,343,648 Q4	0 1,343,648 Q1	0 1,343,648 Year 6 Q2	0 1,343,648 Q3	-1,343,648 0 Q4
Cast Cost NCOME As A INCOME As A	fit on Costs offit on GDV sh Flow -1. ening Balano -1 rsing Balano -1 TIONAL PROFIT Above	1,067,793 0 1,067,793 7 Q1 0	-16,017 -1,083,810 Year 1 Q2 0	-536,047 -1,619,857 Q3 0	-618,343 -2,238,200 Q4 0	-924,641 -3,162,841 Q1 0	-938,511 -4,101,352 Year 2 Q2 0	529,264 -3,572,088 Q3 1,535,598	834,225 -2,737,863 Q4 1,535,598	1,143,761 -1,594,102 Q1 1,535,598	1,457,940 -136,161 Year 3 Q2 1,535,598	1,479,809 1,343,648 Q3 1,535,598	0 1,343,648 Q4 0	0 1,343,648 Q1 0	0 1,343,648 Year 4 Q2 0	0 1,343,648 Q3 0	0 1,343,648 Q4 0	0 1,343,648 Q1 0	0 1,343,648 Year 5 Q2 0	0 1,343,648 Q3 0	0 1,343,648 Q4 0	0 1,343,648 Q1 0	0 1,343,648 Year 6 Q2 0	0 1,343,648 Q3 0	-1,343,648 0 Q4 0

INCOME	0	0	0	0	0	0	1,535,598	1,535,598	1,535,598	1,535,598	1,535,598	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	584,559																							
Stamp Duty	23,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	8,768	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	13,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	133,660	0	133,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	11.138	0	11.138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	22,277	0	22,277	0	0	o	o	0	0	0	0	0	0	o	0	ò	0	o	o	0	0	o	0	0
Other Professional	55,692	0	55,692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	278,071	556,142	834,213	834,213	834,213	556,142	278,071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL	802 744		-139 686	139 686	139 686																			
Port CIL #106					35,000	36,000	36,000	35,000	36,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Continence	0	0	6.952	13 904	20.855	20.855	20,855	13 904	6 952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Absormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
A A A A A A A A A A A A A A A A A A A	-				-								-				-				-			
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	35,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	46.068	45.058	46.068	45.058	46.068	0	0	0	0	0	0	0	0	0		0	0	0
Lenals	0	0	0	0	0	0	7.678	7 678	7.678	7 678	7 678	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	DE 1.691.081	0	368,104	430,360	751.382	891.068	944,814	659,791	374,769	53,746	53,746	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Intere	st	25,366	25,747	31,654	38,585	50,434	64,557	56,663	44,376	27,629	5,816	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on co	st																							1,088,301
Protition GL	~																							0
Cash Fic	w -1,691,081	-25,366	-393,851	-462,014	-789,967	-941,502	526,227	819,143	1,116,453	1,454,223	1,476,036	0	0	0	0	0	0	0	0	0	0	0	0	-1,088,301
Opening Balan	a 0				1				1				1				1				1			
Closing Balan	-1,691,081	-1,716,447	-2,110,298	-2,572,312	-3,362,279	-4,303,781	-3,777,554	-2,958,411	-1,841,958	-387,735	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	1,088,301	0

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SITE NAME	Site 19	Green 20							1																
INCOME	Av Size m2	%	Number 20		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee c Planning app fe	alc dwgs	rate			Build Cost BCIS	/m2 1,239		
Market Housing	111.6	70%	14		2.900	4.532.700	1.563		LAND	Land		/unit or m2 23.838	Total	476.758			No dwgs No dwgs under	20 20	462	9.240		CfSH Energy	0	0.00%	
Shared Outperthin	64.7	7%			2 2 2 2	207.027	90			Stamp Duty			13,338				No dwgs over 5	0	138 Total	0 240		Design	0		
Affordable Regt	64.7	22%			1 276	201,000	200			Legals Acquisiti	ion	1.50%	7,151	20,489			J		1034	0,270		Water Small Siter	1	0%	
Cardel David		2070			4.470	001,210			PLANNING	Diseasing Fac			0.040				Common advances on	a Basidaal				Site Costs	186	15%	
Social Refit	64.7	0%	0		1,130	-	0			Architects		6.00%	180,067				Land payment	c - Residual		476,758			1,441		
Grant and Subsidy	Affordable Ren Social Rent	np :			0	0				Planning Consu Other Professio	itants Inal	0.50% 1.00% 2.50%	15,006 30,011 75,028	309,352											
SITE AREA - Net SITE AREA - Gross	0.63 0.74	ha ha	32 27	/ha /ha		5,120,955	1,951		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,441	2,810,850						Total	13,338					
Sales per Quarter Unit Build Time	0	Quarters								Contingency Abnormals		2.50%	70,271 0	3,001,121			Stamp duty ca Land payment 125,000	lc - Add Profit	1%	389,706					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual I Cio	MACRO ctrl+r sing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	3% 0%						
Residual Land Value Alternative Use Value		476,758	762,813	648,391 25.000		RUN CIL MACR	O ctrl+l			Interest Legal and Valua	tion	6.00%	27.000	27.000			1,000,000 above	4% 5%	0% 3%						
Uplift Plus /h	20% a 500,000	3,676 367,647		5,000 500,000		Clo	sing balance =	0	SALES										Total	11,691					
Vi	ability Threshold	389,706		530,000		Check on phasing o	degs nos			Agents		3.0%	153,629				Pre CIL s106	6,000	£/ Unit (all) Total	120.000		ШΤ	% GDV 0.00%		
Additional Profit		246 197	£/m2							Misc.			0	179,233	4,013,954		Port Cil. e106	6.000	E(Link (all)	120.000					-
									Developers P	% GDV % Costs		17.50%			896,167 0		CIL	0	£/m2 Total	0					
RESIDUAL CASH FLO	W FOR INTERES	т.	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
UNITS Started Market Housing				5	5	5	5	1 133 175	1 133 175	1 133 175	1 133 175	0	0	0	0	0	0	0	0	0	0		0	0	0
Shared Ownership Attordable Rent					0	0	0	51,759 95,304	51,759 95,304	51,759 95,304	51,759 95,304	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subridu					0	0	0	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	1,280,239	1,280,239	1,280,239	1,280,239	0	0	0	0	0	o	0	0	0	0	ő	o	0	0
EXPENDITURE		40.000																							
Easements etc.		0																							
Legals Acquisition		7,151																							
Planning Fee Architects		9,240 90,034		90,034																					
QS Planning Consultants		7,503		7,503 15,006																					
Other Professional		37,514		37,514														_							
Build Cost - BCIS Base s106/CIL			0	234,237 10,000	468,475 20,000	702,712 30,000	702,712 30,000	468,475 20,000	234,237 10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	5,856 0	11,712 0	17,568	17,568 0	11,712 0	5,856 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		27,000																							
Agents Legals		0	0	0	0	0	0	38,407 6,401	38,407 6,401	38,407 6,401	38,407 6,401	0	0	0	0	0	0	0	0	0	0	ő	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROP	206,785	ō	0 400,149	500,187	750,280	750,280	544,995	294,902	44,808	44,808	0	0	0	Ō	0	0	0	ō	Ō	0	ö	0	0	ō
For Residual Valuation	Land Interest	476,758	10,253	10,407	16,565	24,317	35,936	47,729	37,416	23,197	5,014	0	0	0	0	0	0	0	0	0	0		0	0	0
	Profit on Costs Profit on GDV																								896,167 0
	Cash Flow	-683,544	-10,253	-410,556	-516,752	-774,597	-786,216	687,515	947,921	1,212,233	1,230,417	0	0	0	0	0	0	0	0	0	0	0	0	0	-896,167
	Opening Balance Closing Balance	0 -683,544	-693,797	-1,104,353	-1,621,105	-2,395,702	-3,181,918	-2,494,403	-1,546,483	-334,249	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	896,167	0
CASH FLOW FOR CIL	ADDITIONAL PR	0FIT	Year 1	03	04	01	Year 2	03	04	01	Year 3	03	04	01	Year 4	03	04	01	Year 5	03	04	01	Year 6	03	04
INCOME	As Above		34					1 290 220	1 280 200	1 290 220	1 280 220														
EXOCUM	-	U	v	v	U		v	1,200,239	1,200,239	1,200,239	1,200,235	v	v		v	v		v	v	v	v	, v	v	v	v
EXPENDITURE		200 705								1												1			

INCOME		0	0	0	0	0	0	1,280,239	1,280,239	1,280,239	1,280,239	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE		389,706																							
Stamp Duty		11,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		5,846	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		90,034	0	90,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		7,503	0	7,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		15,006	0	15,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		37,514	0	37,514	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	0	234,237 123,093	468,475 123,093	702,712	702,712	468,475	234,237	0	0	0	0	0	0	0	0	0	0	0	0	٥	0	0	0
Post CIL s106						30,000	30,000	30,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	5,856	11,712	17,568	17,568	11,712	5,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	ō	0	0
Legal and Valuation		27,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	38,407	38,407	38,407	38,407	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	6,401	6,401	6,401	6,401	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROP	593,539	0	513,243	603,280	750,280	750,280	554,995	314,902	44,808	44,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation	Interest Profit on cost Profit on GDV		8,903	9,037	16,871	26,173	37,820	49,641	39,507	25,620	7,473	0	0	0	D	0	0	0	0	0	0	0	D	0	0 729,774 0
0	Cash Flow Ipening Balance	-593,539 0	-8,903	-522,279	-620,151	-776,453	-788,100	675,602	925,829	1,209,810	1,227,958	0	0	0	0	0	0	0	0	0	0	0	0	0	-729,774
	Closing Balance	-593,539	-602,442	-1,124,721	-1,744,872	-2,521,325	-3,309,426	-2,633,824	-1,707,994	-498,184	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	729,774	0

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			Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19
			Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20
	Green/brown field		Green						
		Use	Agricultural						
Site Area	Gross	ha	144.23	48.08	12.50	6.25	2.92	1.10	0.74
	Net	ha	93.75	31.25	9.38	4.69	2.19	0.94	0.63
Units			3000	1000	300	150	70	30	20
Mix	Market		70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%
	Intermediate to Buy	/	6.90%	6.90%	6.90%	6.90%	6.90%	6.90%	6.90%
	Affordable Rent		23.10%	23.10%	23.10%	23.10%	23.10%	23.10%	23.10%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative	Land Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		£ site	3,605,769	1,201,923	312,500	156,250	72,917	27,574	18,382
Uplift		£/ha	505,000	505,000	505,000	505,000	505,000	505,000	505,000
		£ site	72,836,538	24,278,846	6,312,500	3,156,250	1,472,917	556,985	371,324
Viability Th	reshold	£/ha	530,000	530,000	530,000	530,000	530,000	530,000	530,000
		£ site	76,442,308	25,480,769	6,625,000	3,312,500	1,545,833	584,559	389,706
Residual Va	al Gross	£/ha	560,901	721,207	1,027,464	913,943	564,475	686,739	648,391
	Net	£/ha	862,924	1,109,549	1,369,952	1,218,591	752,633	807,929	762,813
		£ site	80,899,116	34,673,422	12,843,300	5,712,147	1,646,385	757,433	476,758
Additional F	Profit	£ site	29,236,981	18,659,878	9,600,732	3,433,755	540,594	383,687	246,187
		£/m2	125	240	411	294	99	161	158

Base Wider C Cover



Charnwood Affordable Housing Viability - V3

23/01/2019 18:31

Rate

£/m2

1,243.07

Locality een/Brown Iternative Use

0.606

0.500

Wider Charl Brown Industrial Gross

Net

Area

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N						D			Tables
Number		4 Units	Area	Density	erage Unit Size	Developed	Density		I otal Cost
			ha	Units/ha	m2	m2	m2/ha		
Brown 20		20	0.50	40.00	88	1,751	3,502		2,176,608
	r	Beds	No		m2	Total		BCIS	COST
	Market								0
	Flat	1	1		45.00	45.00	10%	1,230	60.885
		2	0		65.00	0.00	10%	1,230	0
	Terrace	2	2		75.00	150.00		1,230	184,500
		3	3		95.00	285.00		1,230	350,550
	Semi	2	2		85.00	170.00		1,230	209,100
		3	4		107.00	428.00		1,230	526,440
	Det	3	0		112.00	0.00		1,230	0
		4	1		135.00	135.00		1,230	166,050
		5	1		150.00	150.00		1,230	184,500
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0
	Flat 3 High*	3	0		75.00	0.00	10%	1,417	0
	Affordable								
	Flat	1	2		40.00	80.00	10%	1,230	108,240
		2	1		61.00	61.00	10%	1,230	82,533
	Terrace	2	1		70.00	70.00		1,230	86,100
		3	1		84.00	84.00		1,230	103,320
	Semi	2	0		79.00	0.00		1,230	0
		3	1		93.00	93.00		1,230	114,390
	Det	3	0		93.00	0.00		1,230	0
		4	0		100.00	0.00		1,230	0
		5	0		110.00	0.00		1,230	0
	Flat 1 High*	1	0		40.00	0.00	10%	1,417	0
	Flat 2 High*	2	0		61.00	0.00	10%	1,417	0
	Flat 3 High*	3	0		74.00	0.00	10%	1,417	0

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Brown 20110 20 0.0 50.0 8 1.73 m/1/3 m/1/3 2,176,000 Nome 1	Number	5	Units	Area	Density e	erage Unit Size	Developed	Density		Total Cost	Rate
Barket No na2 Total BCG COST Part 1 65.0 65.0 10% 1.22 60.885 Terrace 2 0 65.00 1006 1.220 60.885 Semi 2 0 65.00 1206 1.220 395.50 Semi 2 2 65.00 170.00 1.220 395.50 Semi 2 2 65.00 170.00 1.220 395.50 Det 3 0 112.00 0.00 1.220 395.50 Field High* 2 0 65.00 0.00 1.220 184.500 Field High* 2 0 65.00 0.00 100% 1.417 0 Affordabe 0 70.00 100% 1.421 0 1.63.00 61.00 1.230 108.520 Earciae 2 1 61.00 64.00 1.000 1.230 108.53.30 108.53.30	Brown 20 HD		20	ha 0.40	Units/ha 50.00	m2 88	m2 1,751	m2/ha 4,378		2,176,608	£/m2 1,243.07
Market 0 0 0 0 Flat 1 1 45.00 45.00 10% 1,230 0.05.85 Terrace 2 2 75.00 150.00 1,230 108,500 Semi 2 2 8500 126.00 1,230 205,000 Semi 2 2 8500 170.00 1,230 205,000 Bet 3 4 107.00 48.60 1,230 108,000 Flat 1High* 1 0 45.00 0.00 1,230 108,020 Flat 1High* 1 0 45.00 0.00 1.01 1.417 0.01 flat 2 High* 1 0 45.00 0.00 1.417 0.01 flat 1 High* 1 0 45.00 0.00 1.230 108,230 flat 1 High* 1 0 46.00 10.00 1.020 1.020 65.00 flat 1 High* 1 0 46.00			Beds	No		m2	Total		BCIS	COST	
Fat 1 1 45.00 10% 1,230 60.85 Terrace 2 2 75.00 150.00 1,230 30.550 Semi 2 2 75.00 150.00 1,230 30.550 Semi 2 2 85.00 170.00 1,230 206,504 Det 3 0 112.00 0.00 1,230 166,550 Fial 1 High* 1 0 45.00 0.00 1.733 166,550 Fial 1 High* 2 0 65.00 0.00 10% 1.417 0 Fial 1 High* 1 0 75.00 0.00 10% 1.417 0 Fial 1 High* 1 0 65.00 0.00 1.018 1.417 0 Fial 1 High* 1 0 0.00 1.018 1.417 0 Fial 1 High* 1 0 0.00 1.010 1.01 1.02 0 1.02 0 1.		Market								0	
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$		Flat	1	1		45.00	45.00	10%	1,230	60,885	
Terrace 2 2 75.00 150.00 1.230 184.50.550 Semi 2 2 65.00 170.00 1.230 205.00.550 Det 3 0 112.00 0.00 1.230 205.640 Det 3 0 112.00 0.00 1.230 166.550 Fiat 1Hgh* 1 0 45.00 0.00 1.05 1.412 0 Fiat 1Hgh* 1 0 45.00 0.00 1.05 1.412 0 Afordabie - - 0 0 1.230 108.240 Terrace 2 1 0.61.00 1.05 1.412 0 Afordabie - - 0 0.00 1.230 108.240 Semi 3 1 840.00 1.030 10.00 1.230 108.240 Det 3 0 170.00 1.230 103.20 0 1.230 103.20 0			2	0		65.00	0.00	10%	1,230	0	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Terrace	2	2		75.00	150.00		1,230	184,500	
Semi 2 2 85.00 170.00 12.20 226,440 Det 3 0 112.00 0.00 1.230 0.06 6 1 135.00 150.00 1.230 1.06.050 Flat 1.High* 2 0 65.00 0.00 1.417 0 Flat 2.High* 2 0 65.00 0.00 1.05% 1.417 0 Flat 1.High* 2 0 65.00 0.00 1.05% 1.230 1.06,240 Flat 1.High* 2 1 61.00 10.00 1.230 82,330 Terrace 2 1 70.00 70.00 1.230 86,100 Semi 2 0 79.00 0.00 1.230 0.0 Semi 2 0 100.00 0.00 1.230 0.0 Flat 1.High* 1 0 40.00 10.00 0.00 1.230 0.0 Flat 1.High* 1 0			3	3		95.00	285.00		1,230	350,550	
Det 3 4 107.00 448.00 1.2.20 5.5.6,440 4 1 135.00 15.5.0 1.2.20 166.050 Fild 1 High* 1 0 45.00 10.00 16.42.00 Fild 1 High* 1 0 45.00 10.00 16.42.00 Fild 1 High* 2 0 65.00 0.00 10.66.17.00 Fild 3 High* 3 0 775.00 0.05 1.417 0 Fild 7 High* 3 0 775.00 0.00 10.56 1.230 108.243 Terace 2 1 65.00 0.00 1.230 108.243 109.223 109.230 109.		Semi	2	2		85.00	1/0.00		1,230	209,100	
Det 3 0 115.00 0.00 1.2.20 1.0.00 Flat 1 High* 5 1 150.00 150.00 1.2.20 184.060 Flat 1 High* 1 0 45.00 0.00 105 1.4.17 0 Flat 2 High* 2 0 65.00 0.00 105 1.4.17 0 Affordable -		Dot	3	4		107.00	428.00		1,230	526,440	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Det	3	1		12.00	125.00		1,230	166.050	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$			5	1		150.00	150.00		1,230	184 500	
First 2 tigh* 2 0 65:00 0.00 10% 1.417 0 First 3 tigh* 3 0 75:00 0.00 10% 1.417 0 Affordable 1 1 2 40:00 80:00 10% 1.230 108;240 Fart 1 2 40:00 80:00 1.230 86:00 Semi 2 0 75:00 70:00 1.230 86:00 Semi 2 0 75:00 0.00 1.230 103;22 Get 3 1 93:00 93:00 1.230 0 Det 3 0 10:00 0.00 1.230 0 Fat 1 High* 1 0 40:00 0.00 1.230 0 Fat 2 High* 2 0 6:00 0.00 1.230 0 Fat 2 High* 1 0 40:00 94 1.237 3.757 1398;633		Flat 1 High*	1	0		45.00	0.00	10%	1,230	0	
First High* 3 0 75.00 0.00 1.417 0 First 1 2 40.00 80.00 10% 1.230 108,240 First 1 2 40.00 80.00 10% 1.230 86,100 Terrace 2 1 70.00 1.233 86,100 3 1 84.00 84.00 1.233 103,320 Semi 2 0 77.00 0.00 1.233 103,320 Det 3 0 93.00 0.000 1.230 0 First High* 1 0 40.00 0.00 1.230 0 First High* 3 0 74.00 0.00 1.041 0 First High* 3 0 74.00 0.00 10% 1.417 0 First High* 3 0 74.00 0.00 10% 1.417 0 First High* 3 0 74.00		Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
Affordable Flat 1 2 40.00 80.00 10% 1,230 182,533 Terrace 2 1 61.00 61.00 1.0% 1,230 861.00 Semi 2 0 77.00 0.00 1,230 103.320 Semi 2 0 77.00 0.00 1,230 114.390 Det 3 1 93.00 93.00 1,230 0 Bet 3 0 93.00 0.00 1,230 0 Fiat 1 High* 1 0 44.00 100.00 0.00 1,230 0 Fiat 3 High* 3 0 74.00 0.00 10% 1,417 0 Fiat 3 High* 3 0 74.00 0.00 10% 1,417 0 Fiat 3 High* 3 0 74.00 0.00 10% 1,417 0 Fiat 2 High* 3		Flat 3 High*	3	0		75.00	0.00	10%	1,417	0	
Flat 1 2 40.00 80.00 10% 1.230 108,243 Terrace 2 1 70.00 1.230 86,300 3 1 84.00 84.00 1.230 86,100 3 1 93.00 0.00 1.230 103,200 Bemil 2 0 79.00 0.00 1.230 0.030 Bet 3 0 93.00 0.000 1.230 0.00 Flat 1 High* 1 0 40.00 0.000 1.230 0 Flat 1 High* 1 0 40.00 0.000 1.43.00 1.43.00 Number 6 Units Area Density erage Unit Size Developed Density Total Cost Brown 12 12 0.30 40.00 94 1.230 0.0 Flat 1 High* 3 0 1.127 3.757 1.398,633 Brown 12 12 0.30 40.00 94.00 1.0		Affordable									
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Flat	1	2		40.00	80.00	10%	1,230	108,240	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$			2	1		61.00	61.00	10%	1,230	82,533	
Ber 3 1 84.00 94.00 1,230 103.20 0 79.00 0.00 1.230 0 14.390 Det 3 0 93.00 93.00 1.230 014.390 Det 3 0 93.00 0.00 1.230 0 Filt 1 0 040.00 0.00 1.230 0 Filt 1 0 44.00 0.000 1.230 0 Filt 1 0 44.00 0.000 1.230 0 Filt 1 0 44.00 0.000 1.0% 1.417 0 Filt 3 0 74.00 0.000 10% 1.417 0 Number 6 Units Area ha Density erage Units Prove m2 m2 m2/ha Total Cost Brown 12 12 0.30 40.00 94 1,127 3,757 1,398,633 Det 3 2		Terrace	2	1		70.00	70.00		1,230	86,100	
Semi 2 0 79.00 0.00 1,230 0 Det 3 1 93.00 93.00 1,230 0 Det 3 0 93.00 0.00 1,230 0 Image: Constraint of the state s			3	1		84.00	84.00		1,230	103,320	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Semi	2	0		79.00	0.00		1,230	0	
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$			3	1		93.00	93.00		1,230	114,390	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Det	3	0		93.00	0.00		1,230	0	
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$			4	0		100.00	0.00		1,230	0	
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$		The state of the	5	0		110.00	0.00	100/	1,230	0	
Init Angli 2 0 0.000 1.03 1.417 0 0 Flat 3 High* 3 0 74.00 0.00 10% 1.417 0 Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2 Total Cost Brown 12 12 0.30 40.00 94 1,127 3,757 1,398,633 Market 0 0 0 Flat 1 0 45.00 0.00 10% 1,230 0 0 Flat 1 0 45.00 0.00 10% 1,230 0 0 Terrace 2 1 75.00 75.00 1,230 23,700 23 23,700 Semi 2 107.00 214.00 1,230 263,220 1,230 104,550 1,230 1263,220 1,230 166,050 1,230 144,500 1,230 144,550		Flat 1 High*	1	0		40.00	0.00	10%	1,417	0	
Number 6 Units Area ha Density erage Unit Size Units/ha Developed m2 Density m2/ha Density m2/ha Total Cost Brown 12 12 0.30 40.00 94 1,127 3,757 1,398,633 Brown 12 12 0.30 40.00 94 1,127 3,757 1,398,633 Market 0 0 0 Flat 1 0 45.00 0.00 10% 1,230 0 Terrace 2 1 75.00 75.00 1,230 20,250 Semi 2 1 75.00 1,230 104,550 Semi 2 107.00 214.00 1,230 104,550 Elat 1 150.00 150.00 1,230 104,550 Flat 1 0 455.00 1,230 184,500 Flat High* 3 0 75.00 0.00 1,230 164,500 Flat High* </td <td></td> <td>Flat 2 High*</td> <td>2</td> <td>0</td> <td></td> <td>74.00</td> <td>0.00</td> <td>10%</td> <td>1,417</td> <td>0</td> <td></td>		Flat 2 High*	2	0		74.00	0.00	10%	1,417	0	
Beds No m2 Total BCG COST Market 0	Number	6	Units	Area	Density e	erage Unit Size	Developed	Density		Total Cost	Rate
Market	Number Brown 12	6	Units 12	Area ha 0.30	Density e Units/ha 40.00	erage Unit Size m2 94	Developed m2 1,127	Density m2/ha 3,757		Total Cost 1,398,633	Rate £/m2 1,241.02
Flat 1 0 45.00 0.00 10% 1,230 0 Terrace 2 1 75.00 75.00 1,230 92,250 a 2 95.00 190.00 1,230 233,700 Semi 2 1 85.00 85.00 1,230 233,700 Semi 2 1 85.00 85.00 1,230 203,700 Det 3 2 107.00 214.00 1,230 263,700 Det 3 0 112.00 0.00 1,230 060 Image: Comparison of the state of the sta	Number Brown 12	6	Units 12 Beds	Area ha 0.30 No	Density e Units/ha 40.00	erage Unit Size m2 94 m2	Developed m2 1,127 Total	Density m2/ha 3,757	BCIS	Total Cost 1,398,633 COST	Rate £/m2 1,241.02
Image: constraint of the state of	Number Brown 12	6 Market	Units 12 Beds	Area ha 0.30 No	Density e Units/ha 40.00	erage Unit Size m2 94 m2	Developed m2 1,127 Total	Density m2/ha 3,757	BCIS	Total Cost 1,398,633 <u>COST</u> 0	Rate £/m2 1,241.02
Terrace 2 1 75.00 75.00 1,230 92,250 Semi 2 95.00 190.00 1,230 233,700 Semi 2 1 85.00 85.00 1,230 233,700 Semi 2 1 85.00 85.00 1,230 203,700 Det 3 2 107.00 214.00 1,230 263,220 Det 3 0 112.00 0.00 1,230 166,050 General 5 1 150.00 150.00 1,230 184,500 Flat 1 High* 1 0 45.00 0.00 10% 1,417 0 Flat 2 High* 3 0 75.00 0.00 10% 1,417 0 Affordable -	Number Brown 12	6 Market Flat	Units 12 Beds 1	Area ha 0.30 No 0	Density e Units/ha 40.00	erage Unit Size m2 94 m2 45.00	Developed m2 1,127 Total 0.00	Density m2/ha 3,757 10%	BCIS 1,230	Total Cost 1,398,633 COST 0 0	Rate £/m2 1,241.02
Image: Semi 2 95.00 190.00 1,230 233,700 Semi 2 1 85.00 85.00 1,230 104,550 L 3 2 107.00 214.00 1,230 263,220 Det 3 0 112.00 0.00 1,230 166,050 L 4 1 135.00 135.00 1,230 186,050 Flat 1 High* 1 0 45.00 0.00 1,417 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable	Number Brown 12	6 Market Flat	Units 12 Beds 1 1 2 2	Area ha 0.30 No 0 0	Density e Units/ha 40.00	erage Unit Size m2 94 m2 45.00 65.00	Developed m2 1,127 Total 0.00 0.00	Density m2/ha 3,757 <u>10%</u>	BCIS 1,230 1,230	Total Cost 1,398,633 COST 0 0 0 0	Rate £/m2 1,241.02
Semi 2 1 88.00 85.00 1,230 104,550 0 3 2 107.00 214.00 1,230 263,220 Det 3 0 112.00 0.00 1,230 265,220 C 4 1 135.00 135.00 1,230 166,050 Flat 1 High* 1 0 45.00 0.00 10% 1,417 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 2 High* 3 0 75.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Flat 1 1 40.00 40.00 10% 1,230 54,120 Flat 1 1 140.00 40.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 00 Semi 2	Number Brown 12	6 Market Flat Terrace	Units 12 Beds 1 1 2 2	Area ha 0.30 No 0 0 1	Density e Units/ha 40.00	erage Unit Size m2 94 m2 45.00 65.00 75.00	Developed m2 1,127 Total 0.00 0.00 75.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230	Total Cost 1,398,633 0 0 0 92,250	Rate £/m2 1,241.02
bet 3 2 10/10 214.00 1,230 265,220 0 112.00 0.00 1,230 0.00 1,230 0.00 4 1 135.00 135.00 1,230 166,050 Flat 1 High* 1 0 45.00 0.00 1,230 184,500 Flat 1 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable 1 40.00 40.00 10% 1,230 54,120 Flat 1 1 40.00 40.00 10% 1,230 54,120 Frace 2 0 70.00 0.00 1,230 0 0 1 1 40.00 84.00 1,230 0 0 0 1 1 84.00 84.00 1,230 0 0 0 0	Number Brown 12	6 Market Flat Terrace	Units 12 Beds 1 1 2 2 3 3	Area ha 0.30 No 0 0 1 2 2	Density e Units/ha 40.00	erage Unit Size m2 94 m2 45.00 65.00 75.00 95.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 0 0 92,250 233,700	Rate £/m2 1,241.02
Det 3 0 112.00 0.00 1,230 0 4 1 135.00 135.00 1,230 166,050 5 1 150.00 150.00 1,230 184,500 Flat 1 High* 1 0 45.00 0.00 10% 1,417 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable </td <td>Number Brown 12</td> <td>6 Market Flat Terrace Semi</td> <td>Units 12 Beds 1 2 2 3 2 3 2 2</td> <td>Area ha 0.30 No 0 0 1 1 2 1 2</td> <td>Density e Units/ha 40.00</td> <td>mage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00</td> <td>Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00</td> <td>Density m2/ha 3,757 10% 10%</td> <td>BCIS 1,230 1,230 1,230 1,230 1,230 1,230</td> <td>Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 0 202,550 0 202</td> <td>Rate £/m2 1,241.02</td>	Number Brown 12	6 Market Flat Terrace Semi	Units 12 Beds 1 2 2 3 2 3 2 2	Area ha 0.30 No 0 0 1 1 2 1 2	Density e Units/ha 40.00	mage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00	Density m2/ha 3,757 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 0 202,550 0 202	Rate £/m2 1,241.02
Image: second	Number Brown 12	6 Market Flat Terrace Semi	Units 12 Beds 1 1 2 2 2 3 3 2 3 3 2 3 3 3 3 3 3 3 3 3	Area ha 0.30 No 0 0 1 1 2 2 1 2 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00	Density m2/ha 3,757 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220	Rate £/m2 1,241.02
Flat 1 High* 1 0 4500 2000 1,050 2000 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 2 High* 2 0 65.00 0.00 10% 1,417 0 Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable 0 Flat 1 1 40.00 40.00 10% 1,230 54,120 Flat 1 1 40.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 0 Left 3 1 93.00 93.00 1,230 0 <tr< td=""><td>Number Brown 12</td><td>6 Market Flat Terrace Semi Det</td><td>Units 12 Beds 1 1 2 2 3 3 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4</td><td>Area ha 0.30 No 0 0 1 2 1 2 1 2 0 1</td><td>Density e Units/ha 40.00</td><td>rage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00</td><td>Developed m2 1,127 Total 0.00 75.00 190.00 85.00 214.00 0.00 135.00</td><td>Density m2/ha 3,757 10% 10%</td><td>BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230</td><td>Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050</td><td>Rate £/m2 1,241.02</td></tr<>	Number Brown 12	6 Market Flat Terrace Semi Det	Units 12 Beds 1 1 2 2 3 3 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Area ha 0.30 No 0 0 1 2 1 2 1 2 0 1	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00	Developed m2 1,127 Total 0.00 75.00 190.00 85.00 214.00 0.00 135.00	Density m2/ha 3,757 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050	Rate £/m2 1,241.02
Flat 2 High* 2 0 65.00 0.00 10% 1.417 0 Flat 3 High* 3 0 75.00 0.00 10% 1.417 0 Affordable <td>Number Brown 12</td> <td>6 Market Flat Terrace Semi Det</td> <td>Units 12 Beds 1 1 2 2 3 2 3 3 3 3 4 5</td> <td>Area ha 0.30 0 0 0 1 2 2 1 2 0 1 1 2 1</td> <td>Density e Units/ha 40.00</td> <td>rage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00</td> <td>Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00</td> <td>Density m2/ha 3,757 10% 10%</td> <td>BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230</td> <td>Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184 500</td> <td>Rate £/m2 1,241.02</td>	Number Brown 12	6 Market Flat Terrace Semi Det	Units 12 Beds 1 1 2 2 3 2 3 3 3 3 4 5	Area ha 0.30 0 0 0 1 2 2 1 2 0 1 1 2 1	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00	Density m2/ha 3,757 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184 500	Rate £/m2 1,241.02
Flat 3 High* 3 0 75.00 0.00 10% 1,417 0 Affordable	Number Brown 12	6 Market Flat Terrace Semi Det Elat 1 Hieb*	Units 12 Beds 1 1 2 2 3 3 3 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.30 0 0 0 1 2 2 1 1 2 0 0 1 1 0	Density e Units/ha 40.00	rrage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00	Developed m2 1,127 Total 0.00 0.00 190.00 85.00 214.00 0.00 135.00 150.00 0.00	Density m2/ha 3,757 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 188,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Affordable Flat 1 1 40.00 40.00 10% 1,230 54,120 2 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 0 3 1 84.00 84.00 1,230 00 33,320 Semi 2 0 79.00 0.00 1,230 0 0 3 1 93.00 93.00 1,230 0 0 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 0 5 0 110.00 0.00 1,230 0 0 Flat 1 High* 1 0 40.00 0.00 10% 1,417 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 12 Beds 1 1 2 2 2 2 3 3 3 3 4 5 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.30 No 0 0 1 1 2 2 1 2 2 0 1 1 1 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 94 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00	Developed m2 1,127 Total 0.00 0.00 190.00 85.00 214.00 0.00 135.00 150.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,417 1,417	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Flat 1 40.00 40.00 10% 1,230 54,120 2 2 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 0 3 1 84.00 84.00 1,230 003,320 Semi 2 0 79.00 0.00 1,230 00 Bet 3 1 93.00 93.00 1,230 0 Det 3 0 93.00 0.00 1,230 0 Get 3 0 93.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,230 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 12 Beds 1 1 2 2 3 3 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.30 0 0 1 1 2 1 2 0 0 1 1 0 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 214.00 0.00 135.00 135.00 150.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,417 1,417	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
2 1 61.00 61.00 10% 1,230 82,533 Terrace 2 0 70.00 0.00 1,230 00 3 1 84.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 00 1 93.00 93.00 1,230 0 0 2 0 79.00 0.00 1,230 0 1 93.00 93.00 1,230 0 Det 3 0 93.00 1,230 0 1 93.00 0.00 1,230 0 0 Det 3 0 93.00 0.00 1,230 0 1 0 100.00 0.00 1,230 0 0 5 0 110.00 0.00 1,230 0 0 Flat 1 High* 1 0 40.00 0.00 10% 1,417 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 12 Beds 1 1 2 2 2 3 2 3 3 4 5 1 1 2 3 3 3 3 4 5 1 1 2 3 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 4 5 1 1 1 2 3 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.30 0 0 0 1 2 2 0 0 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Terrace 2 0 70.00 0.00 1,230 0 3 1 84.00 84.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 0 3 1 93.00 93.00 1,230 0 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 12 Beds 1 1 1 2 2 3 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.30 0 0 0 1 2 2 0 1 1 2 0 0 1 1 0 0 0 0 0	Density e Units/ha 40.00	erage Unit Size m2 94 145.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 135.00 150.00 45.00 65.00 75.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 0.00 0.000 0.000 0.000	Density m2/ha 3,757 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
3 1 84.00 84.00 1,230 103,320 Semi 2 0 79.00 0.00 1,230 0 3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 10% 1,417	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 12 Beds 1 1 2 2 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 3 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1	Area ha 0.30 0 0 1 2 2 0 1 1 2 0 0 1 1 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 	Developed m2 1,127 Total 0.00 0.00 190.00 85.00 214.00 214.00 0.00 135.00 150.00 0.00 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,757 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Semi 2 0 79.00 0.00 1,230 0 3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 12 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 2 2	Area ha 0.30 0 0 1 1 2 2 0 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 75.00 61.00 61.00 70.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 214.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 61.00 0.00	Density m2/ha 3,757 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 54,120 82,533 0	Rate £/m2 1,241.02
3 1 93.00 93.00 1,230 114,390 Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace	Units 12 Beds 1 1 1 2 2 3 3 3 3 4 5 1 1 2 3 1 1 2 1 2 1 1 2 1 2 1 2 3 1 1 2 2 1 3 3 1 1 2 2 1 3 3 1 1 2 1 2	Area ha 0.30 0 0 1 1 2 0 1 1 2 0 0 1 1 1 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 45.00 65.00 75.00 0 45.00 65.00 75.00 84.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 61.00 0.00 84.00	Density m2/ha 3,757 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 0 0 0 0 0 10,00 184,500 0 0 0 0 0 0 0 0 10,00 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Det 3 0 93.00 0.00 1,230 0 4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Units 12 Beds 1 1 2 2 2 3 2 3 3 3 4 5 1 1 2 3 1 1 2 1 2 1 1 2 1 2 3 3 1 1 2 1 2	Area ha 0.30 0 0 1 1 2 0 0 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 94 45.00 65.00 75.00 95.00 107.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 40.00 65.00 75.00 84.00 84.00 84.00 79.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 164,550 263,220 0 166,050 184,500 0 0 0 0 184,500 0 0 0 0 104,555 263,220 0 166,055 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
4 0 100.00 0.00 1,230 0 5 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 1,417 0	Number Brown 12	6 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Units 12 Beds 1 1 2 2 2 2 3 3 3 4 5 1 1 2 2 3 3 1 1 2 2 1 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 1 3 1 1 1 2 1 3 1 1 1 1	Area ha 0.30 0 0 1 2 2 1 2 2 0 0 1 1 1 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 135.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 0 65.00 75.00 0 75.00 0 75.00 75.00 9 75.00 7	Developed m2 1,127 Total 0.00 0.00 190.00 85.00 214.00 0.00 135.00 135.00 135.00 0.00 0.000 0.000 0.000 0.000 61.00 0.000 84.00 0.000 0.000	Density m2/ha 3,757	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,055 184,500 0 0 0 0 0 54,120 82,533 0 103,320 0 114,390	Rate £/m2 1,241.02
S 0 110.00 0.00 1,230 0 Flat 1 High* 1 0 40.00 0.00 10% 1,417 0	Number Brown 12	6 Market Flat Flat Terrace Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det Det	Units 12 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 3 1 2 2 3 3 3 3	Area ha 0.30 0 0 1 2 2 1 2 2 0 0 1 1 0 0 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 61.00 75.00 93.00 93.00 93.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 214.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 54,120 82,533 0 103,320 0 1103,320 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
1,41/ U 40.00 0.00 10% 1,41/ U	Number Brown 12	6 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Terrace Det Det	Units 12 Beds 1 1 2 2 3 3 4 5 1 1 2 3 4 5 1 1 2 3 1 2 3 1 1 2 2 3 3 1 1 2 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 1 3 1 1 1 2 1 1 1 1	Area ha 0.30 0 0 1 1 2 0 1 1 2 0 0 1 1 1 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 135.00 135.00 45.00 65.00 75.00 65.00 75.00 150.00 45.00 65.00 75.00 84.00 70.00 84.00 70.00 93.00 93.00 93.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 84.00 0.00 93.00 0.00 0.00	Density m2/ha 3,757 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 0 0 0 54,120 82,533 0 103,320 0 103,320 0 103,320 0 0 104,595 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Flat 2 High* 2 0 61 00 0.00 10% 1.417 0	Number Brown 12	6 Market Flat Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Elat 1 High*	Units 12 Beds 1 1 1 2 2 3 3 3 4 5 1 1 2 3 1 1 2 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 3 3 1 1 1 2 3 3 1 1 1 1	Area ha 0.30 0 0 0 1 2 2 0 0 1 1 2 0 0 1 1 1 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 94 45.00 65.00 75.00 95.00 107.00 112.00 135.00 65.00 75.00 65.00 75.00 40.00 65.00 75.00 93.00 93.00 93.00 93.00 100.00 40.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 214.00 0.00 135.00 0.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,2	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 166,050 184,500 0 0 103,320 0 103,320 0 114,390 0 0 104,553 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02
Flat3 High* 3 0 74.00 0.00 10% 1.417 0	Number Brown 12	6 Market Flat Flat Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Flat 1 High* Flat 3 High* Flat	Units	Area ha 0.30 0 0 1 2 2 0 0 1 1 2 0 0 0 1 1 1 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 94 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 79.00 93.00 93.00 93.00 93.00 93.00 100.00	Developed m2 1,127 Total 0.00 0.00 75.00 190.00 85.00 135.00 135.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,757	BCIS 1,230 1,241 1,417 1,4	Total Cost 1,398,633 COST 0 0 92,250 233,700 104,550 263,220 0 166,050 184,500 0 0 166,050 184,500 0 0 0 103,220 0 103,320 0 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.02

Locality een/Brown Iternative Use

0.300 0.300

Wider Char Brown Industrial

Gross

Net

Wider C	nar: Brown	Industrial
Area	Gross	0.485
	Net	0.400

受

Number	7	Units	Area	Density e	erage Unit Size	Developed	Density		Total Cost	Rate
Brown 9		9	0.23	40.00	89	799	3,551		997,530	1,248.47
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		45.00	0.00	10%	1,230	0	
		2	0		65.00	0.00	10%	1,230	0	
	Terrace	2	0		75.00	0.00		1,230	0	
		3	1		95.00	95.00		1,230	116,850	
	Semi	2	1		85.00	85.00		1,230	104,550	
		3	2		107.00	214.00		1,230	263,220	
	Det	3	0		112.00	0.00		1,230	0	
		4	1		135.00	135.00		1,230	166,050	
		5	1		150.00	150.00		1,230	184,500	
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,417	0	
	Affordable									
	Flat	1	3		40.00	120.00	10%	1,230	162,360	
		2	0		61.00	0.00	10%	1,230	0	
	Terrace	2	0		70.00	0.00		1,230	0	
		3	0		84.00	0.00		1,230	0	
	Semi	2	0		79.00	0.00		1,230	0	
		3	0		93.00	0.00		1,230	0	
	Det	3	0		93.00	0.00		1,230	0	
		4	0		100.00	0.00		1,230	0	
		5	0		110.00	0.00		1,230	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,417	0	
Number	8	Units	Area	Density e Units/ha	erage Unit Size m2	Developed	Density m2/ba		Total Cost	Rate
Number Brown 6	8	Units	Area ha 0.15	Density e Units/ha 40.00	erage Unit Size m2 74	Developed m2 442	Density m2/ha 2,947		Total Cost 553,500	Rate £/m2 1,252.26
Number Brown 6	8	Units 6 Beds	Area ha 0.15 No	Density e Units/ha 40.00	erage Unit Size m2 74 m2	Developed m2 442 Total	Density m2/ha 2,947	BCIS	Total Cost 553,500 COST	Rate £/m2 1,252.26
Number Brown 6	8 Market	G Units	Area ha 0.15 No	Density e Units/ha 40.00	erage Unit Size m2 74 m2	Developed m2 442 Total	Density m2/ha 2,947	BCIS	Total Cost 553,500 COST 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat	G Units	Area ha 0.15 No 0	Density e Units/ha 40.00	erage Unit Size m2 74 m2 45.00	Developed m2 442 Total	Density m2/ha 2,947 10%	BCIS 1,230	Total Cost 553,500 COST 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat	Beds 1 2	Area ha 0.15 No 0 0 0	Density e Units/ha 40.00	erage Unit Size m2 74 m2 45.00 65.00	Developed m2 442 Total 0.00 0.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230	Total Cost 553,500 COST 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace	Units 6 Beds 1 2 2	Area ha 0.15 No 0 0 1	Density e Units/ha 40.00	erage Unit Size m2 74 m2 45.00 65.00 75.00	Developed m2 442 Total 0.00 0.00 75.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace	Units 6 Beds 1 2 2 3	Area ha 0.15 No 0 0 1 1	Density e Units/ha 40.00	m2 74 74 45.00 65.00 75.00 95.00	Developed m2 442 Total 0.00 0.00 75.00 95.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 92,250 116,850	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi	Beds Beds 1 2 2 3 2 2	Area ha 0.15 No 0 0 1 1 1 1	Density e Units/ha 40.00	mage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00	Density m2/ha 2,947 10%	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 92,250 116,850 104,550	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi	Beds Beds 1 2 2 3 2 3 2 3 3 2 3 3	Area ha 0.15 0 0 0 1 1 1 1 1	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 442 0.00 0.00 75.00 95.00 85.00 107.00	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det	6 Beds 1 2 2 3 3 2 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 442 0.00 0.00 75.00 95.00 85.00 107.00 0.00	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det	Units 6 Beeds 1 1 2 2 3 3 2 3 3 4 4	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 442 0.000 75.00 95.00 95.00 85.00 107.00 0.00 0.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det	6 Beds 1 2 2 3 3 2 3 3 3 4 5	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 0 0 0 0 0	Density e Units/ha 40.00	rage Unit Size m2 74 45.00 65.00 75.00 95.00 107.00 112.00 135.00	Developed m2 442 0.00 0.00 95.00 95.00 85.00 107.00 0.00 0.00 0.00	Density m2/ha 2,947	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High*	6 Beds 1 2 2 3 3 4 5 1	Area ha 0.15 0 0 0 0 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 107.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Beds Beds 1 1 2 2 2 3 3 2 2 3 3 3 3 4 5 1 2 2 3 3 2 2 3 3 3 3 3 3 2 2 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,2417	Total Cost 553,500 0 0 0 0 0 0 0 0 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High*	Beds Beds 1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 No 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 95.00 112.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 442 0.000 0.000 75.00 95.00 95.00 95.00 0.05 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Cunits 6 Beds 1 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 442 Total 0.00 0.000 75.00 95.00 107.00 0.000 0.000 0.000 0.000 0.000	Density m2/ha 2,947 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,230 1,247 1,447 1,4	Total Cost 553,500 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Beds Beds 1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 1 1 1 2 3 3 1 1 1 2 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat	Beds Beds 1 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 3 3 1 2 2 3 3 1 2 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 1 2 1	Area ha 0.15 No 0 0 0 1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 40.00 61.00	Developed m2 442 Total 0.00 0.00 95.00 95.00 95.00 0.00 0.00 0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230	Total Cost 553,500 COST 0 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat Flat Terrace	Beds Beds 1 1 2 2 3 3 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 3 3 4 5 1 2 2 3 3 2 2 3 3 3 4 5 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 2 2 3 3 3 4 5 1 2 2 2 3 3 3 2 2 3 3 1 2 2 3 3 3 2 2 3 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 2 3 3 2 2 2 3 3 2 2 2 2 3 2 2 2 2 2 3 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.15 No 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 107.00 112.00 135.00 135.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 75.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 107.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,417 1,420 1,230 1,230	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	6 Beds 1 2 2 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 40.00 65.00 75.00 84.00	Developed m2 442 Total 0.00 0.00 95.00 95.00 95.00 0.00 0.00 0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Beds Beds 1 1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 40.00 61.00 79.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,230 1,230 1,230 1,230	Total Cost 553,500 COST 0 0 0 0 0 2,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Flat Terrace Semi	Beds Beds 1 1 2 2 3 3 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 5 5 1 1 2 3 3 3 4 5 5 1 1 2 3 3 3 3 4 5 5 1 1 2 3 3 3 3 1 2 3 3 3 3 3 3 3 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 No 0 0 1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 93.00	Developed m2 442 Total 0.00 0.00 95.00 95.00 0.00 0.00 0.00 0.	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Terrace Semi Det Det Det	Beds Beds 1 1 2 2 2 3 3 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 3 3 1 1 1 1	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 95.00 95.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 65.00 75.00 0.00 45.00 65.00 75.00 84.00 65.00 93.00 93.00	Developed m2 442 Total 0.00 0.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,2	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det	Beds Beds 1 1 2 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 2 3 3 3 2 2 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 0 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Developed m2 442 0.00 0.00 75.00 95.00 85.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det Det	Beds Beds 1 1 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 5 1 2 2 3 3 3 4 5 5 5 5 5 1 1 2 2 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.15 No 0 0 1 1 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 107.00 112.00 1135.00 150.00 45.00 65.00 65.00 65.00 65.00 61.00 75.00 93.00 93.00 93.00 93.00 110.00	Developed m2 442 Total 0.00 0.00 75.00 95.00 85.00 107.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 2,947 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 553,500 COST 0 0 0 92,250 116,850 104,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat Flat 1 High* Flat Flat Flat Flat Flat Flat Flat Flat	Beds Beds 1 1 2 2 3 3 2 3 3 3 4 4 5 1 2 3 3 3 4 4 5 1 2 3 3 3 4 4 5 1 2 3 3 3 3 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.15 0 0 0 1 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 107.00 112.00 135.00 107.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00 93.00 100.00 40.00	Developed m2 442 0.00 0.00 75.00 95.00 95.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,247 1,2	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26
Number Brown 6	8 Market Flat Flat Terrace Det Flat 1 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat Det Flat Det Flat Flat Flat Flat Flat Flat Flat Fla	Beds Beds 1 1 1 2 2 2 3 3 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 1 1 2 2 3 3 1 1 2 2 1 1 2 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 1 2 1	Area ha 0.15 0 0 0 1 1 1 1 1 1 0 0 0 0 0 0 0 0 0 0	Density e Units/ha 40.00	rrage Unit Size m2 74 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 40.00 65.00 75.00 93.00 93.00 93.00 100.00 110.00 61.01	Developed m2 442 Total 0.00 0.00 95.00 95.00 95.00 95.00 0.00 0	Density m2/ha 2,947 10% 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,247 1,417 1,4	Total Cost 553,500 0 0 0 92,250 116,850 104,550 131,610 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,252.26

Locality een/	Brown	Iternative	Use	
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Locality een/Brown Iternative Use

0.150

0.150

Wider Charl Brown Industrial

Gross

Net

Wider C	harı Brown	Industrial
Area	Gross	0.225
	Net	0.225

Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate		Locali	ty een/Brow	n Iternative Use
	ha	Units/ha	m2	m2	m2/ha			£/m2	_			
4	0.10	40.00	91	362	3,620		445,260	1,230.00	V	/ider Ch	arı Brown	Industrial
Beds	No		m2	Total		BCIS	COST		А	rea	Gross	0.100
							0				Net	0.100
1	0		45.00	0.00	10%	1,230	0					
2	0		65.00	0.00	10%	1,230	0					
2	1		75.00	75.00		1,230	92,250					
3	1		95.00	95.00		1,230	116,850					
2	1		85.00	85.00		1,230	104,550					
3	1		107.00	107.00		1,230	131,610					
3	0		112.00	0.00		1,230	0					
4	0		135.00	0.00		1,230	0					
5	0		150.00	0.00		1,230	0					
1	0		45.00	0.00	10%	1,417	0					
2	0		65.00	0.00	10%	1,417	0					
3	0		75.00	0.00	10%	1,417	0					
1	0		40.00	0.00	10%	1,230	0					
2	0		61.00	0.00	10%	1,230	0					
2	0		70.00	0.00		1,230	0					
3	0		84.00	0.00		1,230	0					
2	0		79.00	0.00		1,230	0					
3	0		93.00	0.00		1,230	0					
3	0		93.00	0.00		1,230	0					
4	0		100.00	0.00		1,230	0					
5	0		110.00	0.00		1,230	0					
1	0		40.00	0.00	10%	1,417	0					
2	0		61.00	0.00	10%	1,41/	0					
3	0		/4.00	0.00	10%	1,417	0					
Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate		Locali	tv :een/Brow	n Iternative Use
	ha	Units/ha	m2	m2	m2/ha			£/m2			.,,	
1	0.03	40.00	135	135	5,400		166,050	1,230.00	V	vider Ch	ar: Brown	Industrial
Beds	No		m2	Total		BCIS	COST		A	vrea	Gross	0.025
							0				Net	0.025
1	0		45.00	0.00	10%	1.230	0					
2	0		65.00	0.00	10%	1,230	0					
2	0		75.00	0.00		1,230	0					
3	0		95.00	0.00		1.230	0					
2	0		85.00	0.00		1,230	0					
3	0		107.00	0.00		1,230	0					
3	0		112.00	0.00		1,230	0					
4	1		135.00	135.00		1,230	166,050					
5	0		150.00	0.00		1,230	0					
1	0		45.00	0.00	10%	1,417	0					
2	0		65.00	0.00	10%	1,417	0					
3	0		75.00	0.00	10%	1,417	0					
1	0		40.00	0.00	10%	1,230	0					
2	0		61.00	0.00	10%	1,230	0					
2	0		70.00	0.00		1,230	0					
3	0		84.00	0.00		1,230	0					
2	0		79.00	0.00		1,230	0					

1,230

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Number

Number

Brown Plot

Brown 4

Market Flat Terrace Semi Det

Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det

Flat 1 High* Flat 2 High* Flat 3 High*

Market Flat Terrace Semi Det

Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi

Det

Flat 1 High* Flat 2 High* Flat 3 High*

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Wider C	hari Brown	Industrial
Area	Gross	0.100
	Net	0.100

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Number	11	Units	Area	Density a	erage Unit Size	Developed	Density		Total Cost	Rate
Large Flatted 50		50	0.67	75.00	56	2,780	4,170		3,761,340	1,353.00
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	10		45.00	450.00	10%	1,230	608,850	
		2	25		65.00	1,625.00	10%	1,230	2,198,625	
	Terrace	2	0		75.00	0.00		1,230	0	
		3	0		95.00	0.00		1,230	0	
	Semi	2	0		85.00	0.00		1,230	0	
		3	0		107.00	0.00		1,230	0	
	Det	3	0		112.00	0.00		1,230	0	
		4	0		135.00	0.00		1,230	0	
	elas a statut	5	0		150.00	0.00	100/	1,230	0	
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
	Affordable	3	U		75.00	0.00	10%	1,417	U	
	Flat	1	10		40.00	400.00	10%	1 220	5/1 200	
	i iat	1	10		40.00	205.00	10%	1,230	341,200 412 CC	
	Terrace	2	5		70.00	0.00	10%	1,230	412,005	
	Terrace	2	0		24.00	0.00		1,230	0	
	Semi	3	0		04.00 79.00	0.00		1,230	0	
	Jenn	2	0		93.00	0.00		1,230	0	
	Dot	3	0		93.00	0.00		1,230	0	
	Del	3	0		100.00	0.00		1,230	0	
		4	0		110.00	0.00		1,230	0	
	Elat 1 High*	1	0		40.00	0.00	10%	1,230	0	
	Flat 2 High*	2	0		40.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,417	0	
Number	12	Units	Area	Density a	arago I Init Sizo	Dovolopod	Donsity		Total Cost	Pate
			ha	Units/ha	m2	m2	m2/ha		Total cost	£/m2
Small Flatted 7		7	ha 0.12	Units/ha 60.00	m2 61	m2 430	m2/ha 3,686		581,790	£/m2 1,353.00
Small Flatted 7		7 Beds	ha 0.12 No	Units/ha 60.00	m2 61 m2	m2 430	m2/ha 3,686	BCIS	581,790 COST	£/m2 1,353.00
Small Flatted 7	Market	7 Beds	ha 0.12 No	Units/ha 60.00	m2 61 m2	m2 430 Total	m2/ha 3,686	BCIS	581,790 <u>COST</u> 0	£/m2 1,353.00
Small Flatted 7	Market Flat	7 Beds	ha 0.12 No 0	Units/ha 60.00	m2 61 45.00	m2 430 Total	m2/ha 3,686	BCIS 1,230	581,790 COST 0 0	f/m2 1,353.00
Small Flatted 7	Market Flat	7 Beds 1 2	ha 0.12 No 0 6	Units/ha 60.00	m2 61 45.00 65.00	0.00 390.00	10%	BCIS 1,230 1,230	581,790 COST 0 527,670	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace	7 Beds 1 2 2	ha 0.12 No 0 6 0	Units/ha 60.00	m2 61 45.00 65.00 75.00	0.00 390.00 0.00	10%	BCIS 1,230 1,230 1,230	581,790 <u> </u>	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace	7 Beds 1 2 2 3	ha 0.12 No 0 6 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 75.00 95.00	0.00 0.00 0.00	10%	BCIS 1,230 1,230 1,230 1,230	581,790 COST 0 527,670 0 0 0 0	£/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi	7 Beds 11 2 2 2 3 3	ha 0.12 0 0 6 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 75.00 95.00 85.00	2000	10%	BCIS 1,230 1,230 1,230 1,230 1,230	581,790 COST 0 0 527,670 0 0 0 0	£/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi	7 Beds 1 2 2 2 3 3 2 2 3 3	ha 0.12 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 75.00 95.00 85.00 107.00	2000 m2	10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	581,790 COST 0 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det	7 Beds 1 1 2 2 2 2 3 3 2 2 3 3 3 2 2 3 3	ha 0.12 0 0 6 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 430 Total 0.00 390.00 0.00 0.00 0.00 0.00 0.00 0.00	10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	581,790 COST 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det	7 Beds 1 1 2 2 2 3 3 3 3 3 3 3 3 4 4	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	581,790 COST 0 527,670 0 0 0 0 0 0 0 0 0 0 0 0 0	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det	7 Beds 1 1 2 2 3 3 3 3 3 3 4 4 5 5	ha 0.12 No 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00	20000000000000000000000000000000000000	10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High*	7 Beds 1 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 45.00 65.00 95.00 95.00 107.00 112.00 1135.00 135.00 45.00	2000 m2 m2 430 m2 430 m2 430 m2	10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	7 Beds 1 1 2 2 2 3 3 3 3 3 3 3 3 4 4 5 5 1 1	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 95.00 95.00 107.00 107.00 112.00 135.00 45.00 65.00 75.00	2000 m2 m2 430 70tal 390.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10%	BCIS 1,230 1	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	7 Beds 1 1 2 2 2 3 3 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 95.00 95.00 85.00 107.00 112.00 1135.00 150.00 45.00 65.00 75.00	2000 m2 m2 430 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,417	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	7 Beds 1 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 45.00 65.00 75.00 95.00 85.00 112.00 112.00 135.00 150.00 65.00 75.00	20000000000000000000000000000000000000	10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	7 Beds 1 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 2 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 95.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 75.00 65.00 75.00 75.00	2000 000 m2 m2 430 000 000 000 000 000 000 000 000 000	10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	7 Beds 1 1 2 2 3 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 40.00 61.00 70.02	2000 m2 m2 430 700 m2 390.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace	7 Beds 1 1 2 2 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 95.00 95.00 95.00 112.00 112.00 112.00 115.00 45.00 65.00 75.00 66.00 75.00 61.00	2000 m2 m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace C	7 Beds 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 61 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00	2000 m2 m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	7 Beds 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 61 m2 45.00 65.00 95.00 95.00 107.00 112.00 135.00 65.00 75.00 65.00 75.00 0 40.00 65.00 75.00 84.00 70.00 84.00 70.00	2000 m2 m2 430 7 total 390.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	7 Beds 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 m2 61 m2 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 	2000 000 m2 m2 430 000 000 000 000 000 000 000 000 000	10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,4230 1,	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	7 Beds 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 1 2 2 3 3 3 1 2 2 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 m2 61 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 112.00 135.00 65.00 75.00 65.00 75.00 61.00 70.00 84.00 93.00 93.00	2000 m2 m2 430 0.00 390.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	7 Beds 1 1 2 2 2 3 3 3 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 1 2 2 3 3 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 m2 61 m2 45.00 65.00 95.00 95.00 95.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 65.00 75.00 0 40.00 65.00 75.00 93.00 93.00 93.00 93.00	2000 000 m2 m2 430 000 000 000 000 000 000 000 000 000	10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	7 Beds 1 1 2 2 3 3 3 2 2 3 3 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 2 2 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 m2 61 m2 45.00 65.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 65.00 75.00 0 40.00 61.00 70.00 70.00 93.00 93.00 93.00 100.00 110.00	Developed m2 430 Total 0.000	10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat 1 Terrace Semi Det Det Flat 1 High*	7 Beds 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 m2 61 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00	Developed m2 430 0.00 390.00 0.00	10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,427 1,230 1,2	581,790	f/m2 1,353.00
Small Flatted 7	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi Det Flat Terrace Flat Flat 1 High* Flat 2 High*	7 Beds 1 2 2 3 3 3 3 3 3 3 3 3 3 3 4 4 5 1 1 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	ha 0.12 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Units/ha 60.00	m2 m2 61 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 75.00 75.00 75.00 84.00 61.00 93.00 93.00 93.00 93.00 100.00 110.00 110.00	2000 000 m2 m2 430 000 000 000 000 000 000 000 000 000	10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,247 1,477 1,4	581,790	f/m2 1,353.00

Locality een/Brown Iternative Use

Wider C	har: Brown	Industrial
Area	Gross	0.
	Net	0.

Wider Char Brown	Industrial
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Locality een/Brown Iternative Use

Area	Gross	0.117
	Net	0.117

Locality een/Brown Iternative Use Wider Charl Green Agricultural

Locality een/Brown Iternative Use Wider Charl Green Agricultural

48.077

31.250

Gross

Net

Area

Gross

Net

Area

144.231

93.750

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Number	1	3 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Green 3,000		3,000	93.75	32.00	97	290,430	3,098		318,363,278	1,096.18
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	42		45.00	1,890.00	10%	1,087	2,259,873	
	_	2	0		65.00	0.00	10%	1,087	0	
	Terrace	2	168		75.00	12,600.00		1,087	13,696,200	
	6 t	3	420.0		95.00	39,900.00		1,087	43,371,300	
	Semi	2	105		85.00	8,925.00		1,087	9,701,475	
	Det	3	630		107.00	67,410.00		1,087	/3,2/4,6/0	
	Det	3	525		112.00	70 875 00		1,087	77.041.125	
		4	210		150.00	31 500 00		1,087	34 240 500	
	Flat 1 High*	1	0		45.00	0.00	10%	1 252	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1.252	0	
	Affordable									
	Flat	1	360		40.00	14,400.00	10%	1,087	17,218,080	
		2	135		61.00	8,235.00	10%	1,087	9,846,590	
	Terrace	2	90.0		70.00	6,300.00		1,087	6,848,100	
		3	135		84.00	11,340.00		1,087	12,326,580	
	Semi	2	0		79.00	0.00		1,087	0	
		3	135		93.00	12,555.00		1,087	13,647,285	
	Det	3	0		93.00	0.00		1,087	0	
		4	45		100.00	4,500.00		1,087	4,891,500	
		5	0		110.00	0.00		1,087	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1,252	0	
Number	1	4 Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
			ha	Units/ha	m2	m2	m2/ha			£/m2
Green 1,000		1,000	31.25	32.00	97	96,810	3,098		106,121,093	1,096.18
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	14		45.00	630.00	10%	1,087	753,291	
		2	0		65.00	0.00	10%	1,087	0	
	Terrace	2	56		75.00	4,200.00		1,087	4,565,400	
		3	140		95.00	13,300.00		1,087	14,457,100	
	Semi	2	35.0		85.00	2,975.00		1,087	3,233,825	
	-	3	210.0		107.00	22,470.00		1,087	24,424,890	
	Det	3	0		112.00	0.00		1,087	0	
						0.00				
		4	175		135.00	23,625.00		1,087	25,680,375	
		4	175		135.00 150.00	23,625.00	1001	1,087 1,087	25,680,375 11,413,500	
	Flat 1 High*	4 5 1 2	175 70 0		135.00 150.00 45.00	23,625.00 10,500.00 0.00	10%	1,087 1,087 1,252	25,680,375 11,413,500 0	
	Flat 1 High* Flat 2 High*	4 5 1 2	175 70 0 0		135.00 150.00 45.00 65.00 75.00	0.00 23,625.00 10,500.00 0.00 0.00	10% 10%	1,087 1,087 1,252 1,252 1,252	25,680,375 11,413,500 0 0	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable	4 5 1 2 3	175 70 0 0		135.00 150.00 45.00 65.00 75.00	0.00 23,625.00 10,500.00 0.00 0.00 0.00	10% 10% 10%	1,087 1,087 1,252 1,252 1,252	25,680,375 11,413,500 0 0 0	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	4 5 1 2 3 1	175 70 0 0 0		135.00 150.00 45.00 65.00 75.00 40.00	23,625.00 10,500.00 0.00 0.00 0.00 4,800.00	10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252	25,680,375 11,413,500 0 0 0 5,739,360	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	4 5 1 2 3 3 1 1 2	175 70 0 0 0 120 45		135.00 150.00 45.00 65.00 75.00 40.00 61.00	23,625.00 10,500.00 0.00 0.00 4,800.00 2.745.00	10% 10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	4 5 1 2 3 1 1 2 2 2	175 70 0 0 0 120 45 30		135.00 150.00 45.00 65.00 75.00 40.00 61.00 70.00	23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,100.00	10% 10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	4 5 1 2 3 3 1 1 2 2 2 2 3	175 70 0 0 0 120 45 30 45		135.00 150.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00	0.00 23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,100.00 3,780.00	10% 10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	4 5 1 2 3 1 1 2 2 2 3 3 2	175 70 0 0 0 120 45 30 45 0.0		135.00 150.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00 79.00	0.00 23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,100.00 3,780.00 0.00	10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	4 5 1 2 3 3 1 2 2 2 3 3 2 2 3 3 2 2 3	175 70 0 0 120 45 30 45 0.0 45		135.00 150.00 45.00 65.00 75.00 40.00 61.00 70.00 84.00 79.00 93.00	23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,100.00 3,780.00 0.00 4,185.00	10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 0 4,549,095	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	4 5 1 2 3 3 1 1 2 2 2 3 3 2 2 3 3 3 3 3 3	175 70 0 0 120 45 30 45 0.0 45 0.0 0		135.00 150.00 45.00 75.00 61.00 70.00 84.00 79.00 93.00 93.00	0.00 23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,745.00 2,100.00 3,780.00 0.00 4,185.00 0.00	10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 4,549,095 0	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	4 5 1 2 3 3 1 2 2 3 3 2 2 3 3 3 4 4	175 70 0 0 120 45 30 45 0.0 45 0.0 0 15		135.00 150.00 45.00 65.00 65.00 61.00 70.00 84.00 79.00 93.00 93.00 100.00	0.00 23,625.00 10,500.00 0.00 0.00 4,800.00 2,100.00 3,780.00 0.00 4,185.00 0.00 1,500.00	10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 4,549,095 0 1,630,500	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	4 5 1 2 3 3 2 2 2 2 2 3 3 2 2 3 3 2 2 3 3 4 5	175 70 0 0 120 45 30 45 0.0 45 0.0 0 15 0		135.00 150.00 45.00 75.00 40.00 61.00 79.00 84.00 79.00 93.00 93.00 100.00 110.00	0.00 23,625.00 10,500.00 0.00 0.00 2,745.00 2,100.00 3,780.00 0.00 4,185.00 0.00 1,500.00 0.00	10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 4,549,095 0 1,630,500 0	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High*	4 5 1 2 3 3 1 2 2 2 2 3 3 2 2 3 3 3 3 4 4 5 5	175 70 0 0 120 45 30 45 0.0 45 0.0 15 0 0 0 0 0		135.00 150.00 45.00 75.00 40.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00 110.00 40.00	0.00 23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,100.00 3,780.00 0.00 4,185.00 0.00 1,500.00 0.00 0.00	10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 0 4,549,095 0 1,630,500 0 0 0 0 0	
	Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 2 High*	4 5 1 2 3 3 1 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2	175 70 0 0 120 45 30 45 0.0 45 0.0 15 0 0 0 0 0 0 0		135.00 150.00 45.00 65.00 75.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00 100.00 110.00 40.00 61.00	0.00 23,625.00 10,500.00 0.00 0.00 4,800.00 2,745.00 2,745.00 2,745.00 2,745.00 0.00 4,185.00 0.00 1,500.00 0.00 0.00	10% 10% 10% 10% 10%	1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	25,680,375 11,413,500 0 0 5,739,360 3,282,197 2,282,700 4,108,860 0 4,549,095 0 1,630,500 0 0 0 0 0 0 0 0 0 0 0 0	

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Number	15	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Green 300		300	ha 9.38	Units/ha 32.00	m2 97	m2 29,097	m2/ha 3,104		31,892,471	£/m2 1,096.07
		Dada	Na			Tetal		PCIC	CO57	
	Market	Beus	NO		1112	TULAI		BCI3	0	
	Flat	1	3		45.00	135.00	10%	1 087	161.420	
	That	2	0		65.00	0.00	10%	1,007	101,420	
	Terrace	2	17		75.00	1.275.00	10/0	1,087	1.385.925	
		3	42		95.00	3,990.00		1.087	4.337.130	
	Semi	2	11		85.00	935.00		1,087	1,016,345	
		3	63		107.00	6,741.00		1,087	7,327,467	
	Det	3	0		112.00	0.00		1,087	0	
		4	53		135.00	7,155.00		1,087	7,777,485	
		5	21		150.00	3,150.00		1,087	3,424,050	
	Flat 1 High*	1	0		45.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,252	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,252	0	
	Affordable									
	Flat	1	36		40.00	1,440.00	10%	1,087	1,721,808	
		2	14		61.00	854.00	10%	1,087	1,021,128	
	Terrace	2	9		70.00	630.00		1,087	684,810	
		3	14		84.00	1,176.00		1,087	1,278,312	
	Semi	2	0		79.00	0.00		1,087	0	
		3	12		93.00	1,116.00		1,087	1,213,092	
	Det	3	0		93.00	0.00		1,087	0	
		4	5		100.00	500.00		1,087	543,500	
		5	0		110.00	0.00		1,087	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1,252	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1,252	0	
	Flat 3 High	3	U		74.00	0.00	10%	1,252	U	
Number	16	Units	Area	Density	erage Unit Size	Developed	Density		Total Cost	Rate
Number	16	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Number Green 150	16	Units 150	Area ha 4.69	Density Units/ha 32.00	erage Unit Size m2 97	Developed m2 14,530	Density m2/ha 3,100		Total Cost 15,928,572	Rate £/m2 1,096.25
Number Green 150	16	Units 150	Area ha 4.69	Density Units/ha 32.00	erage Unit Size m2 97	Developed m2 14,530	Density m2/ha 3,100		Total Cost 15,928,572	Rate £/m2 1,096.25
Number Green 150	16	Units 150 Beds	Area ha 4.69 No	Density Units/ha 32.00	erage Unit Size m2 97 m2	Developed m2 14,530 Total	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST	Rate £/m2 1,096.25
Number Green 150	16 Market	Units 150 Beds	Area ha 4.69 No	Density Units/ha 32.00	erage Unit Size m2 97 m2	Developed m2 14,530 Total	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST 0 107 562	Rate £/m2 1,096.25
Number Green 150	16 Market Flat	Units 150 Beds 1	Area ha 4.69 No 2	Density Units/ha 32.00	erage Unit Size m2 97 m2 45.00	Developed m2 14,530 Total 90.00	Density m2/ha 3,100	BCIS	Total Cost 15,928,572 COST 0 107,613	Rate £/m2 1,096.25
Number Green 150	16 Market Flat	Units 150 Beds 1 2 2	Area ha 4.69 No 2 0	Density Units/ha 32.00	erage Unit Size m2 97 m2 45.00 65.00	Developed m2 14,530 Total 90.00 0.00	Density m2/ha 3,100 <u>10%</u>	BCIS 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 (7, 200	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace	Units 150 Beds 1 2 2	Area ha 4.69 No 2 0 8	Density Units/ha 32.00	erage Unit Size m2 97 m2 45.00 65.00 75.00	Developed m2 14,530 Total 90.00 0.00 600.00	Density m2/ha 3,100 10%	BCIS 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,126,255	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace	Units 150 	Area ha 4.69 No 2 0 8 21	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00	Developed m2 14,530 Total 90.00 600.00 1,995.00	Density m2/ha 3,100 10%	BCIS 1,087 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 652,200 2,168,565 456,937	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi	Units 150 Beds 1 1 2 2 2 3 3 2 2	Area ha 4.69 2 2 0 8 21 5 2	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00	Density m2/ha 3,100	BCIS 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 2,71,090	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi	Units 150 Beds 1 1 2 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 2 3	Area ha 4.69 0 2 0 8 21 5 32 0 0 8	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 113.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,424.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det	Units 150 	Area ha 4.69 0 2 0 8 21 5 32 0 0 26	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00	Developed m2 14,530 90.00 0.00 0.00 0.00 1,995.00 425.00 3,424.00 0.00 2 510.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 2,815,270	Rate £/m2 1,096.25
Number Green 150	I6 Market Flat Terrace Semi Det	Units 150 	Area ha 4.69 2 2 0 8 8 21 5 5 32 0 0 26 6 11	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 14,530 7 total 90.00 0.00 0.00 1,995.00 425.00 0.3,424.00 0.00 3,510.00 1 650.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,703,557	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Elat 1 High*	Units 150 Beds 1 2 2 3 3 2 3 3 4 5 1 1	Area ha 4.69 2 2 0 8 21 5 32 2 0 0 26 111	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 1135.00 45.00	Developed m2 14,530 7 total 90.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00	Density m2/ha 3,100 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Elar 2 High*	Units 150 Beds 1 2 2 3 2 3 4 5 1 2 2 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 4.69 No 2 2 0 8 8 21 5 32 0 0 26 11 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 95.00 95.00 95.00 107.00 112.00 112.00 135.00 150.00 45.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 425.00 3,251.00 1,650.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Elat 3 High*	Units 150 8eds 2 2 3 3 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 4.69 2 2 0 0 8 21 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.000 0.000	Density m2/ha 3,100 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Id Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	Units 150 Beds 	Area ha 4.69 2 0 0 8 21 5 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00	Developed m2 14,530 7 total 90.00 0.00 0.00 1,995.00 425.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252	Total Cost 15,928,572 0 107,613 0 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Id Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 150 Beds 1 1 2 2 3 3 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 32 0 0 26 111 0 0 0 0 0 0 0 111 1 0 0 111	Density Units/ha 32.00	erage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 40.00	Developed m2 14,530 7001 90.00 0.00 1,995.00 425.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 720.00	Density m2/ha 3,100 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	16 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	Units 150 Beds 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 2 3 3 4 5 1 1 2 2 2 3 3 4 5 1 1 2 2 2 3 3 4 5 1 1 2 2 2 3 3 4 5 1 1 2 2 2 3 3 4 5 1 2 2 2 3 3 4 5 1 2 2 2 3 3 4 5 1 2 2 2 3 3 4 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 1 2 2 2 3 3 4 5 5 5 1 2 2 2 3 3 4 5 5 5 1 2 2 3 3 4 5 5 5 1 2 2 3 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 4.69 2 2 0 0 8 21 5 32 0 0 26 6 111 0 0 0 0 0 0 111 0 0 117 7	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 65.00 75.00 61.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,510.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 720.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,721,888 0 3,815,370 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 2 High* Flat 2 High* Flat 1 High* Flat 2 High* Flat 1 High* Flat 2 High* Flat 1 High* Flat 2 High* Terrace	Units 150 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 4.69 2 2 0 0 8 21 5 5 32 0 0 26 11 1 0 0 0 0 0 0 0 0 0 0 18 7 5 5	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 45.00 65.00 75.00 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 3,815,370 0 3,815,370 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Id Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 150 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 3 3	Area ha 4.69 2 2 0 8 21 5 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 75.00 0 40.00 65.00 75.00 84.00 84.00	Developed m2 14,530 7 total 90.00 0.00 0.00 1,995.00 425.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 0 107,613 0 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Id Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Units 150 Beds 1 1 2 2 3 3 2 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 1 2 2 3 3 2 2 3 3 3 2 2 3 3 3 3	Area ha 4.69 2 0 0 8 21 5 5 32 0 0 26 111 0 0 26 111 0 0 0 0 26 111 0 0 5 5 7 7 7 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 75.00 	Developed m2 14,530 7001 90.00 0.00 600.00 1,995.00 425.00 0.425.00 0.00 0.3,510.00 1,650.00 0.00 0.00 0.00 0.00 720.00 427.00 350.00 0.00 588.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,721,888 0 3,721,885 0 3,815,370 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Det Semi Det Flat 3 High* Affordable Flat Semi Semi	Units 150 Beds 1 1 2 2 2 3 3 4 5 1 1 2 2 3 3 4 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 2 3 3 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 3 1 1 1 2 3 1 1 1 1	Area ha 4.69 2 2 0 0 8 21 5 32 0 0 26 6 111 0 0 0 0 0 18 7 7 7 0 0 7 7	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 75.00 65.00 75.00 75.00 84.00 70.00 84.00 93.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 2 High* Semi Det Semi Det	Units 150 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 3 1 1 1 2 3 1 1 1 2 3 1 1 1 2 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 5 32 0 0 26 11 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 150.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 70.00 84.00 79.00 93.00 93.00	Developed m2 14,530 90.00 0.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Id Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	Units 150 Beds 1 1 2 2 3 3 3 3 4 4 5 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 2 3 3 1 1 2 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 5 32 0 0 26 111 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 40.00 61.00 70.00 84.00 79.00 93.00 93.00 100.00	Developed m2 14,530 7 total 9 0.00 0.00 1,995.00 425.00 0.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 15,928,572 0 107,613 0 0 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Det Semi Det Semi Det Flat 3 High* Affordable Flat Det	Units 150 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 3 4 5 5 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 4.69 2 2 0 0 8 20 0 26 20 0 0 26 20 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 61.00 75.00 93.00 93.00 93.00 93.00 110.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,510.00 3,510.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,0	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,825,370 1,793,550 0 0 0 0 0 0 0 860,904 510,564 380,450 639,156 0 0 707,637 0 108,700 0 0	Rate £/m2 1,096.25
Number Green 150	Id Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat Flat Flat Flat Flat High* Flat Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Flat High* Hi	Units 150 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 1 1 1 2 1 1 1 2 1 1 1 1 1 1 1 1	Area ha 4.69 2 2 0 0 8 21 5 32 0 0 26 11 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 45.00 65.00 75.00 45.00 65.00 75.00 93.00 93.00 93.00 93.00 100.00 40.00	Developed m2 14,530 90.00 0.00 600.00 1,995.00 3,424.00 0.00 3,510.00 0.00 0.00 0.00 427.00 350.00 588.00 0.00 651.00 0.00 0.00 0.00	Density m2/ha 3,100 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,087 1,252 1,087 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,087 1,252 1,252 1,087 1,087 1,252 1,252 1,087 1,087 1,252 1,252 1,252 1,087 1,087 1,087 1,252 1,252 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,252 1,087 1,252 1,2	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25
Number Green 150	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Det Det Flat 1 High* Flat 2 High*	Units 150 Beds 1 1 2 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 5 1 1 2 2 3 3 4 5 5 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 2 2 3 3 1 1 1 1	Area ha 4.69 2 0 0 8 21 5 5 32 0 0 26 11 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density Units/ha 32.00	rage Unit Size m2 97 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 40.00 65.00 75.00 93.00 93.00 93.00 93.00 100.00 110.00 61.00	Developed m2 14,530 90.00 0.00 1,995.00 425.00 3,424.00 0.00 1,650.00 0.00 0.00 0.00 0.00 0.00 0.550.00 558.00 0.550.00 558.00 0.00 0	Density m2/ha 3,100 10% 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,087 1,252 1,252 1,252 1,087 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,252 1,087 1,252 1,2	Total Cost 15,928,572 COST 0 107,613 0 652,200 2,168,565 461,975 3,721,888 0 3,815,370 1,793,550 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,096.25

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Number	17	7 Units	NET Area	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Green 70		70	2.19	32.00 96	6,754	3,088		8,379,744	1,240.71
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	1	45.00	45.00	10%	1,230	60,885	
		2	0	65.00	0.00	10%	1,230	0	
	Terrace	2	4	75.00	300.00		1,230	369,000	
		3	10	95.00	950.00		1,230	1,168,500	
	Semi	2	2	85.00	170.00		1,230	209,100	
		3	15	107.00	1,605.00		1,230	1,974,150	
	Det	3	0	112.00	0.00		1,230	0	
		4	12	135.00	1,620.00		1,230	1,992,600	
		5	5	150.00	750.00		1,230	922,500	
	Flat 1 High*	1	0	45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	75.00	0.00	10%	1,417	0	
	Affordable								
	Flat	1	9	40.00	360.00	10%	1,230	487,080	
		2	3	61.00	183.00	10%	1,230	247,599	
	Terrace	2	2	70.00	140.00		1,230	172,200	
		3	3	84.00	252.00		1,230	309,960	
	Semi	2	0	79.00	0.00		1,230	0	
	-	3	3	93.00	279.00		1,230	343,170	
	Det	3	0	93.00	0.00		1,230	0	
		4	1	100.00	100.00		1,230	123,000	
		5	0	110.00	0.00		1,230	0	
	Flat 1 High*	1	0	40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,417	0	
Number Green 30	18	3 Units 30	Area ha 0.94	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890	Density m2/ha 3,083		Total Cost 3,586,803	Rate £/m2 1,241.11
Number Green 30	18	3 Units 30	Area ha 0.94	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890	Density m2/ha 3,083	BCIC	Total Cost 3,586,803	Rate £/m2 1,241.11
Number Green 30	18 Market	3 Units 30 Beds	Area ha 0.94 No	Density erage Unit Size Units/ha m2 32.00 96 m2	Developed m2 2,890 Total	Density m2/ha 3,083	BCIS	Total Cost 3,586,803 	Rate £/m2 1,241.11
Number Green 30	18 Market Flat	3 Units 30 Beds	Area ha 0.94 No	Density erage Unit Size Units/ha m2 32.00 96 m2 45.00	Developed m2 2,890 Total	Density m2/ha 3,083	BCIS	Total Cost 3,586,803 COST 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat	3 Units 30 Beds 1 1	Area ha 0.94 No 0	Density erage Unit Size Units/ha m2 32.00 96 m2 45.00 65.00	Developed m2 2,890 Total	Density m2/ha 3,083	BCIS 1,230 1,230	Total Cost 3,586,803 COST 0 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace	3 Units 30 Beds 1 2 2	Area ha 0.94 No 0 0 0 2	Density erage Unit Size Units/ha m2 32.00 96 m2 45.00 65.00 75.00	Developed m2 2,890 Total 0.00 0.00 150.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 184 500	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace	3 Units 30 Beds 1 2 2 2 3	Area ha 0.94 No 0 0 0 2 4	Density erage Unit Size Units/ha m2 32.00 96 m2 45.00 65.00 75.00 95.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 184,500 467,400	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi	3 Units 30 Beds 1 1 2 2 2 3 3 2	Area ha 0.94 0 0 0 0 2 4 1	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi	3 Units 30 Beds 1 1 2 2 2 3 3 2 2 3 3	Area ha 0.94 No 0 0 2 4 4 1 6	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 0.00 0.00 150.00 380.00 85.00 642.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det	3 Units 30 Beds 1 2 2 2 3 3 2 3 3 3 3	Area ha 0.94 No 0 0 2 4 4 1 6 0 0	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00 0.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 184,500 467,400 104,550 789,660 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det	3 Units 30 Beds 1 2 2 3 3 2 2 3 3 3 4	Area ha 0.94 0 0 0 0 2 4 1 6 0 5 5	Density erage Unit Size Units/ha m2 32.00 96 m2 45.00 65.00 75.00 75.00 95.00 95.00 85.00 107.00 112.00 113.00	Developed m2 2,890 Total 0.00 150.00 150.00 1380.00 85.00 642.00 0.00 675.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 0 0 0 184,500 467,400 104,550 789,660 0 830,250	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det	3 Units 30 Beds 1 1 2 2 3 3 2 2 3 3 3 4 5	Area ha 0.94 0 0 0 0 0 2 4 4 1 1 6 0 5 3 3	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 150.00 380.00 642.00 642.00 675.00 450.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 0 789,660 0 830,250 553,500	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High*	3 Units 30 Beds 1 2 2 3 2 3 3 4 5 1	Area ha 0.94 0 0 0 0 2 4 4 1 6 6 0 0 5 5 3 0 0	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00 0.00 675.00 450.00 0.00	Density m2/ha 3,083 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	3 Units 30 Beds 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 4 5 1 2 3 3 3 3 4 5 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 2 4 1 1 6 0 0 5 3 3 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 22.00 06 25.00 275.00 95.00 275.00 95.00 275.00 00 107.00 112.00 112.00 135.00 45.00 65.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00 642.00 0.00 675.00 450.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,2417	Total Cost 3,586,803 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	3 Units 30 Beds 1 2 3 3 3 3 4 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 2 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00 0.00 675.00 450.00 0.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,255 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable	3 Units 30 Beds 1 2 2 3 3 3 4 5 1 2 3 3 3 4 5 1 2 3 3 3 3 4 5 1 1 2 3 3 3 3 3 3 4 5 5 1 1 1 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 5 3 3 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 22.00 56.00 55.00 55.00 0.00	Developed m2 2,890 Total 0.00 150.00 380.00 642.00 0.00 642.00 0.00 675.00 0.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 Units 30 Beds 1 2 2 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 1 2 3 3 3 4 5 1 1 1 2 2 3 3 3 3 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.94 0 0 0 0 0 0 0 0 0 5 5 3 0 0 0 0 0 0 5 5 5 5	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 85.00 642.00 0.00 675.00 450.00 0.00 0.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,417 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat	3 Units 30 Beds 1 2 2 3 3 3 4 5 1 2 3 3 3 3 4 4 5 1 2 3 3 3 4 4 5 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 0 0 0 2 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 642.00 642.00 642.00 0.00 675.00 455.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,600 0 830,250 553,500 0 0 0 0 0 270,600 82,533	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	3 Units 30 Beds 1 2 3 3 3 3 4 5 1 2 3 4 5 1 2 3 4 5 1 2 2 3 3 4 5 1 2 2 3 3 3 4 5 1 2 2 3 3 3 3 3 4 5 5 1 2 2 3 3 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 4 4 1 6 6 0 0 5 3 0 0 0 0 0 0 0 0 0 0 1 1 1	Density erage Unit Size Units/ha m2 32.00 96 22.00 96 22.00 96 23.00 96 24.00 25.	Developed m2 2,890 7 Total 0.00 0.00 150.00 380.00 642.00 642.00 675.00 645.00 0.00 0.00 0.00 0.000 0.00 0.00 0.0	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 270,600 82,533 86,100	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Flat Terrace	3 Units 30 Beds 1 1 2 2 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 3 4 5 5 1 1 2 3 3 3 3 3 3 4 5 5 1 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 1 1 1	Density erage Unit Size Units/ha m2 32.00 96 22.00 96 22.00 96 23.00 05.00 25.	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 642.00 0.00 642.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 270,600 82,533 86,100 103,320	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Semi Semi Semi	3 Units 30 Beds 1 2 3 3 2 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 2 2 3 3 3 2 2 3 3 3 3 2 2 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 4 5 5 1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 7 Total 0.00 0.00 150.00 380.00 642.00 0.00 675.00 450.00 0.00 0.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 0 0 0 270,600 82,533 86,100 103,320 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	3 Units 30 Beds 1 1 2 2 3 3 3 4 4 5 1 1 2 3 4 4 5 1 2 3 4 4 5 1 2 3 3 4 4 5 1 2 3 3 4 4 5 5 1 2 3 3 3 3 3 4 4 5 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 2 4 1 1 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 1 1 1 1 1 1 1 1	Density erage Unit Size Units/ha m2 32.00 96	Developed m2 2,890 	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 830,250 0 0 0 0 0 0 0 270,600 82,533 86,100 103,320 0 0 114,390	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det Det Det Det Det Det Det	3 Units 30 Beds 1 1 2 3 3 3 4 4 5 1 2 3 3 4 5 1 2 3 3 4 4 5 1 2 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 4 4 5 1 1 2 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 32.00 96 32.00 96 32.00 96 32.00 96 35.00 35.	Developed m2 2,890 Total 0.00 150.00 380.00 642.00 642.00 645.00 0.00 645.00 0.00 0.00 0.00 0.00 61.00 70.00 84.00 0.00 0.00 0.00	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 0 830,250 553,500 0 0 830,250 553,500 0 0 270,600 0 270,600 0 0 270,600 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Affordable Flat Terrace Semi Det Det Det Det Det Det Det Det Det	3 Units 30 Beds 1 1 2 2 3 3 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 3 3 4 5 5 1 1 2 3 3 3 3 1 2 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 3 3 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 5 5 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 32.00 96 065.00 055.00 055.00 000 055.00 000 055.00 0107.00 0112.00 0107.00 01150.00 000 055.00 000 055.00 0000000000	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 642.00 0.00 675.00 450.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 0 270,600 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Semi Det	3 Units 30 30 30 30 30 30 30 30 30 30	Area ha 0.94 0 0 0 0 2 4 4 1 1 6 0 0 5 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 32.00 96 m2 45.00 75.00 95.00 85.00 107.00 112.00 112.00 112.00 112.00 107.00 112.00 107.00 112.00 107.00 107.00 112.00 107.00	Developed m2 2,890 7 Total 0.00 0.00 380.00 85.00 642.00 0.00 675.00 445.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,083 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 789,660 0 0 830,250 553,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	18 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat 1 Terrace Semi Det Flat 1 Flat 1	3 Units 30 Beds 1 2 3 3 2 3 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 4 5 1 2 3 3 3 4 4 5 1 2 3 3 3 3 3 4 4 5 5 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 2 4 4 1 1 6 6 0 0 5 3 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 32.00 96 32.00 96 32.00 96 32.00 96 32.00 96 35.00 55.00 35.00 85.00 35.00 107.00 135.00 55.00 35.00 65.00 35.00 65.00 375.00 45.00 65.00 375.00 375.00 65.00 375.00 75.00 375.00 93.00 393.00 393.00 393.00 110.00	Developed m2 2,890 7 Total 0.00 150.00 380.00 642.00 675.00 642.00 0.00 675.00 0.00 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000	Density m2/ha 3,083 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,2	Total Cost 3,586,803 COST 0 0 184,500 467,400 104,550 789,660 0 830,250 553,500 0 0 270,600 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11
Number Green 30	Market Flat Terrace Semi Det Flat 1 High* Flat 3 High* Flat 3 High* Terrace Semi Det Flat 1 High* Flat 3 High* Flat 1 High* Flat 1 High* Flat 2 High*	3 Units 30 Beds 1 1 2 3 3 3 3 4 4 5 1 1 2 3 3 3 4 4 5 1 1 2 3 3 3 3 3 4 4 5 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3	Area ha 0.94 No 0 0 0 2 4 4 1 6 6 0 0 0 5 5 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 96 32.00 96 32.00 96 065.00 055.00 055.00 085.00 0107.00 112.00 0107.00 01150.00 0150.00 050.00 075.00 065.00 075.00 061.00 070.00 070.00 084.00 070.00 033.00 033.00 033.00 040.00 040.00 040.00 061.00	Developed m2 2,890 Total 0.00 0.00 150.00 380.00 642.00 0.00 642.00 0.00 645.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 3,083	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,247 1,417 1,417 1,417 1,230 1,247 1,247 1,417 1,4	Total Cost 3,586,803 COST 0 0 0 184,500 467,400 104,550 0 830,250 553,500 0 0 0 270,600 82,533 86,100 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,241.11

Locality een,	Brown Iternative Use	

Wider C	har: Green	Agricultura
Area	Gross	2.9
	Net	2.1

Locality een/Brown Iternative Use Wider Charl Green Agricultural

rea	Gross	1.103
	Not	0.029

Locality een/Brown Iternative Use

Locality een/Brown Iternative Use

0.375

0.375

Wider Charl Green Paddock

Gross

Net

Area

0.735

0.625

Wider Charl Green Agricultural

Gross

Net

Area

受

Number	19	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate f/m2
Green 20		20	0.63	32.00 98	1,951	3,122		2,417,073	1,238.89
		Beds	No	m2	Total		BCIS	COST	
	Market							0	
	Flat	1	0	45.00	0.00	10%	1,230	0	
		2	0	65.00	0.00	10%	1,230	0	
	Terrace	2	1	75.00	75.00		1,230	92,250	
		3	3	95.00	285.00		1,230	350,550	
	Semi	2	1	85.00	85.00		1,230	104,550	
		3	4	107.00	428.00		1,230	526,440	
	Det	3	0	112.00	0.00		1,230	0	
		4	4	135.00	540.00		1,230	664,200	
		5	1	150.00	150.00		1,230	184,500	
	Flat 1 High*	1	0	45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	75.00	0.00	10%	1,417	0	
	Affordable								
	Flat	1	2	40.00	80.00	10%	1,230	108,240	
		2	1	61.00	61.00	10%	1,230	82,533	
	Terrace	2	1	70.00	70.00		1,230	86,100	
		3	1	84.00	84.00		1,230	103,320	
	Semi	2	0	79.00	0.00		1,230	0	
		3	1	93.00	93.00		1,230	114,390	
	Det	3	0	93.00	0.00		1,230	0	
		4	0	100.00	0.00		1,230	0	
		5	0	110.00	0.00		1,230	0	
	Flat 1 High*	1	0	40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0	61.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0	74.00	0.00	10%	1,417	0	
Number	20								
Number		11	A	Demoits and an Unit Cine	Developed	Destation		Tatal Cast	D-1-
	20	Units	Area	Density erage Unit Size	Developed	Density		Total Cost	Rate
Groop 12	20	Units	Area ha	Density erage Unit Size Units/ha m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Green 12	20	Units 12	Area ha 0.38	Density erage Unit Size Units/ha m2 32.00 101	Developed m2 1,209	Density m2/ha 3,224		Total Cost 1,499,493	Rate £/m2 1,240.28
Green 12		Units 12	Area ha 0.38	Density erage Unit Size Units/ha m2 32.00 101	Developed m2 1,209	Density m2/ha 3,224	Pric	Total Cost 1,499,493	Rate £/m2 1,240.28
Green 12	Market	Units 12 Beds	Area ha 0.38 No	Density erage Unit Size Units/ha m2 32.00 101 m2	Developed m2 1,209 Total	Density m2/ha 3,224	BCIS	Total Cost 1,499,493 0	Rate £/m2 1,240.28
Green 12	Market	Units 12 Beds	Area ha 0.38 No	Density erage Unit Size Units/ha m2 32.00 101 m2	Developed m2 1,209 Total	Density m2/ha 3,224	BCIS	Total Cost 1,499,493 COST 0	Rate £/m2 1,240.28
Green 12	Market Flat	Units 12 Beds	Area ha 0.38 No 0	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00	Developed m2 1,209 Total 0.00	Density m2/ha 3,224	BCIS	Total Cost 1,499,493 0 0	Rate £/m2 1,240.28
Green 12	Market Flat	Units 12 Beds 1 2 2	Area ha 0.38 No 0 0	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00 75.00	Developed m2 1,209 Total 0.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,230	Total Cost 1,499,493 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace	Units 12 Beds 1 1 2 2 2 2 2 2 3 3 3 3 4 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.38 No 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00 75.00	Developed m2 1,209 Total 0.00 0.00 0.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230	Total Cost 1,499,493 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace	Units 12 Beds 1 1 2 2 2 3 3 2 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.38 0 0 0 0 0 2 2	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00 75.00 95.00	Developed m2 1,209 Total 0.00 0.00 0.00 190.00	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230 1,230	Total Cost 1,499,493 COST 0 0 0 0 233,700 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi	Units 12 Beds 1 1 2 2 3 2 3 2 3 2 3 3 3 3 3 3 3 3 3 3	Area ha 0.38 0 0 0 0 0 2 2 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00	Developed m2 1,209 Total 0.00 0.00 190.00 0.00 0.00 321.00	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,499,493 COST 0 0 0 233,700 0 204 920	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi	Units 12 Beds 1 1 2 2 3 2 3 3 3 3 3 4 4 4 4 4 4 4 4 4 4 4	Area ha 0.38 0 0 0 0 0 2 0 0 2 0 3	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 117.00	Developed m2 1,209 Total 0.00 0.00 190.00 0.00 190.00 0.00 321.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 20	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det	Units 12 Beds 1 1 1 2 2 2 3 3 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4	Area ha 0.38 0 0 0 0 0 0 2 0 0 3 0 3 2	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 1,209 0.00 0.00 0.00 190.00 0.00 321.00 0.00 270.00	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 233,100	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det	Units 12 Beds 1 1 2 2 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.38 0 0 0 0 0 2 0 0 2 0 2 1	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00	Developed m2 1,209 Total 0.00 0.00 0.00 190.00 0.00 321.00 0.00 270.00 150.00	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 332,100 184,500	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Elat 1 Hich*	Units 12 Beds 1 1 2 2 3 3 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.38 0 0 0 0 0 2 0 0 3 0 0 2 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 45.00	Developed m2 1,209 Total 0.00 0.00 0.00 190.00 0.00 321.00 0.00 270.00 150.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 332,100 184,500 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Elar 2 High*	Units 12 Beds 1 1 1 2 2 3 3 2 3 4 5 1 2 2 2 3 2 3 2 3 3 3 3 3 4 5 1 2 2 1 2 1 2 1 2 1 1 2 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1	Area ha 0.38 No 0 0 0 0 0 0 2 0 0 0 2 0 0 2 1 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 55.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00	Developed m2 1,209 0.00 0.00 0.00 0.00 190.00 0.00 321.00 0.00 270.00 150.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Aarket Flat Terrace Semi Det Flat 1 High* Flat 2 High*	Units 12 Beds 1 1 1 2 2 2 3 3 3 3 4 5 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.38 0 0 0 0 0 0 0 0 0 0 0 0 0 2 0 0 0 2 1 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 m2 45.00 65.00 95.00 95.00 95.00 107.00 112.00 112.00 135.00 45.00 65.00 75.00 95.00 95.00 107.00 1150.00 150.00 75.00	Developed m2 1,209 Total 0.00 0.00 190.00 0.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,247 1,4	Total Cost 1,499,493 COST 0 0 0 233,700 233,700 394,830 0 332,100 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	Units 12 Beds 1 1 2 2 2 3 3 2 3 4 5 1 1 2 3 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.38 No 0 0 0 0 2 0 0 0 2 2 1 1 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 95.00 95.00 85.00 107.00 112.00 112.00 135.00 65.00 65.00 75.00	Developed m2 1,209 0.00 0.00 0.00 0.00 190.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00	Density m2/ha 3,224	BCIS 1,230 1,247 1,417 1,4	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 3394,80 0 332,100 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Affordable	Units 12 Beds 1 1 2 2 3 3 2 3 4 5 1 2 3 3 4 5 1 2 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.38 0 0 0 0 0 0 2 2 0 0 0 2 2 0 0 2 2 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 1,209 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,224	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,220	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 4 High Flat	Units 12 Beds 1 1 1 2 2 2 3 3 2 3 4 5 1 1 2 3 3 4 5 1 1 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 3 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1	Area ha 0.38 0 0 0 0 0 0 0 0 0 0 2 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 65.00 75.00 75.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 75.00	Developed m2 1,209 0.00 0.00 0.00 190.00 190.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 0 0 0 354,120 92,532	Rate £/m2 1,240.28
Green 12	Affordable Flat Terrace	Units 12 Beds 1 1 2 2 2 3 3 3 4 5 1 1 2 3 1 1 2 1 1 2 1 1 2 1 2 3 3 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 1 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1	Area ha 0.38 No 0 0 0 0 0 2 0 0 2 2 0 0 2 2 0 0 0 2 2 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 65.00 75.00 45.00 65.00 75.00 40.00 65.00 75.00 75.00	Developed m2 1,209 0.00 0.00 0.00 190.00 0.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 184,500 0 0 0 0 0 184,500 0 0 0 0 0 332,100 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	Units 12 Beds 1 1 1 2 1 2 3 3 3 4 5 1 1 2 3 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 2 1 3 3 3 1 1 2 2 2 3 3 3 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 2 2 3 3 3 1 1 1 2 2 3 3 3 1 1 1 1	Area ha 0.38 No 0 0 0 0 0 0 2 0 0 0 2 1 0 0 0 2 1 1 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 95.00 95.00 112.00 112.00 112.00 65.00 0 112.00 112.00 65.00 0 150.00 45.00 65.00 0 65.00 0 65.00 65.00 0 65.00 0 75.00 0 65.00 0 65.00 0 75.00 0 65.00 0 65.00 0 65.00 0 65.00 0 65.00 0 65.00 0 99.00 0 90.00 90.000 90.000 90.000 90.000 90.0	Developed m2 1,209 7 total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 233,700 0 334,830 0 332,100 184,500 0 0 0 0 0 332,100 184,500 0 0 0 0 0 332,100 184,500 0 0 0 184,500 0 0 0 0 184,500 0 0 0 184,500 0 0 184,500 0 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 184,500 0 0 0 184,500 0 0 0 184,500 0 0 0 184,500 0 0 0 184,500 0 0 0 0 0 184,500 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Affordable Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi	Units 12 Beds 1 1 1 2 1 2 3 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 1 1 2 3 1 1 2 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 1 2 3 1 1 1 2 1 1 1 1	Area ha 0.38 0 0 0 0 0 2 2 0 0 0 2 2 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 95.00 95.00 112.00 112.00 135.00 150.00 65.00 75.00 0 125.00 150.00 65.00 75.00 65.00 75.00	Developed m2 1,209 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 34,120 82,533 0 103,320 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Affordable Flat Errace Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 Errace Semi	Units 12 Beds 1 1 2 2 2 3 3 4 5 1 1 2 3 1 1 2 3 1 1 2 1 2 3 1 1 2 1 2 3 3 1 1 2 2 3 3 1 2 3 3 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 1 2	Area ha a 0.38 ha 0.38	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 107.00 112.00 112.00 135.00 65.00 75.00 45.00 65.00 75.00 445.00 65.00 75.00 445.00 65.00 75.00 84.00 65.00 75.00 75.00 84.00 65.00 75.00 75.00 85	Developed m2 1,209 0.00 0.00 0.00 190.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 334,830 0 332,100 184,500 0 0 0 0 54,120 0 103,320 0 103,320 0 114,200	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Oct	Units	Area ha 0.38 No 0 0 0 0 2 0 0 2 1 1 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 95.00 95.00 107.00 112.00 112.00 112.00 65.00 0 112.00 65.00 0 150.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 75.00	Developed m2 1,209 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 334,830 0 334,830 0 332,100 184,500 0 0 0 0 0 0 0 332,333 0 103,320 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det	Units	Area ha 0.38 0 0 0 0 0 0 0 2 2 0 0 0 2 2 0 0 0 2 1 1 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 85.00 112.00 135.00 112.00 135.00 0 155.00 65.00 0 150.00 65.00 0 65.00 0 65.00 0 65.00 0 75.00 6 8 9 9 9 9 9 9 9 9 9 0 9 9 9 0 9 9 9 0 9 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 9 9 0 0 9 9 5 0 9 9 5 0 9 9 5 0 9 9 5 0 9 9 5 0 9 9 5 0 9 9 5 0 9 9 5 0 0 107.00 112.00 115.00 10 10 10 10 10 10 10 10 10 10 10 10 1	Developed m2 1,209 7 Otal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 394,830 0 332,100 184,500 0 0 0 0 0 0 184,500 0 0 0 0 184,500 0 0 10,320 0 10,320 0 10,3320 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Affordable Flat High* Flat 2 High* Flat 2 High* Flat 3 High*	Units	Area ha 0.38 0 0 0 0 0 2 2 0 0 0 2 2 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 55.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 65.00 75.00 61.00 77.00 84.00 79.00 93.00 93.00	Developed m2 1,209 0.00 0.00 0.00 190.00 0.00 321.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 61.00 0.00 61.00 0.00 0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 0 233,700 0 334,830 0 334,830 0 332,100 184,500 0 0 0 0 34,120 0 0 0 103,320 0 103,320 0 103,320 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Semi Semi Semi Det	Units	Area ha 0.38 No 0 0 0 0 0 2 2 0 0 0 2 2 1 1 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 95.00 85.00 107.00 112.00 112.00 112.00 65.00 112.00 65.00 65.00 75.00 65.00 65.00 75.00 65.00 75.00 65.00 75.00 84.00 65.00 75.00 93.00 93.00 93.00 100.00 110.00	Developed m2 1,209 0.00 0.00 0.00 0.00 0.00 0.00 270.00 150.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha 3,224	BCIS 1,230 1,2	Total Cost 1,499,493 COST 0 0 0 0 0 233,700 0 334,800 0 332,100 184,500 0 0 0 0 0 0 0 0 184,500 0 0 0 0 184,500 0 0 0 0 184,500 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat 1 High* Flat 1 High* Flat 1 High* Flat Terrace Semi Det Flat High*	Units	Area ha 0.38 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 95.00 95.00 112.00 112.00 112.00 112.00 65.00 0 112.00 112.00 65.00 0 150.00 65.00 75.00 65.00 0 65.00 75.00 65.00 0 93.00 95.00	Developed m2 1,209 7 total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 3,224	BCIS 1,230 1,247 1,4	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 334,830 0 334,830 0 332,100 184,500 0 0 0 0 0 332,100 184,500 0 0 0 103,320 0 103,320 0 114,390 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28
Green 12	Affordable Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 1 High*	Units	Area ha 0.38 0 0 0 0 0 0 2 0 0 0 0 0 0 0 0 0 0 0 0	Density erage Unit Size Units/ha m2 32.00 101 45.00 65.00 75.00 95.00 112.00 112.00 135.00 150.00 65.00 65.00 75.00 65.00 65.00 75.00 65.00 75.00 93.00 93.00 93.00 93.00 93.00 110.00 110.00 110.00 100.00 110.00 100.00 1	Developed m2 m2 1,209 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	Density m2/ha 3,224	BCIS 1,230 1,240 1,247 1,4	Total Cost 1,499,493 COST 0 0 0 0 233,700 0 334,830 0 332,100 184,500 0 0 332,100 184,500 0 0 0 0 0 0 103,320 0 103,320 0 103,320 0 0 114,390 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,240.28

Total Cost

Rate

.

£/m2

Green 9		9	0.28	32.00	94	849	3,019		1,059,030	1,247.39
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		45.00	0.00	10%	1 230	0	
	Thu:	2	0		65.00	0.00	10%	1 230	0	
	Terrace	2	0		75.00	0.00	10/6	1,230	0	
	Terrace	2	1		95.00	95.00		1,230	116 950	
	Formi	3	1		95.00	93.00		1,230	110,030	
	Senn	2	0		65.00	214.00		1,230	262,220	
	Det	3	2		107.00	214.00		1,230	263,220	
	Det	3	0		112.00	0.00		1,230	0	
		4	2		135.00	270.00		1,230	332,100	
		5	1		150.00	150.00		1,230	184,500	
	Flat 1 High*	1	0		45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1,417	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1,417	0	
	Affordable									
	Flat	1	3		40.00	120.00	10%	1,230	162,360	
		2	0		61.00	0.00	10%	1,230	0	
	Terrace	2	0		70.00	0.00		1,230	0	
		3	0		84.00	0.00		1,230	0	
	Semi	2	0		79.00	0.00		1,230	0	
		3	0		93.00	0.00		1.230	0	
	Det	3	0		93.00	0.00		1,230	0	
		4	0		100.00	0.00		1 230	0	
		5	0		110.00	0.00		1 230	0	
	Elat 1 High*	1	0		40.00	0.00	10%	1,230	0	
	Flat 2 High*	2	0		40.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		74.00	0.00	10%	1,417	0	
	FIGE 5 FIGHT	5	0		74.00	0.00	10%	1,417	0	
Number	22	Units	Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2
Green 6		6	0.19	32.00	85	508	2,709		634,680	1,249.37
		Beds	No		m2	Total		BCIS	COST	
	Market								0	
	Flat	1	0		45.00	0.00	10%	1,230	0	
		2	0		65.00	0.00	10%	1,230	0	
	Terrace	2	0		75.00	0.00		1,230	0	
		3	0		95.00	0.00		1,230	0	
	Semi	2	0		85.00	0.00		1,230	0	
		3	4		107.00	428.00		1.230	526,440	
	Det	3	0		112.00	0.00		1.230	0	
		4	0		135.00	0.00		1,230	0	
		5	0		150.00	0.00		1,230	0	
	Elat 1 High*	1	0		45 00	0.00	10%	1,230	0	
	Flat 2 High*	2	0		45.00	0.00	10%	1,417	0	
	Flat 2 High*	2	0		75.00	0.00	10%	1,417	0	
	Affordable	5	0		75.00	0.00	10%	1,417	0	
	Alloluable									
					40.00		400/	4 220	100.240	
	Flat	1	2		40.00	80.00	10%	1,230	108,240	
	Flat	1	2		40.00	80.00	10% 10%	1,230 1,230	108,240 0	
	Flat Terrace	1 2 2	200		40.00 61.00 70.00	80.00 0.00 0.00	10% 10%	1,230 1,230 1,230	108,240 0 0	
	Flat Terrace	1 2 2 3	2 0 0 0		40.00 61.00 70.00 84.00	80.00 0.00 0.00 0.00	10% 10%	1,230 1,230 1,230 1,230	108,240 0 0	
	Flat Terrace Semi	1 2 2 3 2 2	2 0 0 0 0		40.00 61.00 70.00 84.00 79.00	80.00 0.00 0.00 0.00 0.00	10% 10%	1,230 1,230 1,230 1,230 1,230	108,240 0 0 0 0	
	Flat Terrace Semi	1 2 2 3 2 3 3 3	2 0 0 0 0 0		40.00 61.00 70.00 84.00 79.00 93.00	80.00 0.00 0.00 0.00 0.00 0.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230	108,240 0 0 0 0 0 0	
	Flat Terrace Semi Det	1 2 2 3 2 3 2 3 3 3	2 0 0 0 0 0 0		40.00 61.00 70.00 84.00 79.00 93.00 93.00	80.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	108,240 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det	1 2 2 3 2 3 2 3 3 3 3 4	2 0 0 0 0 0 0 0 0		40.00 61.00 70.00 84.00 79.00 93.00 93.00 100.00	80.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	108,240 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det	1 2 2 3 2 2 3 3 3 3 4 5	2 0 0 0 0 0 0 0 0 0		40.00 61.00 70.00 84.00 79.00 93.00 93.00 93.00 100.00 110.00	80.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	108,240 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High*	1 2 2 3 2 3 3 3 3 4 5 5 2 1	2 0 0 0 0 0 0 0 0 0 0 0 0		40.00 61.00 70.00 84.00 93.00 93.00 100.00 110.00 40.00	80.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	108,240 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
	Flat Terrace Semi Det Flat 1 High* Flat 2 High*	1 2 2 3 3 2 3 3 3 4 4 5 5 1 1 2	2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		40.00 61.00 70.00 84.00 93.00 93.00 100.00 110.00 40.00 61.00	80.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	10% 10%	1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417	108,240 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

Density erage Unit Size Developed

m2

Density

m2/ha

m2

Number

21

Units

Area

ha

Units/ha

Locality reen/Brov	vn Iternative Use
Nidor Char Croop	Daddock

Area	Gross	0.281
	Net	0.281

Locality een/Bro	wn Iternative Use
Wider Char Green	Paddock

27

Area	Gross	0.188
	Net	0.188

受

Number	2	3 Units	Area	Density e	rage Unit Size	Developed	Density		Total Cost	Rate
Green 4		4	na 0.13	32.00	m2 107	m2 428	m2/na 3,424		526,440	£/m2 1,230.00
		Beds	No		m2	Total		BCIS	COST	
	Market	Deus				10141		5010	0	
	Flat	1	0		45.00	0.00	10%	1 230	0	
	. Inde	2	0		65.00	0.00	10%	1,230	0	
	Terrace	2	0		75.00	0.00	10/0	1,230	0	
		3	0		95.00	0.00		1,230	0	
	Semi	2	0		85.00	0.00		1,230	0	
		3	4		107.00	428.00		1 230	526 440	
	Det	3	0		112.00	0.00		1,230	0	
		4	0		135.00	0.00		1,230	0	
		5	0		150.00	0.00		1,230	0	
	Flat 1 High*	1	0		45.00	0.00	10%	1.417	0	
	Flat 2 High*	2	0		65.00	0.00	10%	1.417	0	
	Flat 3 High*	3	0		75.00	0.00	10%	1.417	0	
	Affordable							,		
	Flat	1	0		40.00	0.00	10%	1.230	0	
		2	0		61,00	0.00	10%	1,230	0	
	Terrace	2	0		70.00	0.00	1070	1.230	0	
		3	0		84,00	0.00		1,230	0	
	Semi	2	0		79.00	0.00		1,230	0	
		3	0		93.00	0.00		1,230	0	
	Det	3	0		93.00	0.00		1,230	0	
		4	0		100.00	0.00		1,230	0	
		5	0		110.00	0.00		1,230	0	
	Flat 1 High*	1	0		40.00	0.00	10%	1.417	0	
	Flat 2 High*	2	0		61.00	0.00	10%	1.417	0	
	Flat 3 High*	3	0		74.00	0.00	10%	1.417	0	
Number	2	4 Units	Area	Density e	rage Unit Size	Developed	Density		Total Cost	Rate
Number Green Plot	2	4 Units 1	Area ha 0.03	Density e Units/ha 32.00	rage Unit Size m2 150	Developed m2 150	Density m2/ha 4,800		Total Cost 184,500	Rate £/m2 1,230.00
Number Green Plot	2	24 Units 1 Beds	Area ha 0.03	Density e Units/ha 32.00	rage Unit Size m2 150 m2	Developed m2 150 Total	Density m2/ha 4,800	BCIS	Total Cost 184,500 COST	Rate £/m2 1,230.00
Number Green Plot	2 Market	4 Units 1 Beds	Area ha 0.03 No	Density en Units/ha 32.00	rage Unit Size m2 150 m2	Developed m2 150 Total	Density m2/ha 4,800	BCIS	Total Cost 184,500 COST 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat	4 Units 1 Beds 1 1 1 1	Area ha 0.03 No 0	Density er Units/ha 32.00	rage Unit Size m2 150 m2 45.00	Developed m2 150 Total 0.00	Density m2/ha 4,800	BCIS 1.230	Total Cost 184,500 <u>COST</u> 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat	4 Units 1 Beds 1 1 2	Area ha 0.03 No 0 0 0	Density e Units/ha 32.00	rage Unit Size m2 150 m2 45.00 65.00	Developed m2 150 Total 0.00 0.00	Density m2/ha 4,800 10% 10%	BCIS 1,230 1,230	Total Cost 184,500 COST 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace	4 Units 1 Beds 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.03 No 0 0 0 0	Density e Units/ha 32.00	rage Unit Size m2 150 m2 45.00 65.00 75.00	Developed m2 150 Total 0.00 0.00 0.00	Density m2/ha 4,800 	BCIS 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace	4 Units 1 Beds 1 1 2 2 3	Area ha 0.03 No 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.01	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800 10%	BCIS 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi	4 Units 1 Beds 1 1 1 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 2 3 3 2 2 2 3 3 3 2 2 3 3 3 2 3 3 3 3 2 3	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number	2 Market Flat Terrace Semi	4 Units 1 Beds 1 1 2 2 2 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det	4 Units 1 Beds 1 1 2 2 2 3 3 3 3 3 3	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00	Developed m2 150 	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det	4 Units 1 Beds 2 2 3 3 3 3 4 4	Area ha 0.03 No 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det	4 Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 95.00 85.00 107.00 112.00 135.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High*	4 Units 1 Beds 1 1 2 2 2 3 3 2 3 3 4 4 5 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 4,800	BCIS 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High*	4 Units 1 Beds 1 1 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 95.00 95.00 85.00 107.00 112.00 135.00 45.00 65.01	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High*	4 Units 1 Beds 1 2 2 2 2 3 3 2 3 3 4 5 1 1 2 2 3 3 3 3 4 5 1 1 2 2 3 3 3 4 5 1 1 2 2 3 3 3 4 5 5 1 1 2 2 3 3 3 3 4 5 5 1 1 1 2 2 3 3 3 3 4 5 5 5 1 1 1 2 2 3 3 3 4 5 5 5 1 1 1 2 2 3 3 3 3 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable	4 Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 4 4 5 1 1 2 2 3 3 3 4 5 1 1 2 3 3 4 5 1 1 2 3 3 3 4 5 5 1 1 2 3 3 3 4 5 5 1 1 2 2 3 3 3 4 5 5 1 1 2 3 3 3 4 5 5 1 1 1 2 3 3 3 4 5 5 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,231 1,234 1,230 1,247 1,417 1,4	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Flat 5 High*	4 Units 1 Beds 1 2 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 40.00	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 4,800 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat	4 Units 1 Beds 1 1 2 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 1 2 2 3 3 4 1 2 2 3 3 4 1 2 2 3 3 4 1 1 2 2 3 3 4 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 2 2 1 1 1 1 2 2 1 1 1 1 2 2 1 1 1 1 1 2 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 95.00 95.00 85.00 107.00 112.00 112.00 135.00 45.00 65.00 75.00 61.00	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Flat	4 Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 1 2 2 1 1 1 2 2 2 2 2 2 2 2 2 2 2	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 45.00 65.00 75.00 65.00 75.00 75.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,417 1,417 1,417 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace	4 Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 40.00 65.00 75.00 84.00 84.00	Developed m2 150 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha 4,800 10% 10% 10% 10% 10% 10% 10%	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat Flat Flat Semi	4 Units 1 Beds 1 2 2 2 2 3 3 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 3 3 3 4 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 85.00 107.00 112.00 135.00 45.00 65.00 75.00 	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 COST 0 0 0 0 0 0 0 184,500 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 Flat 1 High* Flat 3 Flat 1 High* Flat 3 Flat 1 Flat 3 Flat 1 Flat 1	4 Units 1 Beds 1 2 2 2 2 3 3 2 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 2 3 3 4 5 1 1 2 3 3 4 5 5 1 1 2 3 3 4 5 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 75.00 61.00 70.00 84.00 79.00 93.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,230 1,230 1,230 1,230 1,230 1,230	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Affordable Flat Terrace Semi Det	4 Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 4 4 5 1 1 1 2 2 3 3 3 4 5 1 1 1 2 2 3 3 3 4 5 1 1 1 2 2 3 3 3 3 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 95.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 75.00 40.00 65.00 75.00 75.00 84.00 70.00 84.00 79.00 93.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Flat 3 High* Flat 3 High* Affordable Flat Terrace Semi Det	4 Units	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 95.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 40.00 65.00 75.00 0 75.00 0 84.00 70.00 70.00 93.00 93.00 100.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Det	4 Units 1 Beds 1 2 2 2 2 3 3 2 2 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 3 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 1 2 2 1 1 1 1 2 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 61.00 75.00 93.00 93.00 93.00 93.00 110.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,230 1,417 1,417 1,417 1,417 1,230 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Terrace Semi Det Flat 1 High* Flat 2 High* Flat 3 High* Affordable Flat Terrace Semi Det Flat	4 Units 1 Beds 1 2 2 2 3 3 2 2 3 3 3 4 5 5 1 1 2 2 2 3 3 3 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 2 3 3 3 4 4 5 5 1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 107.00 112.00 135.00 45.00 65.00 75.00 65.00 75.00 65.00 75.00 65.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00 93.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,241 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00
Number Green Plot	2 Market Flat Flat Terrace Det Flat 1 High* Flat 2 High* Affordable Flat Semi Det Det Flat Flat Flat Flat Flat Flat Flat Fla	4 Units 1 Beds 1 1 2 2 2 3 3 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 3 4 4 5 5 1 1 1 2 2 3 3 1 1 1 2 2 1 1 1 2 2 1 1 1 1	Area ha 0.03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Density er Units/ha 32.00	rage Unit Size m2 150 45.00 65.00 75.00 95.00 107.00 112.00 135.00 150.00 45.00 65.00 75.00 0 40.00 61.00 93.00 93.00 93.00 100.00 110.00 61.00	Developed m2 150 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha 4,800	BCIS 1,230 1,24 1,24 1,25 1,2	Total Cost 184,500 0 0 0 0 0 0 0 0 0 0 0 184,500 0 0 0 0 0 0 0 0 0 0 0 0	Rate £/m2 1,230.00

Locality	een/Brown	Iternative	Use
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Wider C	hari Green	Paddock
Area	Gross	0.12
	Net	0.12

Locality een/Bro	wn Iternative Use
Wider Char Green	Paddock

30.00

Area	Gross	0.031
	Net	0.031

Base Wider C For Apps

			Site 4 Brown 20	Site 5 Brown 20 HD	Site 6 Brown 12	Site 7 Brown 9	Site 8 Brown 6	Site 9 Brown 4	Site 10 Brown Plot	Site 11 Large Flatted 5 50	Site 12 Small Flatted 7	Site 13 Green 3,000	Site 14 Green 1,000	Site 15 Green 300	Site 16 Green 150	Site 17 Green 70	Site 18 Green 30	Site 19 Green 20	Site 20 Green 12	Site 21 Green 9	Site 22 Green 6	Site 23 Green 4	Site 24 Green Plot
	Green/brown field Use Locality	I	Brown Industrial Wider Charnwood	Green Agricultural Wider Charnwood	Green Paddock Wider Charnwood	Green Paddock Wider Charnwood	Green Paddock Wider Charnwood	Green Paddock Wider Charnwood	Green Paddock Wider Charnwood														
Site Area	Gross Net	ha ha	0.61 0.50	0.48	0.30	0.23 0.23	0.15 0.15	0.10 0.10	0.03	0.81 0.67	0.12	144.23 93.75	48.08 31.25	12.50 9.38	6.25 4.69	2.92 2.19	1.10 0.94	0.74	0.38 0.38	0.28 0.28	0.19 0.19	0.13	0.03
Units			20	20	12	9	6	4	1	50	7	3,000	1,000	300	150	70	30	20	12	9	6	4	1
Average Unit	Size	m2	87.55	87.55	93.92	88.78	73.67	90.50	135.00	55.60	61.43	96.81	96.81	96.99	96.87	96.49	96.33	97.55	100.75	94.33	84.67	107.00	150.00
Mix	Intermediate to Bu Affordable Rent Social Rent	iy	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%					6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%	6.90% 23.10% 0.00%				
Price	Market	£/m2	2,800	2,800	2,800	2,800	2,800	2,800	2,800			3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,250	3,250	3,250	3,250	3,250
	Intermediate to Bu Affordable Rent	iy £/m2 £/m2	2,240	2,240	2,240 1,232	2,240 1,232	2,240	2,240 1,232	2,240 1,232	0	0	2,400 1,320	2,600 1,430	2,600 1,430	2,600 1,430	2,600 1,430	2,600 1,430						
	Social Rent	£/m2	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130
Grant and Sub	sit Intermediate to Bu Affordable Rent Social Rent	iy £/unit £/unit £/unit																					
Sales per Quar Unit Build Time	ter 9		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Alternative Us Up Lift % Additional Upli	e Value ft	£/ha % £/ha	500,000 20%	25,000 20% 500,000	50,000 20% 500,000	50,000 20% 500,000	50,000 20% 500,000	50,000 20% 500,000	50,000 20% 500,000														
Easements etc Legals / Acquis	ition	£ % land	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%									
Planning Fee	<50 >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									
Architects QS / PM		% %	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%									
Planning Consu Other Professio	iltants onal	% %	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%									
BCIS CfSH		£/m2 %	1,243	1,243	1,241	1,248	1,252	1,230	1,230	1,353	1,353	1,096	1,096	1,096	1,096	1,241	1,241	1,239	1,240	1,247	1,249	1,230	1,230
Energy Design		£/m2 £/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	15.0 1	15.0 1	15.0 1	15.0 1									
Small Sites Site Costs		%	15.0%	10.0%	10.0%	6% 10.0%	6% 10.0%	13% 10.0%	13%	5.0%	5.0%	20.0%	20.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	6% 15.0%	6% 15.0%	13% 15.0%	13% 15.0%
Pre CIL s106		£/Unit	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Post CIL S106		£/Unit £/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
LIT Contingency Abnormals		% % £/site	0.00% 5.00% 5.00%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%	0.00% 2.50%														
FINANCE	Fees	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest Legal and Valuatio	% n£	6.00% 22,000	6.00% 23,000	6.00% 17,000	6.00% 13,000	6.00% 7,000	6.00% 7,000	6.00% 3,000	6.00% 41,000	6.00% 7,000	6.00% 1,058,000	6.00% 408,000	6.00% 144,000	6.00% 108,000	6.00% 68,000	6.00% 35,000	6.00% 27,000	6.00% 22,000	6.00% 17,000	6.00% 9,000	6.00% 9,000	6.00% 4,000
SALES	Agents Legals Mice	% %	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00%	3.00%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%									
Developers Pro	ofi % GDV % Costs	L	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%	0 17.50% 0.00%									

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INCOME	Av Size	%	Number 20		Price	GDV	GIA	1	DEVELOPM	INT COSTS							Planning fee o	alc durar	(pite			Build Cost BCIS	/m2		
Indext Housing		70%	20		2.0~		1 202		LAND	Land		/unit or m2	Total	79 300			No dwgs	20	400	9.040		CISH	0	0.00%	
waiwer Housing	97.4	10%	14		2,80	3,816,400	1,363			Stamp Duty		3,910	0	78,202			No dwgs over	20	462	9,240		Design	0		
Shared Ownership	64.7	7%	1		2,240	0 199,898	89			Easements etc Legals Acquisi	tion	1.50%	0 1,173	1,173					Total	9,240		Acc & Adpt Water	15		
Affordable Rent	64.7	23%	5		1,23	2 368,072	299		PLANNING													Small Sites Site Costs	0 186	0% 15%	
Social Rent	64.7	0%	0		1,130	D 0	0			Planning Fee Architects		6.00%	9,240 174,254				Stamp duty ca Land payment	lc - Residual		78,202		L	1,446		
Grant and Subsidy Shar Affo Soci	red Ownership Irdable Rent ial Rent				0	0 0 0 0 0 0				QS / PM Planning Consi Other Professi	ultants onal	0.50% 1.00% 2.50%	14,521 29,042 72,606	299,663											
SITE AREA - Net SITE AREA - Gross	0.50 ha 0.61 ha		40 33	/ha /ha		4,384,370	1,751		CONSTRUC	FION Build Cost - BC s106 / Cil	CIS Based	1,446	2,531,115						Total	0					
Sales per Quarter Unit Build Time	0 3 Quar	ters								Contingency Abnormals		5.00%	126,556 126,556	2,904,227			Stamp duty ca Land payment 125,000	ic - Add Profit	0%	363,636					
	W	nole Site	Per ha NET	Per ha GROSS		RUN Residual Ci	MACRO ctrl+r osing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0%						
Residual Land Value Alternative Use Value		78,202 303,030	156,403	129,033 500,000		RUN CIL MAC	RO ctrl+l			Interest Legal and Valu	ation	6.00%	22,000	22,000			1,000,000 above	4% 5%	0%						
Uplift Plus /ha	20% 0	60,606 0		100,000		G	osing balance =	0	SALES										Total	0					
Viability	Threshold	363,636 E/	im2	600,000		Check on phasing	r degs nos rrect]		Agents Legals Misc.		3.0% 0.5%	131,531 21,922 0	153.453	3.458.717		Pre CIL s106	6,000	E/ Unit (all) Total	120,000		LIT	% GDV 0.00%	0	
Additional Profit		-170,810	-125						Developers I	frofit % GDV		17.50%			767,265		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2 Total	120,000 0 120,000					
RESIDUAL CASH FLOW FOR	R INTEREST		Year 1				Year 2			% Costs	Year 3	0.00%			0 Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				5	5	5	5	954,100	954,100	954,100	954,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	49,974 92,018	49,974 92,018	49,974 92,018	49,974 92,018	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
INCOME		0	0	0	ő	0	0	1,096,092	1,096,092	1,096,092	1,096,092	ō	ő	o	Ő	ő	ő	0	ő	o	ő	0	ō	ő	ő
EXPENDITURE						1				1												1			
Stamp Duty Easements etc. Legals Acquisition		0 0 1,173																							
Planning Fee		9,240				1				1												1			
Architects QS	8	37,127 7,261		87,127 7,261		1				1												1			
Planning Consultants Other Professional	1	14,521 96,303		14,521 36,303																					
Build Cost - BCIS Base s106/CIL			0	210,926 10,000	421,853 20,000	632,779 30,000	632,779 30,000	421,853 20,000	210,926 10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	10,546 10,546	21,093 21,093	31,639 31,639	31,639 31,639	21,093	10,546 10,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	9	10,040	£1,003	51,000	51,000	£1,000	10,040	Ŭ	ÿ	v		Ŭ	v		5	Ŭ	9	5		Ŭ			
Anents		0	0	0	0	0	0	32 882	32 892	32,882	32 883		0		0	0		0		0	0		0	0	0
Legals		0	0	0	0	0	0	5,480	5,480	5,480	5,480	ō	0	ő	ō	0	ō	ō	ō	ō	0	0	ō	0	ō
COSTS BEFORE LAND INT	AND PROF 1	77,624	0	387,230	484,038	726,057	726,057	522,401	280,382	38,363	38,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Par an an an an an an						1				1												1			
For Residual Valuation Profi	Land 7 Interest It on Costs fit on GDV	78,202	3,837	3,895	9,762	17,169	28,317	39,633	31,622	19,861	4,293	0	0	0	0	0	0	0	0	0	0	0	0	0	0 767,265 0
Cast	h Flow -2	55.826	-3.837	-391.125	-493.800	-743.226	-754.374	534.059	784.088	1.037.889	1.053.437	0	0	0	0	0	0	0	0	0	0	0	0	0	-767.265
Ope	ning Baland	0	-260.662	-650 789	-1 144 500	1 997 944	-2 642 100	-2.109.100	.1.324.044	296 172	767 265	767 265	767.265	767 265	-	767 255	767.265	767 265	-	767 265	767.267	767.365	767 265	767 265	
Cibs	ang baalio 42	30,020	-200,063	-000,789	+1,144,588	*1,087,814	-2,042,188	-2,108,129	+1,324,041	+286,172	101,205	101,285	101,265	101,265	101,205	/6/,265	/6/,265	101,265	101,205	/6/,265	/0/,265	/0/,265	101,265	101,265	U
CASH FLOW FOR CIL ADDIT	IONAL PROFIT		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As A	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
INCOME		0	0	0	0	0	0	1,096,092	1,096,092	1,096,092	1,096,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		22.222				1				1												1			
	3																								
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
ocale Acquisition	I	5 455				1																1			

Land	363,636																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	5,455	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	87,127	0	87,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	7,261	0	7,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	14,521	0	14,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	36,303	0	36,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	210,926	421,853	632,779	632,779	421,853	210,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			-85,405	-85,405																				
Post CIL s106					30,000	30,000	30,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	10,546	21,093	31,639	31,639	21,093	10,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	10,546	21,093	31,639	31,639	21,093	10,546	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	ō	0	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	ō	0	0
Legal and Valuation	22,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	32,883	32,883	32,883	32,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,480	5,480	5,480	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	DF 545,542	0	291,825	378,633	726,057	726,057	532,401	300,382	38,363	38,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Interes Profit on cos Profit on GD	a a V	8,183	8,306	12,808	18,679	29,850	41,189	33,352	21,916	6,379	0	0	0	0	0	0	0	0	D	0	0	D	0	0 626,084 0
Cash Flov Opening Balance	w -545,542 0	-8,183	-300,131	-391,441	-744,736	-755,907	522,502	762,359	1,035,813	1,051,350	0	0	0	0	0	0	0	0	0	0	0	0	0	-626,084
Closing Balance	-545.542	-553.725	-853,856	-1.245.297	-1.990.033	-2.745.940	-2.223.438	-1.461.079	-425.266	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	626.084	0

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NCOME Av Siz	. %	Number		Price	e GDV	GIA		DEVELOPME	ENT COSTS							Planning fee c	ale				Build Cost	/m2		
m	2	20		£/m2	2 £	m2		LAND			/unit or m2	Total				Planning app fe No dwgs	dwgs 20	rate			BCIS CISH	1,243	0.00%	
Market Housing 97.4	4 70%	14		2,800	3,816,400	1,363			Land Stamp Dutv		9,911	964	198,212			No dwgs under No dwgs over 5	20 0	462 138	9,240		Energy Design	0		
Shared Ownership 64.	7 7%	1		2,240	0 199,898	89			Easements etc	z. Ition	1.50%	0 2 973	3.937				-	Total	9,240		Acc & Adpt Water	15		
Affordable Rent 64.	7 23%	5		1,23	2 368,072	299			million underge		1	2,373	u,ad1								Small Sites	0	0%	
Social Rent 64.	7 0%	0		1,130	o o	0		PLANNING	Planning Fee			9,240				Stamp duty ca	c - Residual			1	one Costs	124 1,383	10%	
Grant and Subsidy Shared Owner Affordable Re Social Rent	ship nt			0					Architects QS / PM Planning Consi Other Professi	ultants	6.00% 0.50% 1.00% 2.50%	167,071 13,923 27,845 69,613	287.691			Land payment			198,212					
SITE AREA - Net 0.4I SITE AREA - Gross 0.4) ha 3 ha	50 41	/ha /ha		4,384,370	1,751		CONSTRUC	TION Build Cost - BO	CIS Based	1,383	2,422,285						Total	964					
									s106 / CIL Contingency		5.00%	120,000 121,114				Stamp duty ca	c - Add Profit							
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual	MACRO ctrlar		FINANCE	Abnormals			121,114	2,784,513			Land payment 125,000 250,000	0%	1%	290,909					
Residual Land Value	Whole Site 198,212	Per ha NET	Per ha GROSS	1	Cit	ising balance =	0		Fees		6.00%	0				500,000	3%	0%						
Alternative Use Value	242,424 48,485		500,000		RUN CIL MACE	RO ctrl+l	0		Legal and Valu	ation		23,000	23,000			above	5%	1% Total	2 909					
Plus /ha 0 Viability Threshol	1 290,909		600,000	1	Check on phasing	degs nos		SALES	Agents		3.0%	131,531				Pre CIL s106	6,000	E/ Unit (all)	2,303		LIT	% GDV		
Additional Profit	30,292	£/m2 22	l		cor	rect			Legals Misc.		0.5%	21,922	153,453	3,450,807		Post CIL s106	6,000	£/ Unit (all)	120,000		L	0.00%	0	
								Developers F	% GDV % Costs		17.50%			767,265 0		CIL	0	£/m2 Total	0 120,000					
RESIDUAL CASH FLOW FOR INTERE	ST	Year 1			~	Year 2				Year 3			~	Year 4			~	Year 5				Year 6		
INCOME	41	u2	43	04	Q1	u2	43	04	01	42	u3	u4	ut	42	Q3	04	u1	u2	u3	04	Q1	42	u3	04
JNITS Started Market Housing			5	5	5	5	954,100	954,100	954,100	954,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3hared Ownership Affordable Rent	1			0	0	0	49,974 92,018	49,974 92,018	49,974 92,018	49,974 92,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jocial Rent Grant and Subsidy	1			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	1,096,092	1,096,092	1,096,092	1,096,092	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE									1												1			
Stamp Duty Easements etc. Legals Acquisition	964 0 2,973																							
Planning Fee	9,240				1				1												1			
Architects QS	83,535 6,961		83,535 6,961																		1			
Planning Consultants Other Professional	13,923 34,805		13,923 34,806		1				1												1			
	54,000		201 857	402 714	605 571	605 671	402 714	201 957				0		0				0	0			0		
suid cosi - BCIS Base s106/CIL		0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	10,093	20,186 20,186	30,279	30,279	20,186	10,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	0 23,000																							
Agents	0	0	0	0	0	0	32,883	32,883	32,883	32,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0
.egas Misc.	0	0	0	0	0	0	5,480	5,480	5,480	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PRO	IF 175,403	0	371,268	464,095	696,128	696,128	502,449	270,406	38,363	38,363	0	0	0	0	0	0	Ö	0	0	0	•	0	0	0
For Residual Valuation Lan Interes Profit on Cost	1 <mark>198,212</mark> t s	5,604	5,688	11,343	18,474	29,193	40,073	31,769	19,861	4,293	0	0	0	0	0	0	0	0	0	0	0	0	0	767,265
Front on GDV	.272.615	-5 604	-376 05"	.475 400	714,600	.735 231	662 674	702.047	1.027.800	1 052 427	0	0		0	0	0	0		0	0		0	0	.767 ~~~
Opening Balar	·3/3,615	-0,004	-3/0,00/	-970,928	1/ 14,002	1/ 20,021	003,071	/33,31/	1,037,069	1,003,437		0			107.000	757.005				0			0	-/10/,205
uosing Balan	u -373,615	-379,220	-/56,1/6	-1,231,605	-1,946,207	-2,6/1,528	-2,117,958	-1,324,041	-286,1/2	/6/,265	/6/,265	767,265	/6/,265	/6/,265	767,265	/6/,265	767,265	/6/,285	/6/,265	161,265	/6/,265	/6/,265	167,265	
CASH FLOW FOR CIL ADDITIONAL P	ROFIT	Year 1		01	~	Year 2	03	04		Year 3		01	~	Year 4	03			Year 5	03		~	Year 6		
INCOME As Above	U1	U 2	us.	4	un	42	43	Q4	u1	uz	43	4	un	ųz	43	U4	u	42	us.	Q4	uı	ųz	цз	u4
INCOME	0	0	0	0	0	0	1,096,092	1,096,092	1,096,092	1,096,092	0	0	0	0	0	0	0	0	0	0	•	0	0	
EXPENDITURE	290,909																							
3tamp Duty Easements etc.	2,909 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		290.909																							
Stamp Duty		2,909	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		4,364	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		83,535	0	83,535	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		6,961	0	6,961	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		13,923	0	13,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		34,806	0	34,806	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	201,857	403,714	605,571	605,571	403,714	201,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL				15.146	15,146																				
Post CIL s106						30.000	30.000	30.000	30.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	10.093	20,186	30,279	30.279	20.186	10.093	0	ò	0	ó	o o	ò	ò	ò	0	ó	ò	ò	0	o	0	ò
Abnormals		0	0	10,093	20,185	30,279	30,279	20,186	10,093	0	o	0	0	0	0	0	0	0	0	0	o	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		23,000	0	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0	0	0	o	0	0	0	0
Agents		0	0	0	0	0	0	32,883	32,883	32,883	32,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	5,480	5,480	5,480	5,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROP	469,647	0	376,414	459,231	696,128	696,128	512,449	290,406	38,363	38,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																									
	Interest Profit on cost		7,045	7,150	12,904	19,986	30,728	41,630	33,500	21,917	6,380	0	0	0	0	0	0	0	0	0	0	0	0	0	625,998
	Profit on GDV																								0
	Cash Flow	-469,647	-7,045	-383,565	-472,135	-716,114	-726,856	542,013	772,186	1,035,812	1,051,349	0	0	0	0	0	0	0	0	0	0	0	0	0	-625,998
0	Opening Balance	0																							
	Crowing datance	-wool,647	-+10,03/2	+00U,257	+1,332,392	*2,048,506	-2,115,362	*4,433,349	+1,401,163	-#£3,351	040,998	040,998	040,998	040,998	040,998	040,958	040,998	040,998	040,998	040,998	040,998	040,998	040,998	040,998	0

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ITE NAME	Site 6	Brown 12]																
COME	Av Size m2	%	Number 12		Price £/m2	GDV £	GIA m2			NT COSTS		Aunit or m2	Total				Planning fee c Planning app fe No dwns	alc dwgs 12	rate			Build Cost BCIS CISH	/m2 1,241 0	0.00%	
farket Housing	106.1	70%	8		2,800	2,496,060	891			Land Stamp Duty		11,617		139,402			No dwgs under	12	462 138	5,544		Energy	0		
Shared Ownership	69.5	7%	1		2,240	128,903	58			Easements etc.	lion	1.50%	2 091	2 (91				-	Total	5,544		Acc & Adpt Water	15		
Affordable Rent	69.5	23%	3		1,232	237,350	193		PI ANNING	Lugan Poderan		1.50 %	2,001	2,001								Small Sites	0 124	0%	
Social Rent	69.5	0%	0		1,130	0	0		- Contrasto	Planning Fee		6.00%	5,544				Stamp duty ca	ic - Residual		129 402		Cite Costs	1,381	10.14	
Grant and Subsidy	Shared Owners	ihip			0	0				QS / PM	den este	0.50%	9,032				Cana payment			100,402					
	Social Rent				0	0				Other Professio	onal	2.50%	45,161	186,188											
SITE AREA - Not	0.30	ha	40	/ha		2,862,313	1,142		CONSTRUCT	Ruld Cort - BC	19 Based	1 391	1 575 752						Total						
	0.50		40							s106 / CIL		5,000	72,000				Channel darks and	a And Death	1 Count	5					
Sales per Quarter	0	Outer								Abnormals		5.00%	78,838	1,806,438			Land payment	C - Add Profit		180,000					
Unit Build Time	3	Quarters				RUN Residual	ACRO ctrl+r		FINANCE	_							250,000	1%	0%						
Residual Land Value		139,402	464,674	464,674		Cito	sing balance =	0		Interest		6.00%	0				1,000,000	3% 4%	0%						
Atternative Use Value	20%	150,000		500,000		KUN CIL MACR	o ctrl+l sing balance =	0		Legal and Value	ason		17,000	17,000			above	5%	1% Total	1,800					
Plus /	Viability Threshold	180,000		0 600,000		Check on phasing o	tega noa	1	OALES	Agents		3.0%	85,869				Pre CIL s106	6,000	£/ Unit (all)			ШΤ	% GDV		٦
			Jm2			com	ect	I		Legals Misc.		0.5%	14,312 0	100,181	2,251,300				Total	72,000		L	0.00%	0	4
Additional Profit		41,065	46						Developers P	rofit						1	Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	72,000 0					
										% GDV % Costs		17.50% 0.00%			500,905 0		I		Total	72,000					
RESIDUAL CASH FL	OW FOR INTERES	ат	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
NCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	04	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				4	4	4	0	832,020	832,020	832,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	42,968 79,117	42,968 79,117	42,968 79,117	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	0
INCOM	ME	0	0	0	0	0	0	954,104	954,104	954,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty		0																							
Easements etc. Legals Acquisition		0 2,091																							
Planning Fee		5,544																							
Architects QS		54,193 4,516		54,193 4,516																					
Planning Consultants Other Professional		9,032 22,580		9,032 22,580																					
Build Cost - BCIS Bas	50		0	175,196	350,392	525,587	350,392	175,196	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
s106/CIL Contingency			0	8,000 8,760	16,000 17,520	24,000 26,279	16,000 17,520	8,000 8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	8,760	17,520	26,279	17,520	8,760	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	ō	0	0	28,623	28,623	28,623	0	0	0	0	0	0	0	0	0	0	0		0	0	0
egals Visc.		0	0	0	0	0	0	4,771	4,771	4,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND PROP	114,957	0	291,037	401,431	602,146	401,431	234,109	33,394	33,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	on 1~~1	139 402																							
	Interest Brofit on Costs	100,101	3,815	3,873	8,296	14,442	23,691	30,068	19,719	6,204	0	0	0	0	0	0	0	0	0	0	0	٥	0	0	0
	. rom on odsis																								0
	Profit on GDV					616 588	-425,122	689,927	900,992	914,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-500,905
	Profit on GDV Cash Flow	-254,359	-3,815	-294,910	-409,727	0.01000																			
	Profit on GDV Cash Flow Opening Balano Closing Balano	-254,359 0 -254,359	-3,815 -258,174	-294,910 -553,084	-409,727	-1,579,399	-2,004,521	-1,314,594	-413,602	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	0
	Profit on GDV Cash Flow Opening Balano Closing Balano	-254,359 0 -254,359	-3,815 -258,174	-294,910 -553,084	-409,727 -962,811	-1,579,399	-2,004,521	-1,314,594	-413,602	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	500,905	0
CASH FLOW FOR CIL	Profit on GDV Cash Flow Opening Balanc Closing Balanc	-254,359 0 -254,359 OFIT Q1	-3,815 -258,174 Year 1 Q2	-294,910 -553,084 Q3	-409,727 -962,811 Q4	-1,579,399 Q1	-2,004,521 Year 2 Q2	-1,314,594 Q3	-413,602 Q4	500,905 Q1	500,905 Year 3 Q2	500,905 Q3	500,905 Q4	500,905 Q1	500,905 Year 4 Q2	500,905 Q3	500,905 Q4	500,905 Q1	500,905 Year 5 Q2	500,905 Q3	500,905 Q4	500,905 Q1	500,905 Year 6 Q2	500,905 Q3	0 Q4
CASH FLOW FOR CII	Profit on GDV Cash Flow Opening Balano Closing Balano IL ADDITIONAL PRO As Above ME	-254,359 0 -254,359 OFIT Q1 0	-3,815 -258,174 Year 1 Q2 0	-294,910 -553,084 Q3 0	-409,727 -962,811 Q4 0	-1,579,399 Q1	-2,004,521 Year 2 Q2 0	-1,314,594 Q3 954,104	413,602 Q4 954,104	Q1 954,104	500,905 Year 3 Q2 0	500,905 Q3 0	500,905 Q4 0	500,905 Q1 0	500,905 Year 4 Q2 0	500,905 Q3 0	500,905 Q4 0	500,905 Q1 0	500,905 Year 5 Q2 0	500,905 Q3 0	500,905 Q4	500,905 Q1	500,905 Year 6 Q2 0	500,905 Q3 0	0 Q4 0

in comine			•				304,104	334,104	334,104		•		· ·			•					•			
EXPENDITURE Land	180,000																							
Stamp Duty	1,800	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	o	0	0	ō	o	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	2,700	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	5,544	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	54,193	0	54,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	4,516	0	4,516	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	9,032	0	9,032	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	22,580	0	22,580	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	0	175,196 41,065	350,392	525,587	350,392	175,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106					24,000	24,000	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	8,760	17,520	26,279	17,520	8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	8,760	17,520	26,279	17,520	8,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	ō	0	0	0	0	0	0	0	o	0	0	ō	ō	0	0	0	0
Legal and Valuation	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	28,623	28,623	28,623	0	0	0	0	0	0	o	0	0	ō	ō	0	0	0	0
Legals	0	0	0	0	0	0	4,771	4,771	4,771	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	OF 297,366	0	324,103	385,431	602,146	409,431	250,109	33,394	33,394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Intere Profit on co Profit on GD	st st V	4,460	4,527	9,457	15,380	24,643	31,154	21,062	7,567	0	0	0	o	D	0	0	0	0	D	0	0	D	0	0 408,690 0
Cash Flo	w -297,366	-4,460	-328,630	-394,888	-617,526	-434,074	672,841	899,649	913,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-408,690
Closing Balance	-297.366	-301,826	-630.456	-1.025.344	-1.642.870	-2.076.944	-1.404.103	-504.454	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	408.690	0
and a source of the source of	0.000		101.00						1000		10000	0,000		Jaco			0,000		1000	1000		Jaco		-

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SITE NAME	Site 7	Brown 9]																
INCOME	Av Size		% Number	ŗ	Price	GDV	GIA		DEVELOPME	NT COSTS							Planning fee c	alc				Build Cost	/m2		
Madatilaria	m2	400		,	£/m2	. E	m2		LAND	1		/unit or m2	Total	200 474			No dwgs	awgs 9	rate	4.450		CISH	1,248	0.00%	
Manket Hodsing	113.2	100	76 1	,	2,000	2,651,600	1,019			Stamp Duty		21,191	2,009	250,174			No dwgs over 5	0	138	+,158		Design	0		
Shared Ownership	40.0	-		,	2,240					Legals Acquisitio	n	1.50%	3,753	5,761			J		lotai	4,158		Water	15	_	
Anordable Rent	40.0	-		,	1,232				PLANNING													Site Costs	125	10%	
Social Rent	40.0		76 U	,	1,130	0	0			Architects		6.00%	4,158				Land payment	ic - Residual		250,174			1,464		
Grant and Subsidy	Shared Owners Affordable Rent	iip			0	0				QS / PM Planning Consult	ants	0.50%	8,472 16,944												
	Social Rent				0	0				Other Profession	al	2.50%	42,361	173,603											
SITE AREA - Not SITE AREA - Gross	0.23	na ha	40) /na) /na		2,851,800	1,019		CONSTRUCT	Build Cost - BCIS	S Based	1,464	1,491,317						Total	2,009					
			-							s106 / CIL Contingency		5.00%	54,000 74,566				Stamp duty ca	ic - Add Profit							
Sales per Quarter Unit Build Time	0 3	Quarters								Abnormals			74,566	1,694,449			Land payment 125,000	0%	1%	135,000					
		Whole Site	Per ha NET	Per ha GROS	S	RUN Residual Cit	MACRO ctrl+r ising balance =	D	FINANCE	Fees			0				250,000 500,000	1% 3%	3%						
Alternative Use Value		250,1	74 1,111,886 DO	1,111,886 500,000		RUN CIL MACE	RO ctrl+l			Interest Legal and Valuati	ion	6.00%	13,000	13,000			1,000,000 above	4% 5%	0% 3%						
Uplift Plus./h	20% a 0	22,5	0	100,000		Cic	ising balance =	0	SALES										Total	4,050					i
Vi	ability Threshold	135,0	00	600,000		Check on phasing COF	degs nos rect			Agents Legals		3.0%	85,554 14,259				Pre CIL s106	6,000 £	/ Unit (all) Total	54,000		ШΤ	% GDV 0.00%	0	
Additional Profit		203,3	E/m2 73 200	i i					L	Misc.			0	99,813	2,236,800		Post CIL s106	6,000	£/ Unit (all)	54,000					
									Developers P	% GDV		17.50%			499,065		CIL	0	£/m2 Total	0 54,000					
									L	% Costs		0.00%			0										
RESIDUAL CASH FLO	W FOR INTERES	r 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
UNITS Started				3	3	3																			
Market Housing Shared Ownership					0	0	0	950,600 0	950,600 0	950,600 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	E	0	0	0	0	0	0	0 950,600	0 950,600	0 950,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		2,009 0																							
Legals Acquisition		3,753																							
Planning Fee Architects		4,158 50,833		50,833																					
QS Planning Consultants		4,235 8,472		4,236 8,472																					
Other Professional		21,181		21,181																					
Build Cost - BCIS Base s106/CIL			0	165,702 6,000	331,404 12,000	497,106 18,000	331,404 12,000	165,702 6,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	8,285 8,285	16,570 16,570	24,855 24,855	16,570 16,570	8,285 8,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		13,000																							
Agents Legals		0	0	0	0	0	0	28,518 4,753	28,518 4,753	28,518 4,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROP	107,642	0	0 272,995	376,544	564,816	376,544	221,543	33,271	33,271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			_																						
For Residual Valuation	Land	250,174	5,367	5,448	9,624	15,417	24,120	30,130	19,646	6,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								499,065 0
	Cash Flow	-357,816	-5,367	-278,442	-386,169	-580,233	-400,665	698,927	897,683	911,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-499,065
	Opening Balano Closing Balano	0 -357,816	-363,183	-641,626	-1,027,794	-1,608,027	-2,008,692	-1,309,765	-412,083	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	499,065	ō
CASH FLOW FOR CIL	ADDITIONAL PR	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	As Above E	0	0	0	0	0	0	950,600	950,600	950,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Land		135,000																							
Stamp Duty Easements etc.		4,050 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		2,025	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		4,158 50,833	0	0 50,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		4,236 8,472	0	4,236 8,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		21,181	0	21,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

EXPENDITURE																									
Land		135,000																							
Stamp Duty		4,050	0	ō	ō	0	ō	0	0	0	0	0	0	0	0	0	o	0	0	0	0	0	ō	ō	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		2,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		4,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		50,833	0	50,833	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		4,236	0	4,236	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		8,472	0	8,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		21,181	0	21,181	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	0	165,702	331,404	497,106	331,404	165,702	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106						18.000	18.000	18.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	0	8.285	16.570	24,855	16.570	8.285	o l	0	o	ò	o o	0	o	0	ò	0	o	o	o	0	0	ò	ò
Abnormals		0	0	8,285	16,570	24,855	16,570	8,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		13,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	28,518	28,518	28,518	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	4,753	4,753	4,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND	INT AND PROP	242,955	0	470,367	364,544	564,816	382,544	233,543	33,271	33,271	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																		_							
	Interest		3,644	3,699	10,810	16,440	25,159	31,275	20,968	7,543	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost Profit on GDV																								406,930
	Cash Flow	-242,955	-3,644	-474,066	-375,354	-581,257	-407,703	685,782	896,341	909,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-406,930
	pening balance	0.0000	0.45,000	700.000	4 000 000	4 677 976	0.004.000	4 200 402	F00.0F7	100,000	405 030	405 000	405 000	405 030	105 000	405 030	405 000	405,000	405 030	100 000	405,000	405 000	405,000	405 030	
	Josing Balance	242,955	-246,600	-720,666	-1,096,020	-1,677,276	-2,084,980	-1,399,198	-502,857	406,930	406,930	406,930	406,930	406,930	406,930	406,990	406,930	406,930	406,930	406,930	406,930	406,930	406,930	406,930	0

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OSTS BEFORE LAND INT AND for CIL calculation

Interest Profit on cost Profit on GDV

Cash Flow Opening Balance

-146,782 0 -2,202 -226,094 -200,562 -313,038 -220,266 362,960 477,872 485,040 0

5,626

2,202 2,235

8,635 13,330 16,634

11,190

216.93

SITE NAME Site 8	Brown 6																						
INCOME Av Sk	e %	Number 6		Price £/m2	GDV £	GIA m2	DEVELOPME	NT COSTS						F	Planning fee cal Planning apo fe	la dwas	rate			Build Cost BCIS	/m2 1.252		
Market Housing 90	.5 100%	6		2,800	1,520,400	543	LAND	Land		/unit or m2 20,622	Total	123,730			lo dwgs lo dwgs under	6	462	2,772		CfSH Energy	0	0.00%	
Shared Ownership 40	.0 0%	0		2,240	0	0		Stamp Duty Easements etc.			0			,	io dwgs over f	0	138 Total	0 2,772		Design Acc & Adpt	0 15		
Affordable Rent 40	.0 0%	0		1,232	0	0		Legals Acquisitio	on	1.50%	1,856	1,856								Water Small Sites	1 75	6%	
Social Rent 40	.0 0%	0		1,130	0	0	PLANNING	Planning Fee		6.00%	2,772			8	Stamp duty calo	- Residual		122 730		Site Costs	125 1,469	10%	
Grant and Subsidy Shared Own Affordable R Social Rent	arship ent			0 0 0	0 0 0			QS / PM Planning Consult Other Profession	tants nal	0.50% 1.00% 2.50%	4,566 9,132 22,830	94,093			and payment			125,130					
SITE AREA - Net 0.: SITE AREA - Gross 0.:	15 ha 15 ha	40 40	/ha /ha		1,520,400	543	CONSTRUCT	FION Build Cost - BCI s106 / CIL	S Based	1,469	797,463 36,000						Total	0					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual MACF	30 ctrl+r	FINANCE	Contingency Abnormals		5.00%	39,873 39,873	913,209		S L	and payment 125,000 250.000	- Add Profit 0% 1%	0% 0%	90,000					
Residual Land Value Alternative Use Value	Whole Site 123,730 75,000	Per ha NET Pe 824,869	ar ha GROSS 824,869 500,000		Closing I	balance = 0		Fees Interest Legal and Valuat	tion	6.00%	0 7,000	7,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 0%						
Uplift 20% Plus./ha 0 Viability.Thresho	15,000 0 Id 90,000		100,000 0 600,000	F	Closing I Check on phasing degs r correct	balance = 0	SALES	Agents Legals		3.0%	45,612 7.602			F	Pre CIL s106	6,000 £	/ Unit (all)	36.000		LIT	% GDV 0.00%		
Additional Profit	80,731	i/m2 149		-				Misc.			0	53,214	1,193,103	F	Post CIL s106	6,000	£/ Unit (all)	36,000		-			
							Developers P	% GDV % Costs		17.50% 0.00%			266,070 0		JL.	0	£/m2 Total	0 36,000					
RESIDUAL CASH FLOW FOR INTER	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
UNITS Started Market Housing			2	2	2	0 505 900	505 800	505.800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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
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
INCOME	0	0	0	0	0	0 506,800	506,800	506,800	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	0 0 1,856																						
Planning Fee	2,772		27.205																				
QS Planning Consultants Other Professional	2,283 4,566 11,415		2,283 4,566 11,415																				
Build Cost - BCIS Base		0	88,607 17	77,214	265,821 1	77,214 88,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	4,430 8 4,430 8	8,861 8,861	13,291 13,291	8,861 4,430 8,861 4,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	7,000																						
Agents Lenals	0	0	0	0	0	0 15,204	15,204	15,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND PR	DF 57,288	0	0	12,935	304,403 2	02,935 119,206	17,738	17,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation La Intere Profit on Cos Profit on GE	nd <u>123,730</u> st S V	2,715	2,756 5	5,004	8,123 1	12,811 16,047	10,474	3,295	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 266,070 0
Cash Flow Opening Bak	-181,019	-2,715	-149,884 -2	07,940	-312,526 -2	15,747 371,547	478,588	485,767	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-266,070
Closing Bala	no -181,019	-183,734	-333,618 -5	41,558	-854,084 -1/	069,831 -696,284	-219,697	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	266,070	0
CASH FLOW FOR CIL ADDITIONAL	ROFIT	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	Q4
INCOME	0	0	0	0	0	0 506,800	506,800	506,800	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
Land	90,000																						
Stamp Duty Easements etc. Legals Acquisition	0 0 1,350	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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 Architectr	2,772	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants Other Professional	2,283 4,566 11,415	0	2,283 4,566 11,415	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	88,607 17	77,214	265,821 1	77,214 88,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106 Contingency Abronmals	0	0	80,731 4,430 8 4,430 8	8,861 8,861	12,000 1 13,291 1 13,291 1	12,000 12,000 8,861 4,430 8,861 4,430	0	0	0	0	0	0	0 0	0 0	0	0 0	0	0	0	0	0	0	0
Finance Fees	0 7,000	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 15,204	15,204	15,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc	0	0	0	0	0	0 2,534	2,534	2,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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SITE NAME	Site 9	Brown 4]																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS						Plann	ing fee calc				B	uild Cost	/m2		
	mz				£/mz	£	mz		LAND			/unit or m2	Total			No dv	ng app te Igs	dwgs 4	rate		CI	ISH	1,230	0.00%	
Market Housing	90.5	100%	1		2,800	1,013,600	362			Stamp Duty		13,833	c	55,333		No di	igs under igs over f	0	462	1,848	Di	nergy esign	0		
Shared Ownership	90.5	0%	0		2,240	0	0			Easements etc. Legals Acquisitio	n	1.50%	830	830		L			Total	1,848	Ac W	cc & Adpt /ater	15		
Affordable Rent	90.5	0%	0		1,232	0	0		PLANNING												Sr Si	mall Sites ite Costs	160 123	13% 10%	
Social Rent	90.5	0%	0		1,130	0	0			Planning Fee Architects		6.00%	1,848 37,968			Stam	p duty calc - I payment	Residual		55,333	L		1,529		
Grant and Subsidy	Shared Ownershi Affordable Rent Social Rent	Þ			0 0 0	0				QS / PM Planning Consult Other Profession	ants al	0.50% 1.00% 2.50%	3,164 6,328 15,820	65,129											
SITE AREA - Net SITE AREA - Gross	0.10 1	12 12	40 40	/ha /ha		1,013,600	362		CONSTRUCT	ION Build Cost - BCIS s106 / CIL	Based	1,529	553,462 24.000						Total	0					
Sales per Quarter Unit Build Time	0 3 (Quarters								Contingency Abnormals		5.00%	27,673 27,673	632,808		Stam Land	p duty calc - payment 15,000	Add Profit	0%	60,000					
Residual Land Value		Whole Site 55,333	Per ha NET 1 553,334	Per ha GROSS 553,334		RUN Residual N Clos	IACRO ctrl+r sing balance =	0	FINANCE	Fees Interest		6.00%	c			25 50 1,0	i0,000 10,000 00,000	1% 3% 4%	0% 0% 0%						
Alternative Use Value Uplift	20%	50,000 10,000		500,000 100,000		RUN CIL MACR Clos	O ctrl+l sing balance =	0		Legal and Valuati	on		7,000	7,000		a	bove	5%	0% Total	0					
Plus /ha Vial	a 0 Ibility Threshold	0 60,000		0		Check on phasing o	lega noa	1	SALES	Agents		3.0%	30,408			Pre C	IL s106	6,000 £/ Uni	t (all)		u	rt 9	GDV		
		£	im2			corr	ect			Legals Misc.		0.5%	5,068	35,476	796,576			Total		24,000	L		0.00%	0	
Additional Profit		25,768	71						Developers Pr	ofit % GDV		17.50%			177,380	Post I CIL	CIL \$106	6,000 £) 0 i	Unit (all) 2/m2 Total	24,000 0 24,000					
ESIDUAL CASH FLOW	W FOR INTEREST		Year 1				Year 2			% Costs	Year 3	0.00%			0 Year 4				Year 5				Year 6		
NCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	93	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	•
JNITS Started Market Housing Shared Ownership				2	2 0 0	0	0	506,800 0	506,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mordable Rent Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Brant and Subsidy INCOME	(0	0	0	0	0	0	0 506,800	0 506,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																									
Stamp Duty Easements etc. .egals Acquisition		0 0 830																							
Namina Ene		1.848																							
Inchitects		18,984		18,984																					
io farning Consultants Ither Professional		3,164 7,910		3,164 7,910																					
Build Cost - BCIS Base			0	92,244	184,487	184,487	92,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Nonormals			0	4,612 4,612	9,224 9,224	9,224 9,224	4,612 4,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 7,000																							
Agents		0	0	0	0	0	0	15,204	15,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	2,534	2,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
COSTS BEFORE LAND	DINT AND PROP	41,318	0	137,108	210,935	210,936	105,468	17,738	17,738	0	0	0	0	•	0	0	•	0	0	0	•	0	0	0	
or Residual Valuation	Land Interest Profit on Costs	55,333	1,450	1,472	3,550	6,768	10,033	11,766	4,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	177
	Cash Flow	-96,652	-1,450	-138,580	-214,486	-217,704	-115,501	477,296	484,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-177
	Closing Balano	-96,652	-96,102	-236,681	-451,168	-668,871	-784,372	-307,076	177,380	177,380	177,380	177,380	177,380	177,380	177,380 1	77,380 17	7,380	177,380 17	7,380 17	7,380	177,380	177,380	177,380	177,380	
ASH FLOW FOR CIL A	ADDITIONAL PRO	FIT 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	-
INCOME	As Above	0	0	0	0	0	0	506.800	506.800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
XPENDITURE		60,000		-							-			-								-		-	
tamp Duty		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
esements etc. egals Acquisition		900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
tanning Fee		1,848	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
inariaada IS		1,582	0	1,582	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ther Professional		7,910	0	7,910	0	0	0	0	0	0	0	0	0	0	0	0	ŏ	0	ō	0	0	0	0	0	
uild Cost - BCIS Base		0	•	92,244	184,487	184,487	92,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OTENTIAL CIL lost CIL s106			L	25,768		12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency Nonormals		0	0	4,612 4,612	9,224 9,224	9,224 9,224	4,612 4,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Inance Fees egal and Valuation		0 7,000	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	
Igents		0	0	0	0	0	ō	15,204	15,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
egals		0	0	0	0	0	0	2,534	2,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
fisc.							~	v	v	~		-	-								-	-			_

476,821 483,973

7,053 10,383 12,241 5,089

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144.739

0 0 0 0

0 0 0 0

0 0

144,739 0

-101,388 0 -1,521

For CIL calculation

Interest Profit on cost Profit on GDV Cash Flow Opening Balance

1,521

> 1,544 3,950

-206,886 -221,989

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Site 10	
	Site 10

SITE NAME	Site 10	Brown Plot							-																
INCOME	Av Size	%	Number 1		Price F/m2	GDV	GIA m2		DEVELOPME	NT COSTS							Planning fee ca Planning aco fe	ile dwns	rate			Build Cost BCIS	/m2 1 230		
Market Housing	135.0	100%	1		2.800	378.000	135		LAND	Land		/unit or m2 23.446	Total	23.446			No dwgs No dwgs under	1	462	462		CISH Energy	0	0.00%	
Shared Ownership	135.0	0%	0		2.240	0	0			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 462		Design Acc & Adpt	0		
Affordable Rent	135.0	0%	0		1,232	0	0			Legals Acquisit	ion	1.50%	352	352								Water Small Sites	1	13%	
Social Rent	135.0	0%	0		1,130	0	0		PLANNING	Planning Fee			462				Stamp duty cal	c - Residual				Site Costs	123 1,529	10%	
Grant and Subsidy	Shared Owners	hip			0	0				Architects QS / PM		6.00%	13,982 1,165				Land payment			23,446					
	Affordable Ren Social Rent	t.			0	0				Planning Consu Other Professio	utants onal	1.00%	2,330 5,826	23,766											
SITE AREA - Not	0.03	ha	40	/ha		378,000	135		CONSTRUCT	TION															
SITE AREA - Gross	0.03	ha	40	i /ha				1		Build Cost - BC s106 / CIL	IS Based	1,529	206,402 6,000						Total	0					
Sales per Quarter	0									Contingency Abnormals		5.00%	10,320 10,320	233,042			Stamp duty cal Land payment	c - Add Profit		15,000					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE	_							125,000 250,000	0%	0%						
Residual Land Value		23,446	937,857	937,857			ning balance =	0		Interest		6.00%					1,000,000	4%	0%						
Uplift Disc	20%	2,500		100,000		Cio	sing balance =	0	SALES	Legal and Value	ason		3,000	3,000			above	5%	Total	0					
	liability Threshold	15,000		600,000		Check on phasing	dega noa	1	UNLED	Agents		3.0%	11,340				Pre CIL s106	6,000 £	Unit (all)	c 000		шт	% GDV		1
Additional Death		20.050	E/m2	1		Con	rect	1		Misc.		0.5%	1,890	13,230	296,836		Dant Cill adds		Cilles (etc.	6,000		L	0.00%		1
Padalona Pron		20,000	191						Developers P	Yofit %.GDV		17 50%			66 150		CIL	0	£/m2 Total	0					
									L	% Costs		0.00%			0		-			1,220					
RESIDUAL CASH FL	OW FOR INTERES	01	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				1																					
Market Housing Shared Ownership					0	0	0	378,000 0	0	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 INCO	Æ	0	0	0	0	0	0	0 378,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Easements etc.		0																							
Legals Acquisition		352																							
Architects		462 6,991		6,991																					
Planning Consultants		1,165		1,165																					
Other Professional		2,913		2,913	69 901	68 901	0	0							0			0							
s106/CIL Contingency	e		0	2,000	2,000	2,000	0	0	0	ő	ő	0	0	0	0	0	0	0	0	0	ő	0	0	0	ő
Abnormals			0	3,440	3,440	3,440	0	0	ō	ō	ō	ō	0	0	ō	0	ő	0	0	ō	0	ō	0	ō	ō
Finance Fees Legal and Valuation		0 3,000																							
Agents		0	0	0	0	0	0	11,340	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	1,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	15,466	0	89,333	77,681	77,681	0	13,230	•	0	0	•	0	0	0	0	•	0	0	0	0	•	0	0	0
For Residual Valuation	n Land	23,446																							
	Profit on Costs		504	594	1,341	3,136	4,346	4,413	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	66,150
	Carb Row	-29.012	.co.	-90.075	.79 622	-90.916	.4 249	360 357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-66 150
	Opening Balano	0	-39.495	129 421	209.043	289.859	-294 207	66 150	65 150	65 150	65 150	65 150	66 150	65 150	66 150	66 150	65 150	66 150	65 150	66 150	66 150	65 150	65 150	66 150	-00,150
CASH FLOW FOR CI	LADDITIONAL PR	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	As Above ME	0	0	•	0	0	0	378,000	0	0	0	0	0	0	0	0	•	0	0	0	0	0	0	0	0
EXPENDITURE																									
Carero Duto		15,000																							
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
Planning Fee		462	0		0		0	0	0		0	0	0	0	0	0		0	0	ů.	0		0	0	0
Architects		6,991	0	6,991	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	0	0	ő	0	0	0
Planning Consultants		1,165	ŏ	1,165	ŏ	ő	0 0	ő	ŏ	o o	ő	0	ŏ	o o	0 0	ő	ŏ	0 0	ŏ	o o	ŏ	ŏ	0 0	ŏ	ŏ
Build Cost - BCIS Ras		0	0	68,801	68,801	68,801	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL <106	-			20,359		6,000	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	0	3,440 3,440	3,440 3,440	3,440 3,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals		0	0	0	0	0	0	11,340 1,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LA	ND INT AND PROF	0 30,339	0	0 107,692	0 75,681	0 81,681	0	0 13,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For GIL calculation	Interest		455	462	2,084	3,251	4,525	4,593	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV																								0
	Cash Flow Opening Balance	-30,339 0	-455	-108,154	-77,765	-84,931	-4,525	360,177	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-54,009
																						1			

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SITE NAME	Site 11 La	arge Flatted 50							J																
INCOME	Av Size m2	%	Number 50		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS						1	Planning fee c Planning app fe	alic a dwgs	rate			Build Cost BCIS	/m2 1,353	2	
Market Housing	59.3	70%	35		0	0	2,075		LAND	Land		/unit or m2 -102,989	Total	-5,149,461			No dwgs No dwgs under	50 50	462	23,100		CfSH Energy		0.001	N.
Shared Ownership	47.0	7%	3		0	0	162			Stamp Duty Easements etc.			0				No dwgs over 5	: 0	138 Total	0 23,100		Design Acc & Adpt	15	5	
Affordable Rent	47.0	23%	12			0	543			Legals Acquisiti	ion	1.50%	-77,242	-77,242								Water Small Sites		1	%
Social Part	47.0				1 1 20	-			PLANNING	Planning East			22.100				Stamp duty on	- Posidual				Site Costs	61	B 51	N.
Creat and Data its	Chanal Chanal In				1,130		0			Architects		6.00%	281,597				Land payment	- readout		-5,149,461			1,60	-	
Grant and Sobsidy	Affordable Rent				0	0				Planning Consu	itants	1.00%	46,933												
	Social Kent				0	0				Other Protessio	inai	2.50%	117,332	492,428											
SITE AREA - Not SITE AREA - Gross	0.67 hz 0.81 hz	1	75 62	/ha /ha		0	2,780		CONSTRUC	Build Cost - BC	IS Based	1,437	3,993,887						Total	0					
-										s106 / CIL Contingency		5.00%	300,000 199,694				Stamp duty ca	lic - Add Profit							
Sales per Quarter Unit Build Time	0 3 Q	uarters								Abnormals			199,694	4,693,276			Land payment 125,000	0%	0%	484,848					
		Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r sing balance =	0	FINANCE	Fees			0				250,000 500,000	1% 3%	0%						
Residual Land Value		-5,149,461	+7,724,192	-6,372,458			PO otrial			Interest	100	6.00%	41.000	41.000			1,000,000	4%	0%						
Uplift	20%	80,808		100,000		CI	sing balance =	0		Lugarand Value			41,000	41,000			80076	5.0	Total	0					
Plus /hi Via	ability Threshold	484,848		600,000	j	Check on phasing	degs nos	1	UNLED	Agents		3.0%	0				Pre CIL s106	6,000	£/ Unit (all)			цт	% GDV		٦
		£	Um2			C01	rect	1		Legals Misc.		0.5%	0	0	0]			Total	300,000		L	0.00%	6	의
Additional Profit		-5,739,870	-2,766						Developers F	rofit						1	Post CIL s106 CIL	6,000	£/ Unit (all) £/m2	300,000					
										% GDV % Costs		17.50%			0		L		Total	300,000					
RESIDUAL CASH FLOI	W FOR INTERFST		Year 1				Year ?				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
UNITS Started				16	17	17							0								0				
Market Housing Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent 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 INCOME		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.		0																							
Legals Acquisition		-77,242																							
Planning Fee		23,100																							
QS Architects		140,798 11,733		140,798 11,733																					
Planning Consultants Other Professional		23,466 58,666		23,466 58,666																					
Build Cost - BCIS Base			ō	426,015	878,655	1,331,296	905,281	452,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			0	32,000 21.301	66,000 43,933	100,000	68,000 45,264	34,000 22,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			ō	21,301	43,933	66,565	45,264	22,632	ō	0	0	0	ō	ō	0	ō	0	ō	ō	0	0	ō	0	ō	ō
Finance Fees		0																							
Legar and Valuation		41,000																							
Agents Legals		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. COSTS BEFORE LANE	D INT AND PROP	221,522	0	0 735,280	1,032,521	1,564,425	1,063,809	531,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-5,149,461			0			0							0	0			0	0			0	0	
	Profit on Costs		0	0	0	0	U	0	0	0	0	0	0		0	0		0	0	0	U	0	0	0	0
	Profit on GDV																								0
	Cash Flow Opening Baland	4,927,939 0	0	-735,280	-1,032,521	-1,564,425	-1,063,809	-531,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Closing Balano	4,927,939	4,927,939	4,192,660	3,160,139	1,595,714	531,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CASH FLOW FOR CI	ADDITIONAL PROF	ग	Year 1				Year ?				Year 3				Year 4				Year 5				Year	6	
INCOME	As About	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	As ADOVE	0	Ö	0	Ö	0	0	0	Ó	0	0	0	0	0	0	Ó	0	0	0	0	Ö	0	0	0	0
EXPENDITURE																									
Land		484,848																							
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		7,273	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		23,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0.000000000		1.011 0.00		1 /01 /144														0	0				0		

EXPENDITURE																								
Land	484,848																							
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	7,273	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	23,100	0	0	0	0	ō	ō	0	0	0	ō	0	0	0	0	0	0	o	0	0	0	ō	0	0
Architects	140,798	0	140,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	11,733	0	11,733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	23,466	0	23,466	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	58,666	0	58,666	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	0	426,015	878,655	1,331,296	905,281	452,641	0	0	0	0	0	0	0	0	0	0	0	ō	0	0	0	0	0
Post CIL s106				-	96,000	102,000	102,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	0	0	21,301	43,933	66,565	45,264	22,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals	0	0	21,301	43,933	66,565	45,264	22,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	ō	0	0	0	0	ō	ō	0	0	0	ō	0	0	0	0	0	0	ō	0	0	0	ō	0	0
Legal and Valuation	41,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	ō	0	0	0	0	ō	ō	0	0	0	ō	0	0	0	0	0	0	ō	0	0	0	ō	0	0
Legals	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	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 PROP	790,885	0	-5,036,590	966,521	1,560,425	1,097,809	599,905	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation		11,863	12,041	0	0	0	0	43	44	44	45	46	46	47	48	48	49	50	51	51	52	53	54	54
Profit on cost Profit on GDV																								-3,683 0
Cash Flow	-790,885	-11,863	5,024,549	-966,521	-1,560,425	-1,097,809	-599,905	-43	-44	-44	-45	-46	-46	-47	-48	-48	-49	-50	-61	-51	-52	-53	-54	3,628
Opening Balance	0	000 740	4 004 000	0.055.000	4 004 004	507 O.F	0.050	0.000	2.045	0.000	0.005	2,000	0.407	0.470	0.004	0.050	0.040	2 252	2.440	3 (70	0.500	0.575	0.000	
Closing Balance	-7 9U,885	·ou2,748	4,421,800	3,205,290	1,094,804	097,045	-2,859	*2,9UZ	-2,946	×2,990	-3,655	-3,080	+3,127	-3,173	-3,221	-3,209	-3,318	-3,368	-3,419	-3,470	+3,5ZZ	-3,5/5	-3,628	0

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Wider C

base wider c	
Site 12	

SITE NAME	Site 12	Small Flatted 7																							
INCOME	Av Size m2	%	Number 7		Price £/m2	GDV £	GIA m2	1	DEVELOPME	NT COSTS							Planning fee ca Planning aco fe	alic dwas	rate			Build Cost BCIS	/m2 1.353		
Market Housing	65.0	70%	5		0	0	319		LAND	Land		/unit or m2 -106,421	Total	-744,944			No dwgs No dwgs under	7	462	3,234		CISH Energy	0	0.00%	
Shared Ownership	40.0	7%	0		0	Ö	19			Stamp Duty Easements etc.			0				No dwgs over f	0	138 Total	0 3,234		Design Acc & Adpt	0		
Affordable Rent	40.0	23%	2		0	0	65			Legals Acquisitio	'n	1.50%	-11,174	-11,174								Small Sites Site Contr	1	0%	
Social Rent	40.0	0%	0		1,130	0	0		PEANNING	Planning Fee Architects		6.00%	3,234 40.685				Stamp duty cal	ic - Residual		-744,944		Sile Costs	1,437	5%	
Grant and Subsidy	Shared Owners Affordable Rent Social Rent	ip			0	0				QS / PM Planning Consult Other Profession	iants nal	0.50% 1.00% 2.50%	3,390 6,781 16,952	71,042											
SITE AREA - Net SITE AREA - Gross	0.12 0.12	ha ha	60 60	/ha /ha		0	403		CONSTRUCT	Build Cost - BCI s106 / CIL	S Based	1,437	578,252 42,000						Total	0					
Sales per Quarter Unit Build Time	0 3	Quarters				DUB Desident			-	Contingency Abnormals		5.00%	28,913 28,913	678,077			Stamp duty cal Land payment 125,000	c - Add Profit	0%	70,000					
Residual Land Value		Whole Site -744,944	Per ha NET -6,385,237	Per ha GROSS -6,385,237	1	Cic	ising balance =	0	PINANCE	Fees Interest		6.00%	0				500,000 1,000,000	1% 3% 4%	0%						
Alternative Use Value Uplift	20%	58,333 11,667		500,000 100,000		RUN CIL MACH	RO ctrl+l ising balance =	0		Legal and Valuat	ion		7,000	7,000			above	5%	0% Total	0					
Plus	ha 0 /iability Threshold	0 70,000		0 600,000		Check on phasing	dega noa	1	SALES	Agents		3.0%	0				Pre CIL s106	6,000 £/	Unit (all)			шт у	% GDV		1
			E/m2			cor	rect	I		Legals Misc.		0.5%	0	0	0			То	xal	42,000			0.00%	0	I
Additional Profit		-830,239	-2,607						Developers P	rofit % GDV		17 50%					Post CIL s106 CIL	6,000	£/ Unit (all) £/m2 Total	42,000 0 42,000					
										% Costs		0.00%			ő				10aa	42,000					
INCOME	OW FOR INTERES	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				3	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership 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	WE	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.		0																							
Regain Fee		-11,1/4																							
Architects QS		20,342 1,695		20,342 1,695																					
Planning Consultants Other Professional		3,390 8,476		3,390 8,476																					
Build Cost - BCIS Bas	e .		0	82,607	192,751	192,751	110,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
S106/CIL Contingency Abnormals			0	4,130 4 130	14,000 9,638 9,638	9,638 9,638	5,507 5,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	5	4,150	2,000	3,000	5,501	0	0	Ū	0		0	0	0	0	0	0	0	U	0	Ŭ	0	0	ő
Legal and Valuation		7,000																							
Agents Legals		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 LA	ND INT AND PROP	32,964	0	130,772	226,026	226,026	129,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio	in Land	-744,944																							
	Interest Profit on Costs		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV													-								<u> </u>			0
	Opening Balans	711,981 0 711,081	U 711 021	+130,772	-226,026	-226,026	-129,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u></u>	Croand Date D	711,301	711,801	301,203	000,100	120,100	Ŭ	^v	0	Ŭ	0	Ŭ	0	0	Ū.	Ū	0	Ū	0	Ū					<u> </u>
CASH FLOW FOR CI	L ADDITIONAL PRI	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	As Above ME	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		70.000																							
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 1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		3,234	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		1,695	0	1,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		8,476	0	8,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL	e	0	0	82,607 -830,239	192,751	192,751	110,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency		0	0	4,130	9,638	18,000 9,638	24,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		U	0	4,130	v,638 0	u,638 0	6,507 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0
Legal and Valuation		7,000	ō	0	0	o	ō	ō	ō	ō	ō	ō	ō	ō	0	ō	ō	0	ō	0	ō	ō	ō	ō	ő
Agents Legals		0	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. COSTS BEFORE LA	ND INT AND PROP	0 115,188	0	0 -705,467	0 212,026	0 230,026	0 145,157	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CII, calculation																									
Tor CIL Calcuadion	Interest Profit on cost		1,728	1,754	0	0	0	6	6	6	6	7	7	7	7	7	7	7	7	7	7	8	8	8	8
	Profit on GDV																								0
	Cash Flow Opening Balance	-115,188	-1,728	703,713	-212,026	-230,026	-145,157	-6	-6	-6	-6	-7	-7	-7	-7	-7	-7	-7	-7	-7	-7	-8	-8	-8	529
L	Junity Balance	+1 ID,188	110,916	260,795	314,112	144,/46	-+11	-417	-425	-+i3U	:430	-445	Ueer-	Hope:	1403	-470		-+04	14071	-ward	Juci	-014	1044	1028	U

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SITE NAME	Site 13	Green 3,000							1																
INCOME	Av Size m2	%	Number 3.000		Price £/m2	GDV £	GIA m2	1	DEVELOPME	NT COSTS						1	Planning fee o	alc dwos	rate			Build Cost BCIS	/m2 1.095		
Market Housing	111.0	70%	2,100		3,000	699,300,000	233,100		LAND	Land		/unit or m2 31,163	Total	93,488,985	1		No dwgs No dwgs under	3000 2950	462	1,362,900		CfSH Energy	0	0.009	
- Shared Ownership	63.7	7%	207		2,400	31,646,160	13,186			Stamp Duty Easements etc.			4,663,949 0				No dwgs over	2950	138 Total	407,100 1,770,000		Design Acc & Adpt	0 15		
Affordable Rent	63.7	23%	693		1,320	58,270,212	44,144			Legals Acquisit	tion	1.50%	1,402,335	6,066,284								Water Small Sites	1	09	
Social Rent	63.7	0%	0		1,130	0	0		PLANNING	Planning Fee			1,770,000				Stamp duty ca	lc - Residual				Site Costs	219 1,331	209	
Grant and Subsidy	Shared Owner	ship			0	0				Architects QS / PM		6.00%	24,860,993 2,071,749				Land payment			93,488,985					
	Affordable Rei Social Rent	π.			0	0				Other Professio	onal	1.00%	4,143,499 10,358,747	43,204,988											
SITE AREA - Net	93.75	ha	32	/ha		789,216,372	290,430		CONSTRUCT	ION	in Deced	4 334	205 602 042						Total	4 000 0.40					
TE AREA - Gloss	144.23	164	21	/164				1		s106 / CIL	15 Based	1,331	18,000,000				Come data an	te Add Doubh	Toal	4,003,949					
Sales per Quarter	0	Quarters								Abnormals		2.50%	9,067,070	414,349,883			Land payment		196	76,442,308					
nit Buig Time	3	Whole Site	Bor ba NET	Per ha GROSS		RUN Residual I	MACRO ctrl+r	0	FINANCE	Ener							250,000	1%	3%						
Residual Land Value		93,488,985	997,216	648,190 25.000			RO etrial	0		Interest	2500	6.00%	1 058 000	1.058.000			1,000,000	4%	5%						
plift Plus /h	20% na 500,000	721,154 72,115,385		5,000 500,000		Cio	osing balance =	0	SALES										Total	3,822,115					
Vi	ability Threshold	76,442,308		530,000		Check on phasing	degs nos	1		Agents		3.0%	23,676,491 3 946 082				Pre CIL s106	6,000	£/ Unit (all) Total	18 000 000		ШΤ	% GDV 0.00%		
dditional Profit		49 693 757	£/m2	1				•		Misc.			0	27,622,573	585,790,714	1	Post CIL s106	6.000	f/ Linit (all)	18,000,000					-
Additional From		45,050,157	215						Developers P	NGDV		17 50%			138 112 865	1	CIL	0,000	£/m2 Total	0					
										% Costs		0.00%			0	1									
ESIDUAL CASH FLO	W FOR INTERE	ST 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
INIT'S Started		50	100	150	150	200	200	200	200	200	200	200	200	200	200	200	200	150	34,955,000	0	0	0	0	0	0
Shared Ownership			527,436 971,170	1,054,872	1,582,308	1,582,308	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	2,109,744	1,582,308	0	0	0	0 0	0	0
ocial Rent irant 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	E	0	13,153,606	26,307,212	39,460,819	39,460,819	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	39,460,819	0	0	0	0	0	0
EXPENDITURE Stamp Duty		4,663,949																							
asements etc. egals Acquisition		0 1,402,335																							
lanning Fee		1,770,000																							
rchitects S		24,860,993 2,071,749		0																					
anning Consultants ther Professional		4,143,499 10,358,747		0																					
uild Cost - BCIS Base	2		6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0
ontingency			161,118	322,235	483,354	483,354	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	644,471	483,354	0	0	0	0	0	0
normais			0	0	0	0	U	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egal and Valuation		1,058,000																							
igents enais		0	394,608	789,216	1,183,825	1,183,825	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,578,433	1,183,825	0	0	0	0	0	0
USC.	ID INT AND PRO	50,329,272	7,366,208	0 14,732,415	22,098,623	22,098,623	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	29,464,830	22,098,623	0	0	0	0	0	0
or Residual Valuation	n Land Interest	93,488,985	8,629,095	8,799,597	8,633,085	8,109,339	7,554,167	6,618,442	5,626,572	4,575,191	3,460,727	2,279,395	1,027,183	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								138,112,865 0
	Cash Flow	-143,818,257	-2,841,697	2,775,200	8,729,111	9,252,857	15,595,427	16,531,153	17,523,022	18,574,403	19,688,868	20,870,200	22,122,412	23,149,594	23,149,594	23,149,594	23,149,594	23,149,594	17,362,196	0	0	0	0	0	-138,112,865
	Opening Balan Closing Balanc	0 -143,818,257	-146,659,954	-143,884,754	-135,155,644	-125,902,786	-110,307,359	-93,776,206	-76,253,184	-57,678,781	-37,989,914	-17,119,714	5,002,697	28,152,292	51,301,886	74,451,481	97,601,075	120,750,669	138,112,865	138,112,865	138,112,865	138,112,865	138,112,865	138,112,865	0
ASH FLOW FOR CIL	ADDITIONAL PE	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	AS ADOVE	0	13,153,606	26,307,212	39,460,819	39,460,819	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	52,614,425	39,460,819	0	0	0	0	0	0
EXPENDITURE and		75 442 308																							
Ramo Duty		3,822,115			0	0	0	0		0	0	0	0	0	0	0		0	0	0	0	0	0	0	0
equilibrium accurrent accu		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Fee		1,770,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects S		24,860,993 2,071,749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Consultants ther Professional		4,143,499 10,358,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base	2	0	6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0
OTENTIAL CIL ost CIL s106		2,923,162	2,923,162 300,000	2,923,162 600,000	2,923,162 900,000	2,923,162 900,000	2,923,162	2,923,162 1,200,000	2,923,162 1,200,000	2,923,162	2,923,162 1,200,000	2,923,162	2,923,162	2,923,162	2,923,162 1,200,000	2,923,162 1,200,000	2,923,162 1,200,000	2,923,162	900,000	0	0	0	0	0	0
ontingency bnormals		0	161,118 0	322,235 0	483,354 0	483,354 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	644,471 0	483,354 0	0	0	0	0	0	0
nance 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
egal and Valuation		1,058,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	0	0	•
gents egals		0	65,768	131,536	1,183,825	1,183,825	263,072	1,578,433 263,072	1,578,433	1,578,433 263,072	1,5/8,433 263,072	1,578,433 263,072	1,578,433 263,072	1,5/8,433 263,072	1,578,433	1,5/8,433 263,072	1,578,433 263,072	1,578,433 263,072	1,183,825	0	0	0	0	0	0
OSTS BEFORE LAN	ID INT AND PRO	128,597,208	10,289,370	17,655,577	25,021,785	25,021,785	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	32,387,993	22,098,623	ō	0	ő	ō	0	ő
es Oli, este dellas																									
or cil calcuation	Interest Brofit on cost		7,715,832	8,006,928	7,968,246	7,579,999	7,168,456	6,384,978	5,554,491	4,674,174	3,741,039	2,751,915	1,703,444	592,065	0	0	0	0	0	0	0	0	0	0	0
	Profit on GDV	1																							0
	Cash Flow Opening Balan	-128,597,208 0	-4,851,596	644,707	6,470,788	6,859,035	13,057,976	13,841,454	14,671,942	15,552,258	16,485,393	17,474,517	18,522,988	19,634,367	20,226,432	20,226,432	20,226,432	20,226,432	17,362,196	0	0	0	0	0	-108,034,545

SITE NAME	Site 14	Green 1,000							1																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	NT COSTS							Planning fee ca	ale durat	1200			Build Cost	/m2		
Market Houries	111.0	70%	700		2.000		77 700		LAND	Land		/unit or m2	Total	20 999 010			No dwgs	1000	462	438 800		CISH	0	0.00%	
maner Housing	111.0	70%	/00		3,000	233,100,000	11,100			Stamp Duty		39,669	1,983,951	39,869,010			No dwgs over f	950	138	131,100		Design	0		
Shared Ownership	63.7	7%	69		2,400	10,548,720	4,395			Legals Acquisiti	on	1.50%	598,335	2,582,286			L		i otai	570,000		Acc & Adpt Water	15		
Affordable Rent	63.7	23%	231		1,320) 19,423,404	14,715		PLANNING													Small Sites Site Costs	0 219	0% 20%	
Social Rent	63.7	0%	0		1,130	0 0	0			Planning Fee Architects		6.00%	570,000 8,286,998				Stamp duty cal Land payment	c - Residual		39,889,010			1,331		
Grant and Subsidy	Shared Ownersh Affordable Rent	hip t			0) 0) 0				QS / PM Planning Consul	tants	0.50%	690,583 1,381,166												
	Social Rent				0	0 0				Other Professio	nal	2.50%	3,452,916	14,381,663											
SITE AREA - Not	31.25	ha	32	/ha		263,072,124	96,810		CONSTRUCT	ION Build Cost - BCI	S Barod	1 3 2 1	178 804 274						Total	1 092 051					
UTL AILA GUA	40.00			/18						s106 / CIL	o based	1,001	6,000,000						10aa	1,800,801					
Sales per Quarter	0									Abnormals		2.50%	3,222,357	138,116,628			Stamp duty cal Land payment	c - Add Profit		25,480,769					
Unit Build Time	3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE								125,000 250,000	0%	1% 3%						
Residual Land Value	_	Whole Site 39,889,010	Per ha NET 1,276,448	Per ha GROSS 829,691	1	Cit	osing balance =	0		Fees Interest		6.00%	0				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value	20%	1,201,923		25,000	•	RUN CIL MACH	RO ctrl+l			Legal and Valua	tion		408,000	408,000			above	5%	5% Total	1 274 028					
Plus /ha	500,000	24,038,462		500,000	1	-		0	SALES	A		2.00	7 000 464				Des Cill et Cil	6.000	C(11+4 (+7)	1,214,000		1.07	N OBU		
Vill	billy Treshold	20,460,769		530,000	1	Check on pricing	rect			Legals		0.5%	1,315,361				Fie CiL ST06	8,000	Total	6,000,000			0.00%	0	1
Additional Profit		25,442,177	£/m2 327	1						Misc.			0	9,207,524	204,585,111		Post CIL s106	6,000	£/ Unit (all)	6,000,000					
				-					Developers Pr	wife % GDV		17 50%			45 837 622		CIL	0	£/m2 Total	6 000 000					
										% Costs		0.00%			40,057,022				10aa	0,000,000					
RESIDUAL CASH FLOW	FOR INTERES	т																							
INCOME	ł	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	Tear 23	Year 24
UNITS Started Market Housing		50	100 11,655,000	150 23,310,000	150 34,965,000	200 34,965,000	200 46,620,000	150 46,620,000	34,965,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent			527,436 971,170	1,054,872 1,942,340	1,582,308 2,913,511	1,582,308 2,913,511	2,109,744 3,884,681	2,109,744 3,884,681	1,582,308 2,913,511	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	0	0
INCOME		0	13,153,606	26,307,212	39,460,819	39,460,819	52,614,425	52,614,425	39,460,819	0	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
EXPENDITURE		4 000 051				1																			
Easements etc.		1,983,951 0				1																			
Legals Acquisition		598,335																							
Planning Fee Architects		570,000 8,286,998		0																					
QS		690,583		0																					
Other Professional		3,452,916		0																		1			
Build Cost - BCIS Base			6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency			300,000 161,118	600,000 322,235	900,000 483,354	900,000 483,354	1,200,000 644,471	1,200,000 644,471	900,000 483,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Acarde		-	304 ~~~	780 040	1 100 000	1.100.007	1 670 407	1 570 400	1 193 005	_	6					~	~	c .		c		_	c	c .	~
Legals		0	65,768	131,536	197,304	197,304	263,072	263,072	197,304	ō	0	0	0	ō	0	0	0	0	0	0	0	ő	0	0	0
COSTS BEFORE LAND	INT AND PROP	17,371,948	7,366,208	U 14,732,415	22,098,623	22,098,623	29,464,830	29,464,830	22,098,623	0	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
1																						1			
For Residual Valuation	Land Interest	39,889,010	3,435,658	3,294,553	2,797,738	1,923,871	997,571	0	0	0	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
	Profit on Costs							-			-	-			-			-	-						46,037,62
	FIGHTON GDV																								
	Cash Flow Opening Balanc	-57,260,959 0	2,351,741	8,280,244	14,564,457	15,438,325	22,152,023	23,149,594	17,362,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-46,037,62
	Closing Balano	-57,260,959	-54,909,218	-46,628,974	-32,064,516	-16,626,191	5,525,832	28,675,426	46,037,622	46.037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	46,037,622	0
CASH FLOW FOR CIL A	DDITIONAL PRO	OFIT																							
INCOME	As Abrive	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		0	13,153,606	26,307,212	39,460,819	39,460,819	52,614,425	52,614,425	39,460,819	0	0	0	0	0	0	0	0	0	0	0	0	•	0	0	0
EXPENDITURE																						1			
Land		25,480,769																				1			
Stamp Duty Easements etc.		1,274,038 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		382,212	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		570,000 8 285 999	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		690,583	0	0	0	0	0	0	0	0	0	ő	0	0	0	ő	0	0	0	0	0	0	0	0	ő
meming consultants Other Professional		1,361,166 3,452,916	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		0	6,444,714	12,889,427	19,334,141	19,334,141	25,778,854	25,778,854	19,334,141	0	0	0	0	0	0	0	0	0	0	0	0	•	0	ō	ō
POTENTIAL CIL Post CIL s106		3,634,597	3,634,597 300,000	3,634,597 600,000	3,634,597	3,634,597 900,000	3,634,597	3,634,597	900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ō	0
Contingency Abnormals		0	161,118	322,236 n	483,354	483,354	644,471 0	644,471	483,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elegana Eser		~	~	~			~	~	~					, in the second s	-	~		~		ç			~	-	
Legal and Valuation		408,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	394,608	789,216	1,183,825	1,183,825	1,578,433	1,578,433	1,183,825	0	0	0	0	0	0	0	0	o	0	0	0	0	0	0	0
		0	65,768 0	131,536 0	197,304 0	197,304 0	263,072 0	263,072 0	197,304 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.			11 000 904	18,367,012	25,733,219	25,733,219	33,099,427	33,099,427	22,098,623	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND	INT AND PROP	45,561,279	11,000,004																						
Legals Misc. COSTS BEFORE LAND	INT AND PROP	45,561,279	11,000,004																						
Legals Misc. COSTS BEFORE LAND For CIL calculation	INT AND PROF	45,561,279	2,733,677	2,768,529	2,458,229	1,782,067	1,065,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND For CIL calculation	INT AND PROF	45,561,279	2,733,677	2,768,529	2,458,229	1,782,067	1,065,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	o	0	0	0 37,571,27 0
Legals Misc. COSTS BEFORE LAND For CIL calculation	Interest Profit on cost Profit on GDV Cash Flow	45,561,279 -45,561,279	-580,875	2,768,529	2,458,229	1,782,067	1,065,335	0 19,514,998	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 37,571,27 0 -37,571,27

SITE NAME Site 14 Green 1,000

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SITE NAME	Site 15	Green 300]																
INCOME	Av Size m2	%	Number 300		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee of Planning app fe	alc a dwgs	rate			Build Cost BCIS	/m2 1,096		
Market Housing	111.3	70%	210		3,000	70,143,000	23,381		LAND	Land		/unit or m2 48,369	Total	14,510,827			No dwgs No dwgs under	300 r 250	462	115,500		CfSH Energy	0	0.00%	
Shared Ownership	63.5	7%	21		2,400	3,155,232	1,315			Stamp Duty Easements etc.			715,041				No dwgs over	£ 250	138 Total	34,500 150,000		Design Acc & Adpt	0		
Affordable Rent	63.5	23%	69		1,320	5,809,742	4,401			Legals Acquisiti	on	1.50%	217,662	932,704								Water Small Sites	1	0%	
Social Rent	63.5	0%	0		1,130	0	0		PLANNING	Planning Fee		6.00%	150,000				Stamp duty ca	alc - Residual		14 510 927		Site Costs	164	15%	
Grant and Subsidy	Shared Owners Affordable Ren	hip t			0	0				QS / PM Planning Consu	lants	0.50%	199,352				cana payment			14,510,027					
	Social Rent				0	0				Other Professio	nal	2.50%	996,761	4,137,044											
SITE AREA - Not SITE AREA - Gross	9.38 12.50	ha ha	32 24	/ha /ha		79,107,974	29,097		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,276	37,141,894						Total	715,041					
Sales per Quarter	0									Contingency Abnormals		2.50%	928,547 0	39,870,441			Stamp duty ca Land payment	lic - Add Profit		6,625,000					
Unit Build Time	3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE								125,000 250,000	0%	1% 3%						
Residual Land Value		14,510,827 212,500	1,547,822	1,160,866	Ì		ising balance =	U		Hees Interest	50n	6.00%	144.000	144.000			1,000,000	3% 4%	4% 5%						
Uplift Plus /h	20% a 500,000	62,500 6,250,000		5,000 500,000		Cio	ising balance =	0	SALES	Cogninic Table	2011		144,000	144,000			above	5.0	Total	331,250					
Vi	ability Threshold	6,625,000		530,000]	Check on phasing Check on phasing	degs nos rect]		Agents Legals		3.0% 0.5%	2,373,239 395,540				Pre CIL s106	6,000	£/ Unit (all) Total	1,800,000		ШΤ	% GDV 0.00%	0]
Additional Profit		11,698,300	£/m2 500							Misc.			0	2,768,779	62,363,796		Post CIL s106	6,000	£/ Unit (all)	1,800,000					
									Developers P	% GDV % Costs		17.50% 0.00%			13,843,896 0		CIL	0	£/m2 Total	0 1,800,000					
RESIDUAL CASH FLO	W FOR INTERES	T 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		50	50	50	50	50	50																		
Market Housing Shared Ownership			11,690,500 525,872	11,690,500 525,872	11,690,500 525,872	11,690,500 525,872	11,690,500 525,872	11,690,500 525,872	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subridu			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOM	E	0	13,184,662	13,184,662	13,184,662	13,184,662	13,184,662	13,184,662	ő	0	0	0	0	°.	0	0	0	0	0	0	0	ő	0	0	0
EXPENDITURE Stamp Duty		715,041																							
Easements etc. Legals Acquisition		0 217,662																							
Planning Fee		150,000																							
Architects QS Planning Consultants		2,392,226 199,352 398,704		0																					
Other Professional		996,761		ō																					
Build Cost - BCIS Base s106/CIL			6,190,316 300,000	6,190,316 300,000	6,190,316 300,000	6,190,316 300,000	6,190,316 300,000	6,190,316 300,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			154,758 0	154,758 0	154,758 0	154,758 0	154,758 0	154,758 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Agents		0	395,540	395,540	395,540	395,540	395,540	395,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	65,923	65,923 0	65,923	65,923	65,923	65,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	D INT AND PROP	5,213,748	7,106,537	7,106,537	7,106,537	7,106,537	7,106,537	7,106,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	14,510,827	1 100 175	205 205	570 405	240.540	0	0			0		0		0	0					0		0		<u>^</u>
	Profit on Costs Profit on GDV		1,103,470	669,795	578,495	240,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	13,843,896
	Cash Flow	-19,724,575	4,894,651	5,188,330	5,499,630	5,829,608	6,078,126	6,078,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-13,843,896
	Opening Baland Closing Balano	0 -19,724,575	-14,829,924	-9,641,594	-4,141,964	1,687,644	7,765,770	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	13,843,896	0
CASH FLOW FOR CIL	ADDITIONAL PR	Year1	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	E	0	13,184,662	13,184,662	13,184,662	13,184,662	13,184,662	13,184,662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		6,625,000																							
Stamp Duty Easements etc		331,250	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		99,375	0	ō	0	ō	ō	0	ō	ō	ō	ō	0	ō	0	0	0	ō	ō	ō	ō	ő	ō	0	0
Planning Fee Architects		150,000 2,392,226	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		199,352 398,704	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		996,761	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL POTENTIAL CIL Bort CIL #106		1,949,717	6,190,316 1,949,717 200,000	1,949,717	6,190,316 1,949,717 200,000	6,190,316 1,949,717 200,000	6,190,316 1,949,717 200,000	6,190,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	154,758	154,758	154,758	154,758	154,758	154,758	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		144,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc		0	65,923	65,923 0	65,923 0	65,923	65,923 0	65,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	D INT AND PROP	13,286,386	9,056,253	9,056,253	9,056,253	9,056,253	9,056,253	7,106,537	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																									
			707.400													-							-	0	0
	Profit on cost Profit on GDV		/9/,165	597,310	385,444	160,866	0	0	0	0	0	0	0	0	0	0	0	Ŭ	0	0	0	0	U	Ū	11,492,983 0
	Profit on cost Profit on GDV Cash Flow Opening Balang	-13,286,386 0	3,331,226	3,531,099	385,444 3,742,965	160,866 3,967,543	0	6,078,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,492,983 0 -11,492,983

NE)	NT COSTS			
		/unit or m2	Total	
	Land	43,590		6,538,516
	Stamp Duty		316,426	
	Easements etc.		0	
	Legals Acquisition	1.50%	98,078	414,504
NG				
	Planning Fee		60,000	
	Architects	6.00%	1,194,846	
	QS / PM	0.50%	99.570	
	Planning Consultants	1.00%	199,141	
	Other Professional	2.50%	497,852	2.051.410

SITE NAME	Site 16	Green 150							1																
INCOME	Av Size m2	%	Number 150		Price £/m2	GDV £	GIA m2	1	DEVELOPME	NT COSTS						1	Planning fee of Planning app f	s alic e dwgs	rate			Build Cost BCIS	/m2 1,096		
Market Housing	111.4	70%	105		3,000	35,082,000	11,694		LAND	Land		/unit or m2 43,590	Total	6,538,516			No dwgs No dwgs unde	r 100	462	46,200		CfSH Energy	0	0.00%	-
Shared Ownership	63.0	7%	10		2,400	1,565,472	652			Stamp Duty Easements etc.			316,426 0				No dwgs over	f 100	138 Total	13,800 60,000		Design Acc & Adpt	0		
Affordable Bert	62.0	22%	25		1 2 2 0	2 992 510	2 184			Legals Acquisiti	ion	1.50%	98,078	414,504								Water Small Siter	1	01	
Control Doort									PLANNING	Diseasing Fac			co. 000				Parama data a	de Desiduel			1	Site Costs	164	15%	
Social Refit	63.0	0%	0		1,130	0	0			Architects		6.00%	1,194,846				Land payment	aic - Residual		6,538,516			1,2/1		
Grant and Subsidy	Shared Owners Affordable Ren	hip t			0	0				QS / PM Planning Consul	Itants	0.50%	99,570 199,141												
	Social Rent				0	0				Other Professio	inal	2.50%	497,852	2,051,410											
SITE AREA - Not	4.69	ha	32	/ha		39,529,982	14,530		CONSTRUCT	NON	IC David	4.077	40.550.000						Total	246.425					
SITE AREA - GIUSS	6.25	ha	24	/16						s106 / CIL	15 Based	1,217	900,000						Tosai	316,420	1				
Sales per Quarter	0									Contingency Abnormals		2.50%	463,758 0	19.914.096			Stamp duty co Land payment	alc - Add Profit		3.312.500					
Unit Build Time	3	Quarters				DUN Desident			CRIMINO F								125,000	0%	1%						
		Whole Site	Per ha NET	Per ha GROSS		Cio	ising balance =	0	FINANCE	Fees			0				500,000	3%	4%						
Residual Land Value Alternative Use Value		6,538,516 156,250	1,394,883	1,046,163		RUN CIL MACE	RO ctrl+l			Interest Legal and Valua	tion	6.00%	108.000	108.000			1,000,000 above	4%	5% 5%						
Uplift Rhm &	20%	31,250		5,000		Clo	ising balance =	0	GALES										Total	165,625	J				
Pids //	ability Threshold	3,312,500		530,000]	Check on phasing	degs nos	1	OALES	Agents		3.0%	1,185,899				Pre CIL s106	6,000	£/ Unit (all)		1	цт	% GDV		1
			£/m2			con	rect	1		Legals Misc.		0.5%	197,650 0	1,383,549	30,410,075		L		Total	900,000	1		0.00%		빈
Additional Profit		4,454,574	381						Development D							1	Post CIL s106	6,000	£/ Unit (all)	900,000	1				
									Developers P	% GDV		17.50%			6,917,747		UIL	0	Total	900,000					
									L	% Costs		0.00%			0	1									
RESIDUAL CASH FLO	W FOR INTERES	T 01	Year 1	03	04	01	Year 2	03	04	01	Year 3	03	04	01	Year 4	03	04	01	Year 5	03	04	01	Year 6	03	04
INCOME				5	10	12	12	12	12	12	12	12	12	12	12	12	2								
Market Housing				ъ	0	0	0	1,169,400	2,338,800	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	2,806,560	701,640	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	52,182 96,084	104,365 192,167	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	125,238 230,601	31,309 57,650	0	0	0	0
Social Rent Grant and Subsidu					0	0	0	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	1,317,666	2,635,332	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	790,600	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		316,426 0																							
Legals Acquisition		98,078																							
Planning Fee		60,000																							
Architects QS		597,423 49,785		597,423 49,785																					
Planning Consultants Other Professional		99,570 248,926		99,570 248,926																					
Citral Trotassonal																									
Build Cost - BCIS Base s106/CIL	2		0	206,115	30,000	54,000	68,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	1,484,027 72,000	54,000	30,000	6,000	0	0	0	0	0	0
Contingency Abnormals			0	5,153 0	15,459 0	27,826	35,040 0	37,101	37,101	37,101	37,101	37,101	37,101	37,101	37,101 0	37,101	27,826	15,459 0	3,092	0	0	0	0	0	0
Farmer Frank																									
Legal and Valuation		108,000																							
Agents		0	0	0	0	0	0	39,530	79,060	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	23,718	0	0	0	0
Legals Misc.		0	0	0	0	0	0	6,588	13,177	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	3,953	0	0	0	0
COSTS BEFORE LAN	ID INT AND PROP	1,578,208	0	1,216,973	663,803	1,194,846	1,504,621	1,639,246	1,685,364	1,703,812	1,703,812	1,703,812	1,703,812	1,703,812	1,703,812	1,703,812	1,305,530	774,487	243,445	110,684	27,671	0	0	0	0
For Residual Valuation	n Land Interest	6,538,516	121,751	123,577	143,685	155,798	176,057	201,268	209,110	197,997	179,089	159,896	140,416	120,643	100,574	80,204	59,528	32,568	0	0	0	0	0	0	0
1	Profit on Costs Profit on GDV									1												1			6,917,747
1																									
1	Cash Flow	-8,116,725	-121,751	-1,340,550	-807,489	-1,350,643	-1,680,678	-6:22,847	/40,858	1,260,590	1,2/9,498	1,208,691	1,318,171	1,337,944	1,358,013	1,3/8,383	1,/97,341	2,355,344	2,918,964	3,051,715	/62,929	•	0	0	-6,917,747
	Opening Deening													1											

SITE NAME Site 16 Green 150

CASH FLOW FOR CIL	ADDITIONAL PR	OFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME	As About	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	E	0	0	0	0	0	0	1,317,666	2,635,332	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	3,162,399	790,600	0	0	0	0
EXPENDITURE		2 212 500																							
Stamp Duty		165,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		49,688	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		60,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		597,423	0	597,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		49,785	0	49,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		99,570	0	99,570	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		248,926	0	248,926	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	206,115	618,345	1,113,020	1,401,581	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,484,027	1,113,020	618,345	123,669	0	0	0	0	0	0
POTENTIAL CIL		5,255,176		-66,717	-66,717	-66,717	-66,717	-66,717	-66,717	-66,717	-66,717	-66,717	-66,717	-66,717	-66,717										
Post CIL s106						30,000	60,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	72,000	18,000	0	0	0	0	0	0
Contingency		0	0	5,153	15,459	27,826	35,040	37,101	37,101	37,101	37,101	37,101	37,101	37,101	37,101	37,101	27,826	15,459	3,092	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		108,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	39,530	79,060	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	94,872	23,718	0	0	0	0
Legals		0	0	0	0	0	0	6,588	13,177	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	15,812	3,953	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	D INT AND PROP	9,946,693	0	1,140,256	567,086	1,104,129	1,429,904	1,572,529	1,618,647	1,637,095	1,637,095	1,637,095	1,637,095	1,637,095	1,637,095	1,703,812	1,323,530	816,487	255,445	110,684	27,671	0	0	0	0
For CIL calculation																									
	Interest		149,200	151,438	170,814	181,882	201,172	225,639	232,846	221,089	201,525	181,669	161,514	141,057	120,294	99,218	78,828	52,427	18,025	0	0	0	0	0	0
	Profit on cost																								5,501,90
	FIGUR ON GDV																								0
	Cash Flow	-9,946,693	-149,200	-1,291,694	-737,900	-1,286,011	-1,631,076	-480,502	783,839	1,304,215	1,323,778	1,343,635	1,363,790	1,384,246	1,405,010	1,359,368	1,760,041	2,293,484	2,888,929	3,051,715	762,929	0	0	0	-5,501,90
	Opening Balance	0																							
	A JERNIE RAIAOCO	 and makes PARK 	1 11 1 MPS 2044	111.587.588	112 125 488	I 11.5 #11.498	11211425/5	1122/2017	1 Mar 2 Mar 2 Mar	1 11 1 10 20 11/23	112 111 245	1111 / 6/ 610	124 at 14 8(21)	I IO 11 M 5/4	in n 14 554	in 200 1Mb	15 Mills 154	I II 011 6/0	1 00/ 254	m 2.35 M/A		I D D H H H IZ	2 24 U MUZ		

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Build Cost

/m2

Planning fee calc

Market Housing Shared Ownership Affordable Rent	111.0 62.6 62.6	70% 7% 23%	49 5 16		3,000 2,400 1,320	16,320,000 725,328 1,335,550	5,440 302 1,012		LAND	Land Stamp Duty Easements etc. Legals Acquisit	ion	/unit or m2 29,233 1.50%	Total 91,815 0 30,694	2,046,293			No dwgs under No dwgs under	70 20 20	462 138 Total	9,240 2,760 12,000		CfSH Energy Design Acc & Adpt Water Small Sites Site Costs	0 0 15 1 186	0.00%	6
Social Rent Grant and Subsidy	62.6 Shared Ownersh Affordable Rent Social Rent	0%	0		1,130 0 0 0	0	0			Planning Fee Architects QS / PM Planning Consu Other Professio	itants Inal	6.00% 0.50% 1.00% 2.50%	12,000 624,503 52,042 104,084 260,210	1,052,839			Stamp duty ca Land payment	lc - Residual		2,046,293			1,443		
SITE AREA - Net SITE AREA - Gross Sales per Quarter	2.19 2.92	ha ha	32 24	/ha /ha		18,380,878	6,754		CONSTRUCT	Build Cost - BC s106 / CIL Contingency Abnormals	IS Based	1,443 2.50%	9,744,770 420,000 243,619 0	10,408,389			Stamp duty ca Land payment	ic - Add Profit	Total	91,815 1,545,833					
Unit Build Time Residual Land Value Alternative Use Value Uolift	3	Quarters Whole Site 2,046,293 72,917 14,583	Per ha NET 935,448	Per ha GROSS 701,586 25,000 5.000	l	RUN Residual Cit RUN CIL MACE Cit	MACRO ctrl+r ising balance = RO ctrl+l ising balance =	0	FINANCE	Fees Interest Legal and Value	ation	6.00%	0	68,000			125,000 250,000 500,000 1,000,000 above	0% 1% 3% 4% 5%	1% 3% 4% 5% 5% Total	77.292					
Plus /ha Via	500,000 bility Threshold	1,458,333	i/m2	500,000 530,000	I	Check on phasing COP	degs nos rect		SALES	Agents Legals Misc.		3.0% 0.5%	551,426 91,904 0	643,331	14,341,360		Pre CIL s106	6,000	£/ Unit (all) Total	420,000		LIT	% GDV 0.00%	a	
Additional From		1,011,002	100						Developers P	% GDV % Costs		17.50% 0.00%			3,216,654 0		CIL	0	£/m2 Total	420,000					
RESIDUAL CASH FLOW	V FOR INTERES	T 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	
UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy				5	10 0 0 0 0	12 0 0 0 0 0	12 0 0 0 0 0	12 1,165,714 51,809 95,396 0 0	12 2,331,429 103,618 190,793 0 0	7 2,797,714 124,342 228,951 0 0	2,797,714 124,342 228,951 0 0	2,797,714 124,342 228,951 0 0	2,797,714 124,342 228,951 0 0	1,632,000 72,533 133,555 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	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		0 91,815 0 30,694	0	0	0	0	0	1,312,920	2,625,840	3,151,008	3,151,008	3,151,008	3,151,008	1,838,088	0	0	0	0	0	0	0	0	0	0	
Planning Fee Architects QS Planning Consultants Other Professional		12,000 312,252 26,021 52,042 130,105		312,252 26,021 52,042 130,105																					
Build Cost - BCIS Base s106/CIL Contingency Abnormals			0 0 0	232,018 10,000 5,800 0	696,055 30,000 17,401 0	1,252,899 54,000 31,322 0	1,577,725 68,000 39,443 0	1,670,532 72,000 41,763 0	1,670,532 72,000 41,763 0	1,438,514 62,000 35,963 0	881,670 38,000 22,042 0	324,826 14,000 8,121 0	0 0 0	0 0 0	0 0 0	0 0 0	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 68,000																_							
Agents Legals Misc.		0	0	0	0	0	0	39,388 6,565	13,129	94,530 15,755	94,530 15,755	94,530 15,755	94,530	55,143 9,190	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land Interest Profit on Costs	2,046,293	41,538	42,161	54,317	66,284	87,352	113,939	123,408	114,015	93,161	63,074	23,613	0	0	0	0	0	0	0	0	0	0	0	3,216
	Cash Flow Opening Balans	-2,769,221 0	-41,538	-810,400	-797,774	-1,404,505	-1,772,519	-631,267	626,232	1,390,231	2,005,850	2,630,702	3,017,109	1,773,755	0	0	0	0	0	0	0	0	0	0	-3,210
CASH ELOW FOR CEL	DDITIONAL PP	-2,769,221	-2,810,760 Year 1	-3,621,159	-4,418,933	-5,823,439	-7,595,958 Year 2	-8,227,225	-7,600,993	-6,210,762	-4,204,913	-1,574,210	1,442,899	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	3,216,654	0
INCOME	As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	Q4	Q1	Q2	Q3	C
INCOME EXPENDITURE Land		0	0	0	0	0	0	1,312,920	2,625,840	3,151,008	3,151,008	3,151,008	3,151,008	1,838,088	0	0	0	0	0	0	0	•	0	0	0
Stamp Duty Easements etc. Legals Acquisition		77,292 0 23,188	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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		12,000 312,252 26,021 52,042	0	0 312,252 26,021 52,042 130,105	0 0 0	0000	0 0 0	0000	0	0	0 0 0	0	0 0 0	0	00000	0 0 0	0	00000	00000	0	0 0 0	0000	0 0 0	0 0 0	0

0 0 0 0 0 0 0 0 0 0 0 0 0 0

0

 0 0 0 0

0 0 0 0 0 2,595,315 0

0 0

-2.595.31

GIA

Price GDV DEVELOPMENT COSTS

SITE NAME Site 17 Green 70

Av Size

% Number

INCOM

Planning Fee Architects OS Planning Consultants Other Professional Build Cost - BCIS Bas POTENTIAL CIL Post CIL s106 Corringency Abnormals Finance Fees Legal and Valuation

For CIL calculation

Agents 0 Legals 0 Misc. 0 COSTS BEFORE LAND INT AND PROF 4,024,753

Interest Profit on cost Profit on GDV

Cash Flow Opening Balance

-4,024,753 -60,371 0

1,778,021

68,000

1,252,899 1,577,725 1,670,532 -153,304 -153,304 -153,304 30,000 60,000 72,000 31,322 39,443 41,763 0 0 0

560 153 1 160 918 1 523 864 1 676 944 1 876 200 1 656 762

80,741 99,366 123,715 131,031

-1,241,659 -1,623,230 -487,738 618,609

 1,438,514 881,670 72,000 72,000 35,963 22,042 0 0

0

94,530 94,530 94,530 94,530 15,755 15,755 15,755 15,755 0 0 0 0 0

-6,744,282 -4.780.436 -2.186.366 821.561 2,595,315 2,595,315 2,595,315 2,595,315 2,595,315 2.595.315 2.595.315 2.595.315 2,595,315

324,826

42,000 8,121 0

1,372,494 1,963,847 2,594,069 3,007,927 1,773,755

0 0 0 0 0 0

55,143 9,190

121,752 101,164 71,707 32,795 0 0 0 0

1,670,532 72,000 41,763 0

39,388 78,775 6,565 13,129

232,018 696,055 -153,304 -153,304

5,800 17,401 0 0

0

60,371 61,277 71,270

-666,211 -631,423 臣

									_																
SITE NAME	Site 18	Green 30						-																_	
INCOME	Av Size m2	%	Number 30		Price £/m2	GDV £	GIA m2			ENT COSTS		(unit or m2	Total				Planning fee c Planning app fe	alc dwgs	rate			Build Cost BCIS	/m2 1,241		0%
Market Housing	113.4	70%	21		3,000	7,146,000	2,382		CAND	Land Stamp Duty		31,098	36,148	932,954			No dwgs under No dwgs over 5	30 0	462 138	13,860 0		Energy Design	0	0.0	0.0
Shared Ownership	56.4	7%	2		2,400	280,416	117			Easements etc Legals Acquisi	lion	1.50%	0 13,994	50,142			L		Total	13,860		Acc & Adpt Water	15		201
Social Rent	56.4	0%	,		1,320	0	391		PLANNING	Planning Fee			13,860				Stamp duty ca	lc - Residual				Site Costs	186 1,443	1	5%
Grant and Subsidy	Shared Ownershi Affordable Rect	ip			0	0				Architects QS / PM Planning Control	disarte	6.00% 0.50%	267,320 22,277				Land payment			932,954					
	Social Rent				0	0				Other Professi	onal	2.50%	111,384	459,394											
SITE AREA - Net SITE AREA - Gross	0.94 1	ha ha	32 27	/ha /ha		7,942,747	2,890	l	CONSTRUC	Build Cost - BC	CIS Based	1,443	4,171,063						Total	36,148					
Sales per Quarter	0									Contingency Abnormals		2.50%	104,277	4,455,340			Stamp duty ca Land payment	ic - Add Profit		584,559					
Unit Buid Fime	3 (Whole Site	Per ha NET	Per ha GROSS		RUN Residual Cit	MACRO ctrl+r ising balance =	0	FINANCE	Fees			0				125,000 250,000 500,000	0% 1% 3%	1% 3% 4%						
Residual Land Value Alternative Use Value		932,954 27,574	995,151	845,878 25,000		RUN CIL MACH	RO ctrl+l			Interest Legal and Valu	ation	6.00%	35,000	35,000			1,000,000 above	4% 5%	0% 4%						
Plus /t	20% na 500,000 lability Threshold	5,515 551,471 584,559		500,000 530,000		Clic Check on phasing	degs nos	1	SALES	Agents		3.0%	238,282				Pre CIL s106	6,000	E/ Unit (all)	23,382		ит	% GDV		-
Additional Death			[/m2			cor	rect	J		Legals Misc.		0.5%	39,714 0	277,996	6,210,826		David Cill and Cill		Total	180,000		L	0.00%		0
Auditional Profit		587,318	247						Developers I	Profit % GDV		17.50%			1,389,981		CIL S106	6,000 0	£/m2 Total	180,000 0 180,000					
			Year 4				Ya 7		L	% Costs	Ye 7	0.00%			0 Year				Yorr				¥0		
INCOME	AN OR INTEREST	Q1	Q2	Q3	04	01	rear 2		04		rear 3		Q4	01	1 war 4	03	04	01	reaf 5			01	16476		
INCOME							42	45		41	42	43				45	44		42	Q3	44			43	Q4
UNITS Started				6	6	6	6	6		- ui	42	43				-			uz	Q3	44			45	U4
UNITS Started Market Housing Shared Ownership				6	6	6	6 0 0	6 1,429,200 56,083	1,429,200	1,429,200	1,429,200	1,429,200	0	0	0	0	0	0	0	Q3	0	0	0	0	0
UNITS Started Market Housing Shared Ownership Affordable Rent				6	6 0 0	6 0 0	6 0 0 0	6 1,429,200 56,083 103,266	1,429,200 56,083 103,266	1,429,200 56,083 103,266	1,429,200 56,083 103,266	1,429,200 56,083 103,266	0 0 0	0	0	0	0	0	0	0 0 0	0	0	0	0	0 0 0
UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent				6	6 0 0 0	6 0 0 0	6 0 0 0 0	6 1,429,200 56,083 103,266 0	1,429,200 56,083 103,266 0	1,429,200 56,083 103,266 0	1,429,200 56,083 103,266 0	1,429,200 56,083 103,266 0	0 0 0	0	0	0	0	0	0	0	00000	0	0	0	0
UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOM	E	0	0	6	6 0 0 0 0 0	6 0 0 0 0 0	6 0 0 0 0 0	6 1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 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
UNITS Started Market Housing Shared Ownership Affordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Stamp Duty	IE	0 36,148	0	0	6 0 0 0 0 0	6 0 0 0 0 0	6 0 0 0 0 0 0	6 1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
UNITS Started Market Housing Shared Ownership Atfordable Rent Social Rent Grant and Subsidy INCOM EXPENDITURE Samp Duty Easements etc. Legals Acquisition	NE.	0 36,148 0 13,994	0	0	6 0 0 0 0 0	6 0 0 0 0	6 0 0 0 0 0 0	6 1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0	0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0
UNITS Stanted Market Housing Shared Ownership Atfordable Rent Social Rent Social Rent EXPENDITURE Stamp Duy Easements etc. Legals Acquisition Planning Fee Architects	E	0 36,148 0 13,994 13,860 133,660	0	6 0 133,660	6 0 0 0 0 0	6 0 0 0 0	6 0 0 0 0 0 0	6 1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 1,588,549	1,429,200 56,083 103,266 0 1,588,549	0 0 0 0 0	0 0 0 0	0 0 0 0 0	000000000000000000000000000000000000000	0 0 0 0	0 0 0 0 0 0	0	03 0 0 0 0 0	0	0 0 0 0 0	0 0 0 0	000000000000000000000000000000000000000	0
UNIT'S Stanted Market Houing Shared Ownership Atfordable Rent Social Rent Grant and Subsidy EXPENDITURE Stamp Duy Easements etc. Legals Acquisition Planning Fee Architects Other Enderstend	E	0 36,148 0 13,994 13,860 133,660 111,138 22,277 55,692	0	6 0 133,660 11,138 22,277 55,692	5 0 0 0 0 0 0	6 0 0 0 0	6 0 0 0 0 0	6 1,429,000 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,286 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	1,429,200 56,083 103,266 0 1,588,549	1,429,200 56,083 103,266 0 0 1,588,549	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	000000000000000000000000000000000000000	0 0 0 0 0	0 0 0 0 0 0	0	03 0 0 0 0 0		0	0	0 0 0 0	0 0 0 0 0 0
UNITS Stanted Market Housing Shared Ownership Afroddabk Rent Grant and Subasy Grant and Subasy EXPENDITURE Essements etc. Legals Acquisition Planning Fee Auchitocis GS Planning Gonsultants Other Professional Build Cost - BCIS Base	<u>ne</u>	0 36,148 0 13,994 13,860 133,660 111,138 22,277 55,692	0	6 0 1133,660 11,138 22,277 55,692 278,071	6 0 0 0 0 0 0 0 0 556,142	6 0 0 0 0 0 0 0 834,213	6 0 0 0 0 0 0 834,213	6 1,429,200 56,083 100,266 0 0 1,588,549 834,213	1,429,200 56,083 103,266 0 0 1,588,549 556,142	1,429,200 56,083 103,286 0 1,588,549	02 1,429,200 56,083 102,26 0 0 1,588,549	0 1,429,200 56,083 103,266 0 0 1,588,549	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	U2 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	04 0 0 0 0 0 0 0
UNITS Stanted Market Housing Shared Ownership Market Housing Market Housing Roted Market Revenues and Stanley ExPENDITURE Basen Duly Easements etc. Logals Acquisition Planning Foe Acchinecs Planning Cossultants Planning Cossultants Planning Cossultants Planning Cossultants Dudi Cost - BCIS Base 1010/CIL Cortingency Abcomma	E S	0 36,148 0 13,994 13,860 133,660 11,138 22,277 55,692	0	6 0 1133,660 11,138 22,277 55,692 278,071 12,000 6,952 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,429,200 56,083 103,366 0 1,588,549 834,213 36,000 20,855 0	1,429,200 56,083 103,26 0 1,588,549 556,142 24,000 13,304 0	1,429,200 56,083 103,266 0 0 1,588,549 2278,071 1,2000 6,962 0	0 1,429,200 56,083 103,266 0 1,588,549 0 1,588,549	0 1,429,200 56,083 103,286 0 0 1,588,549 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
UNITS Standa Madat Housing Shared Oversthy Attordable Rar Boal Reat Const est Geolette Boarp Duly Expendent Unit Baarp Duly Expendent Stand Accilitocs GS Planning Consultants Other Protessional Build Cost - BCIS Base stotOCIL Confingency Accorditions	<u>e</u>	0 36,148 0 13,994 13,860 133,660 111,138 22,277 55,692	0	6 0 133,660 11,138 22,277 52,277 278,071 12,000 6,952 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 6 0 0 0 0 0 0 0 0 834,213 36,000 20,855 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,429,200 56,083 103,366 0 0 1,588,549 834,213 36,000 20,855 0	1,429,200 56,083 103,266 0 0 1,588,549 556,142 24,000 13,304 0	278.071 2278.071 12,000 6,952 0 0 1,588,549 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
UNITS Standa Madat Housing Shared Oversthy Attordable Rar Boal Reat Const and Standard Reat Reat Bareng Duty Esaments etiton Lagata Acquisition Lagata Acquisition Constantes Planning Fee Acchiects GS Planning Consultants Other Professional Build Cost - BCIS Base stol00CIL Confingency Accommat Planoma Fees Lagat and Valuation Agents	E	0 36,148 0 13,894 13,860 11,138 22,277 55,692 0 3,000 0	0 0 0 0 0	6 0 133,660 11,138 22,271 12,000 6,952 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 0 0 0 0 0 0 0 0 834,213 36,000 20,855 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	47,656	1,429,200 56,083 103,266 0 1,588,549 556,142 24,000 13,804 0	278,071 278,071 1,295,071 1,2000 6,982 0 47,656	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,423,200 56,083 100,266 0 0 1,588,549	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
UNITS Standa Makat Housing Bhaide Ownership Social Rea Social Rea Control Control (1997) Recommentation Control (1997) Easements etc. Logish Acquisition Planning Consultants Other Professional Brand Valuation Acceleration Studies Control (1997) Acceleration Studies (1997) Acceleration Studies (1997) Acceleration Acc	E	0 36,148 0 13,994 13,860 13,860 13,860 11,138 22,277 55,892 0 35,000 0 0 0	0 0 0 0 0 0 0	6 0 133,660 11,138 22,277 56,692 278,071 12,200 6,952 0 0 0 0 0	556,142 24,000 13,304 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	634.213 834.213 36,000 0 0 0 0 0 0 0 0 0 0 0 0	6 1,429,200 56,083 103,266 0 0 1,588,549 834,213 36,000 20,855 0 47,656 0 47,656 	1,429,200 56,083 103,286 0 0 1,588,549 556,142 24,000 13,904 0 47,856 7,943	1,429,200 56,033 103,265 0 1,598,549 2278,071 12,000 6,952 0 47,656 7,943	0 1.429,200 56,083 102,266 0 0 0 0 0 1.598,549 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,423,200 56,083 103,266 0 0 1,588,549 0 1,588,549 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
UNTS Stund Maskel Housing Brance Downpoint Brance Downpoint Constant Constant Research Constant Research Constant Research Constant Const Constant	E D BYT AND PROF	0 36,148 0 13,994 13,860 13,660 11,138 22,277 55,692 0 35,000 0 0 0 32,769	0 0 0 0 0 0 0	6 133,660 11,138 22,277 55,692 278,071 12,000 6,552 0 0 0 0 0 519,790	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0	6 6 0 0 0 0 0 0 0 0 0 0 0 0 0	6 1,429,200 56,003 103,266 0 0 1,598,549 1,598,549 834,213 36,000 20,855 0 47,656 7,943 946,667	1,429,200 56,083 103,286 0 0 1,588,549 556,142 24,000 13,904 0 47,856 7,943 649,645	1,429,200 56,033 103,265 0 1,598,549 278,071 12,000 6,952 0 47,656 7,943 352,622	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,429,200 56,083 10,266 0 0 1,568,549 1,568,549 47,656 7,543 55,599	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0									
UNTS Stend Market Houring Enternational Control (1997) Enternational Reset Social Reset Data and Backle Control (1997) Reset (1997) Res	E E E INT AND PROF Lance Inference	0 36,143 0 13,960 133,660 11,138 133,660 11,138 25,692 0 35,000 0 0 35,000 0 0 321,769 932,854	0 0 0 0 0 0 0 18,621	6 133,660 11,138 22,277 52,277 278,071 12,000 6.962 0 0 0 519,790 19,103	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0	6 6 0 0 0 0 0 0 0 8 8 3 4,213 3 6,000 20,855 0 0 8 9 0 8 9 0 0 0 0 0 0 0 0 0 0 0 0 0	6 6 1,429,200 56,083 103,366 0 0 1,588,549 1,588,549 1,588,549 834,213 36,000 20,855 0 47,656 7,943 946,667 946,667	1,429,200 56,063 10,326 0 0 1,588,549 556,142 24,000 13,304 0 47,943 649,645 55,881	1,429,200 56,083 103,366 0 1,588,549 2278,071 12,000 6,92 0 47,656 7,943 352,622	0 1,429,200 66,033 102,266 0 0 1,588,549 1,588,549 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
UNTS Stund Marca Hourge Status Hourge Status Hourge Status Hourge Status Hourge Status Hourge Carl and Status Respective Respective Respective Parenty Data Hourses Content Hourses Parenty Data Hourses Content Hourses Parenty Conductor Parenty Conductor Parenty Conductor Parenty Conductor Parenty Conductor Parenty Conductor Conductor Parenty Conductor Conductor Parenty Conductor Conductor Parenty Conductor Conduct	E DINT AND PROF DINT AND PROF Infrased Profit on Costs	0 36,148 0 13,960 133,660 11,138 22,277 55,662 0 35,000 0 0 321,769 932,954	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	e 133,660 11,138 22,277 55,692 278,071 12,000 6,862 0 0 519,790 19,103	6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	6 0 0 0 0 0 0 0 0 0 0 0 0 0	6 6 0 0 0 0 0 0 0 0 0 0 0 0 0	6 1,429,200 56,083 103,366 0 0 1,588,549 834,213 36,000 20,855 0 47,656 7,943 946,667 64,541	1,429,200 56,063 10,326 0 0 1,588,549 55,64 24,000 13,300 13,300 0 47,656 649,645 55,881	1,429,200 56,083 103,266 0 1,588,549 1,588,549 2278,071 12,000 6,922 0 47,556 7,543 392,622 42,635	0 1,429,200 56,083 103,266 0 1,568,549 1,568,549 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 1,429,200 66,083 10006 0 1,589,549 0 1,589,549 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	

CASH FLOW FOR CIL ADDITIONAL PROFIT Year 1 Q1 Q2 Q2 Q2 Q3 Q2 Q4 Q2 Q2 As Above COME INCON 0 0 0 0 1 588 549 1 588 549 1 588 549 1 588 549 1 588 549 0 0 0 XPENDITURE and 584,559 23,382 0 8,768 tamp Duty asements etc. egals Acquisition 0 larning Fee rchitects S larning Consultants ther Professional 0 0 0 0 13,860 133,660 11,138 22,277 55,692 0 133,660 11,138 22,277 55,692 0 0 0 0 0 0 0 0 0 0 0 0 00000 0 0 0 0 0 0 0 0 0 0 0 0 00000 00000 Julid Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals 0 802,744 834,213 -71,809 36,000 20,855 0 0 278,071 556,142 -71,809 -71,809 834,213 834,213 278,071 0 0 0 0 0 0 556,142 0 0 0 0 0 0 0 0 6,952 0 36,000 20,855 0 36,000 20,855 0 36,000 13,904 0 36,000 6,952 0 0 0 0 0000 13,904 0 inance Fees egal and Valu 0 0 0 35,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 47,656 7,943 0 47,656 7,943 0 Agents Legals Misc. 0 0 0 0 0 47,656 7,943 47,656 7,943 47,656 7.943 0 0 0 0 0 0 0 0 0 0 0 OSTS BEFORE LAND INT AND PROF 1,691,08 435 981 498 237 819 259 891.068 946 667 661 645 376 622 For CIL calculation 0 0 0 0 0 1,125,558 0 0 0 0 0 Interest Profit on cost Profit on GDV 25,366 25,747 32,673 40,636 53,535 67,704 59,091 46,074 28,586 6,021 0 0 0 0 0 Cash Flow Opening Balance -1,691,081 0 -25,366 -461.728 -530,909 -859.895 -944.603 867,814 1,165,854 1,504,364 1.526.930 0 0 0 0 -1,125,558 -2.709.084 3.568.979 -1,905,736 -401.372 1.125.558 1,125,558 1,125,558 1,125,558 1,125,558 1,125,558 1,125,558 1.125.558 1,125,558 1,125,558 1,125,558 1.125.558

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-1,812,437

-2,433,669

-4,302,728 -3,725,387

Interest Profit on Costs Profit on GDV Cash Flow Opening Balant Closing Balano -1,254,723 0 -1,254,723 受

OILE NAME	0102 19	Green 20							_																
INCOME	Av Size m2	%	Number 20		Price £/m2	GDV £	GIA m2	1	DEVELOPME	NT COSTS		/unit or m2	Total				Planning fee o Planning app fo No dwgs	alc dwgs 20	rate			Build Cost BCIS CISH	/m2 1,239 0	0.00%	
Market Housing	111.6	70%	14		3,000	4,689,000	1,563			Land Stamp Duty		29,725	19,225	594,499			No dwgs under No dwgs over	20	462 138	9,240 0		Energy Design	0		
Shared Ownership	64.7	7%	1		2,400	214,176	89			Easements etc. Legals Acquisit	ion	1.50%	0 8,917	28,142					Total	9,240		Acc & Adpt Water	15		
Affordable Rent	64.7	23%	5		1,320	394,363	299		PLANNING													Small Sites Site Costs	0 185	0% 15%	
Social Rent	64.7	0%	0		1,130	0	0			Planning Fee Architects		6.00%	9,240 180,067				Stamp duty ca Land payment	lc - Residual		594,499			1,441		
Grant and Subsidy	Shared Owners Affordable Ren Social Rent	hip t			0 0 0					QS / PM Planning Consu Other Professio	itants Inal	0.50% 1.00% 2.50%	15,006 30,011 75,028	309,352											
SITE AREA - Not SITE AREA - Gross	0.63 0.74	ha ha	32 27	/ha /ha		5,297,539	1,951		CONSTRUCT	Build Cost - BC	IS Based	1,441	2,810,850						Total	19,225					
Sales per Quarter Unit Build Time	0 3	Quarters								Contingency Abnormals		2.50%	70,271	3,001,121			Stamp duty ca Land payment 125,000	lc - Add Profit	1%	389,706					
Residual Land Value		Whole Site 594,499	Per ha NET 951,199	Per ha GROSS 808,519		RUN Residual I Cio	MACRO ctrl+r ising balance =	0	FINANCE	Fees Interest		6.00%	0				250,000 500,000 1,000,000	1% 3% 4%	3% 4% 0%						
Uplift Plus /	20% ha 500.000	3,676		5,000		Cio	ising balance =	0	SALES	Legarano valu	100m		21,000	27,000			above	576	Total	15,588					
v	lability Threshold	389,706	Elm2	530,000		Check on phasing Con	dega noa rect]		Agents Legals Misc		3.0% 0.5%	158,926 26,488	105 414	4 145 520		Pre CIL s106	6,000	£/ Unit (all) Total	120,000		LIT	% GDV 0.00%	0]
Additional Profit		377,826	242]					Developers P	rofit % GDV		17.50%		102,414	927,069		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2 Total	120,000 0 120,000					
RESIDUAL CASH FLC	OW FOR INTERES	ar .	Year 1				Year 2			% Costs	Year 3	0.00%			0 Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	93	Q4
UNITS Started Market Housing				5	5	5	5 0	1,172,250	1,172,250	1,172,250	1,172,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0	0	0	53,544 98,591	53,544 98,591	53,544 98,591	53,544 98,591	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
INCON	AE.	0	0	0	0	0	0	1,324,385	1,324,385	1,324,385	1,324,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		19,225 0 8,917																							
Planning Fee		9,240																							
Architects QS		90,034 7,503		90,034 7,503																					
Planning Consultants Other Professional		15,006 37,514		15,006 37,514																					
Build Cost - BCIS Base s106/CIL	•		0	234,237 10.000	468,475 20.000	702,712 30.000	702,712 30.000	468,475 20.000	234,237 10.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	5,856	11,712	17,568	17,568	11,712	5,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 27,000																							
Agents		0	0	0	ō	0	0	39,732	39,732	39,732	39,732	0	0	0	0	o	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	6,622	6,622	6,622	6,622	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAN	ND INT AND PROP	214,439	0	400,149	500,187	750,280	750,280	546,540	296,447	46,353	46,353	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	n Land Interest Profit on Costs	594,499	12,134	12,316	18,503	26,283	37,932	49,755	38,834	23,997	5,187	0	0	o	0	0	0	o	0	0	0	0	o	0	0 927.069
	Profit on GDV Cash Flow	-808.938	12 134	-412 466	-518 690	.776.564	.788 212	728.089	989 104	1 254 034	1 272 845	0	0	0	0	0	0	0	0	0	0	0	0		927.065
	Opening Balano Closing Balano	0 -808,938	-821,072	-1,233,537	-1,752,227	-2,528,791	-3,317,003	-2,588,914	-1,599,810	-345,775	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	927,069	0
CASH FLOW FOR CIL	LADDITIONAL PR	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	As Above	0	0	0	0	0	0	1,324,385	1,324,385	1,324,385	1,324,385	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		389,706																							
Stamp Duty		15,588	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		5,846	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 Asshitects		9,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Biaroine Consultanta		7,503	0	7,503	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		37,514	ō	37,514	ō	ő	ō	ō	ō	ō	ō	ő	0	ő	0	ō	ő	ō	ō	ō	0	ő	0	ō	ō
Build Cost - BCIS Base	e	0	0	234,237	468,475	702,712	702,712	468,475	234,237	0	0	0	0	0	0	0	0	0	0	0	0	۰	0	0	0
Post CIL s106				5 955	100,913	30,000	30,000	30,000	30,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		ō	ő	0	0	0	0	0	0	ō	ō	ŏ	ő	ő	ő	ő	ő	ő	ő	ő	ő	ŏ	ō	ő	ŏ

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0 0 0 0 754,574 0

-754.574

Build Cost - BCIS Base YOTENTIAL CIL Post CIL s106 Contingency Ubnormals Tinance Fees Legal and Valuation

For CIL calculation

Agents 0 Legals 0 Misc. 0 COSTS BEFORE LAND INT AND PROF 597,436

Interest Profit on cost Profit on GDV Cash Flow Opening Balance

27,000

-597,436 0 -8,962

0 0 0 0

8,962 9,096 17,918

-588,159 -687,018

-778,504 -790,181

750 280

28,224 39,901 51,754 41,013

669 100 750 280

0

316 447 46 353

716,091 966,925 1,251,523 1,270,296

39,732 39,732 6,622 6,622 0 0 556,540 316,447

39,732 6,622 0 39,732 6,622 0 754.574 754,574 754,574 754.574 754.574 754.574 754,574

26,509 7,736 0 0 0 0 0 0

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INCOME	Av Size m2	%	Number 12		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee ca Planning aco fe	alic dwas	rate			Build Cost BCIS	/m2 1.240		
Market Housing	116.4	70%	8		3,250	3,177,038	978		LAND	Land		/unit or m2 46,280	Total	555,361			No dwgs No dwgs under	12 12	462	5,544		CfSH Energy	0	0.00%	
Shared Ownership	69.5	7%	1		2,600	149,620	58			Stamp Duty Easements etc.			17,268 0				No dwgs over !	0	138 Total	0 5,544		Design Acc & Adpt	0		
Affordable Rent	69.5	23%	3		1,430	275,495	193			Legals Acquisitio	on	1.50%	8,330	25,598								Water Small Sites	1	0%	
Social Rent	69.5	0%	0		1,130	0	0		PLANNING	Planning Fee			5,544				Stamp duty cal	c - Residual	_			Site Costs	186 1,442	15%	
Grant and Subsidy	Shared Ownersh	чiр			0	0				Architects QS / PM		6.00% 0.50%	113,224 9,435				Land payment			555,361					
	Affordable Rent Social Rent				0	0				Planning Consult Other Profession	tants nal	1.00% 2.50%	18,871 47,177	194,251											
SITE AREA - Not	0.38	ha	32	/ha		3,602,152	1,228		CONSTRUCT	TION															
SITE AREA - Gross	0.38	ha	32	/ha				1		Build Cost - BCI s106 / CIL	S Based	1,442	1,770,804 72,000						Total	17,268					
Sales per Quarter	0									Contingency Abnormals		2.50%	44,270 0	1,887,074			Stamp duty cal Land payment	c - Add Profit		210,000					
Unit Build Time	3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%						
Residual Land Value		Whole Site 555,361	Per ha NET 1,480,963	Per ha GROSS 1,480,963		Cit	sing balance =	0		Fees		6.00%	c				500,000	3% 4%	4%						
Alternative Use Value Uplift	20%	18,750 3,750		50,000		RUN CIL MAC	RO ctrl+l osing balance =	0		Legal and Valuat	tion		22,000	22,000			above	5%	4% Total	8,400					
Vi	ability Threshold	210,000		560,000		Check on phasing	degs nos	7	OALES	Agents		3.0%	108,065				Pre CIL s106	6,000	£/ Unit (all)			LIT	% GDV		1
			£/m2			COL	rect	1		Legals Misc.		0.5%	18,011	126,075	2,810,361				Total	72,000		L	0.00%	•	1
Additional Profit		478,908	490						Developers P	rofit					1		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2	72,000					
										% GDV % Costs		17.50% 0.00%			630,377 0				Total	72,000					
RESIDUAL CASH FLO	W FOR INTERES	т	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME		Q1	Q2	03	04	01	Q2	Q3	04	Q1	02	Q3	Q4	Q1	Q2	Q3	Q4	Q1	02	Q3	04	Q1	Q2	Q3	Q4
Market Housing				4	0	0	0	1,059,013	1,059,013	1,059,013	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	49,873 91,832	49,873 91,832	49,873 91,832	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	ő	0	0	0	0	0	0	0	0	0	0	ő
EXPENDITURE	-	U	0	0	0		0	1,200,717	1,200,717	1,200,717	0	U		, in the second se	0		0	0	0	0	0		0	0	
Stamp Duty Easements etc		17,268																							
Legals Acquisition		8,330																							
Planning Fee Architects		5,544		56.612																					
QS Planning Consultants		4,718 9,435		4,718 9,435																					
Other Professional		23,588		23,588																					
Build Cost - BCIS Base s106/CIL			0	196,756 8,000	393,512 16,000	590,268 24,000	393,512 16,000	196,756 8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	4,919 0	9,838 0	14,757 0	9,838 0	4,919 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		22,000																							
Agents Legals		0	0	0	0	0	0	36,022 6,004	36,022 6,004	36,022 6,004	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAN	D INT AND PROP	147,496	0	0 304,029	419,350	629,025	419,350	251,700	42,025	42,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	555,361	10,543	10,701	15,422	21,944	31,708	38,474	24,816	7,808	0	0	0	0	ō	0	0	0	0	ō	0	0	0	0	0
	Profit on Costs Profit on GDV																								630,377
	Cash Flow	-702,857	-10,543	-314,730	-434,772	-650,968	-451,058	910,543	1,133,877	1,150,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-630,377
	Opening Balano Closing Balano	0 -702,857	-713,400	-1,028,130	-1,462,902	-2,113,870	-2,564,928	-1,654,385	-520,508	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	630,377	0
			¥4				×				¥ 2				¥ 4				×				× 6		
CRAH FLOW FOR CIL	ADDITIONAL PRO	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	AS Above	0	0	0	0	0	0	1,200,717	1,200,717	1,200,717	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		210.000																							
Stamo Duty		8 400	0	0	0	0	0	0	0	0	0		0		0	0		0	0	0	0		0	0	0
Easements etc.		0 3 150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	0	0	0	0	0	0
Planning Fee		5 544	0	0	0	0	0	0	0	0	0		0	ő	0	0	, i i i i i i i i i i i i i i i i i i i	0	0	0	0	, , , , , , , , , , , , , , , , , , ,	0	0	0
Architects		56,612	0	56,612 4 718	0	0	0	0	0	0	0	0	0	0	0	0	ő	0	0	0	0	0	0	0	0
Planning Consultants Other Professional		9,435	ŏ	9,435	o o	ő	0 0	ő	ŏ	0	ő	ő	ŏ	o o	ő	ŏ	ő	ő	ő	o o	ŏ	ő	ő	ŏ	ő
Build Cost - BCIS Para		0	-	196.756	393.512	590.268	393.512	196,754	-	0	-	-	-		-	-	-	-	-	-	-		-	-	-
POTENTIAL CIL			-	478,908							_				_								_		

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23,236 33,020 39,925 26,529

24,000 9,838 0 24,000 4,919 0

-652,261 -460,369

Build Cost - BCIS Base YOTENTIAL CIL Post CIL s106 Contingency Ubnormals Tinance Fees Legal and Valuation

For CIL calculation

gents 0 egals 0 filsc. 0 COSTS BEFORE LAND INT AND PROF 343,448

Interest Profit on cost Profit on GDV

Cash Flow Opening Balance

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	SITE NAME	Site 21 G	reen 9]																
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	COME	Av Size m2	%	Number 9		Price £/m2	GDV £	GIA m2		DEVELOPME	NT COSTS							Planning fee o Planning app fe	alc dwgs	rate		1	Build Cost BCIS	/m2 1,247		
	arket Housing	121.5	100%	9		3,250	3,553,875	1,094		LAND	Land		/unit or m2 72,178	Total	649,605			No dwgs No dwgs under	9	462	4,158		CfSH Energy	0	0.00%	
	hared Ownership	40.0	0%	0		2,600	0	0			Stamp Duty Easements etc.			21,980 0				No dwgs over 5	0	138 Total	0 4,158		Design Acc & Adpt	0 15		
	fordable Rent	40.0	0%	0		1,430	0	0			Legals Acquisit	ion	1.50%	9,744	31,724								Water Small Sites	1 75	6%	
	cial Rent	40.0	0%	0		1,130	0	0		PLANNING	Planning Fee			4,158				Stamp duty ca	ic - Residual			1	Site Costs	187 1,525	15%	
	ant and Subsidy	Shared Ownership				0	0				Architects QS / PM		6.00% 0.50%	105,819 8,818				Land payment			649,605					
		Mordable Rent Social Rent				0	0				Planning Consu Other Professio	itants Inal	1.00% 2.50%	17,637 44,091	180,523											
	TE AREA - Not	0.28 ha	1	32	/ha		3,553,875	1,094		CONSTRUCT	TION															
	TE AREA - Gross	0.28 ha	1	32	/ha						Build Cost - BC s106 / CIL	IS Based	1,525	1,667,955 54,000						Total	21,980					
	ales per Quarter	0									Contingency Abnormals		2.50%	41,699 0	1,763,654			Stamp duty ca Land payment	ic - Add Profit		157,500					
	nit Build Time	3 Q	uarters				RUN Residual	MACRO ctrl+r		FINANCE								125,000 250,000	0% 1%	1% 3%						
	esidual Land Value		Whole Site 649,605	2,309,705	2,309,705		Ci	osing balance =	0		Fees Interest		6.00%	0				500,000	3% 4%	4%						
	Itemative Use Value plift	20%	14,063 2,813		50,000 10,000		RUN CIL MACI	RO ctrl+l osing balance =	0		Legal and Value	ition		17,000	17,000			above	5%	4% Total	6,300					
Low Low <thlow< th=""> <thlow< th=""> <thlow< th=""> Low</thlow<></thlow<></thlow<>	Plus /ha Viabi	500,000 Ity Threshold	140,625 157,500		500,000 560,000	1	Check on phasing	r dega noa		SALES	Agents		3.0%	106,616				Pre CIL s106	6,000	£/ Unit (all)			цт	% GDV		1
mart mart mart mart mart mart mart mart				£/m2			COL	rrect			Legals Misc.		0.5%	17,769 0	124,386	2,766,892				Total	54,000			0.00%	0	4
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	dditional Profit	_	637,836	583						Developers P	vofit							Post CIL s106 CIL	6,000	£/ Unit (all) £/m2	54,000 0					
the transformation of the transformation of transformati											% GDV % Costs		17.50% 0.00%			621,928 0		I		Total	54,000					
cone cone <th< td=""><td>RESIDUAL CASH FLOW</td><td>FOR INTEREST</td><td></td><td>Year 1</td><td></td><td></td><td></td><td>Year 2</td><td></td><td></td><td></td><td>Year 3</td><td></td><td></td><td></td><td>Year 4</td><td></td><td></td><td></td><td>Year 5</td><td></td><td></td><td></td><td>Year 6</td><td></td><td></td></th<>	RESIDUAL CASH FLOW	FOR INTEREST		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
Diff line D	COME		Q1	92	Q3	04	Q1	Q2	93	Q4	Q1	92	Q3	04	Q1	92	Q3	04	Q1	92	Q3	Q4	Q1	92	Q3	04
market	NIT'S Staned farket Housing				3	0	0	0	1,184,625	1,184,625	1,184,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Normal Participation Normal Participation <th< td=""><td>hared Ownership /fordable Rent</td><td></td><td></td><td></td><td></td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></th<>	hared Ownership /fordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NCOME 0 <td>iocial Rent irant and Subsidy</td> <td></td> <td></td> <td></td> <td></td> <td>0</td>	iocial Rent irant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Line bit with the bit	INCOME		0	0	0	0	•	0	1,184,625	1,184,625	1,184,625	0	0	0	•	0	0	•	0	•	0	0	•	0	0	0
constraint 0 <th0< td=""><td>Stamp Duty</td><td></td><td>21,980</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><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th0<>	Stamp Duty		21,980																							
array frame 4.10 <td>asements etc. egals Acquisition</td> <td></td> <td>9,744</td> <td></td>	asements etc. egals Acquisition		9,744																							
diam Line Line Line Fit	faming Fee		4,158																							
and Control a.5.00 b.5.00 b.5.00 </td <td>Vicnitects 25</td> <td></td> <td>4,409</td> <td></td> <td>4,409</td> <td></td>	Vicnitects 25		4,409		4,409																					
under of a bits 20 90.807 9	naming Consultants Other Professional		22,046		22,046																					
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Build Cost - BCIS Base			0	185,328	370,657	555,985	370,657	185,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Number 1 0 <td>Contingency</td> <td></td> <td></td> <td>0</td> <td>4,633</td> <td>9,266</td> <td>13,900</td> <td>9,266</td> <td>4,633</td> <td>0</td>	Contingency			0	4,633	9,266	13,900	9,266	4,633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
opport 413000 <	inance Fees		0		,	U U	Ŭ	v		v	Ŭ		~		Ŭ	, in the second s					5		Ŭ			0
opension 0 <th0< th=""> 0<!--</td--><td>egal and Valuation</td><td></td><td>17,000</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><td></td><td></td><td></td><td></td><td></td><td></td><td> </td><td></td><td></td><td></td></th0<>	egal and Valuation		17,000																							
Sector Sector <td>lgents enais</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>35,539</td> <td>35,539</td> <td>35,539</td> <td>0</td>	lgents enais		0	0	0	0	0	0	35,539	35,539	35,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Constructione of Normal Services Constructione of Normal	AISC.	T AND PROP	141.065	9	0	391 923	597.995	201.022	227.422	41 462	41.452	0		0		-	9		0	0	0	0		0	0	
Are detailed VAMMent Luc 44.000 Luc 44.000 Luc 44.000 Luc Are detailed Main Are detailed Are detailed <td>SOLO BEFORE LAND I</td> <td> AND FRUI</td> <td>.41,000</td> <td>U</td> <td>209,199</td> <td>391,923</td> <td>007,000</td> <td>391,923</td> <td>231,923</td> <td>41,402</td> <td>91,402</td> <td>v</td> <td></td> <td>v</td> <td></td> <td>v</td> <td>U</td> <td></td> <td>U</td> <td>U</td> <td>v</td> <td>U</td> <td></td> <td>U</td> <td>0</td> <td></td>	SOLO BEFORE LAND I	AND FRUI	.41,000	U	209,199	391,923	007,000	391,923	231,923	41,402	91,402	v		v		v	U		U	U	v	U		U	0	
Note of control Year 1 Year 2 Year 3 Year 3 <t< td=""><td>or Residual Valuation</td><td>Land Interest</td><td>649,605</td><td>11,860</td><td>12,038</td><td>16,481</td><td>22,607</td><td>31,764</td><td>38,119</td><td>24,483</td><td>7,703</td><td>0</td><td>0</td><td>0</td><td>o</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>621.0</td></t<>	or Residual Valuation	Land Interest	649,605	11,860	12,038	16,481	22,607	31,764	38,119	24,483	7,703	0	0	0	o	0	0	0	0	0	0	0	0	0	0	621.0
Cash Pair 705.07 -11.08 268.10 -08.041 410.411 423.07 90.092 11.848 1.13.460 0		Profit on GDV]]			0
Normalization YBLE	[Cash Flow	-790,670	-11,860	-296,182	-408,404	-610,491	-423,687	909,082	1,118,680	1,135,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-621,9
ASH FLOW FOR CL ADDITIONAL PROFT Year 1 Year 2 Year 3 Year 4 Year 5 Year 6 ASH FLOW FOR CL ADDITIONAL PROFT Year 1 Year 3 Year 4 Year 5 Year 6 ASH FLOW FOR CL ADDITIONAL PROFT Year 1 Year 3 Year 4 Year 5 Year 6 NOTING 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Closing Balano	-790,670	-802,530	-1,098,712	-1,507,116	-2,117,607	-2,541,294	-1,632,212	-513,532	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	621,928	0
NCOME 01 02 03 04 01 03 04 01	ASH FLOW FOR CIL AF	DITIONAL PROF	эrr	Year 1				Year ?				Year 3				Year 4				Year 5				Year 6		
NOME 0 0 0 1,14,425 1,14,425 0	NCOME	a Abrum	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	a nord	0	0	0	0	0	0	1,184,625	1,184,625	1,184,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

			40				45			- Car.	40				45			- Car	40				40	
INCOME As Above																								
INCOME	0	0	0	0	0	0	1,184,625	1,184,625	1,184,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	157.500																							
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Laurela A servicibles	0.000	0									ő		ő				ő				ő			
Legas Acquisition	2,363	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	4,158	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	52,910	0	52,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	4,409	0	4,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	8,818	0	8,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	22,046	0	22,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	185,328	370,657	555,985	370,657	185,328	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			637,836																					
Post CIL s106					18.000	18.000	18.000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingenery	0	0	4 633	9 266	13,900	9 266	4.633	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abasemala				0	0	0	0										0		0			0		
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I and and Mahating	47.000	0									ő		ő				ő				ő			
bega and valuation	17,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	35,539	35,539	35,539	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,923	5,923	5,923	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PR	DF 275,503	0	915,980	379,923	587,885	397,923	249,423	41,462	41,462	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation																								
Intere	st	4.133	4.195	17.997	23,966	33.144	39.610	26.176	9.421	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on co	st																							505.673
Profit on GD	ý.																							0
Cash Eo	w 275 503	4 133	920 175	.397 920	611.851	431.067	895 592	1 116 987	1 133 742	0	0	0	0	0	0	0	0	0	0	0	Ô.	0	0	-505.673
Opening Balance	0	1,100	0.20,110		0.1,001		0.000,0004	-,			0	0	Ŭ	0	0	0	Ŭ	0	0		Ŭ	0		525,015
Cloring Balance	275 502	-270 626	-1 100 910	-1 507 721	2 200 591	-2 640 649	1 745 056	678.050	505 672	505 672	505 672	505 672	505 672	505 672	505 672	505 673	505 672	505 672	505 672	505 672	505 672	505 672	505 672	
 COSITO DAMIN 	-a/0.003	-A10.030		-1-02/./3	1 00.0Lan	-A-V-V.040	O.UOO	-veo.000	·		JJJJ.D/J	~	· wa.0/a	w0.0/3	uu0.0/ 3	JJQ.0/3	·		www.0/3	w3.0/3	·	www.0/3	JUJ.0(J	

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Base Wider (2
Site 22	

SITE NAME	Site 22	Green 6]																
INCOME	Av Size	%	Number		Price	GDV	GIA		DEVELOPME	NT COSTS							Planning fee of	alc	rate			Build Cost	/m2		
Market Housing	107.0	100%	6		3,250	2 085 500	642		LAND	Land		/unit or m2 63.387	Total	380 324			No dwgs	6 7 6	462	2 772		CISH Energy	0	0.00%	
Shared Ownership	40.0	0%			2,600	2,000,000				Stamp Duty Easements etc.		00,007	8,516	000,024			No dwgs over	: 0	138 Total	2,772		Design Acc & Adot	0		
Affordable Rent	40.0	0%	0		1,430	0	0			Legals Acquisiti	on	1.50%	5,705	14,221			,					Water Small Sites	1	6%	
Social Rent	40.0	0%	0		1,130	0	0		PLANNING	Planning Fee			2,772				Stamp duty ca	ilc - Residual				Site Costs	187 1,528	15%	
Grant and Subsidy	Shared Owners	ship			0	0				Architects QS / PM		6.00% 0.50%	62,480 5,207				Land payment			380,324					
	Affordable Rer Social Rent	x.			0	0				Planning Consul Other Professio	tants nal	1.00% 2.50%	10,413 26,033	106,905											
SITE AREA - Not	0.19	ha	32	/ha		2,086,500	642		CONSTRUCT	ION															
SITE AREA - Gross	0.19	na	32	/na				I		s106 / CIL	IS Based	1,528	36,000				Ciama data a	the Add Death	1 otal	8,516					
Sales per Quarter	0	Ountry								Abnormals		2.50%	24,520	1,041,328			Land payment	IIC - Add Profit		105,000					
Unit Build Time	3	Quarters Whole Site	Bor ba NET	Per ha GROSS		RUN Residual	MACRO ctrl+r	0	FINANCE	Ener							250,000	1%	1% 3%						
Residual Land Value		380,324	2,028,395	2,028,395			RO etrial	0		Interest	500	6.00%	0.000	9.000			1,000,000	4%	0%						
Uplift		1,875		10,000		Cic	osing balance =	0	SALES	Logarand Table			2,000	2,000			12.076	570	Total	3,150					
	Viability Threshold	105,000		560,000		Check on phasing	degs nos			Agents		3.0%	62,595				Pre CIL s106	6,000	2/ Unit (all) Fotal	36.000		uт	% GDV]
Additional Profit		356 386	£/m2	1			Teet			Misc.		0.5%	0	73,028	1,624,805		Post CIL s106	6.000	F/ Unit (all)	35,000			0.00 %	,	1
Parallel Tork		555,555							Developers P	s GDV		17 50%			365 138		CIL	0	£/m2 Total	0					
										% Costs		0.00%			0		,								
RESIDUAL CASH FL	LOW FOR INTERES	ST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	93	94	91	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	04	Q1	Year 5 Q2	Q3	Q4	91	Year 6 Q2	Q3	Q4
INCOME UNITS Started				2	2	2																			
Market Housing Shared Ownership					0	0	0	695,500 0	695,500 0	695,500 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 INCO	ME	0	0	0	0	0	0	0 695,500	0 695,500	0 695,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc.		8,516 0																							
Legals Acquisition		5,705																							
Planning Fee Architects		2,772 31,240		31,240																					
QS Planning Consultants		2,603 5,207		2,603 5,207																					
Other Professional		13,017		13,017																					
Build Cost - BCIS Ba s106/CIL	se		0	108,979 4,000	217,957 8,000	326,936 12,000	217,957 8,000	108,979 4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	2,724 0	5,449 0	8,173 0	5,449 0	2,724 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		9,000																							
Agents Legals		0	0	0	0	0	0	20,865 3,478	20,865 3,478	20,865 3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LA	AND INT AND PROP	78,059	0	0 167,769	231,405	347,109	231,406	140,046	24,343	24,343	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuati	on Land Interest	380,324	6,876	6,979	9,600	13,215	18,620	22,370	14,374	4,522	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																								365,138 0
	Cash Flow	-458,384	-6,876	-174,748	-241,005	-360,324	-250,026	533,084	656,783	666,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-365,138
	Opening Balan Closing Balanc	0 -458,384	-465,259	-640,008	-881,014	-1,241,338	-1,491,365	-958,281	-301,498	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	365,138	0
CARL FI OW FTT -			×				×				¥				¥				×				¥		
CASH FLOW FOR C	IL ADDITIONAL PR	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	As Above	0	0	0	Ō	0	0	695,500	695,500	695,500	0	0	Ö	0	0	0	0	0	0	0	Ö	0	0	0	Ó
EXPENDITURE		405 000																							
Stamo Duto		2,450			~		~			~		c .	<i>.</i>		0	~		6	0	0	~	_	c		~
Easements etc.		3,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		1,575			-	0		-		0	0				-	0		0	-	0		0		0	
Architects		31,240	0	31,240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		2,603	0	2,603 5,207	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		13,017		13,017	0	225.025	017.077	400.070								0			0		0				
POTENTIAL CIL	~	0	9	356,386	A.17,907	43,000	42.000	12.000		~	5	- -	~			0		5	0	0	°			0	~
Post CIL s106 Contingency		0	0	2,724	5,449	8,173	5,449	2,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0		0	0	0	0		0	0		0	0	0	0		0	0	0
Legal and Valuation		9,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	20,865	20,865	20,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	ő
CUSIS BEFORE LA	UNU INT ANU PROF	1/3,563	U	520,156	223,405	347,109	235,406	148,046	24,343	24,343	U	0	U		U	U	U	U	U	U	U	0	U	U	U
For CIL calculation	tanan -		2.000	2512	10 404	13.000	10 400	22.000	15 200	6.004		c .	<i>.</i>		0	~		6	0	0	~	_	c		~
1	Profit on cost Brofit on CD11		2,603	2,643	10,484	13,993	19,409	23,232	10,368	5,531	J	a	U	J	U	U	U	J	0	U	U	0	U.	v	296,865
	Cark Prov	173 563	,2 603	522 769	,232 001	361 102	,254 016	524 222	6GE 790	665 626	e	c	0	0	0	0	0	0	0	0	0		0	0	.296.967
1	Opening Balance	0	_,003								-	-							-	-		Ĩ	-	-	
	Closing Balance	-173.563	-1/6.16/	-698.965	-952.856	-1,293.958	+1,548.773	-1,024.550	-368.767	296.865	296.865	296.865	296.865	296,865	296,865	256.865	295.865	296.865	296,865	296,865	296.865	296.865	296,865	296,865	0

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Site 23	

SITE NAME	Site 23	Green 4																							
INCOME	Av Size	%	Number		Price	GDV	GIA	3	DEVELOPME	INT COSTS							Planning fee c	alc				Build Cost	/m2		
	1112		-		£/III2	L			LAND			/unit or m2	Total				No dwgs	4	T-alla2			CISH	0	0.00%	
Market Housing	107.0	100%	4		3,250	1,391,000	428			Land Stamp Duty		56,789	1,543	227,157			No dwgs under No dwgs over 5	4	462 138	1,848		Energy Design	0		
Shared Ownership	107.0	0%	0		2,600	0	0			Easements etc. Legals Acquisiti	on	1.50%	0 3,407	4,950			L		Total	1,848		Acc & Adpt Water	15		
Affordable Rent	107.0	0%	0		1,430	0	0		PLANNING													Small Sites Site Costs	160 185	13% 15%	
Social Rent	107.0	0%	0		1,130	0	0			Planning Fee Architects		6.00%	1,848 43.303				Stamp duty ca Land payment	lc - Residual		227.157			1,590		
Grant and Subsidy	Shared Owners Affordable Rent Social Rent	hip t			0	0				QS / PM Planning Consu Other Professio	tants	0.50%	3,609 7,217 18,043	74.019											
SITE AREA - Net SITE AREA - Gross	0.13	ha ha	32 32	/ha /ha	-	1,391,000	428		CONSTRUC	TION Build Cost - BC	IS Based	1.590	680,691						Total	1.543					
Sales per Quarter	0							-		s106 / CIL Contingency Abnormals		2.50%	24,000 17,017	721 708			Stamp duty ca	lc - Add Profit		70.000					
Unit Build Time	3	Quarters Whole Site	Per ha NFT	Per ha GROSS		RUN Residual	MACRO ctrl+r	0	FINANCE	Fees			-				125,000 250,000 500,000	0% 1% 3%	1% 0%						
Residual Land Value		227,157	1,817,254	1,817,254	1		PO circled			Interest	500	6.00%	8.000	9.000			1,000,000	4%	0%						
Uplift	20%	1,250		10,000		Cit	osing balance =	0	SALES	Logarand Value			3,000	2,000			above	570	Total	700					
\	/iability Threshold	70,000		560,000	1	Check on phasing	z dega noa	1	UNLED	Agents		3.0%	41,730				Pre CIL s106	6,000	£/ Unit (all)			LIT	% GDV		
			£/m2			COL	rrect	1		Legals Misc.		0.5%	6,955 0	48,685	1,085,520				Total	24,000			0.00%	0	
Additional Profit		207,516	485						Developers F	% GDV		17.50%			243,425		Post CIL s106 CIL	6,000 0	£/ Unit (all) £/m2 Total	24,000 0 24,000					
RESIDUAL CASH FL	OW FOR INTERES	iT	Year 1				Year 2		<u> </u>	% Costs	Year 3	0.00%			0 Year 4				Year 5				Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	92	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing				2	2	0	0	695.500	695.500	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
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 INCON	WE	0	0	0	0	0	0	695,500	695,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty Easements etc. Legals Acquisition		1,543 0 3,407																							
Planning Fee		1,848																							
Architects QS		21,651 1,804		21,651 1,804																					
Planning Consultants Other Professional		3,609		3,609																					
Build Cort - BCIS Par			0	113.449	226 897	226 897	113 449	0	0	0	0	0	0		0	0		0	0	0	0		0	0	0
s106/CIL	~		0	4,000	8,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			ō	0	0	0	0	0	ő	ő	0	ō	ō	ő	ō	0	ō	ő	0	ō	0	ő	0	0	ō
Finance Fees		0																							
Legal and Valuation		9,000																							
Agents Legals		0	0	0	0	0	0	20,865 3,478	20,865 3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISC. COSTS BEFORE LAI	ND INT AND PROP	51,884	0	0 156,370	240,569	240,569	120,285	24,343	24,343	0	ō	ō	0	0	0	Ö	ö	0	ō	0	Ó	0	ō	0	0
For Residual Valuatio	n Land Interest	227,157	4,185	4,248	6,658	10,366	14,130	16,146	6,321	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs Profit on GDV																							2	43,425
	Carb Dow	-279.041	-4 196	-160 610	-247 227	-250.936	124 415	655 011	664 936	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 4	242.426
	Opening Balano Closing Balano	-279,041 0 -279,041	-283,226	-443,845	-691,072	-942,008	-1,076,422	421,411	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	243,425	0
CASH FLOW FOR CI	L ADDITIONAL PR	OFIT	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	Q4
INCOM	WE	0	0	0	0	0	0	695,500	695,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE		70.000																							
Citerra Data		700																							
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		1,050	0	0	0	0	0	0	0	0	0	0	0	0	U	0	0	0	0	0	0	0	0	0	U
Planning Fee Architects		1,848 21,651	0	0 21,651	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants		1,804 3,609	0	1,804 3,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		9,021	0	9,021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Bas POTENTIAL CIL	e .	0	0	113,449	226,897	226,897	113,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106				0.000		12,000	12,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	0	2,836	0	0	2,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		0 9,000	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0	0
Agents		0	0	0	0	0	0	20,865	20,865	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.		0	0	0	0	0	0	3,478	3,478	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LA	ND INT AND PROP	118,683	0	359,886	232,569	244,569	128,285	24,343	24,343	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation										1												1			
	Interest		1,780	1,807	7,232	10,829	14,660	16,805	6,989	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on com																								1000
	Profit on cost Profit on GDV																								0
	Profit on cost Profit on GDV Cash Flow	-118,683	-1,780	-361,693	-239,802	-255,399	-142,945	654,353	664,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 -1	0

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3ite 24	

SITE NAME	Site 24	Green Plot							_																
INCOME	Av Size	%	Number		Price	GDV	GIA	1	DEVELOPME	INT COSTS							Planning fee ca	alc .				Build Cost	/m2		
	1112				1/11/2		1112		LAND			/unit or m2	Total				No dwgs	uwys 1	1444			CISH	0	0.00%	
Market Housing	150.0	100%	1		3,250	487,500	150			Land Stamp Duty		82,235	0	82,235			No dwgs under No dwgs over !	1	462 138	462		Energy Design	0		
Shared Ownership	150.0	0%	0		2,600	0	0			Easements etc Legals Acquisit	lion	1.50%	1 234	1 234					Total	462		Acc & Adpt Water	15		
Affordable Rent	150.0	0%	0		1,430	0	0						.,201	.,								Small Sites	160	13%	
Social Rent	150.0	0%	0		1,130	0	0		PLANNING	Planning Fee			462				Stamp duty cal	ic - Residual				Site Costs	185	15%	
Grant and Subsidy	Shared Owners	ihip			0	0				Architects QS / PM		6.00%	15,031 1,253				Land payment			82,235					
	Affordable Ren Social Rent	¢			0	0				Planning Consu Other Professio	ultants	1.00%	2,505	25 514											
075 AD54 No.					-				CONSTRUCT																
SITE AREA - Gross	0.03	ha	32	/ha		467,500	150		CONSTRUC	Build Cost - BC	CIS Based	1,590	238,560						Total	0					
										s106 / CIL Contingency		2.50%	6,000 5,964				Stamp duty cal	c - Add Profit							
Sales per Quarter	0	Quarters								Abnormals			0	250,524			Land payment 125,000	0%	0%	17,500					
	-					RUN Residual M	MACRO ctrl+r	-	FINANCE								250,000	1%	0%						
Residual Land Value		82,235	2,631,507	2,631,507		Cite	ung baance =	0		Interest		6.00%	0				1,000,000	4%	0%						
Alternative Use Value Uplift	20%	1,563 313		50,000 10,000		RUN CIL MACR Clos	RO ctrl+l Ising balance =	ō		Legal and Valu	ation		4,000	4,000			above	5%	0% Total	0					
Plus /r	ha 500,000 Nability Threshold	15,625	-	500,000		Check on phasing c	dam nor	1	SALES	Agents		3.0%	14 625				Pre Cill s106	6.000 F	/ Linit (all)			UT	% GDV		
						corr	rect			Legals		0.5%	2,438					T	otal	6,000			0.00%	0	
Additional Profit		82,621	£/m2 551							Misc.			0	17,063	380,569		Post CIL s106	6,000	£/ Unit (all)	6,000					
									Developers P	*rofit %.GDV		17 50%			85 313		CIL	0	£/m2 Total	0					
										% Costs		0.00%			03,515		۱ <u>ـــــ</u>		1 Collin	0,000					
RESIDUAL CASH FLC	OW FOR INTERES	ат	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
UNITS Started				1	0	0	0	407.000			0		0		0	0	0	0					0		
Shared Ownership					0	0	0	487,500	0	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 INCON	NE	0	0	0	0	0	0	0 487,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE														-										-	
Stamp Duty		0																							
Legals Acquisition		1,234																							
Planning Fee		462																							
Architects		7,516		7,516																					
Planning Consultants		1,253		1,253																					
Other Professional		3,132		3,132																					
Build Cost - BCIS Base s106/CIL	e		0	79,520 2,000	79,520 2,000	79,520 2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0	1,988	1,988	1,988	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 4,000																							
Finance Fees Legal and Valuation Agents		0 4,000 0	0	0	0	0	0	14.625	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	
Finance Fees Legal and Valuation Agents Legals Mico		0 4,000 0 0	0	0	0	0	0	14,625 2,438	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0
Finance Fees Legal and Valuation Agents Legals Misc. COSTS BEFORE LAN	ND INT AND PROF	0 4,000 0 0 18,222	0 0	0 0 96,034	0 0 83,508	0 0 83,508	0 0	14,625 2,438 17,063	0 0	0 0	0 0	0 0	0 0 0	0 0	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 Legals Misc. COSTS BEFORE LAN	ND INT AND PROF	0 4,000 0 18,222	0 0	0 0 96,034	0 0 83,508	0 0 83,508	0 0	14,625 2,438 17,063	0 0	0 0	0 0	0 0 0	0 0	0	0 0 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 Legals <u>Misc.</u> COSTS BEFORE LAN For Residual Valuation	ND INT AND PROF	0 4,000 0 18,222 82,235	0 0 0	0 0 96,034	0 0 83,508 2.993	0 0 83,508 4.290	0 0 0 5.607	14,625 2,438 17,063	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 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 Legals Misc. COSTS BEFORE LAN For Residual Valuation	n Land Interest Profit on Costs	0 4,000 0 18,222 82,235	0 0 1,507	0 0 96,034 1,529	0 0 83,508 2,993	0 0 83,508 4,290	0 0 5,607	14,625 2,438 17,063 5,692	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 85,313
Finance Fees Legal and Valuation Agents Legals <u>Misc.</u> COSTS BEFORE LAN For Residual Valuation	n Land Interest Profit on Costs Profit on GDV	0 4,000 0 18,222 82,235	0 0 1,507	0 0 96,034 1,529	0 0 83,508 2,993	0 0 83,508 4,290	0 0 5,607	14,625 2,438 17,063 5,692	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 85,313 0
Finance Fees Legal and Valuation Agents Legals <u>Misc.</u> COSTS BEFORE LAN For Residual Valuation	n Land Interest Profit on Costs Profit on SO Cash Flow Opening Balanc	0 4,000 0 18,222 82,235 -100,456 0	0 0 1,507 -1,507	0 0 96,034 1,529 -97,564	0 0 83,508 2,993 -86,501	0 0 83,508 4,290 -87,798	0 0 5,607 -5,607	14,625 2,438 17,063 5,692 464,746	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 85,313 0 -85,313
Finance Fees Legal and Valuation Agents Legals <u>Misc.</u> <u>COSTS BEFORE LAN</u> For Residual Valuation	n Land Interest Profit on Costs Profit on GDV Cash Flow Opening Balano Closing Balano	0 4,000 0 18,222 82,235 -100,456 0 -100,456	0 0 1.507 -1,507 -101,963	0 0 96,034 1,529 -97,564 -199,527	0 0 83,508 2,993 -86,501 -286,028	0 0 83,508 4,290 -87,798 -373,826	0 0 5,607 -5,607 -379,433	14,625 2,438 17,063 5,692 464,746 85,312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 0 85,312	0 0 0 0 85,312	0 0 0 85,312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 0 85,312	0 0 0 85,312	0 0 0 85.312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 0 0 85,312	0 0 85,313 0 -85,313 0
Finance Ress Legal and Valuation Agents Legals Mito: COSTS BEFORE LAN For Residual Valuation	ND INT AND PROP Interest Profit on Costs Profit on Costs Profit on GDV Cash Flow Opening Balano	0 4,000 0 18,222 82,235 -100,456 0 -100,456	0 0 1,507 -1,507 -101,963	0 0 96,034 1,529 -97,564 -199,527	0 0 2,993 -86,501 -286,028	0 0 83,508 4,250 -87,798 -87,798	0 0 5,607 -5,607 -3,79,433	14,625 2,438 17,063 5,692 464,746 85,312	0 0 0 85.312	0 0 0 0 85,312	0 0 0 85,312	0 0 0 85.312	0 0 0 85,312	0 0 0 85.312	0 0 0 0 85,312	0 0 0 85,312	0 0 0 0 85,312	0 0 0 85,312	0 0 0 0 85,312	0 0 0 0 85.312	0 0 0 0 85,312	0 0 0 0 85.312	0 0 0 0 85,312	0 0 0 85,312	0 0 85,313 0 -85,313 0
Finance Fees Legal and Valuation Agents Legals Mac. COSTS BEFORE LAN For Residual Valuation	n Land Inferent Profit on Costs Profit on GDV Cash Flow Opering Balano Closing Balano	0 4,000 0 118,222 82,235 -100,466 0 -100,466 OFIT Q1	0 0 1,507 -1,507 -101,963 Year 1 Q2	0 0 9 96,034 1,529 -97,564 -199,527	0 0 83,508 2,993 -86,501 -286,028	0 0 83,508 4,290 -373,826 -373,826	0 0 5,607 -4,607 -379,433 Year 2 Q2	14,625 2,438 17,063 5,692 466,746 85,312 Q3	0 0 0 0 85,312 0	0 0 0 0 85,312	0 0 0 85,312 Year 3 02	0 0 0 85.312	0 0 0 85,312	0 0 0 0 85312	0 0 0 85.312 <u>Year 4</u> 02	0 0 0 85,312 Q3	0 0 0 0 85,312	0 0 0 85,312 Q1	0 0 0 85,312 <u>Year 5</u> 02	0 0 0 85,312 03	0 0 0 85,312	0 0 0 85,312	0 0 0 0 85,312 Year 6 02	0 0 0 85,312 Q3	0 0 85,313 0 85,313 0 0
Florance Feed Lagal and Valuation Agents Lagals Misc. COSTS BEFORE LAN For Residual Valuation CASH FLOW FOR CE INCOME BICOME	ND INT AND PROF In Land Profit on Costs Profit on GDV Cash Pow Cosing Balance LADDITIONAL PR As Above AE	0 4,000 0 118,222 82,235 -100,456 0 -100,456 0 -100,456 0 -100,456	0 0 1,507 -1,507 -101,963 Year 1 Q2 0	0 0 99,034 1,529 -97,564 -199,527 Q3 0	0 0 83,508 2,993 -86,501 -286,028 -04 0	0 0 83,568 4,250 -87,798 -373,826 -01 0	0 0 5.607 -5.607 -379.433 Year 2 Q2 0	14,625 2,438 17,063 5,692 464,746 85,312 Q3 487,500	0 0 0 85,312 Q4 0	0 0 0 0 86,312 01 0	0 0 0 85,312 Year 3 02 0	0 0 0 85.312 03 0	0 0 0 85,312 0 4 0	0 0 0 85,312 0	0 0 0 85,312 Year 4 Q2 0	0 0 0 85,312 0 0	0 0 0 0 85,312 0 4 0	0 0 0 85,312 0 1 0	0 0 0 85,312 <u>Year 5</u> 02 0	0 0 0 85.312 0 0	0 0 0 85,312 Q4 0	0 0 0 0 85,312	0 0 0 0 85,312 Year 6 02 0	0 0 0 85,312 0 0 3 0 0	0 0 85,313 0 -85,313 0 -0 -45,313 0
Fiyanop Faes Lagal and Valuation Agents Lagais Mac. COSTS BEFORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CIL INCOME EXCENTURE	ND INT AND PROF Interest Profit on Costs Profit on Cos	0 4,000 0 18,222 82,235 -100,456 0 -100,456 0 0	0 0 1.507 -1.507 -101.963 Year 1 Q2 0	0 0 96,034 1,529 -97,564 -199,527 Q3 0	0 0 2,993 -86,501 -286,028 Q4 0	0 0 83,566 4,290 -87,798 -373,826 Q1 0	0 0 5,607 -379,433 Year 2 02 0	14,625 2,438 17,063 5,692 464,746 85,312 Q3 487,500	0 0 0 0 85,312 Q4 0	0 0 0 85,312 0 0	0 0 0 85,312 02 0 0	0 0 0 85.312 0 3 0	0 0 0 85,312 Q4 0	0 0 0 85.312 Q1 0	0 0 0 85.312 <u>Year 4</u> 02 0	0 0 0 85,312 Q3 0	0 0 0 85.312 Q4 0	0 0 0 85,312 Q1 0	0 0 0 85,312 Year 5 02 0	0 0 0 85312 0 3 0	0 0 0 85,312 04 0	0 0 0 86312 0 86312	0 0 0 0 85,312 70ar 6 0 0	0 0 0 85,312 0 0 3 0	0 0 85.313 0 -85.313 0 -0 -0 -0
Figures Face Legal and Valuation Agents Legals COSTS BEFORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CE <u>BICOME</u> EXPENDITURE Land	ND INT AND PROF a Land Interest Profit on Costs Profit on Costs Profi	0 4,000 0 18,222 82,235 -100,456 0 -100,456 0 CFIT 0 17,500	0 0 1.507 -101.963 Year 1 0	0 0 95,034 1,529 -97,564 -199,527 Q3 0	0 0 2,993 -86,501 -286,028 Q4 0	0 0 83,508 4,230 -87,798 -373,826 -0 0	0 0 5,607 -379,433 Year 2 02 0	14,625 2,438 17,063 5,692 464,746 85,312 03 487,500	0 0 0 85,312 0 4 0	0 0 0 0 85,312	0 0 0 85,312 76ar 3 0 0	0 0 0 85,312 0 0	0 0 0 85,312 0 4 0	0 0 0 85,312 0 0	0 0 0 85,312 7627 4 0 0	0 0 0 85,312 0 0	0 0 0 0 85.312 04 0	0 0 0 85,312 0 0	0 0 0 85.312 7ear 5 02 0	0 0 0 85.312 0 0	0 0 0 85,312 04 0	0 0 0 85,312	0 0 0 85.312 Year 6 02 0	0 0 0 85,312 0 0	0 0 85,313 0 85,313 0 0
Ponco Pees Lagal and Valuation Agents Lagal Costs BEFORE LAN For Residual Valuation For Residual Valuation CASH FLOW FOR CE INCOME EXPENDITURE Land Bamp Duty	ND INT AND PROF n Land Interest Profit on COSS Profit on GDV Cash Pow Cosing Balanco Choing Balanco ADDITIONAL PR As Above Æ	0 4,000 0 18,222 82,235 -100,456 0 -100,456 0 0 -100,456 0 0 17,500 0	0 0 1,507 -101,963 Year 1 Q2 0	0 0 996,034 1,529 -97,564 -199,527 Q3 0	0 0 2,993 -86,501 -286,028 Q4 0	0 0 83,508 4,290 -373,826 0 0	0 0 5.607 -379,433 Year 2 0	14,625 2,438 17,063 5,692 464,746 85,312 03 487,590	0 0 0 0 85,312 0 0	0 0 0 85,312 0 0	0 0 0 85,312 Vear 3 02 0	0 0 0 85.312 0 0	0 0 0 85,312 0 4 0	0 0 0 0 85,312 0 0	0 0 0 85,312 Year 4 0 0	0 0 0 85,312 0 0	0 0 0 85,312 04 0	0 0 0 85,312 0 0	0 0 0 85.312 Year 5 02 0	0 0 0 85.312 0 0	0 0 0 85,312 0 0	0 0 0 85.312 0 0	0 0 0 85.312 Vear 6 0 0	0 0 0 85.312 0 0	0 0 85,313 0 -85,313 0 -0 -0 0
Pagence Press Lagel and Valuation Agents Lagel and Valuation COSTS BEFORE LAN For Residual Valuation COSTS BEFORE LAN COSTS BEFORE CON EXCOME	NO INT AND PROF a Land Profit on Casts Profit on GDV Opening Balanco Casts Flow Opening Balanco Casts Flow Additional PR As Above RE	0 4,000 0 18,222 82,235 -100,456 0 -100,456 0 -100,456 0 17,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,507 -1,507 -101,963 -101,965 -10,	0 0 95,034 1,529 -97,564 -199,527 0 0 0 0	0 0 2,993 -86,501 -286,028 0 0 0 0	0 0 83,508 4,250 -373,826 0 0 0 0 0 0 0	0 0 5,607 -5,607 -379,433 Year 2 0 0 0	14,625 2,438 17,063 5,692 464,746 85,312 03 487,500 0 0	0 0 0 85,312 0 4 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0	0 0 0 85,312 79843 02 0 0	0 0 0 85.312 0 0 0	0 0 0 85,312 0 0 0	0 0 0 85312 0 0 0 85312 0 0 0 0 0	0 0 0 85,312 7esr 4 02 0 0	0 0 0 85,312 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0	0 0 0 85.312 Year 5 02 0 0	0 0 0 85.312 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0	0 0 0 85312 0 0 0 0 0 0 0 0	0 0 0 85312 Year 6 02 0 0	0 0 0 85.312 0 0 0 0 0 0	0 0 85,313 0 85,313 0 85,313 0 0 0 0 0
Incoso Res Logan and Valuation Agents Logan COSTS BEFORE LAN For Residual Valuation Residual Valuation BECOME BECOME EXPERIMENTE Land Stamp Dayl Essements at. Logita Acquistion Paramo Res	NO INT AND PROF Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Costing Balanco Clusing Balan	0 4,000 0 18,222 82,225 -100,456 0 -100,450	0 0 1.507 -1.507 -101.963 Q2 0 0 0 0 0	0 0 0 96,034 -97,564 -199,527 0 0 0 0 0 0	0 0 83,508 2,993 -86,501 -286,028 -286,028 -0 0 0 0 0 0 0 0 0	0 0 83,568 4,290 -373,826 0 0 0 0 0 0 0 0 0 0 0	0 0 5.607 -5,807 -379,433 Q2 Q2 0 0 0 0 0	14,625 2,438 17,063 5,692 4664,746 85,312 03 487,599 0 0 0 0	0 0 0 85,312 0 4 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0	0 0 0 85,312 Vear 3 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0	0 0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,312 7 Year 4 02 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0	0 0 0 0 65.312 0 0 0 0 0 0 0 0 0 0	0 0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 7 Year 5 02 0 0	0 0 0 85312 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85312 0 0 0 0 0 0 0 0 0	0 0 0 85,312 7 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,313 0 455,313 0 0 0 0 0 0 0 0 0
Incours frees Legal and Valuation Agents Legal and Valuation Agents User Cost is service and the Cost is service and the Cost is service and the Second Experiment user Legal Agentation Esperatoritude Esperatoritude Esperatoritude Esperatoritude Esperatoritude Esperatoritude Esperatoritude	ND INT AND PROF Interest Profits on Costs Profits on Costs Profits on Costs Cestre Balance Clearing Balance Clearing Balance Clearing Balance Clearing Balance Clearing Balance Clearing Balance Abbore As Abbore	0 4,000 0 118,222 62,235 -100,456 0 -100,450	0 0 1,507 -101963 Year 1 02 0 0 0 0	0 0 0 95,634 -1529 -97,564 -199,527 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,993 -86,501 -286,028 0 0 0 0 0 0 0 0	0 0 83,568 4,230 -87,798 -373,826 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,607 -4,607 -4,607 -4,607 -4,607 -4,607 -4,607 -0 0 0 0 0 0 0 0 0	14,625 2,438 17,063 5,692 4664,746 85,312 03 487,500 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 Vear 3 02 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 86,312 0 4 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 65,312 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,312 0 0 0 0 0 0 0 0	0 0 0 65.312 04 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0	0 0 0 86.312 0 0 0 0 0 0 0 0 0	0 0 0 85.312 Year 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 65,313 0 65,313 0 0 0 0 0 0 0 0 0 0 0 0
Incode Res Legal and Valuation Agents Legal and Valuation Costs servers Costs servers Sectors Costs servers Sectors Cost	NO INT AND PROF a Land Interest Profit on Costs Profit on Costs Profit on Costs Profit on Costs Opening Balance Costing Balance As Above #	0 4,000 0 18,222 82,235 -100,456 0 -100,456	0 0 1,507 -101983 Vear 1 02 0 0 0 0 0	0 0 0 1,529 -97,564 -199,527 -0 -0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,993 -286,501 -296,028 - 0 0 0 0 0 0 0 0 0 0 0	0 0 83,568 4,250 -87,798 -373,826 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,607 -5,607 -378,433 Q2 Q2 Q2 0 0 0 0 0 0 0 0 0	14,625 2,438 17,063 5,692 464,746 85,312 03 487,899 0 0 0 0 0 0 0	0 0 0 86.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 86,312 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 86.312 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,312 0 0 0 0 0 0 0 0 0 0	0 0 0 65,312 0 4 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 Year 6 0 0 0 0 0 0 0 0	0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,313 0 85,313 0 0 85,313 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Incurso Free Legal and Valuation Agents Legals Uses Cost's Birthe Lak Cost's Birthe Lak Cost's Birthe Lak Biotechic Cost's Birthe Birthe Lak Cost's Birthe Lak Birthe	ND INT AND PROF a Land Interest Profits on Costs Profits on Costs Profits on Costs Profits on Costs Cashing Balance Closing Balance Closing Balance As Above #6	0 4,000 0 18,222 42,235 42,235 42,235 42,235 42,235 0 42,235 0 40,456 0 0 100,456 0 100,456 0 0 100,456 0 100,456 0 0 100,456 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 0 100,456 0 100,456 0 0 100,456 00,456 00,450 00,450 0000000000000000000000000	0 0 1.507 -101.963 Vear 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 98,034 1,529 -97,564 -199,527 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,993 -286,501 -288,028 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 4.230 -373.826 - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5.607 -5.607 -379.433 02 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	14,625 2,438 17,063 5,692 464,746 85,312 0,3 487,569 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85.312 0 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 86,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 Vear 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 86,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 86,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 Vear 4 02 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 7 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,313 0 85,313 0 85,313 0 85,313 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
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Incode Res Legisland Valuation Agents Legisland Valuation CASH FLOW FOR CL COSTS BETORE LAN COSTS BETORE LAN EXPENDENCE EXPENDENCE Land Cost Barron Darks Legisland Cost-Soloton Cost Cost Cost Cost Cost Cost Cost Cost Cost Cost Cost Cost	ND INT AND PEOF In Land Politic Media Politics Con- Politics Con- Conseq Balance Conseq Balance Conseq Balance Conseq Balance Conseq Balance MD INT AND PEOF Interest Politics Con- Politics Con- Con- Politics Con- Con- Con- Politics Con- Con- Politics Con- Con- Politics Con- Con- Politics Con- Con- Politics Con- Con- Politics Con- Con- Politics Con- Con- Con- Politics Con- Con- Politics Con- Con- Po	0 4,000 6 82,223 4 9,223 1,223 1,22 9,23 1,22 1,22 1,22 1,22 1,22 1,22 1,22 1	0 0 1,507 -1,027 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,993 46,561 0 0 0 0 0 0 0 0 0 0 0 0 0	0 4.250 4.779 0 -47.798 0 -47.798 0 0 0 0 0 0 0 0 0 0 0 0 0	0 5.607 3.726-433 3.726-433 3.727-433 3	14.855 2.339 177.683 5.692 464.746 65.312 03 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 86.312 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 85.312 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85.312 7 9 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 85,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 85.313 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Incode Press Legisl and Valuation Agents Legisl and Valuation COSTS BETORE LAN COSTS BETORE LAN EXPENDENCE COSTS BETORE LAN EXPENDENCE COSTS BETORE LAN COSTS BETORE LAN COSTS BETORE LAN COSTS BETORE LAN Expendence Costs Co	NO INT AND PROF A Land Profit on Cash Profit on Cash Cash Pow County Balan County Balan Count	0 0 18,222 102,456 0 102,656 0 102,656 0 0 102,656 0 0 102,656 0 0 102,656 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1,527 1,527 1,527 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 1.523 47.544 -199.577 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 2,993 46,501 266,028 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 13.000 4.220 4.220 4.778 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 5,507 -5,507 -5,504 23 0 0 0 0 0 0 0 0 0 0 0 0 0	14.625 2.438 5.692 6.64,746 85.312 03 447,000 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 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 25.512 Var 4 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 65,312 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 0 85,313 0 85,313 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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			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 22	Site 23	Site 24
			Brown 20 E	Brown 20 HD	Brown 12	Brown 9	Brown 6	Brown 4	Brown Plot	Large Flatted 50	Small Flatted 7	Green 3,000	Green 1,000	Green 300	Green 150	Green 70	Green 30	Green 20	Green 12	Green 9	Green 6	Green 4	Green Plot
	Green/brown field Us	e	Brown Industrial	Brown Industrial	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Green Paddock							
Site Area Units	Gross Net	ha ha	0.61 0.50 20	0.48 0.40 20	0.30 0.30 12	0.23 0.23 9	0.15 0.15 6	0.10 0.10 4	0.03 0.03 1	0.81 0.67 50	0.12 0.12 7	144.23 93.75 3000	48.08 31.25 1000	12.50 9.38 300	6.25 4.69 150	2.92 2.19 70	1.10 0.94 30	0.74 0.63 20	0.38 0.38 12	0.28 0.28 9	0.19 0.19 6	0.13 0.13 4	0.03 0.03 1
Mix	Market Intermediate to Buy Affordable Rent Social Rent		70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 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%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 0.00%	70.00% 6.90% 23.10% 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%
Alternativ	e Land Value	£/ha £ site	500,000 303,030	500,000 242,424	500,000 150,000	500,000 112,500	500,000 75,000	500,000 50,000	500,000 12,500	500,000 404,040	500,000 58,333	25,000 3,605,769	25,000 1,201,923	25,000 312,500	25,000 156,250	25,000 72,917	25,000 27,574	25,000 18,382	50,000 18,750	50,000 14,063	50,000 9,375	50,000 6,250	50,000 1,563
Uplift		£/ha £ site	100,000 60,606	100,000 48,485	100,000 30,000	100,000 22,500	100,000 15,000	100,000 10,000	100,000 2,500	100,000 80,808	100,000 11,667	505,000 72,836,538	505,000 24,278,846	505,000 6,312,500	505,000 3,156,250	505,000 1,472,917	505,000 556,985	505,000 371,324	510,000 191,250	510,000 143,438	510,000 95,625	510,000 63,750	510,000 15,938
Viability 1	Threshold	£/ha £ site	600,000 363,636	600,000 290,909	600,000 180,000	600,000 135,000	600,000 90,000	600,000 60,000	600,000 15,000	600,000 484,848	600,000 70,000	530,000 76,442,308	530,000 25,480,769	530,000 6,625,000	530,000 3,312,500	530,000 1,545,833	530,000 584,559	530,000 389,706	560,000 210,000	560,000 157,500	560,000 105,000	560,000 70,000	560,000 17,500
Residual	Va Gross Net	£/ha £/ha £ site	129,033 156,403 78,202	408,813 495,531 198,212	464,674 464,674 139,402	1,111,886 1,111,886 250,174	824,869 824,869 123,730	553,334 553,334 55,333	937,857 937,857 23,446	-6,372,458 -7,724,192 -5,149,461	-6,385,237 -6,385,237 -744,944	648,190 997,216 93,488,985	829,691 1,276,448 39,889,010	1,160,866 1,547,822 14,510,827	1,046,163 1,394,883 6,538,516	701,586 935,448 2,046,293	845,878 995,151 932,954	808,519 951,199 594,499	1,480,963 1,480,963 555,361	2,309,705 2,309,705 649,605	2,028,395 2,028,395 380,324	1,817,254 1,817,254 227,157	2,631,507 2,631,507 82,235
Additiona	Il Profit	£ site £/m2	-170,810 -125	30,292 22	41,065 46	203,373 200	80,731 149	25,768 71	20,359 151	-5,739,870 -2,766	-830,239 -2,607	49,693,757 213	25,442,177 327	11,698,300 500	4,454,574 381	1,011,502 186	587,318 247	377,826 242	478,908 490	637,836 583	356,386 555	207,516 485	82,621 551

Appendix 10 – Appraisals - Older People's Housing

			SHELTERED								
AFFORDARI F %			Greenfield	F9/,	10%	15%	20%	25%	30%	35%	40%
	CL	£/m2	20	0	2	2			8	20	
	;	1									
ts 1 bed	1 50 m2		20	20	20	20	20	20	20	20	20
2 bed	1 75 m2		25	25	25	25	25	25	25	25	25
Saleble Area			2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875
Non-saleable	20%		719	719	719	719	719	719	719	719	719
GIA			3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594	3,594
£/m2	Market £/m2		3 200	3 200	3 200	3 200	3 200	3 200	3 200	3 200	3 200
71117	Market m2		0,200	0,200	0,200	0,000	0,200	0,200	0,200	1 860	1 775
	Market F		9 200 000	8 740 000	8 280 000	7 820 000	7 360 000	6 900 000	6 440 000	5 980 000	5 520 000
	Affordable F/m2		1.408	1 408	1,408	1 408	1.408	1.408	1.408	1.408	1,408
	Affordable m2	Γ		144	288	431	575	719	863	1,006	1,150
	Affordable £		0	202,400	404,800	607,200	809,600	1,012,000	1,214,400	1,416,800	1,619,200
	Ground Re	£0	•	0	0	0	0	0	0	0	0
Capital Value			9,200,000	8,942,400	8,684,800	8,427,200	8,169,600	7,912,000	7,654,400	7,396,800	7,139,200
Land Used	ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
2000	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Uplift £/ha		500,000	500,000	500.000	500,000	500,000	500.000	500.000	500,000	500.000
	20%		5,000	5,000	5,000	5,000	5,000	5.000	5,000	5,000	5,000
	Cost		265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000
Costs on Viability Three		4 0%	10 600	10 600	10.600	10 600	10 600	10,600	10 600	10 600	10 600
	Costs	1.5%	3.975	3.975	3.975	3.975	3.975	3.975	3.975	3.975	3.975
Strategic Promotion			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Planning			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Construction	/m2		1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507
	ы		5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781
Infrastructure	15.00%		812,367	812,367	812,367	812,367	812,367	812,367	812,367	812,367	812,367
Abnormals	0.00%		0	0	0	0	0	0	0	0	0
Fees	10.00%		622,815	622,815	622,815	622,815	622,815	622,815	622,815	622,815	622,815
s106	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Contingency	2.50%		155,704	155,704	155,704	155,704	155,704	155,704	155,704	155,704	155,704
Ciscon Conto			000 02	000 02	000 02	000.05	000 02	40.000	000 02	000 02	000 02
Calae Salae	3 50%		322,000	312 084	303 068	201 052	785 036	76 020	767 004	758 888	240,872
Misc	2000	Π	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Subtotal			7,548,242	7,539,226	7,530,210	7,521,194	7,512,178	7,503,162	7,494,146	7,485,130	7,476,114
Interest	6 00%		226.447	226.177	225, 906	225.636	225.365	225,095	224 824	224 554	224 283
Profit % GDC	20.00%		1,509,648	1,507,845	1,506,042	1,504,239	1,502,436	1,500,632	1,498,829	1,497,026	1,495,223
COSTS			9,284,338	9,273,248	9,262,158	9,251,069	9,239,979	9,228,889	9,217,800	9,206,710	9,195,620
ual Land Worth			-84,338	-330,848	-577,358	-823,869	-1,070,379	-1,316,889	-1,563,400	-1,809,910	-2,056,420
Existing Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Benchmark Land Value	£/ha		530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000
Kesiqual value	2/114		-100,07.9	-001,030	-1,104,717	-1,041,151	-2, 140,730	-2,033,113	-0,120,733	-3,013,020	-4,112,040
	AFFORDABLE 5 AFFORDABLE 5 AFFORDABLE 5 Area 1 bec Saleble Area Non-saleble Area Non-saleble Area Non-saleble Area Non-saleble Area Non-saleble Area Non-saleble Area Capital Value Land Used Land Used Capital Value Costs on Viability Thres Salestore Construction Planning Construction Planning Construction Planning Construction Planning Construction Construction Planning Construction Construction Planning Construction Planning Construction Planning Construction Planning Construction Planning Construction Planning Construction Planning Construction Planning Construction Interest Pland Used Value Existing Use Value Enciting Use Value Benchmark Land Value	AFFORDABLE % CI AFFORDABLE % 2 mod Saleble Area 20% Saleble Area Antordable Em2 Pim2 Antordable Em2 Antordable Em2 Antordable Em2 Costs on Viability Threst End Used Ema End Costs on Viability Threst SDLT Costs on Viability Threst SDLT Costs Costs on Viability Threst SDLT Costs End Ema Abnormals Costs Costs on Viability Threst SDLT Costs Costs on Viability Threst SDLT Costs Abnormals Costs Costs on Viability Threst SDLT Costs Costs on Viability Threst SDLT Costs Costs on Viability Fi	AFFORDABLE % CIL E/m2 AFFORDABLE % CIL E/m2 Saleble Area 20 m2 2 bed Saleble Area 20% 20% Saleble Area Affordable E/m2 Affordable E/m2 Affordable E/m2 Affordable E/m2 20% Capital Value Costs 1.5% Land Used ha 20% Costs on Viability Thresi SDLT 4.0% Costs on Viability Thresi SDLT 20% Costs on Viability Thresi SDLT 1.5% Costs on Viability Thresi SDLT 2.0% Costs o	AFFORDABLE CIL Embled Cil Embled Cil Cil<	AFFORDALE % One of the character	AFTOROMELE Continued Continued State Continued Continit Contint Continue	AFFORDALE Control Contro Control <thcontrol< th=""> <t< td=""><td>AFFOLDALE Montention Montenion Montenion Montentio</td><td>Instruction of certify Instruction Instruction</td><td>Interface (Condition) Section (Condition)</td></t<><td>Network Network <t< td=""></t<></td></thcontrol<>	AFFOLDALE Montention Montenion Montenion Montentio	Instruction of certify Instruction Instruction	Interface (Condition) Section (Condition)	Network Network <t< td=""></t<>



She	Itered Brown			SHELTERED								
				Brownfield	Eov	1001	4 60/	1000	JE0/	1000	JE0/	1001
		CIL	£/m2	0.%	% <u>c</u>	% 01	%CI	×07	%.C7	30%	%.CC	40%
Unit	s 1 bed	1 50 m2	~	20	20	20	20	20	20	20	20	20
	2 bed	1 75 m2	~	25	25	25	25	25	25	25	25	25
	Saleble Area	200	/0	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875	2,875
	NOII-Saleable GIA	70	/0	3.594	3.594	3.594	3.594	3,594	3.594	3.594	3.594	3,594
	£/m2	Market £/m2		3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200
		Market m2		2,875	2,731	2,588	2,444	2,300	2,156	2,013	1,869	1,725
		Market £		9,200,000	8,740,000	8,280,000	1,820,000	1,360,000	6,900,000	6,440,000	5,980,000	5,520,000
		Allordable 21	7	004.	1400	aac	121	1,400	710	1,400	1,000	1,400
		Affordable F	4		202.400	404.800	607.200	809-600	1.012.000	1.214.400	1.416.800	1.619.200
		Ground Re	£0		0	C	0	000	0	0	000	0
	Capital Value			9,200,000	8,942,400	8,684,800	8,427,200	8,169,600	7,912,000	7,654,400	7,396,800	7,139,200
100	head I have	-			C			C U				
Costs	Land Used	na c		0.50	09.0	0.50	0.50	0.50	0.50	0.50	0.50	0.50
		E/ha		200,000	200,000	200,000	200,000	000,000	000,000	200,000	200,000	200,000
									100,000			100 000
		Cost		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
	Control of Mildely	F	4 00/	10 000	10,000	000 01	000 01	10000	000 01	000 01	000 01	10,000
	Costs on vlability Inres	יארו	4.0%	000'ZL	12,000	12,000	12,000	12,000	000'ZT	12,000	12,000	12,000
		Costs	1.5%	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
	Strateoic Promotion			25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000
	Planning			50.000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	ת 			200	000	000	5	000	0000	5	000	200
	Construction	/m2		1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507	1,507
		ъ		5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781	5,415,781
	Infrastructure	15.00%		812,367	812,367	812,367	812,367	812,367	812,367	812,367	812,367	812,367
	Abnormals	5.00%		270,789	270,789	270,789	270,789	270,789	270,789	270,789	270,789	270,789
	Fees	10.00%		649,894	649,894	649,894	649,894	649,894	649,894	649,894	649,894	649,894
	s106	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	CIL	E DOOL		0 700 ACE	0 200 047	0 204 047	0 204 047	204 047	0 0	0 201 047	0	0 0
	CONTINUE	%/00°C		754,341	024, 34/	324, 34/	024,341	324,341	024,341	024, 34/	324,341	024, 347
	Finance Costs			70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
	Sales	3.50%		322,000	312,984	303,968	294,952	285,936	276,920	267,904	258,888	249,872
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal			8,017,278	8,008,262	7,999,246	7,990,230	7,981,214	7,972,198	7,963,182	7,954,166	7,945,150
	Interest	6.00%		240,518	240,248	239,977	239,707	239,436	239,166	238,895	238,625	238,355
	Profit % GDC	20.00%		1,603,456	1,601,652	1,599,849	1,598,046	1,596,243	1,594,440	1,592,636	1,590,833	1,589,030
	COSTS			10,161,252	10,150,162	10,139,073	10,127,983	10,116,893	10,105,804	10,094,714	10,083,624	10,072,535
Residu	al Land Worth			-961,252	-1,207,762	-1,454,273	-1,700,783	-1,947,293	-2,193,804	-2,440,314	-2,686,824	-2,933,335
	Existing Use Value	ΨG	a	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
	Benchmark Land Value	1/3	13	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
	Kesiqual value	2	g	-1, 322, DU4	-2,410,525	-2,308,343	-3,4U1,0b0	-3, 834, 387	4,387,007	-4,880,020	-0,3/3,049	-3,800,009

Extr	acare Green			Extracare								
				Greenfield								
		Ē	, mrs	% 0	% <u>c</u>	%0L	%CL	%NZ	%67	30%	%65	40%
		Ę										
Unit	s 1 bed	65 n	n2	36	36	36	36	36	36	36	36	36
	2 bed	80 n	72	24	24	24	24	24	24	24	24	24
	Saleble Area			4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260
	Non-saleable		30%	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826	1,826
	GIA			6,086	6,086	6,086	6,086	6,086	6,086	6,086	6,086	6,086
	£/m2	Market £/m:	2	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
		Market m2		4,260	4,047	3,834	3,621	3,408	3,195	2,982	2,769	2,556
		Market £		14,484,000	13,759,800	13,035,600	12,311,400	11,587,200	10,863,000	10,138,800	9,414,600	8,690,400
		Affordable £	:/m2	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496	1,496
		Affordable n	24	0	213	426	639	852	1,065	1,278	1,491	1,704
		Affordable £		•	318,648	637,296	955,944	1,274,592	1,593,240	1,911,888	2,230,536	2,549,184
	Canital Value	Ground K	Ĩ	14 484 000	14 078 448	0 13 672 896	13 267 344	12 R61 792	0 12 456 240	12 050 688	0 11 645 136	11 239 584
				000,101,11	010,110	10,012,000	107,07	12,000,10	014/001/31	12,000	201 (210)	10,002,11
Costs	Land Used	ha		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
		£/ha		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
		Uplift £/ha		500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
		20%		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
		Cost		265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000
	Costs on Viability Thresh	SDLT	4.0%	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600
		Costs	1.5%	3.975	3.975	3.975	3.975	3.975	3.975	3.975	3.975	3.975
	Strategic Promotion			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Planning			50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Construction	C.m/		1 630	1 620	1 630	1 620	1 620	1 630	1 630	1 630	1 630
		3		0 074 486	900,1	0 074 466	300 NTO 0	900,1	901 170 0	0 074 496	907 1 70 0	0 074 486
	Infractructura	15,00%		3,3/4,400 1 406 173	3,3/4,400 1 406 173	3,3/4,400 1 406 173	9,9/4,400 1 406 173	3,3/4,400 1 406 173	3,3/4,400 1 406 173	9,9/4,400 1 406 173	3,3/4,400 1 406 173	3,3/4,400 1 406 173
	Abnormals	0.00.0		0	01.064.1	011000	0 1 0000	01.001.1	0/1/024/1	011 0001 1	0/1 (0001)	01 0000
	Fees	10.00%		1,147,066	1,147,066	1,147,066	1,147,066	1,147,066	1,147,066	1,147,066	1,147,066	1,147,066
	s106	50,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	CIL			0	0	0	0	0	0	0	0	0
	Contingency	2.50%		286,766	286,766	286,766	286,766	286,766	286,766	286,766	286,766	286,766
	Finance Costs			000'06	000'06	90,000	000'06	000'06	90,000	90,000	90,000	90,000
	Sales	3.50%		506,940	492,746	478,551	464,357	450,163	435,968	421,774	407,580	393, 385
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal			13,651,006	13,636,812	13,622,617	13,608,423	13,594,229	13,580,034	13,565,840	13,551,646	13,537,451
	Interest	6.00%		409.530	409.104	408.679	408.253	407.827	407.401	406.975	406.549	406.124
	Profit % GDC	20.00%		2,730,201	2,727,362	2,724,523	2,721,685	2,718,846	2,716,007	2,713,168	2,710,329	2,707,490
	COSTS			16,790,737	16,773,278	16,755,819	16,738,360	16,720,901	16,703,442	16,685,983	16,668,524	16,651,065
Residu	al Land Worth			-2.306.737	-2.694.830	-3.082.923	-3.471.016	-3.859.109	4.247.202	4.635.295	-5.023.388	-5.411.481
	Existing Use Value	- 4	(ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Benchmark Land Value	4	2/ha	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000	530,000
	Residual Value	1	cha	-4,613,474	-5,389,660	-6,165,840	-6,942,032	-7,718,218	-8,494,404	-9,270,590	-10,046,77b	-10,822,962



Extr	acare Brown			Extracare								
				Brownfield	Ĭ	1001				1000	10000	
	AFFORDABLE %	сг °	£m/3	2	%c	%nL	%cl	20%	%67	30%	%05	40%
Unit	s 1 bed	1 65 n	5	36	36	36	36	36	36	36	36	36
	2 bed	1 80 r	2	24	24	24	24	24	24	24	24	24
	Saleble Area		/0/	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260	4,260
	GIA		%.00	6,086	6,086	6,086	6,086	6,086	6,086	6,086	6,086	6,086
	£/m2	Market £/m	5	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400
		Market m2		4,260	4,047	3,834	3,621	3,408	3,195	2,982	2,769	2,556
		Market ± Affordable £	Cm/	14,484,000	13,759,800	13,035,600	12,311,400	11, 287, 200 1 496	10,863,000	10,138,800	9,414,600	8,690,400 1.406
		Affordable n	100		213	426	630	852	1 065	1 278	1 491	1 704
		Affordable £	4	0	318,648	637,296	955,944	1.274.592	1,593.240	1,911,888	2,230,536	2,549,184
		Ground Re	G G	•	0	0	0	0	0	0	0	0
	Capital Value			14,484,000	14,078,448	13,672,896	13,267,344	12,861,792	12,456,240	12,050,688	11,645,136	11,239,584
Coete	l and l lead	0		0 50	U EO	0.50	050	0.50	0 EO	020	0.50	0.60
CUSIS		£/ha		500 000	200 000	500 000	500 000	500.000	200,000	200 000	500.000	500 000
		Unlift £/ha		200,000	000,000	000,000	000,000	000,000	000,000	000,000	000,000	00,000
		20%		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
		Cost		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
	Costs on Viability Threet		7007	12 000	12 000	12 000	12 000	12 000	12 000	12 000	12 000	12 000
	COSts OIL VIGDIILLY IIILES.	361	· · ·	7,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
		Costs	1.5%	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
	Stratedic Promotion			25.000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Planning			50,000	50.000	50,000	50,000	50,000	50,000	50,000	50,000	50.000
	2											
	Construction	/m2		1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639	1,639
		μ		9,974,486	9,974,486	9,974,486	9,974,486	9,974,486	9,974,486	9,974,486	9,974,486	9,974,486
	Infrastructure	15.00%		1,496,173	1,496,173	1,496,173	1,496,173	1,496,173	1,496,173	1,496,173	1,496,173	1,496,173
	Abnormals	5.00%		498,724	498, 724	498,724	498,724	498,724	498,724	498,724	498,724	498,724
	Fees	10.00%		1,196,938	1,196,938	1,196,938	1,196,938	1,196,938	1,196,938	1,196,938	1,196,938	1,196,938
	S106	000,06		000'00	000'09	20,000	20,000	000,06	000'09	20,000	20,000	20,000
	Contingency	5.00%		598,469	598,469	598,469	598,469	598,469	598,469	598,469	598,469	598,469
	Finance Costs			000.08	000.00	000.06	000.08	000.06	000.000	000.06	000.06	90.000
	Sales	3.50%		506,940	492,746	478,551	464,357	450,163	435,968	421,774	407,580	393,385
	Misc			10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal			14,513,230	14,499,036	14,484,842	14,470,647	14,456,453	14,442,259	14,428,064	14,413,870	14,399,676
	Interest	6.00%		435,397	434,971	434.545	434,119	433,694	433,268	432,842	432,416	431,990
	Profit % GDV	20.00%		2,902,646	2,899,807	2,896,968	2,894,129	2,891,291	2,888,452	2,885,613	2,882,774	2,879,935
	COSTS			17,851,273	17,833,814	17,816,355	17,798,896	17,781,437	17,763,978	17,746,519	17,729,060	17,711,601
Residu	al Land Worth			-3,367,273	-3,755,366	-4,143,459	4,531,552	-4,919,645	-5,307,738	-5,695,831	-6,083,924	-6,472,017
	Existing Use Value	4	/ha	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
	Benchmark Land Value Residual Value	<u> </u>	2/ha	6.734.547	600,000	600,000	600,000	-9.839.290	600,000	600,000	600,000	600,000 -12.944.034
						-1						



Appendix 11 – Project Specification

Extract from Request for Quotation (RFQ) for Consultancy in respect of Charnwood Affordable Housing Viability Assessment. Ref LP/AHVA/2018

Introduction

The Charnwood Local Plan Core Strategy (2011 to 2028) was adopted in November 2015. The Council has now begun work on a new Local Plan for Charnwood which will cover the period 2011 to 2036.

The new plan should meet the need for homes across its period and be deliverable. There should be a realistic prospect of sites being viable in the first five years and a reasonable prospect that sites can be viably developed for year's six to ten and, where possible, years eleven to fifteen of the plan. Affordable housing continues to be a key priority for the Council and we now wish to undertake an Affordable Housing Viability Assessment to inform the new Charnwood Local Plan to 2036 and implement the adopted Local Plan policy on affordable housing.

The principal output of this commission is to provide up-to-date viability evidence to inform an aspirational but realistic affordable housing policy for Charnwood. The assessment will need to be informed by, amongst other things, a detailed understanding of land values of different types of sites in different locations across the Borough and the collective implications of other planning obligations on viability.

Background

The Leicester and Leicestershire Housing and Economic Development Needs Assessment (HEDNA⁶³) identified a need for 24,850 homes in Charnwood between 2011 and 2036, which equates to 994 homes a year. The adopted Local Plan Core Strategy makes provision for at least 820 homes a year in the Borough. The table below shows the number of homes completed or committed since 2011 through the Core Strategy and compares that provision against the objectively assessed need figure from HEDNA.

⁶³ The Council and its partner authorities in the Leicester and Leicestershire Housing Market Area published a Housing and Economic Development Needs Assessment (HEDNA) in January 2017. This sets out the objectively assessed need for homes and jobs between 2011 and 2036. This included an assessment of the objectively assessed need for affordable housing in the Borough.



Housing Need And Supply	Homes
Housing Need (2011-2036)	24,850
Completions (2011-2017)	4,259
Planning Permissions (at 31st March 2017)	9,280
Allocations (Core Strategy)	4,860
To be found	6,451

The Council has also commissioned delivery evidence to understand the potential for the market to meet the increased demand anticipated by HEDNA. The delivery evidence shows that not all the committed sites will be complete by 2036 and that there is also the potential for new sites provided through the local plan review to also not be complete by 2036. This means the Council will need to find land for between 8,100 and 15,000 homes to ensure housing needs are met.

HEDNA identifies that there is a need for 384 new affordable homes a year in Charnwood between 2011 and 2036. This is a total need for 9,600 homes over the proposed plan period. This is a significant increase in the need identified in the previous Strategic Housing Market Assessment (2014) which found that 180 affordable homes were needed a year, a target we reflected in the Core Strategy.

The table below shows that in total 1,221 homes have been delivered since 2011, which is only 3% below the affordable housing target set out in the Core Strategy. However, when compared to the evidence of need in HEDNA there would be a significant shortfall in the overall provision of affordable housing. HEDNA identified an affordable housing tenure split of 77% for rent and 23% for intermediate. The affordable housing tenure which has been delivered to date does not meet the identified tenure split leading to insufficient supply of new affordable houses for rent to meet the identified housing need for the Borough.

Affordable	Housing D	elivery					
2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total
202	99	151	155	181	180	253	1,221

There are approximately a further 2,040 affordable homes committed through planning permissions and approximately 1,380 planned as part of sites identified in the Core Strategy. This means there are at least 5,000 affordable homes still to be found through the Local Plan review process if affordable housing needs identified in HEDNA are to be met as some of these affordable homes may not be delivered by 2036.

Affordable Housing Need And Supply (2011-36)	Homes
Affordable Housing Need (2011-2036)	9,600
Completions (2011-2017)	1,221
Planning Permissions (at 31st March 2017)	2,042
Allocations (Core Strategy)	1,382
To be found	4,955



The National Planning Policy Framework (NPPF) requires authorities to set policies for meeting affordable housing needs on site, unless off-site provision or a financial contribution can be robustly justified. It states that such policies should be sufficiently flexible to take account of changing market conditions over time (para 50). The NPPF highlights the need for careful attention to viability and costs in plan-making and decision-taking, stating that plans should be deliverable (para 173).

The NPPF requires that sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. This includes ensuring a competitive return to a willing land owner and willing developer to enable the development to be deliverable (para 173).

The government has published a consultation draft update to the NPPF which continues to highlight that policies should not make development unviable. The draft changes state that policies should be supported by evidence to demonstrate this and plans should set out any circumstances in which further viability assessment may be required in determining individual applications (para 34). The draft NPPF does however propose a new definition of affordable housing with a new emphasis on affordable home ownership.

Approach

The Affordable Housing Viability Assessment is being commissioned to provide up to date, robust and proportionate evidence to inform the following policy requirements of the Local Plan:

- the percentage of affordable housing that can and should be sought from qualifying sites;
- the threshold for seeking affordable housing contributions; and
- a target for affordable housing delivery 2011-36.

Having regard to this evidence, the study should also recommend:

- the tenure of affordable housing to be sought
- the scope for and scale of commuted sums to be sought where delivery on site is not possible;
- the level of affordable housing which could be delivered if the affordable housing was gifted to a Registered Provider where funding to support the affordable housing delivery is not available; and
- a specification for the viability and delivery information that should be sought from applicants to enable a meaningful and transparent dialogue on viability.

Appropriate and experienced consultants are invited to propose a methodology tailored to respond to the Council's specific requirements and take account of the local circumstances and challenges. The method will be consistent with national planning practice guidance and the NPPF. The key output will be a robust, up to date and proportionate evidence study to enable affordable housing policies to satisfy the tests of soundness. This will require the successful consultants to demonstrate how the method will take account of the emerging national policy framework including the changes to the definition of affordable housing and viability. The NPPF update is likely to be published before the end of this commission and in this scenario the assessment will need to be consistent with the new NPPF.



The assessment will be expected to take into consideration the impact of other planning obligations and infrastructure on site viability and to assess the collective impact of these in tandem with affordable housing contributions.

Key Outputs:

- 1. An assessment of the planning policy, housing needs and delivery evidence **context**;
- 2. An assessment of the **housing sub-markets** that exist in the Borough having regard to relative differences in values;
- 3. An assessment of the **percentage of affordable housing** that could be provided whilst ensuring development remains viable, including consideration of typical notional greenfield and brownfield sites within the different sub-markets in the Borough;
- 4. An assessment of the appropriate site size **threshold** for seeking affordable housing having regard to viability;
- 5. An assessment of the impact of different **tenure** mixes on viability including the impact on there being no grant affordable available to support the Registered Providers with acquiring the properties;
- 6. A **commuted sum** contribution calculation methodology based on robust and easily updateable information; and
- 7. Recommendations about the **supporting viability and delivery information** that should be required of applicants when submitting planning applications.

Deliverables

This commission requires the following to be delivered:

- 1. Affordable Housing Viability Assessment Report setting out the context, a clear methodology, robust evidence on each of the key outputs listed above and evidenced and bespoke recommendations for policy development in Charnwood;
- 2. GIS layers in Arc Shapefile of Sub-Market Areas; and
- 3. Presentation of findings.



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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