SHLAA Settlement - £350k uplift
Site 12

SITE NAME	Site 12

INCOME		Av Size	%	Number	Price	GDV	GIA
		m2		181	£/m2	£	m2
Market Housing		86.9	60%	109	2,800	26,426,400	9,438
Shared Ownership		86.9	10%	18	1,960	3,083,080	1,573
Affordable Rent		86.9	30%	54	1,540	7,267,260	4,719
Social Rent		86.9	0%	0	1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net		5.06 ha		36 /ha		**36,776,740**	**15,730**
SITE AREA - Gross		7.23 ha		25 /ha			

Sales per Quarter	12	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,866,776	1,159,442	811,449
Alternative Use Value		180,750		25,000
Uplift	20%	36,150		5,000
Plus /ha	35000000%	2,530,500		350,000
Viability Threshold		**2,747,400**		**380,000**
			£/m2	
Additional Profit		3,972,101	421	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	32,413		5,866,776	
	Stamp Duty		293,339		
	Easements etc.		0		
	Legals Acquisition	1.50%	88,002	381,340	
PLANNING					
	Planning Fee		65,500		
	Architects	6.00%	1,037,900		
	QS / PM	0.50%	86,492		
	Planning Consultants	1.00%	172,983		
	Other Professional	2.50%	432,458	1,795,334	
CONSTRUCTION					
	Build Cost - BCIS Based	1,017	15,993,498		
	s106 / CIL	5,000	905,000		
	Contingency	2.50%	399,837		
	Abnormals		0	17,298,335	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	1,103,302		
	Legals	0.5%	183,884		
	Misc.		5,000	1,292,186	**26,651,470**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	7,355,348

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	181		
No dwgs unde	131	385	50,435
No dwgs over	131	115	15,065
		Total	65,500

Stamp duty calc - Residual			
Land payment			5,866,776
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	293,339

Stamp duty calc - Add Profit			
Land payment			2,747,400
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	137,370

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**905,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**452,500**

Build Cost	/m2	
BCIS	775	
CfSH	47	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	155	20%
	1,017	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1 Q1	Year 1 Q2	Year 1 Q3	Year 1 Q4	Year 2 Q1	Year 2 Q2	Year 2 Q3	Year 2 Q4	Year 3 Q1	Year 3 Q2	Year 3 Q3	Year 3 Q4
INCOME												
UNITS Started			2	4	6	8	10	12	12	12	12	12
Market Housing				0	0	0	292,004	584,009	876,013	1,168,018	1,460,022	1,752,027
Shared Ownership				0	0	0	34,067	68,134	102,202	136,269	170,336	204,403
Affordable Rent				0	0	0	80,301	160,602	240,904	321,205	401,506	481,807
Social Rent				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**406,373**	**812,746**	**1,219,118**	**1,625,491**	**2,031,864**	**2,438,237**
EXPENDITURE												
Stamp Duty	293,339											
Easements etc.	0											
Legals Acquisition	88,002											
Planning Fee	65,500											
Architects	518,950		518,950									
QS	43,246		43,246									
Planning Consultants	86,492		86,492									
Other Professional	216,229		216,229									
Build Cost - BCIS Base		0	58,908	176,724	353,447	530,171	706,895	883,619	1,001,434	1,060,342	1,060,342	1,060,342
s106/CIL			905,000									
Contingency		0	1,473	4,418	8,836	13,254	17,672	22,090	25,036	26,509	26,509	26,509
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000											
Legal and Valuation	7,500											
Agents	0	0	0	0	0	0	12,191	24,382	36,574	48,765	60,956	73,147
Legals	0	0	0	0	0	0	2,032	4,064	6,096	8,127	10,159	12,191
Misc.			5,000									
COSTS BEFORE LAND INT AND I	**1,329,257**	**0**	**1,835,297**	**181,142**	**362,284**	**543,425**	**738,790**	**934,155**	**1,069,139**	**1,143,743**	**1,157,966**	**1,172,189**
For Residual Valuati Land	5,866,776											
Interest		125,931	128,134	162,494	168,508	177,797	190,418	199,568	205,185	206,151	201,328	189,558
Profit on Costs												
Profit on GDV												
Cash Flow	-7,196,033	-125,931	-1,963,432	-343,636	-530,792	-721,222	-522,836	-320,978	-55,206	275,597	672,570	1,076,489
Opening Balar	0											
Closing Balan	-7,196,033	-7,321,963	-9,285,395	-9,629,031	-10,159,823	-10,881,045	-11,403,881	-11,724,859	-11,780,065	-11,504,468	-10,831,898	-9,755,409

	Year 4 Q1	Year 4 Q2	Year 4 Q3	Year 4 Q4	Year 5 Q1	Year 5 Q2	Year 5 Q3	Year 5 Q4	Year 6 Q1	Year 6 Q2	Year 6 Q3	Year 6 Q4
INCOME												
UNITS Started	12	12	12	12	12	12	12	7				
Market Housing	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,752,027	1,022,015
Shared Ownership	204,403	204,403	204,403	204,403	204,403	204,403	204,403	204,403	204,403	204,403	204,403	119,235
Affordable Rent	481,807	481,807	481,807	481,807	481,807	481,807	481,807	481,807	481,807	481,807	481,807	281,054
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**1,422,305**
EXPENDITURE												
Build Cost - BCIS Base	1,060,342	1,060,342	1,060,342	1,060,342	1,060,342	1,060,342	1,060,342	913,073	559,625	206,178	0	0
Contingency	26,509	26,509	26,509	26,509	26,509	26,509	26,509	22,827	13,991	5,154	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	42,669
Legals	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	7,112
COSTS BEFORE LAND INT AND I	**1,172,189**	**1,172,189**	**1,172,189**	**1,172,189**	**1,172,189**	**1,172,189**	**1,172,189**	**1,021,238**	**658,954**	**296,670**	**85,338**	**49,781**
Interest	170,720	151,551	132,048	112,203	92,010	71,465	50,560	29,289	5,004	0	0	0
Profit on Costs												0
Profit on GDV												7,355,348
Cash Flow	1,095,328	1,114,496	1,134,000	1,153,845	1,174,037	1,194,583	1,215,488	1,387,711	1,774,279	2,141,566	2,352,899	-5,982,824
Closing Balan	-8,660,081	-7,545,584	-6,411,584	-5,257,739	-4,083,702	-2,889,119	-1,673,631	-285,921	1,488,359	3,629,925	5,982,824	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Year 1 Q2	Year 1 Q3	Year 1 Q4	Year 2 Q1	Year 2 Q2	Year 2 Q3	Year 2 Q4	Year 3 Q1	Year 3 Q2	Year 3 Q3	Year 3 Q4
INCOME As Above												
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**406,373**	**812,746**	**1,219,118**	**1,625,491**	**2,031,864**	**2,438,237**
EXPENDITURE												
Land	2,747,400											
Stamp Duty	137,370	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	41,211	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	65,500	0	0	0	0	0	0	0	0	0	0	0
Architects	518,950	0	518,950	0	0	0	0	0	0	0	0	0
QS	43,246	0	43,246	0	0	0	0	0	0	0	0	0
Planning Consultants	86,492	0	86,492	0	0	0	0	0	0	0	0	0
Other Professional	216,229	0	216,229	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	58,908	176,724	353,447	530,171	706,895	883,619	1,001,434	1,060,342	1,060,342	1,060,342
POTENTIAL CIL			3,972,101									
Post CIL s106					5,000	10,000	15,000	20,000	25,000	30,000	30,000	30,000
Contingency	0	0	1,473	4,418	8,836	13,254	17,672	22,090	25,036	26,509	26,509	26,509
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	12,191	24,382	36,574	48,765	60,956	73,147
Legals	0	0	0	0	0	0	2,032	4,064	6,096	8,127	10,159	12,191
Misc.	0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**3,873,898**	**0**	**4,902,399**	**181,142**	**367,284**	**553,425**	**753,790**	**954,155**	**1,094,139**	**1,173,743**	**1,187,966**	**1,202,189**
For CIL calculation												
Interest		67,793	68,980	155,979	161,878	171,139	183,819	193,115	198,969	200,264	195,863	184,523
Profit on cost												
Profit on GDV												
Cash Flow	-3,873,898	-67,793	-4,971,378	-337,121	-529,162	-724,564	-531,236	-334,525	-73,990	251,484	648,035	1,051,525
Opening Balar	0											
Closing Balan	-3,873,898	-3,941,691	-8,913,069	-9,250,190	-9,779,352	-10,503,916	-11,035,152	-11,369,677	-11,443,667	-11,192,183	-10,544,149	-9,492,623

	Year 4 Q1	Year 4 Q2	Year 4 Q3	Year 4 Q4	Year 5 Q1	Year 5 Q2	Year 5 Q3	Year 5 Q4	Year 6 Q1	Year 6 Q2	Year 6 Q3	Year 6 Q4
INCOME	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**2,438,237**	**1,422,305**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	1,060,342	1,060,342	1,060,342	1,060,342	1,060,342	1,060,342	1,060,342	913,073	559,625	206,178	0	0
Post CIL s106	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	17,500	0	0
Contingency	26,509	26,509	26,509	26,509	26,509	26,509	26,509	22,827	13,991	5,154	0	0
Abnormals	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	0	0	0	0	0	0	0	0	0	0	0	0
Agents	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	73,147	42,669
Legals	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	12,191	7,112
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**1,202,189**	**1,202,189**	**1,202,189**	**1,202,189**	**1,202,189**	**1,202,189**	**1,202,189**	**1,051,238**	**688,954**	**314,170**	**85,338**	**49,781**
Interest	166,121	147,397	128,346	108,961	89,237	69,168	48,747	27,970	4,187	0	0	0
Profit on cost												0
Profit on GDV												7,355,348
Cash Flow	1,069,927	1,088,650	1,107,702	1,127,087	1,146,811	1,166,880	1,187,300	1,359,030	1,745,096	2,124,066	2,352,899	-5,982,824
Closing Balan	-8,422,697	-7,334,046	-6,226,344	-5,099,258	-3,952,447	-2,785,567	-1,598,267	-239,237	1,505,859	3,629,925	5,982,824	0

SHLAA Settlement - £350k uplift
Site 13

SITE NAME	Site 13

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		308		£/m2	£	m2
Market Housing	88.7	60%	185		2,800	45,897,600	16,392
Shared Ownership	88.7	10%	31		1,960	5,354,720	2,732
Affordable Rent	88.7	30%	92		1,540	12,621,840	8,196
Social Rent	88.7	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	8.60 ha		36	/ha		**63,874,160**	**27,320**
SITE AREA - Gross	12.31 ha		25	/ha			

Sales per Quarter	20	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**10,463,200**	**1,216,651**	**849,976**
Alternative Use Value		307,750		25,000
Uplift	20%	61,550		5,000
Plus /ha	35000000%	4,308,500		350,000
Viability Threshold		**4,677,800**		**380,000**
			£/m2	
Additional Profit		**7,276,483**	**444**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	33,971		10,463,200	
	Stamp Duty		523,160		
	Easements etc.		0		
	Legals Acquisition	1.50%	156,948	680,108	
PLANNING					
	Planning Fee		129,000		
	Architects	6.00%	1,798,331		
	QS / PM	0.50%	149,861		
	Planning Consultants	1.00%	299,722		
	Other Professional	2.50%	749,305	3,126,218	
CONSTRUCTION					
	Build Cost - BCIS Based	1,015	27,738,714		
	s106 / CIL	5,000	1,540,000		
	Contingency	2.50%	693,468		
	Abnormals		0	29,972,182	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	1,916,225		
	Legals	0.5%	319,371		
	Misc.		5,000	2,240,596	**46,499,803**

Developers Profit			
	% of costs (before interest)	0.00%	**0**
	% of GDV	20.00%	**12,774,832**

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	308		
No dwgs unde	258	385	99,330
No dwgs over	258	115	29,670
		Total	129,000

Stamp duty calc - Residual			
Land payment			10,463,200
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	523,160

Stamp duty calc - Add Profit			
Land payment			4,677,800
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	233,890

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**1,540,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**770,000**

Build Cost	/m2	
BCIS	774	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	155	20%
	1,015	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	10	15	20	20	20	20	20	20	20	20	20	20	20	20	20	18					
Market Housing				0	0	0	745,091	1,490,182	2,235,273	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,980,364	2,682,327	0
Shared Ownership				0	0	0	86,927	173,855	260,782	347,709	347,709	347,709	347,709	347,709	347,709	347,709	347,709	347,709	347,709	347,709	347,709	347,709	312,938	0
Affordable Rent				0	0	0	204,900	409,800	614,700	819,600	819,600	819,600	819,600	819,600	819,600	819,600	819,600	819,600	819,600	819,600	819,600	819,600	737,640	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**	**1,036,918**	**2,073,836**	**3,110,755**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**3,732,905**	**0**
EXPENDITURE																								
Stamp Duty	523,160																							
Easements etc.	0																							
Legals Acquisition	156,948																							
Planning Fee	129,000																							
Architects	899,165		899,165																					
QS	74,930		74,930																					
Planning Consultants	149,861		149,861																					
Other Professional	374,652		374,652																					
Build Cost - BCIS Base		0	150,101	450,304	900,608	1,350,911	1,651,114	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,741,175	1,140,770	540,365	0	0	0
s106/CIL			1,540,000																					
Contingency		0	3,753	11,258	22,515	33,773	41,278	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	43,529	28,519	13,509	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	10,000																							
Legal and Valuation	7,500																							
Agents	0	0	0	0	0	0	31,108	62,215	93,323	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	111,987	0
Legals	0	0	0	0	0	0	5,185	10,369	15,554	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	18,665	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND	**2,325,217**	**0**	**3,197,463**	**461,561**	**923,123**	**1,384,684**	**1,728,684**	**1,918,830**	**1,955,122**	**1,991,414**	**1,991,414**	**1,991,414**	**1,991,414**	**1,991,414**	**1,991,414**	**1,991,414**	**1,991,414**	**1,991,414**	**1,929,873**	**1,314,457**	**699,042**	**145,169**	**130,652**	**0**
For Residual Valuati Land	**10,463,200**																							
Interest		223,797	227,714	287,654	300,766	322,184	352,054	370,321	374,089	360,412	328,984	297,007	264,470	231,364	197,678	163,403	128,528	93,043	56,936	19,121	0	0	0	0
Profit on Costs																								0
Profit on GDV																								12,774,832
Cash Flow	-12,788,417	-223,797	-3,425,177	-749,216	-1,223,888	-1,706,868	-1,043,820	-215,314	781,544	1,795,847	1,827,274	1,859,252	1,891,788	1,924,895	1,958,580	1,992,856	2,027,731	2,063,216	2,160,864	2,814,094	3,448,631	4,002,504	3,602,254	-12,774,832
Opening Balar	0																							
Closing Balan	-12,788,417	-13,012,214	-16,437,391	-17,186,606	-18,410,495	-20,117,363	-21,161,182	-21,376,496	-20,594,953	-18,799,106	-16,971,831	-15,112,580	-13,220,791	-11,295,896	-9,337,316	-7,344,460	-5,316,730	-3,253,514	-1,092,650	1,721,444	5,170,074	9,172,578	12,774,832	0

CASH FLOW FOR CIL ADDITIONAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,036,918**	**2,073,836**	**3,110,755**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**4,147,673**	**3,732,905**	**0**
EXPENDITURE																								
Land	4,677,800																							
Stamp Duty	233,890	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	70,167	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	129,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	899,165	0	899,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	74,930	0	74,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	149,861	0	149,861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	374,652	0	374,652	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	150,101	450,304	900,608	1,350,911	1,651,114	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,801,215	1,741,175	1,140,770	540,365	0	0	0
POTENTIAL CIL			**7,276,483**																					
Post CIL s106					12,500	25,000	37,500	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	45,000	0	0	0
Contingency	0	0	3,753	11,258	22,515	33,773	41,278	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	45,030	43,529	28,519	13,509	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	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	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	31,108	62,215	93,323	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	124,430	111,987	0
Legals	0	0	0	0	0	0	5,185	10,369	15,554	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	20,738	18,665	0
Misc.	0	0	5,000	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	**6,626,966**	**0**	**8,933,946**	**461,561**	**935,623**	**1,409,684**	**1,766,184**	**1,968,830**	**2,005,122**	**2,041,414**	**2,041,414**	**2,041,414**	**2,041,414**	**2,041,414**	**2,041,414**	**2,041,414**	**2,041,414**	**2,041,414**	**1,979,873**	**1,364,457**	**744,042**	**145,169**	**130,652**	**0**
For CIL calculation																								
Interest		115,972	118,001	276,410	289,325	310,762	340,869	359,597	364,052	351,074	320,359	289,105	257,305	224,949	192,026	158,527	124,441	89,759	54,471	17,487	0	0	0	0
Profit on cost																								0
Profit on GDV																								12,774,832
Cash Flow	-6,626,966	-115,972	-9,051,948	-737,972	-1,224,948	-1,720,446	-1,070,135	-254,590	741,580	1,755,184	1,785,900	1,817,153	1,848,953	1,881,310	1,914,233	1,947,732	1,981,817	2,016,499	2,113,329	2,765,728	3,403,631	4,002,504	3,602,254	-12,774,832
Opening Balar	0																							
Closing Balan	-6,626,966	-6,742,938	-15,794,886	-16,532,857	-17,757,805	-19,478,251	-20,548,386	-20,802,976	-20,061,396	-18,306,212	-16,520,312	-14,703,159	-12,854,205	-10,972,895	-9,058,662	-7,110,930	-5,129,113	-3,112,614	-999,284	1,766,444	5,170,074	9,172,578	12,774,832	0

SITE NAME	Site 14

INCOME	Av Size m2	%	Number 76		Price £/m2	GDV £	GIA m2
Market Housing	83.0	60%	46		2,800	10,595,760	3,784
Shared Ownership	83.0	10%	8		1,960	1,236,172	631
Affordable Rent	83.0	30%	23		1,540	2,913,834	1,892
Social Rent	83.0	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	1.78 ha		43	/ha		**14,745,766**	**6,307**
SITE AREA - Gross	2.10 ha		36	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,504,245	1,406,879	1,192,498
Alternative Use Value		105,000		50,000
Uplift	20%	21,000		10,000
Plus /ha	35000000%	735,000		350,000
Viability Threshold		**861,000**		**410,000**

		£/m2
Additional Profit	2,030,666	537

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		**/unit or m2**	**Total**		
	Land	32,951		2,504,245	
	Stamp Duty		125,212		
	Easements etc.		0		
	Legals Acquisition	1.50%	37,564	162,776	
PLANNING					
	Planning Fee		13,000		
	Architects	6.00%	412,487		
	QS / PM	0.50%	34,374		
	Planning Consultants	1.00%	68,748		
	Other Professional	2.50%	171,869	700,478	
CONSTRUCTION					
	Build Cost - BCIS Based	1,005	6,336,369		
	s106 / CIL	5,000	380,000		
	Contingency	2.50%	158,409		
	Abnormals		0	6,874,779	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	442,373		
	Legals	0.5%	73,729		
	Misc.		5,000	521,102	**10,780,879**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	2,949,153

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	76		
No dwgs unde	26	385	10,010
No dwgs over	26	115	2,990
		Total	13,000

Stamp duty calc - Residual			
Land payment			2,504,245
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	125,212

Stamp duty calc - Add Profit			
Land payment			861,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	43,050

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**380,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**190,000**

Build Cost	/m2	
BCIS	765	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	153	20%
	1,005	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1 Q1	Year 1 Q2	Year 1 Q3	Year 1 Q4	Year 2 Q1	Year 2 Q2	Year 2 Q3	Year 2 Q4	Year 3 Q1	Year 3 Q2	Year 3 Q3	Year 3 Q4
INCOME												
UNITS Started			2	5	5	5	5	5	5	5	5	5
Market Housing				0	0	0	278,836	697,089	697,089	697,089	697,089	697,089
Shared Ownership				0	0	0	32,531	81,327	81,327	81,327	81,327	81,327
Affordable Rent				0	0	0	76,680	191,700	191,700	191,700	191,700	191,700
Social Rent				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**388,046**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**
EXPENDITURE												
Stamp Duty	125,212											
Easements etc.	0											
Legals Acquisition	37,564											
Planning Fee	13,000											
Architects	206,243		206,243									
QS	17,187		17,187									
Planning Consultants	34,374		34,374									
Other Professional	85,935		85,935									
Build Cost - BCIS Base		0	55,582	194,538	333,493	416,866	416,866	416,866	416,866	416,866	416,866	416,866
s106/CIL			380,000									
Contingency		0	1,390	4,863	8,337	10,422	10,422	10,422	10,422	10,422	10,422	10,422
Abnormals		0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000											
Legal and Valuation	7,500											
Agents	0	0	0	0	0	0	11,641	29,103	29,103	29,103	29,103	29,103
Legals	0	0	0	0	0	0	1,940	4,851	4,851	4,851	4,851	4,851
Misc.			5,000									
COSTS BEFORE LAND INT AND I	**537,015**	**0**	**785,711**	**199,401**	**341,830**	**427,288**	**440,870**	**461,242**	**461,242**	**461,242**	**461,242**	**461,242**
For Residual Valuati Land	**2,504,245**											
Interest		53,222	54,153	68,851	73,545	80,815	89,706	92,201	84,909	77,489	69,940	62,259
Profit on Costs												
Profit on GDV												
Cash Flow	-3,041,260	-53,222	-839,864	-268,252	-415,376	-508,103	-142,530	416,673	423,965	431,385	438,934	446,615
Opening Balar	0											
Closing Balan	-3,041,260	-3,094,482	-3,934,346	-4,202,598	-4,617,974	-5,126,077	-5,268,606	-4,851,933	-4,427,968	-3,996,583	-3,557,649	-3,111,034

	Year 4 Q1	Year 4 Q2	Year 4 Q3	Year 4 Q4	Year 5 Q1	Year 5 Q2	Year 5 Q3	Year 5 Q4	Year 6 Q1	Year 6 Q2	Year 6 Q3	Year 6 Q4
INCOME												
UNITS Started	5	5	5	5	5	4						
Market Housing	697,089	697,089	697,089	697,089	697,089	697,089	697,089	697,089	697,089	557,672	0	0
Shared Ownership	81,327	81,327	81,327	81,327	81,327	81,327	81,327	81,327	81,327	65,062	0	0
Affordable Rent	191,700	191,700	191,700	191,700	191,700	191,700	191,700	191,700	191,700	153,360	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**776,093**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	416,866	416,866	416,866	416,866	416,866	389,075	250,120	111,164	0	0	0	0
Contingency	10,422	10,422	10,422	10,422	10,422	9,727	6,253	2,779	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	29,103	29,103	29,103	29,103	29,103	29,103	29,103	29,103	29,103	23,283	0	0
Legals	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	3,880	0	0
COSTS BEFORE LAND INT AND I	**461,242**	**461,242**	**461,242**	**461,242**	**461,242**	**432,756**	**290,327**	**147,898**	**33,954**	**27,163**	**0**	**0**
Interest	54,443	46,491	38,399	30,166	21,788	13,264	4,092	0	0	0	0	0
Profit on Costs												0
Profit on GDV												2,949,153
Cash Flow	454,431	462,383	470,475	478,709	487,086	524,096	675,697	822,219	936,162	748,930	0	-2,949,153
Closing Balan	-2,656,603	-2,194,220	-1,723,744	-1,245,036	-757,950	-233,854	441,843	1,264,061	2,200,224	2,949,153	2,949,153	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Year 1 Q2	Year 1 Q3	Year 1 Q4	Year 2 Q1	Year 2 Q2	Year 2 Q3	Year 2 Q4	Year 3 Q1	Year 3 Q2	Year 3 Q3	Year 3 Q4
INCOME As Above												
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**388,046**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**
EXPENDITURE												
Land	861,000											
Stamp Duty	43,050	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	12,915	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	13,000	0	0	0	0	0	0	0	0	0	0	0
Architects	206,243	0	206,243	0	0	0	0	0	0	0	0	0
QS	17,187	0	17,187	0	0	0	0	0	0	0	0	0
Planning Consultants	34,374	0	34,374	0	0	0	0	0	0	0	0	0
Other Professional	85,935	0	85,935	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	55,582	194,538	333,493	416,866	416,866	416,866	416,866	416,866	416,866	416,866
POTENTIAL CIL			2,030,666									
Post CIL s106					5,000	12,500	12,500	12,500	12,500	12,500	12,500	12,500
Contingency	0	0	1,390	4,863	8,337	10,422	10,422	10,422	10,422	10,422	10,422	10,422
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	11,641	29,103	29,103	29,103	29,103	29,103
Legals	0	0	0	0	0	0	1,940	4,851	4,851	4,851	4,851	4,851
Misc.	0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**1,291,204**	**0**	**2,436,376**	**199,401**	**346,830**	**439,788**	**453,370**	**473,742**	**473,742**	**473,742**	**473,742**	**473,742**
For CIL calculation												
Interest		22,596	22,992	66,030	70,675	77,982	87,043	89,709	82,593	75,351	67,984	60,487
Profit on cost												
Profit on GDV												
Cash Flow	-1,291,204	-22,596	-2,459,368	-265,432	-417,506	-517,770	-152,366	406,665	413,781	421,023	428,391	435,887
Opening Balar	0											
Closing Balan	-1,291,204	-1,313,800	-3,773,168	-4,038,599	-4,456,105	-4,973,875	-5,126,241	-4,719,577	-4,305,795	-3,884,772	-3,456,382	-3,020,495

	Year 4 Q1	Year 4 Q2	Year 4 Q3	Year 4 Q4	Year 5 Q1	Year 5 Q2	Year 5 Q3	Year 5 Q4	Year 6 Q1	Year 6 Q2	Year 6 Q3	Year 6 Q4
INCOME	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**970,116**	**776,093**	**0**	**0**
EXPENDITURE												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	416,866	416,866	416,866	416,866	416,866	389,075	250,120	111,164	0	0	0	0
Post CIL s106	12,500	12,500	12,500	12,500	12,500	12,500	12,500	10,000	0	0	0	0
Contingency	10,422	10,422	10,422	10,422	10,422	9,727	6,253	2,779	0	0	0	0
Abnormals	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	0	0	0	0	0	0	0	0	0	0	0	0
Agents	29,103	29,103	29,103	29,103	29,103	29,103	29,103	29,103	29,103	23,283	0	0
Legals	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	4,851	3,880	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**473,742**	**473,742**	**473,742**	**473,742**	**473,742**	**445,256**	**302,827**	**157,898**	**33,954**	**27,163**	**0**	**0**
Interest	52,859	45,097	37,200	29,164	20,988	12,669	3,705	0	0	0	0	0
Profit on cost												0
Profit on GDV												2,949,153
Cash Flow	443,515	451,277	459,174	467,210	475,386	512,191	663,584	812,219	936,162	748,930	0	-2,949,153
Closing Balan	-2,576,979	-2,125,702	-1,666,528	-1,199,318	-723,932	-211,741	451,843	1,264,061	2,200,224	2,949,153	2,949,153	0

SITE NAME	Site 15

INCOME	Av Size m2	%	Number 71		Price £/m2	GDV £	GIA m2
Market Housing	90.1	60%	43		2,800	10,748,640	3,839
Shared Ownership	90.1	10%	7		1,960	1,254,008	640
Affordable Rent	90.1	30%	21		1,540	2,955,876	1,919
Social Rent	90.1	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	1.99 ha		36	/ha		**14,958,524**	**6,398**
SITE AREA - Gross	2.85 ha		25	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,556,136	1,284,490	896,890
Alternative Use Value		71,250		25,000
Uplift	20%	14,250		5,000
Plus /ha	35000000%	997,500		350,000
Viability Threshold		**1,083,000**		**380,000**

		£/m2
Additional Profit	1,828,532	476

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	36,002		2,556,136	
	Stamp Duty		127,807		
	Easements etc.		0		
	Legals Acquisition	1.50%	38,342	166,149	
PLANNING					
	Planning Fee		10,500		
	Architects	6.00%	417,382		
	QS / PM	0.50%	34,782		
	Planning Consultants	1.00%	69,564		
	Other Professional	2.50%	173,909	706,136	
CONSTRUCTION					
	Build Cost - BCIS Based	999	6,391,570		
	s106 / CIL	5,000	355,000		
	Contingency	2.50%	159,789		
	Abnormals		50,000	6,956,359	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	448,756		
	Legals	0.5%	74,793		
	Misc.		5,000	528,548	**10,930,828**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	2,991,705

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	71		
No dwgs unde	21	385	8,085
No dwgs over	21	115	2,415
		Total	10,500

Stamp duty calc - Residual			
Land payment			2,556,136
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	127,807

Stamp duty calc - Add Profit			
Land payment			1,083,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	54,150

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**355,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**177,500**

Build Cost	/m2	
BCIS	761	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	152	20%
	999	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
INCOME																								
UNITS Started			2	3	5	5	5	5	5	5	5	5	5	5	5	5	5	1						
Market Housing				0	0	0	302,779	454,168	756,946	756,946	756,946	756,946	756,946	756,946	756,946	756,946	756,946	756,946	756,946	756,946	756,946	151,389	0	0
Shared Ownership				0	0	0	35,324	52,986	88,310	88,310	88,310	88,310	88,310	88,310	88,310	88,310	88,310	88,310	88,310	88,310	88,310	17,662	0	0
Affordable Rent				0	0	0	83,264	124,896	208,160	208,160	208,160	208,160	208,160	208,160	208,160	208,160	208,160	208,160	208,160	208,160	208,160	41,632	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**	**421,367**	**632,050**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**210,683**	**0**	**0**
EXPENDITURE																								
Stamp Duty	127,807																							
Easements etc.	0																							
Legals Acquisition	38,342																							
Planning Fee	10,500																							
Architects	208,691		208,691																					
QS	17,391		17,391																					
Planning Consultants	34,782		34,782																					
Other Professional	86,954		86,954																					
Build Cost - BCIS Base		0	60,015	150,037	300,074	390,096	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	330,081	180,044	30,007	0	0	0	0
s106/CIL			355,000																					
Contingency		0	1,500	3,751	7,502	9,752	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	8,252	4,501	750	0	0	0	0
Abnormals		0	469	1,174	2,347	3,052	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	2,582	1,408	235	0	0	0	0
Finance Fees	10,000																							
Legal and Valuation	7,500																							
Agents	0	0	0	0	0	0	12,641	18,962	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	6,321	0	0
Legals	0	0	0	0	0	0	2,107	3,160	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	1,053	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND	**541,967**	**0**	**769,803**	**154,961**	**309,923**	**402,900**	**479,632**	**487,006**	**501,754**	**501,754**	**501,754**	**501,754**	**501,754**	**501,754**	**501,754**	**501,754**	**501,754**	**377,785**	**222,823**	**67,862**	**36,870**	**7,374**	**0**	**0**
For Residual Valuati Land	2,556,136																							
Interest		54,217	55,166	69,603	73,532	80,243	88,698	91,270	90,329	82,255	74,041	65,682	57,178	48,524	39,719	30,760	21,644	12,369	762	0	0	0	0	0
Profit on Costs																								0
Profit on GDV																								2,991,705
Cash Flow	-3,098,102	-54,217	-824,968	-224,564	-383,455	-483,143	-146,963	53,774	461,334	469,408	477,622	485,981	494,486	503,139	511,944	520,903	530,019	663,263	829,832	985,555	1,016,548	203,310	0	-2,991,705
Opening Balar	0																							
Closing Balan	-3,098,102	-3,152,319	-3,977,287	-4,201,851	-4,585,307	-5,068,450	-5,215,413	-5,161,638	-4,700,304	-4,230,896	-3,753,274	-3,267,293	-2,772,807	-2,269,668	-1,757,724	-1,236,821	-706,803	-43,539	786,292	1,771,848	2,788,395	2,991,705	2,991,705	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**421,367**	**632,050**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**1,053,417**	**210,683**	**0**	**0**
EXPENDITURE																								
Land	1,083,000																							
Stamp Duty	54,150	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	16,245	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	10,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	208,691	0	208,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	17,391	0	17,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	34,782	0	34,782	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	86,954	0	86,954	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	60,015	150,037	300,074	390,096	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	450,111	330,081	180,044	30,007	0	0	0	0
POTENTIAL CIL			1,828,532																					
Post CIL s106					5,000	7,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	2,500	0	0	0	0
Contingency	0	0	1,500	3,751	7,502	9,752	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	11,253	8,252	4,501	750	0	0	0	0
Abnormals	0	0	469	1,174	2,347	3,052	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	3,521	2,582	1,408	235	0	0	0	0
Finance Fees	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	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	12,641	18,962	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	31,603	6,321	0	0
Legals	0	0	0	0	0	0	2,107	3,160	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	5,267	1,053	0	0
Misc.	0	0	5,000	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	**1,529,213**	**0**	**2,243,334**	**154,961**	**314,923**	**410,400**	**492,132**	**499,506**	**514,254**	**514,254**	**514,254**	**514,254**	**514,254**	**514,254**	**514,254**	**514,254**	**514,254**	**390,285**	**235,323**	**70,362**	**36,870**	**7,374**	**0**	**0**
For CIL calculation																								
Interest		26,761	27,230	66,964	70,848	77,599	86,139	88,885	88,121	80,228	72,196	64,024	55,709	47,249	38,640	29,881	20,969	11,901	504	0	0	0	0	0
Profit on cost																								0
Profit on GDV																								2,991,705
Cash Flow	-1,529,213	-26,761	-2,270,564	-221,926	-385,771	-487,999	-156,905	43,659	451,042	458,935	466,967	475,139	483,454	491,914	500,523	509,282	518,194	651,232	817,590	983,055	1,016,548	203,310	0	-2,991,705
Opening Balar	0																							
Closing Balan	-1,529,213	-1,555,974	-3,826,538	-4,048,464	-4,434,235	-4,922,234	-5,079,138	-5,035,479	-4,584,437	-4,125,501	-3,658,535	-3,183,396	-2,699,942	-2,208,028	-1,707,505	-1,198,223	-680,029	-28,797	788,792	1,771,848	2,788,395	2,991,705	2,991,705	0

SHLAA Settlement - £350k uplift
Site 16

SITE NAME	Site 16

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		78		£/m2	£	m2
Market Housing		87.2	60%	47		2,800	11,429,040	4,082
Shared Ownership		87.2	10%	8		1,960	1,333,388	680
Affordable Rent		87.2	30%	23		1,540	3,142,986	2,041
Social Rent		87.2	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		2.25 ha		35	/ha		15,905,414	6,803
SITE AREA - Gross		3.12 ha		25	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,889,570	839,809	605,631
Alternative Use Value		234,000		75,000
Uplift	20%	46,800		15,000
Plus /ha	35000000%	1,092,000		350,000
Viability Threshold		1,372,800		440,000

		£/m2
Additional Profit	795,783	195

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	24,225		1,889,570	
	Stamp Duty		94,478		
	Easements etc.		0		
	Legals Acquisition	1.50%	28,344	122,822	
PLANNING					
	Planning Fee		14,000		
	Architects	6.00%	499,309		
	QS / PM	0.50%	41,609		
	Planning Consultants	1.00%	83,218		
	Other Professional	2.50%	208,045	846,181	
CONSTRUCTION					
	Build Cost - BCIS Based	995	6,766,792		
	s106 / CIL	5,000	390,000		
	Contingency	5.00%	338,340		
	Abnormals		826,679	8,321,811	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	477,162		
	Legals	0.5%	79,527		
	Misc.		5,000	561,689	11,759,574

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	3,181,083

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	78		
No dwgs unde	28	385	10,780
No dwgs over	28	115	3,220
		Total	14,000

Stamp duty calc - Residual			
Land payment			1,889,570
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	94,478

Stamp duty calc - Add Profit			
Land payment			1,372,800
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	68,640

Pre CIL s106	5,000	£/ Unit (all)	
		Total	390,000

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	195,000

Build Cost	/m2	
BCIS	757	
CfSH	45	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	151	20%
	995	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
INCOME												
UNITS Started			2	3	5	5	5	5	5	5	5	5
Market Housing				0	0	0	293,052	439,578	732,631	732,631	732,631	732,631
Shared Ownership				0	0	0	34,189	51,284	85,474	85,474	85,474	85,474
Affordable Rent				0	0	0	80,589	120,884	201,473	201,473	201,473	201,473
Social Rent				0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	407,831	611,747	1,019,578	1,019,578	1,019,578	1,019,578
EXPENDITURE												
Stamp Duty	94,478											
Easements etc.	0											
Legals Acquisition	28,344											
Planning Fee	14,000											
Architects	249,654		249,654									
QS	20,805		20,805									
Planning Consultants	41,609		41,609									
Other Professional	104,023		104,023									
Build Cost - BCIS Base		0	57,836	144,590	289,179	375,933	433,769	433,769	433,769	433,769	433,769	433,769
s106/CIL			390,000									
Contingency		0	2,892	7,229	14,459	18,797	21,688	21,688	21,688	21,688	21,688	21,688
Abnormals		0	7,066	17,664	35,328	45,927	52,992	52,992	52,992	52,992	52,992	52,992
Finance Fees	10,000											
Legal and Valuation	7,500											
Agents	0	0	0	0	0	0	12,235	18,352	30,587	30,587	30,587	30,587
Legals	0	0	0	0	0	0	2,039	3,059	5,098	5,098	5,098	5,098
Misc.			5,000									
COSTS BEFORE LAND INT AND	570,413	0	878,884	169,483	338,966	440,656	522,724	529,861	544,135	544,135	544,135	544,135
For Residual Valuati Land	1,889,570											
Interest		43,050	43,803	59,950	63,965	71,016	79,971	83,381	83,407	76,546	69,566	62,463
Profit on Costs												
Profit on GDV												
Cash Flow	-2,459,983	-43,050	-922,687	-229,433	-402,931	-511,673	-194,863	-1,495	392,036	398,897	405,877	412,980
Opening Balar	0											
Closing Balan	-2,459,983	-2,503,032	-3,425,719	-3,655,152	-4,058,084	-4,569,756	-4,764,620	-4,766,114	-4,374,078	-3,975,181	-3,569,304	-3,156,323

	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME												
UNITS Started	5	5	5	5	5	5	3					
Market Housing	732,631	732,631	732,631	732,631	732,631	732,631	732,631	732,631	732,631	732,631	439,578	0
Shared Ownership	85,474	85,474	85,474	85,474	85,474	85,474	85,474	85,474	85,474	85,474	51,284	0
Affordable Rent	201,473	201,473	201,473	201,473	201,473	201,473	201,473	201,473	201,473	201,473	120,884	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	611,747	0
Build Cost - BCIS Base	433,769	433,769	433,769	433,769	433,769	433,769	375,933	231,343	86,754	0	0	0
Contingency	21,688	21,688	21,688	21,688	21,688	21,688	18,797	11,567	4,338	0	0	0
Abnormals	52,992	52,992	52,992	52,992	52,992	52,992	45,927	28,263	10,598	0	0	0
Agents	30,587	30,587	30,587	30,587	30,587	30,587	30,587	30,587	30,587	30,587	18,352	0
Legals	5,098	5,098	5,098	5,098	5,098	5,098	5,098	5,098	5,098	5,098	3,059	0
COSTS BEFORE LAND INT AND	544,135	544,135	544,135	544,135	544,135	544,135	476,341	306,858	137,375	35,685	21,411	0
Interest	55,236	47,882	40,400	32,786	25,040	17,158	9,138	0	0	0	0	0
Profit on Costs												0
Profit on GDV												3,181,083
Cash Flow	420,208	427,561	435,043	442,657	450,403	458,285	534,099	712,720	882,203	983,893	590,336	-3,181,083
Closing Balan	-2,736,116	-2,308,555	-1,873,511	-1,430,855	-980,451	-522,166	11,932	724,652	1,606,855	2,590,747	3,181,083	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
INCOME As Above												
INCOME	0	0	0	0	0	0	407,831	611,747	1,019,578	1,019,578	1,019,578	1,019,578
EXPENDITURE												
Land	1,372,800											
Stamp Duty	68,640	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	20,592	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	14,000	0	0	0	0	0	0	0	0	0	0	0
Architects	249,654	0	249,654	0	0	0	0	0	0	0	0	0
QS	20,805	0	20,805	0	0	0	0	0	0	0	0	0
Planning Consultants	41,609	0	41,609	0	0	0	0	0	0	0	0	0
Other Professional	104,023	0	104,023	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	57,836	144,590	289,179	375,933	433,769	433,769	433,769	433,769	433,769	433,769
POTENTIAL CIL			795,783									
Post CIL s106					5,000	7,500	12,500	12,500	12,500	12,500	12,500	12,500
Contingency	0	0	2,892	7,229	14,459	18,797	21,688	21,688	21,688	21,688	21,688	21,688
Abnormals	0	0	7,066	17,664	35,328	45,927	52,992	52,992	52,992	52,992	52,992	52,992
Finance Fees	10,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	7,500	0	0	0	0	0	0	0	0	0	0	0
Agents	0	0	0	0	0	0	12,235	18,352	30,587	30,587	30,587	30,587
Legals	0	0	0	0	0	0	2,039	3,059	5,098	5,098	5,098	5,098
Misc.	0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	1,909,623	0	1,284,667	169,483	343,966	448,156	535,224	542,361	556,635	556,635	556,635	556,635
For CIL calculation												
Interest		33,418	34,003	57,080	61,045	68,132	77,168	80,747	80,946	74,261	67,459	60,538
Profit on cost												
Profit on GDV												
Cash Flow	-1,909,623	-33,418	-1,318,670	-226,563	-405,011	-516,289	-204,560	-11,361	381,997	388,682	395,484	402,405
Opening Balar	0											
Closing Balan	-1,909,623	-1,943,041	-3,261,711	-3,488,274	-3,893,285	-4,409,574	-4,614,134	-4,625,495	-4,243,498	-3,854,816	-3,459,332	-3,056,928

	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	1,019,578	611,747	0
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	433,769	433,769	433,769	433,769	433,769	433,769	375,933	231,343	86,754	0	0	0
Post CIL s106	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	7,500	0	0	0
Contingency	21,688	21,688	21,688	21,688	21,688	21,688	18,797	11,567	4,338	0	0	0
Abnormals	52,992	52,992	52,992	52,992	52,992	52,992	45,927	28,263	10,598	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	30,587	30,587	30,587	30,587	30,587	30,587	30,587	30,587	30,587	30,587	18,352	0
Legals	5,098	5,098	5,098	5,098	5,098	5,098	5,098	5,098	5,098	5,098	3,059	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	556,635	556,635	556,635	556,635	556,635	556,635	488,841	319,358	144,875	35,685	21,411	0
Interest	53,496	46,331	39,040	31,622	24,074	16,394	8,579	0	0	0	0	0
Profit on cost												0
Profit on GDV												3,181,083
Cash Flow	409,447	416,612	423,903	431,321	438,869	446,550	522,157	700,220	874,703	983,893	590,336	-3,181,083
Closing Balan	-2,647,481	-2,230,868	-1,806,965	-1,375,644	-936,775	-490,225	31,932	732,152	1,606,855	2,590,747	3,181,083	0

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
	Location		Higher Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement	Main Settlement
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Green	Green	Green	Green	Green	Green	Green	Brown
	Use		Paddock	Paddock	Agricultural	Agricultural	Agricultural	Paddock	Agricultural	Part Rec	Paddock	Paddock	Agricultural	Agricultural	Agricultural	Paddock	Agricultural	Part Rec
Site Area	Gross	ha	1.2	3.1	7.15	7.23	12.31	2.1	2.85	3.12	1.2	3.1	7.15	7.23	12.31	2.1	2.85	3.12
	Net	ha	1.2	2.17	4.65	5.06	8.6	1.78	1.99	2.25	1.2	2.17	4.65	5.06	8.6	1.78	1.99	2.25
Units	0	0	42	78	155	181	308	76	71	78	42	78	155	181	308	76	71	78
Mix	Market		60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
	Intermediate to Buy		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	Affordable Rent		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%
	Social Rent		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Alternative Land Valu		£/ha	50,000	50,000	25,000	25,000	25,000	50,000	25,000	75,000	50,000	50,000	25,000	25,000	25,000	50,000	25,000	75,000
		£ site	60,000	155,000	178,750	180,750	307,750	105,000	71,250	234,000	60,000	155,000	178,750	180,750	307,750	105,000	71,250	234,000
Uplift		£/ha	360,000	360,000	355,000	355,000	355,000	360,000	355,000	365,000	360,000	360,000	355,000	355,000	355,000	360,000	355,000	365,000
		£ site	432,000	1,116,000	2,538,250	2,566,650	4,370,050	756,000	1,011,750	1,138,800	432,000	1,116,000	2,538,250	2,566,650	4,370,050	756,000	1,011,750	1,138,800
Viability Threshold		£/ha	410,000	410,000	380,000	380,000	380,000	410,000	380,000	440,000	410,000	410,000	380,000	380,000	380,000	410,000	380,000	440,000
		£ site	492,000	1,271,000	2,717,000	2,747,400	4,677,800	861,000	1,083,000	1,372,800	492,000	1,271,000	2,717,000	2,747,400	4,677,800	861,000	1,083,000	1,372,800
Residual V	Gross	£/ha	2,187,488	1,349,784	1,227,468	1,222,643	1,275,305	1,777,439	1,334,208	1,026,477	1,514,179	931,361	826,330	811,449	849,976	1,192,498	896,890	605,631
	Net	£/ha	2,187,488	1,928,263	1,887,397	1,746,978	1,825,466	2,096,978	1,910,801	1,423,382	1,514,179	1,330,516	1,270,594	1,159,442	1,216,651	1,406,879	1,284,490	839,809
		£ site	2,624,985	4,184,330	8,776,398	8,839,711	15,699,004	3,732,622	3,802,494	3,202,609	1,817,015	2,887,219	5,908,263	5,866,776	10,463,200	2,504,245	2,556,136	1,889,570
Additional Profit		£ site	2,469,094	3,439,867	7,133,067	7,250,063	13,049,487	3,385,075	3,202,767	2,243,803	1,578,225	2,009,671	3,970,658	3,972,101	7,276,483	2,030,666	1,828,532	795,783
		£/m2	1,025	845	794	768	796	895	834	550	655	494	442	421	444	537	476	195

Appendix 3. Appraisal Results – Potential strategic sites

The pages in this appendix are not numbered.

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Number	5	Units	NET Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/ Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South West Faringdon		**635**	**17.85**	**35.57**	**93**	**59,040**	**3,308**	**45,313,720**	**767.51**	Faringdon	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4	15		100.00	1,500.00		755	1,132,500
Det 4	4	100		111.00	11,100.00		755	8,380,500
Det 5	5	60		150.00	9,000.00		755	6,795,000
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	40		75.00	3,000.00		793	2,379,000
Semi 3	3	140		76.00	10,640.00		793	8,437,520
Semi 4	3	120		95.00	11,400.00		696	7,934,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	80		72.00	5,760.00		827	4,763,520
Ter 3	3	80		83.00	6,640.00		827	5,491,280
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	6	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South Faringdon		**800**	**22.40**	**35.71**	**94**	**75,478**	**3,370**	**58,215,374**	**771.29**	Fargindon	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			92.00	0.00		755	0
Det 4	4	180		120.00	21,600.00		755	16,308,000
Det 5	5	90		150.00	13,500.00		755	10,192,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	66		75.00	4,950.00		793	3,925,350
Semi 3	3	66		76.00	5,016.00		793	3,977,688
Semi 4	3	120		95.00	11,400.00		696	7,934,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	130		64.00	8,320.00		827	6,880,640
Ter 3	3	130		72.00	9,360.00		827	7,740,720
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2	18		74.00	1,332.00		943	1,256,076
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	31	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North Shrivenham		**790**	**22.05**	**35.83**	**96**	**75,884**	**3,441**	**58,449,328**	**770.25**	Shrivenham	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	188		111.00	20,868.00		755	15,755,340
Det 5	5	90		150.00	13,500.00		755	10,192,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	66		75.00	4,950.00		793	3,925,350
Semi 3	3	66		76.00	5,016.00		793	3,977,688
Semi 4	3	120		95.00	11,400.00		696	7,934,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	130		72.00	9,360.00		827	7,740,720
Ter 3	3	130		83.00	10,790.00		827	8,923,330
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	32	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North Stanford in the Vale		**500**	**13.93**	**35.89**	**91**	**45,385**	**3,258**	**35,718,785**	**787.02**	Stanford in	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	90		111.00	9,990.00		755	7,542,450
Det 5	5	55		150.00	8,250.00		755	6,228,750
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	75		75.00	5,625.00		793	4,460,625
Semi 3	3	120		76.00	9,120.00		793	7,232,160
Semi 4	3			95.00	0.00		696	0
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	80		72.00	5,760.00		827	4,763,520
Ter 3	3	80		83.00	6,640.00		827	5,491,280
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	2	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South Abingdon		**1500**	**44.10**	**34.01**	**92**	**137,850**	**3,126**	**107,324,010**	**778.56**	Abingdon	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3	100		90.50	9,050.00		755	6,832,750
Det 3	4	120		100.00	12,000.00		755	9,060,000
Det 4	4	150		111.00	16,650.00		755	12,570,750
Det 5	5	120		150.00	18,000.00		755	13,590,000
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2	100		69.00	6,900.00		793	5,471,700
Semi 2	2	180		75.00	13,500.00		793	10,705,500
Semi 3	3			76.00	0.00		793	0
Semi 4	3	80		95.00	7,600.00		696	5,289,600
Semi 5	4	110		110.00	12,100.00		696	8,421,600
Ter 1	2			59.00	0.00		827	0
Ter 2	2	200		72.00	14,400.00		827	11,908,800
Ter 3	3			83.00	0.00		827	0
Ter 4	3	160		86.00	13,760.00		754	10,375,040
Flat 1	1	30		61.00	1,830.00		943	1,725,690
Flat 2	2	90		74.00	6,660.00		943	6,280,380
Flat 3	3	60		90.00	5,400.00		943	5,092,200
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	10	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South Valley Park		**575**	**16.03**	**35.87**	**89**	**51,145**	**3,191**	**40,341,035**	**788.76**	Didcot	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	90		111.00	9,990.00		755	7,542,450
Det 5	5	55		150.00	8,250.00		755	6,228,750
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	100		75.00	7,500.00		793	5,947,500
Semi 3	3	150		76.00	11,400.00		793	9,040,200
Semi 4	3			95.00	0.00		696	0
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	85		72.00	6,120.00		827	5,061,240
Ter 3	3	95		83.00	7,885.00		827	6,520,895
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	11	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North West Valley Park		**825**	**23.60**	**34.96**	**95**	**78,389**	**3,322**	**60,509,583**	**771.91**	Didcot	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	183		111.00	20,313.00		755	15,336,315
Det 5	5	90		150.00	13,500.00		755	10,192,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	76		75.00	5,700.00		793	4,520,100
Semi 3	3	76		76.00	5,776.00		793	4,580,368
Semi 4	3	120		95.00	11,400.00		696	7,934,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	140		72.00	10,080.00		827	8,336,160
Ter 3	3	140		83.00	11,620.00		827	9,609,740
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	13B	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North Didcot		**1115**	**34.00**	**32.79**	**93**	**104,205**	**3,065**	**79,423,155**	**762.18**	Didcot	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4	50		100.00	5,000.00		755	3,775,000
Det 4	4	100		111.00	11,100.00		755	8,380,500
Det 5	5	120		150.00	18,000.00		755	13,590,000
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	280		75.00	21,000.00		793	16,653,000
Semi 3	3			76.00	0.00		793	0
Semi 4	3	80		95.00	7,600.00		696	5,289,600
Semi 5	4	110		110.00	12,100.00		696	8,421,600
Ter 1	2			59.00	0.00		827	0
Ter 2	2	200		72.00	14,400.00		827	11,908,800
Ter 3	3	15		83.00	1,245.00		827	1,029,615
Ter 4	3	160		86.00	13,760.00		754	10,375,040
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	16	Units	NET Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North West Grove		**1000**	**28.00**	**35.71**	**94**	**93,622**	**3,344**	**72,596,832**	**775.42**	Grove	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	200		111.00	22,200.00		755	16,761,000
Det 5	5	100		150.00	15,000.00		755	11,325,000
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	150		75.00	11,250.00		793	8,921,250
Semi 3	3	50		76.00	3,800.00		793	3,013,400
Semi 4	3	150		95.00	14,250.00		696	9,918,000
Semi 5	4			110.00	0.00		696	0
Ter 1	2	6		59.00	354.00		827	292,758
Ter 2	2	160		72.00	11,520.00		827	9,527,040
Ter 3	3	160		83.00	13,280.00		827	10,982,560
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2	12		74.00	888.00		943	837,384
Flat 3	3	12		90.00	1,080.00		943	1,018,440
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	20	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North West Drayton		**705**	**19.60**	**35.97**	**94**	**66,200**	**3,378**	**51,187,420**	**773.22**	Drayton	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	150		111.00	16,650.00		755	12,570,750
Det 5	5	75		150.00	11,250.00		755	8,493,750
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	100		75.00	7,500.00		793	5,947,500
Semi 3	3	20		76.00	1,520.00		793	1,205,360
Semi 4	3	100		95.00	9,500.00		696	6,612,000
Semi 5	4			110.00	0.00		696	0
Ter 1	2	20		59.00	1,180.00		827	975,860
Ter 2	2	120		72.00	8,640.00		827	7,145,280
Ter 3	3	120		83.00	9,960.00		827	8,236,920
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	21	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South Drayton		**500**	**14.00**	**35.71**	**94**	**46,776**	**3,341**	**36,281,882**	**775.65**	Drayton	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	100		111.00	11,100.00		755	8,380,500
Det 5	5	50		150.00	7,500.00		755	5,662,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	74		75.00	5,550.00		793	4,401,150
Semi 3	3	26		76.00	1,976.00		793	1,566,968
Semi 4	3	74		95.00	7,030.00		696	4,892,880
Semi 5	4			110.00	0.00		696	0
Ter 1	2	4		59.00	236.00		827	195,172
Ter 2	2	80		72.00	5,760.00		827	4,763,520
Ter 3	3	80		83.00	6,640.00		827	5,491,280
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2	6		74.00	444.00		943	418,692
Flat 3	3	6		90.00	540.00		943	509,220
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	17	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
East Harwell Campus		**3500**	**98.00**	**35.71**	**94**	**328,460**	**3,352**	**254,388,130**	**774.49**	Harwell	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	700		111.00	77,700.00		755	58,663,500
Det 5	5	350		150.00	52,500.00		755	39,637,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	550		75.00	41,250.00		793	32,711,250
Semi 3	3	150		76.00	11,400.00		793	9,040,200
Semi 4	3	550		95.00	52,250.00		696	36,366,000
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	560		72.00	40,320.00		827	33,344,640
Ter 3	3	560		83.00	46,480.00		827	38,438,960
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2	40		74.00	2,960.00		943	2,791,280
Flat 3	3	40		90.00	3,600.00		943	3,394,800
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	1	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Lower Mair	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North Abingdon		**1735**	**48.60**	**35.70**	**95**	**165,095**	**3,397**	**127,428,015**	**771.85**	Abingdon	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	400		111.00	44,400.00		755	33,522,000
Det 5	5	200		150.00	30,000.00		755	22,650,000
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	250		75.00	18,750.00		793	14,868,750
Semi 3	3			76.00	0.00		793	0
Semi 4	3	250		95.00	23,750.00		696	16,530,000
Semi 5	4			110.00	0.00		696	0
Ter 1	2	55		59.00	3,245.00		827	2,683,615
Ter 2	2	290		72.00	20,880.00		827	17,267,760
Ter 3	3	290		83.00	24,070.00		827	19,905,890
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	3	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South West Botley		**1350**	**37.73**	**35.78**	**96**	**128,925**	**3,417**	**99,229,500**	**769.67**	Botley	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	300		111.00	33,300.00		755	25,141,500
Det 5	5	150		150.00	22,500.00		755	16,987,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	225		75.00	16,875.00		793	13,381,875
Semi 3	3			76.00	0.00		793	0
Semi 4	3	225		95.00	21,375.00		696	14,877,000
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	225		72.00	16,200.00		827	13,397,400
Ter 3	3	225		83.00	18,675.00		827	15,444,225
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	29	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
North Radley		**465**	**12.95**	**35.91**	**89**	**41,448**	**3,201**	**31,871,525**	**768.96**	Radley	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			92.00	0.00		755	0
Det 4	4	110		111.00	12,210.00		755	9,218,550
Det 5	5	55		130.00	7,150.00		755	5,398,250
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	75		75.00	5,625.00		793	4,460,625
Semi 3	3			76.00	0.00		793	0
Semi 4	3	75		83.50	6,262.50		696	4,358,700
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	75		64.00	4,800.00		827	3,969,600
Ter 3	3	75		72.00	5,400.00		827	4,465,800
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Number	36	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
			ha	Units/ha	m2	m2	m2/ha		£/m2			
South Wootton		**660**	**18.40**	**35.87**	**92**	**60,810**	**3,305**	**47,770,330**	**785.57**	Wootton	Green	Agricultural

	Beds	No		m2	Total		BCIS	COST
Det 1	3			83.50	0.00		755	0
Det 2	3			90.50	0.00		755	0
Det 3	4			100.00	0.00		755	0
Det 4	4	150		111.00	16,650.00		755	12,570,750
Det 5	5	70		150.00	10,500.00		755	7,927,500
Det 6 Small Sc	4			92.00	0.00		1,207	0
Det 7 Small Sc	4			111.00	0.00		1,207	0
Det 8 Single	5			130.00	0.00		1,207	0
Semi 1	2			69.00	0.00		793	0
Semi 2	2	110		75.00	8,250.00		793	6,542,250
Semi 3	3	110		76.00	8,360.00		793	6,629,480
Semi 4	3			95.00	0.00		696	0
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	110		72.00	7,920.00		827	6,549,840
Ter 3	3	110		83.00	9,130.00		827	7,550,510
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3			90.00	0.00		943	0
Flat 1 High	1			61.00	0.00		1,214	0
Flat 2 High	2			74.00	0.00		1,214	0
Flat 3 High	3			90.00	0.00		1,214	0

Sept13 Broad Area
For Apps

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	
	Location		Faringdon	Fargindon	Shrivenham	ord in the Vale	Abingdon	Didcot	Didcot	Didcot	Grove	Drayton	Drayton	Harwell	Abingdon	Botley	Radley	Wootton	
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	
Site Area	Gross	ha	25.50	32.00	31.50	19.90	63.80	22.90	38.60	48.50	40.00	28.00	20.00	140.00	69.40	53.90	18.50	26.30	
	Net	ha	17.85	22.40	22.05	13.93	44.10	16.03	23.60	34.00	28.00	19.60	14.00	98.00	48.60	37.73	12.95	18.40	
Units			635	800	790	500	1,500	575	825	1,115	1,000	705	500	3,500	1,735	1,350	465	660	
Average Unit	Size	m2	92.98	94.35	96.06	90.77	91.90	88.95	95.02	93.46	93.62	93.90	93.55	93.85	95.16	95.50	89.13	92.14	
Mix	Intermediate to Buy		10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	
	Affordable Rent		30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	30.00%	
	Social Rent																		
Price	Market	£/m2	2,800	2,800	3,000	3,400	3,250	3,250	3,250	3,250	2,800	3,400	3,400	3,100	3,250	3,200	3,400	3,400	
	Intermediate to Buy	£/m2	1,960	1,960	2,100	2,380	2,275	2,275	2,275	2,275	1,960	2,380	2,380	2,170	2,275	2,240	2,380	2,380	70.00%
	Affordable Rent	£/m2	1,540	1,540	1,650	1,870	1,788	1,788	1,788	1,788	1,540	1,870	1,870	1,705	1,788	1,760	1,870	1,870	55.00%
	Social Rent	£/m2	1,260	1,260	1,350	1,530	1,463	1,463	1,463	1,463	1,260	1,530	1,530	1,395	1,463	1,440	1,530	1,530	45.00%
Grant and Sub	Intermediate to Buy	£/unit																	
	Affordable Rent	£/unit																	
	Social Rent	£/unit																	
Sales per Quarter			4	5	7	12	20	5	5	5	4	5	7	12	20	5	5	5	
Unit Build Time			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternative Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Up Lift %		%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Additional Uplift		£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	
Easements etc		£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acquisition		% land	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	
Planning Fee	<50	£/unit	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	385	
	>50	£/unit	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	115	
Architects		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
QS / PM		%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	
Planning Consultants		%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	
Other Professional		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Build Cost - BCIS Based		£/m2	768	771	770	787	779	789	772	762	775	773	776	774	772	770	769	786	
CfSH		%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Energy		£/m2	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	29	
Design		£/m2																	
Over-extra 2		£/m2	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	11.5	
Over-extra 3		£/m2																	
Over-extra 4		£/m2																	
Infrastructure		%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Pre CIL s106		£/Unit	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
Post CIL s106		£/Unit	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
Abnormals		%																	
		£/site	6,500,000	8,000,000	7,500,000	6,000,000	26,000,000	11,500,000	16,500,000	22,000,000	17,000,000	14,000,000	10,000,000	50,000,000	30,000,000	20,000,000	8,000,000	5,500,000	
FINANCE	Fees	£	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
	Interest	%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	
	Legal and Valuation	£	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
SALES	Agents	%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
	Legals	%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	
	Misc.	£	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
Developers Pr	% of costs (before interest)		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	% of GDV		20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	

Sept13 Broad Area
Site 1

SITE NAME	Site 1

INCOME	Av Size m2	%	Number 635		Price £/m2	GDV £	GIA m2
Market Housing	93.0	60%	381		2,800	99,187,200	35,424
Shared Ownership	93.0	10%	64		1,960	11,571,840	5,904
Affordable Rent	93.0	30%	191		1,540	27,276,480	17,712
Social Rent	93.0	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	17.85 ha		36	/ha		**138,035,520**	**59,040**
SITE AREA - Gross	25.50 ha		25	/ha			

Sales per Quarter	4	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**16,308,624**	**913,648**	**639,554**
Alternative Use Value		637,500		25,000
Uplift	20%	127,500		5,000
Plus /ha	350,000	8,925,000		350,000
Viability Threshold		**9,690,000**		**380,000**

		£/m2
Additional Profit	**1,241,002**	**35**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	25,683		16,308,624	
	Stamp Duty		815,431		
	Easements etc.		0		
	Legals Acquisition	1.50%	244,629	1,060,061	
PLANNING					
	Planning Fee		292,500		
	Architects	6.00%	4,238,006		
	QS / PM	0.50%	353,167		
	Planning Consultants	1.00%	706,334		
	Other Professional	2.50%	1,765,836	7,355,844	
CONSTRUCTION					
	Build Cost - BCIS Based	1,007	59,471,647		
	s106 / CIL	5,000	3,175,000		
	Contingency	2.50%	1,486,791		
	Abnormals		6,500,000	70,633,438	
FINANCE					
	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES					
	Agents	3.0%	4,141,066		
	Legals	0.5%	690,178		
	Misc.		50,000	4,881,243	**100,389,210**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	27,607,104

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	635		
No dwgs unde	585	385	225,225
No dwgs over	585	115	67,275
		Total	292,500

Stamp duty calc - Residual			
Land payment			16,308,624
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	815,431

Stamp duty calc - Add Profit			
Land payment			9,690,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	484,500

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**3,175,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**1,587,500**

Build Cost	/m2	
BCIS	768	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	154	20%
	1,007	

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	50	50	50	50	50	50	50	50	50	50
Market Housing			3,905,008	7,810,016	7,810,016	7,810,016	7,810,016	7,810,016	7,810,016	7,810,016	7,810,016	7,810,016	7,810,016
Shared Ownership			455,584	911,169	911,169	911,169	911,169	911,169	911,169	911,169	911,169	911,169	911,169
Affordable Rent			1,073,877	2,147,754	2,147,754	2,147,754	2,147,754	2,147,754	2,147,754	2,147,754	2,147,754	2,147,754	2,147,754
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**5,434,469**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**
EXPENDITURE													
Stamp Duty		815,431											
Easements etc.		0											
Legals Acquisition		244,629											
Planning Fee		292,500											
Architects		4,238,006		0									
QS		353,167		0									
Planning Consultants		706,334		0									
Other Professional		1,765,836		0									
Build Cost - BCIS Base			2,341,403	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807
s106/CIL		3,175,000											
Contingency			58,535	117,070	117,070	117,070	117,070	117,070	117,070	117,070	117,070	117,070	117,070
Abnormals			255,906	511,811	511,811	511,811	511,811	511,811	511,811	511,811	511,811	511,811	511,811
Finance Fees		100,000											
Legal and Valuation		50,000											
Agents		0	163,034	326,068	326,068	326,068	326,068	326,068	326,068	326,068	326,068	326,068	326,068
Legals		0	27,172	54,345	54,345	54,345	54,345	54,345	54,345	54,345	54,345	54,345	54,345
Misc.				50,000									
COSTS BEFORE LAND INT AND I		**11,740,904**	**2,846,050**	**5,742,101**	**5,692,101**	**5,692,101**	**5,692,101**	**5,692,101**	**5,692,101**	**5,692,101**	**5,692,101**	**5,692,101**	**5,692,101**
For Residual Valuati	Land	**16,308,624**											
	Interest		1,963,467	1,919,720	1,695,222	1,451,509	1,190,736	911,709	613,150	293,692	0	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-28,049,529	624,952	3,207,117	3,481,615	3,725,329	3,986,102	4,265,129	4,563,688	4,883,146	5,176,838	5,176,838	5,176,838
	Opening Balar	0											
	Closing Balan	-28,049,529	-27,424,577	-24,217,460	-20,735,844	-17,010,516	-13,024,414	-8,759,285	-4,195,598	687,548	5,864,386	11,041,223	16,218,061

		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	10										
Market Housing		7,810,016	7,810,016	1,562,003	0	0	0	0	0	0	0	0	0
Shared Ownership		911,169	911,169	182,234	0	0	0	0	0	0	0	0	0
Affordable Rent		2,147,754	2,147,754	429,551	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**10,868,939**	**10,868,939**	**2,173,788**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Build Cost - BCIS Base		4,682,807	4,682,807	936,561	0	0	0	0	0	0	0	0	0
Contingency		117,070	117,070	23,414	0	0	0	0	0	0	0	0	0
Abnormals		511,811	511,811	102,362	0	0	0	0	0	0	0	0	0
Agents		326,068	326,068	65,214	0	0	0	0	0	0	0	0	0
Legals		54,345	54,345	10,869	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**5,692,101**	**5,692,101**	**1,138,420**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuati	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												0
	Profit on GDV												27,607,104
	Cash Flow	5,176,838	5,176,838	1,035,368	0	0	0	0	0	0	0	0	-27,607,104
	Closing Balan	21,394,899	26,571,736	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**5,434,469**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**	**10,868,939**
EXPENDITURE													
Land		9,690,000											
Stamp Duty		484,500	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		145,350	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		292,500	0	0	0	0	0	0	0	0	0	0	0
Architects		4,238,006	0	0	0	0	0	0	0	0	0	0	0
QS		353,167	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		706,334	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,765,836	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	2,341,403	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807	4,682,807
POTENTIAL CIL		1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002	1,241,002
Post CIL s106			62,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Contingency		0	58,535	117,070	117,070	117,070	117,070	117,070	117,070	117,070	117,070	117,070	117,070
Abnormals		0	255,906	511,811	511,811	511,811	511,811	511,811	511,811	511,811	511,811	511,811	511,811
Finance Fees		100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		50,000	0	0	0	0	0	0	0	0	0	0	0
Agents		0	163,034	326,068	326,068	326,068	326,068	326,068	326,068	326,068	326,068	326,068	326,068
Legals		0	27,172	54,345	54,345	54,345	54,345	54,345	54,345	54,345	54,345	54,345	54,345
Misc.		0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**19,066,696**	**4,149,553**	**7,108,103**	**7,058,103**	**7,058,103**	**7,058,103**	**7,058,103**	**7,058,103**	**7,058,103**	**7,058,103**	**7,058,103**	**7,058,103**
For CIL calculation													
	Interest		333,667	317,020	256,754	194,557	131,272	66,880	1,361	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-19,066,696	951,250	3,443,815	3,554,082	3,616,278	3,679,563	3,743,956	3,809,475	3,810,836	3,810,836	3,810,836	3,810,836
	Opening Balar	0											
	Closing Balan	-19,066,696	-18,115,446	-14,671,631	-11,117,549	-7,501,271	-3,821,707	-77,752	3,731,723	7,542,559	11,353,394	15,164,230	18,975,065

		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		**10,868,939**	**10,868,939**	**2,173,788**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		4,682,807	4,682,807	936,561	0	0	0	0	0	0	0	0	0
POTENTIAL CIL		1,241,002	1,241,002										
Post CIL s106		125,000	125,000	25,000	0	0	0	0	0	0	0	0	0
Contingency		117,070	117,070	23,414	0	0	0	0	0	0	0	0	0
Abnormals		511,811	511,811	102,362	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		326,068	326,068	65,214	0	0	0	0	0	0	0	0	0
Legals		54,345	54,345	10,869	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**7,058,103**	**7,058,103**	**1,163,420**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												0
	Profit on GDV												27,607,104
	Cash Flow	3,810,836	3,810,836	1,010,368	0	0	0	0	0	0	0	0	-27,607,104
	Closing Balan	22,785,901	26,596,736	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	27,607,104	0

SITE NAME	Site 2

INCOME	Av Size m2	%	Number 800		Price £/m2	GDV £	GIA m2
Market Housing	94.3	60%	480		2,800	126,803,040	45,287
Shared Ownership	94.3	10%	80		1,960	14,793,688	7,548
Affordable Rent	94.3	30%	240		1,540	34,870,836	22,643
Social Rent	94.3	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	22.40 ha		36	/ha		176,467,564	75,478
SITE AREA - Gross	32.00 ha		25	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		18,988,800	847,714	593,400
Alternative Use Value		800,000		25,000
Uplift	20%	160,000		5,000
Plus /ha	350,000	11,200,000		350,000
Viability Threshold		12,160,000		380,000

		£/m2
Additional Profit	1,305,881	29

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND	Land	23,736		18,988,800	
	Stamp Duty		949,440		
	Easements etc.		0		
	Legals Acquisition	1.50%	284,832	1,234,272	
PLANNING	Planning Fee		375,000		
	Architects	6.00%	5,417,946		
	QS / PM	0.50%	451,495		
	Planning Consultants	1.00%	902,991		
	Other Professional	2.50%	2,257,477	9,404,909	
CONSTRUCTION	Build Cost - BCIS Based	1,012	76,389,361		
	s106 / CIL	5,000	4,000,000		
	Contingency	2.50%	1,909,734		
	Abnormals		8,000,000	90,299,095	
FINANCE	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES	Agents	3.0%	5,294,027		
	Legals	0.5%	882,338		
	Misc.		50,000	6,226,365	126,303,441

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	35,293,513

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	800		
No dwgs unde	750	385	288,750
No dwgs over	750	115	86,250
		Total	375,000

Stamp duty calc - Residual			
Land payment			18,988,800
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	949,440

Stamp duty calc - Add Profit			
Land payment			12,160,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	608,000

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**4,000,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**2,000,000**

Build Cost	/m2	
BCIS	771	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	154	20%
	1,012	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	50	50	50	50	50	50	50	50	50	50
Market Housing		3,962,595	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190
Shared Ownership		462,303	924,606	924,606	924,606	924,606	924,606	924,606	924,606	924,606	924,606	924,606
Affordable Rent		1,089,714	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427
Social Rent		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**5,514,611**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**
EXPENDITURE												
Stamp Duty	949,440											
Easements etc.	0											
Legals Acquisition	284,832											
Planning Fee	375,000											
Architects	5,417,946		0									
QS	451,495		0									
Planning Consultants	902,991		0									
Other Professional	2,257,477		0									
Build Cost - BCIS Base		2,387,168	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335
s106/CIL	4,000,000											
Contingency		59,679	119,358	119,358	119,358	119,358	119,358	119,358	119,358	119,358	119,358	119,358
Abnormals		250,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Finance Fees	100,000											
Legal and Valuation	50,000											
Agents	0	165,438	330,877	330,877	330,877	330,877	330,877	330,877	330,877	330,877	330,877	330,877
Legals	0	27,573	55,146	55,146	55,146	55,146	55,146	55,146	55,146	55,146	55,146	55,146
Misc.			50,000									
COSTS BEFORE LAND INT AND I	**14,789,181**	**2,889,858**	**5,829,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**
For Residual Valuati Land	18,988,800											
Interest		2,364,459	2,346,238	2,146,509	1,929,299	1,696,885	1,448,201	1,182,110	897,392	592,744	266,771	0
Profit on Costs												
Profit on GDV												
Cash Flow	-33,777,982	260,295	2,853,268	3,102,997	3,320,207	3,552,622	3,801,305	4,067,396	4,352,114	4,656,762	4,982,735	5,249,507
Opening Balar	0											
Closing Balan	-33,777,982	-33,517,687	-30,664,419	-27,561,421	-24,241,214	-20,688,593	-16,887,288	-12,819,891	-8,467,777	-3,811,015	1,171,720	6,421,227

	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	25							
Market Housing	7,925,190	7,925,190	7,925,190	7,925,190	7,925,190	3,962,595	0	0	0	0	0	0
Shared Ownership	924,606	924,606	924,606	924,606	924,606	462,303	0	0	0	0	0	0
Affordable Rent	2,179,427	2,179,427	2,179,427	2,179,427	2,179,427	1,089,714	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**5,514,611**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	2,387,168	0	0	0	0	0	0
Contingency	119,358	119,358	119,358	119,358	119,358	59,679	0	0	0	0	0	0
Abnormals	500,000	500,000	500,000	500,000	500,000	250,000	0	0	0	0	0	0
Agents	330,877	330,877	330,877	330,877	330,877	165,438	0	0	0	0	0	0
Legals	55,146	55,146	55,146	55,146	55,146	27,573	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**5,779,716**	**2,889,858**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												0
Profit on GDV												35,293,513
Cash Flow	5,249,507	5,249,507	5,249,507	5,249,507	5,249,507	2,624,753	0	0	0	0	0	-35,293,513
Closing Balan	11,670,733	16,920,240	22,169,746	27,419,253	32,668,760	35,293,513	35,293,513	35,293,513	35,293,513	35,293,513	35,293,513	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**5,514,611**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**
EXPENDITURE												
Land	12,160,000											
Stamp Duty	608,000	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	182,400	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	375,000	0	0	0	0	0	0	0	0	0	0	0
Architects	5,417,946	0	0	0	0	0	0	0	0	0	0	0
QS	451,495	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	902,991	0	0	0	0	0	0	0	0	0	0	0
Other Professional	2,257,477	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	2,387,168	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335
POTENTIAL CIL	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881
Post CIL s106		62,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Contingency	0	59,679	119,358	119,358	119,358	119,358	119,358	119,358	119,358	119,358	119,358	119,358
Abnormals	0	250,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Finance Fees	100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	50,000	0	0	0	0	0	0	0	0	0	0	0
Agents	0	165,438	330,877	330,877	330,877	330,877	330,877	330,877	330,877	330,877	330,877	330,877
Legals	0	27,573	55,146	55,146	55,146	55,146	55,146	55,146	55,146	55,146	55,146	55,146
Misc.	0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**23,811,190**	**4,258,239**	**7,260,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**
For CIL calculation												
Interest		416,696	402,001	343,086	282,264	220,377	157,408	93,337	28,144	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-23,811,190	839,677	3,366,624	3,475,540	3,536,362	3,598,249	3,661,218	3,725,289	3,790,482	3,818,626	3,818,626	3,818,626
Opening Balar	0											
Closing Balan	-23,811,190	-22,971,513	-19,604,889	-16,129,348	-12,592,986	-8,994,737	-5,333,519	-1,608,230	2,182,252	6,000,878	9,819,504	13,638,130

	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	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**11,029,223**	**5,514,611**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	4,774,335	4,774,335	4,774,335	4,774,335	4,774,335	2,387,168	0	0	0	0	0	0
POTENTIAL CIL	1,305,881	1,305,881	1,305,881	1,305,881	1,305,881							
Post CIL s106	125,000	125,000	125,000	125,000	125,000	62,500	0	0	0	0	0	0
Contingency	119,358	119,358	119,358	119,358	119,358	59,679	0	0	0	0	0	0
Abnormals	500,000	500,000	500,000	500,000	500,000	250,000	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	330,877	330,877	330,877	330,877	330,877	165,438	0	0	0	0	0	0
Legals	55,146	55,146	55,146	55,146	55,146	27,573	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**7,210,597**	**2,952,358**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												0
Profit on GDV												35,293,513
Cash Flow	3,818,626	3,818,626	3,818,626	3,818,626	3,818,626	2,562,253	0	0	0	0	0	-35,293,513
Closing Balan	17,456,756	21,275,382	25,094,008	28,912,634	32,731,260	35,293,513	35,293,513	35,293,513	35,293,513	35,293,513	35,293,513	0

SITE NAME	Site 3

INCOME	Av Size m2	%	Number		Price £/m2	GDV £	GIA m2
			790				
Market Housing	96.1	60%	474		3,000	136,591,200	45,530
Shared Ownership	96.1	10%	79		2,100	15,935,640	7,588
Affordable Rent	96.1	30%	237		1,650	37,562,580	22,765
Social Rent	96.1	0%	0		1,350	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	22.05 ha		36	/ha		**190,089,420**	**75,884**
SITE AREA - Gross	31.50 ha		25	/ha			

Sales per Quarter	7	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		25,573,519	1,159,797	811,858
Alternative Use Value		787,500		25,000
Uplift	20%	157,500		5,000
Plus /ha	350,000	11,025,000		350,000
Viability Threshold		**11,970,000**		**380,000**

		£/m2
Additional Profit	1,945,571	43

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	32,372		25,573,519	
	Stamp Duty		1,278,676		
	Easements etc.		0		
	Legals Acquisition	1.50%	383,603	1,662,279	
PLANNING					
	Planning Fee		370,000		
	Architects	6.00%	5,404,080		
	QS / PM	0.50%	450,340		
	Planning Consultants	1.00%	900,680		
	Other Professional	2.50%	2,251,700	9,376,800	
CONSTRUCTION					
	Build Cost - BCIS Based	1,011	76,700,484		
	s106 / CIL	5,000	3,950,000		
	Contingency	2.50%	1,917,512		
	Abnormals		7,500,000	90,067,996	
FINANCE					
	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES					
	Agents	3.0%	5,702,683		
	Legals	0.5%	950,447		
	Misc.		50,000	6,703,130	**133,533,724**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	38,017,884

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	790		
No dwgs unde	740	385	284,900
No dwgs over	740	115	85,100
		Total	370,000

Stamp duty calc - Residual			
Land payment			25,573,519
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,278,676

Stamp duty calc - Add Profit			
Land payment			11,970,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	598,500

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**3,950,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**1,975,000**

Build Cost	/m2	
BCIS	770	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	154	20%
	1,011	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	50	50	50	50	50	50	50	50	50	50
Market Housing		4,322,506	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013
Shared Ownership		504,292	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585
Affordable Rent		1,188,689	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378
Social Rent		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**6,015,488**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**
EXPENDITURE												
Stamp Duty	1,278,676											
Easements etc.	0											
Legals Acquisition	383,603											
Planning Fee	370,000											
Architects	5,404,080		0									
QS	450,340		0									
Planning Consultants	900,680		0									
Other Professional	2,251,700		0									
Build Cost - BCIS Base		2,427,231	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461
s106/CIL	3,950,000											
Contingency		60,681	121,362	121,362	121,362	121,362	121,362	121,362	121,362	121,362	121,362	121,362
Abnormals		237,342	474,684	474,684	474,684	474,684	474,684	474,684	474,684	474,684	474,684	474,684
Finance Fees	100,000											
Legal and Valuation	50,000											
Agents	0	180,465	360,929	360,929	360,929	360,929	360,929	360,929	360,929	360,929	360,929	360,929
Legals	0	30,077	60,155	60,155	60,155	60,155	60,155	60,155	60,155	60,155	60,155	60,155
Misc.			50,000									
COSTS BEFORE LAND INT AND I	**15,139,078**	**2,935,795**	**5,921,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**
For Residual Valuati Land	**25,573,519**											
Interest		2,849,882	2,833,795	2,604,504	2,355,662	2,089,401	1,804,502	1,499,661	1,173,480	824,466	451,022	51,437
Profit on Costs												
Profit on GDV												
Cash Flow	-40,712,598	229,811	3,275,591	3,554,882	3,803,724	4,069,984	4,354,883	4,659,725	4,985,906	5,334,919	5,708,364	6,107,949
Opening Balar	0											
Closing Balan	-40,712,598	-40,482,787	-37,207,196	-33,652,314	-29,848,591	-25,778,606	-21,423,723	-16,763,998	-11,778,092	-6,443,173	-734,809	5,373,140

	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	15							
Market Housing	8,645,013	8,645,013	8,645,013	8,645,013	8,645,013	2,593,504	0	0	0	0	0	0
Shared Ownership	1,008,585	1,008,585	1,008,585	1,008,585	1,008,585	302,575	0	0	0	0	0	0
Affordable Rent	2,377,378	2,377,378	2,377,378	2,377,378	2,377,378	713,214	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**3,609,293**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	1,456,338	0	0	0	0	0	0
Contingency	121,362	121,362	121,362	121,362	121,362	36,408	0	0	0	0	0	0
Abnormals	474,684	474,684	474,684	474,684	474,684	142,405	0	0	0	0	0	0
Agents	360,929	360,929	360,929	360,929	360,929	108,279	0	0	0	0	0	0
Legals	60,155	60,155	60,155	60,155	60,155	18,046	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**5,871,590**	**1,761,477**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												0
Profit on GDV												38,017,884
Cash Flow	6,159,386	6,159,386	6,159,386	6,159,386	6,159,386	1,847,816	0	0	0	0	0	-38,017,884
Closing Balan	11,532,526	17,691,911	23,851,297	30,010,683	36,170,068	38,017,884	38,017,884	38,017,884	38,017,884	38,017,884	38,017,884	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**6,015,488**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**
EXPENDITURE												
Land	11,970,000											
Stamp Duty	598,500	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	179,550	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	370,000	0	0	0	0	0	0	0	0	0	0	0
Architects	5,404,080	0	0	0	0	0	0	0	0	0	0	0
QS	450,340	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	900,680	0	0	0	0	0	0	0	0	0	0	0
Other Professional	2,251,700	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	2,427,231	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461
POTENTIAL CIL	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571
Post CIL s106		62,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Contingency	0	60,681	121,362	121,362	121,362	121,362	121,362	121,362	121,362	121,362	121,362	121,362
Abnormals	0	237,342	474,684	474,684	474,684	474,684	474,684	474,684	474,684	474,684	474,684	474,684
Finance Fees	100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	50,000	0	0	0	0	0	0	0	0	0	0	0
Agents	0	180,465	360,929	360,929	360,929	360,929	360,929	360,929	360,929	360,929	360,929	360,929
Legals	0	30,077	60,155	60,155	60,155	60,155	60,155	60,155	60,155	60,155	60,155	60,155
Misc.	0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**24,220,421**	**4,943,866**	**7,992,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**
For CIL calculation												
Interest		423,857	412,521	349,061	283,616	217,025	149,268	80,326	10,178	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-24,220,421	647,764	3,626,293	3,739,753	3,805,199	3,871,790	3,939,546	4,008,488	4,078,637	4,088,815	4,088,815	4,088,815
Opening Balar	0											
Closing Balan	-24,220,421	-23,572,656	-19,946,363	-16,206,610	-12,401,411	-8,529,621	-4,590,074	-581,586	3,497,051	7,585,866	11,674,680	15,763,495

	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	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**12,030,976**	**3,609,293**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	4,854,461	4,854,461	4,854,461	4,854,461	4,854,461	1,456,338	0	0	0	0	0	0
POTENTIAL CIL	1,945,571	1,945,571	1,945,571	1,945,571	1,945,571							
Post CIL s106	125,000	125,000	125,000	125,000	125,000	37,500	0	0	0	0	0	0
Contingency	121,362	121,362	121,362	121,362	121,362	36,408	0	0	0	0	0	0
Abnormals	474,684	474,684	474,684	474,684	474,684	142,405	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	360,929	360,929	360,929	360,929	360,929	108,279	0	0	0	0	0	0
Legals	60,155	60,155	60,155	60,155	60,155	18,046	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**7,942,161**	**1,798,977**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												0
Profit on GDV												38,017,884
Cash Flow	4,088,815	4,088,815	4,088,815	4,088,815	4,088,815	1,810,316	0	0	0	0	0	-38,017,884
Closing Balan	19,852,310	23,941,124	28,029,939	32,118,754	36,207,568	38,017,884	38,017,884	38,017,884	38,017,884	38,017,884	38,017,884	0

SITE NAME	Site 4

INCOME	Av Size m2	%	Number		Price £/m2	GDV £	GIA m2
			500				
Market Housing	90.8	60%	300		3,400	92,585,400	27,231
Shared Ownership	90.8	10%	50		2,380	10,801,630	4,539
Affordable Rent	90.8	30%	150		1,870	25,460,985	13,616
Social Rent	90.8	0%	0		1,530	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	13.93 ha		36	/ha		**128,848,015**	**45,385**
SITE AREA - Gross	19.90 ha		25	/ha			

Sales per Quarter	12	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		23,786,235	1,707,555	1,195,288
Alternative Use Value		497,500		25,000
Uplift	20%	99,500		5,000
Plus /ha	350,000	6,965,000		350,000
Viability Threshold		**7,562,000**		**380,000**
			£/m2	
Additional Profit		2,563,765	94	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	47,572		23,786,235	
	Stamp Duty		1,189,312		
	Easements etc.		0		
	Legals Acquisition	1.50%	356,794	1,546,105	
PLANNING					
	Planning Fee		225,000		
	Architects	6.00%	3,390,194		
	QS / PM	0.50%	282,516		
	Planning Consultants	1.00%	565,032		
	Other Professional	2.50%	1,412,581	5,875,323	
CONSTRUCTION					
	Build Cost - BCIS Based	1,032	46,832,415		
	s106 / CIL	5,000	2,500,000		
	Contingency	2.50%	1,170,810		
	Abnormals		6,000,000	56,503,226	
FINANCE					
	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES					
	Agents	3.0%	3,865,440		
	Legals	0.5%	644,240		
	Misc.		50,000	4,559,681	**92,420,569**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	25,769,603

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	500		
No dwgs unde	450	385	173,250
No dwgs over	450	115	51,750
		Total	225,000

Stamp duty calc - Residual			
Land payment			23,786,235
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,189,312

Stamp duty calc - Add Profit			
Land payment			7,562,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	378,100

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**2,500,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**1,250,000**

Build Cost	/m2	
BCIS	787	
CfSH	47	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	157	20%
	1,032	

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	50	50	50	50	50	50	50	50	25	
Market Housing			4,629,270	9,258,540	9,258,540	9,258,540	9,258,540	9,258,540	9,258,540	9,258,540	9,258,540	9,258,540	4,629,270
Shared Ownership			540,082	1,080,163	1,080,163	1,080,163	1,080,163	1,080,163	1,080,163	1,080,163	1,080,163	1,080,163	540,082
Affordable Rent			1,273,049	2,546,099	2,546,099	2,546,099	2,546,099	2,546,099	2,546,099	2,546,099	2,546,099	2,546,099	1,273,049
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**6,442,401**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**6,442,401**
EXPENDITURE													
Stamp Duty		1,189,312											
Easements etc.		0											
Legals Acquisition		356,794											
Planning Fee		225,000											
Architects		3,390,194		0									
QS		282,516		0									
Planning Consultants		565,032		0									
Other Professional		1,412,581		0									
Build Cost - BCIS Base			2,341,621	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	2,341,621
s106/CIL		2,500,000											
Contingency			58,541	117,081	117,081	117,081	117,081	117,081	117,081	117,081	117,081	117,081	58,541
Abnormals			300,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	300,000
Finance Fees		100,000											
Legal and Valuation		50,000											
Agents		0	193,272	386,544	386,544	386,544	386,544	386,544	386,544	386,544	386,544	386,544	193,272
Legals		0	32,212	64,424	64,424	64,424	64,424	64,424	64,424	64,424	64,424	64,424	32,212
Misc.				50,000									
COSTS BEFORE LAND INT AND I		**10,071,428**	**2,925,645**	**5,901,291**	**5,851,291**	**5,851,291**	**5,851,291**	**5,851,291**	**5,851,291**	**5,851,291**	**5,851,291**	**5,851,291**	**2,925,645**
For Residual Valuati	Land	**23,786,235**											
	Interest		2,370,036	2,289,766	1,961,204	1,606,142	1,226,227	819,717	384,751	0	0	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-33,857,663	1,146,719	4,693,745	5,072,307	5,427,368	5,807,284	6,213,794	6,648,760	7,033,511	7,033,511	7,033,511	3,516,755
	Opening Balar	0											
	Closing Balan	-33,857,663	-32,710,943	-28,017,199	-22,944,892	-17,517,523	-11,710,239	-5,496,445	1,152,315	8,185,826	15,219,337	22,252,848	25,769,603

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started													
Market Housing		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
Affordable Rent		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
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		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
Agents		0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuati	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												0
	Profit on GDV												25,769,603
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-25,769,603
	Closing Balan	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**6,442,401**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**12,884,802**	**6,442,401**
EXPENDITURE													
Land		7,562,000											
Stamp Duty		378,100	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		113,430	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		225,000	0	0	0	0	0	0	0	0	0	0	0
Architects		3,390,194	0	0	0	0	0	0	0	0	0	0	0
QS		282,516	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		565,032	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,412,581	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	2,341,621	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	4,683,242	2,341,621
POTENTIAL CIL		2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	2,563,765	
Post CIL s106			62,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	62,500
Contingency		0	58,541	117,081	117,081	117,081	117,081	117,081	117,081	117,081	117,081	117,081	58,541
Abnormals		0	300,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	300,000
Finance Fees		100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		50,000	0	0	0	0	0	0	0	0	0	0	0
Agents		0	193,272	386,544	386,544	386,544	386,544	386,544	386,544	386,544	386,544	386,544	193,272
Legals		0	32,212	64,424	64,424	64,424	64,424	64,424	64,424	64,424	64,424	64,424	32,212
Misc.		0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**16,642,618**	**5,551,911**	**8,590,056**	**8,540,056**	**8,540,056**	**8,540,056**	**8,540,056**	**8,540,056**	**8,540,056**	**8,540,056**	**8,540,056**	**2,988,145**
For CIL calculation													
	Interest		291,246	280,759	210,514	138,165	64,550	0	0	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-16,642,618	599,244	4,013,986	4,134,231	4,206,580	4,280,195	4,344,746	4,344,746	4,344,746	4,344,746	4,344,746	3,454,255
	Opening Balar	0											
	Closing Balan	-16,642,618	-16,043,374	-12,029,387	-7,895,156	-3,688,576	591,620	4,936,365	9,281,111	13,625,856	17,970,602	22,315,348	25,769,603

		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**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL													
Post CIL s106		0	0	0	0	0	0	0	0	0	0	0	0
Contingency		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
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		0	0	0	0	0	0	0	0	0	0	0	0
Legals		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
COSTS BEFORE LAND INT AND I		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												0
	Profit on GDV												25,769,603
	Cash Flow	0	0	0	0	0	0	0	0	0	0	0	-25,769,603
	Closing Balan	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	25,769,603	0

SITE NAME	Site 5

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		1,500		£/m2	£	m2
Market Housing		91.9	60%	900		3,250	268,807,500	82,710
Shared Ownership		91.9	10%	150		2,275	31,360,875	13,785
Affordable Rent		91.9	30%	450		1,788	73,922,063	41,355
Social Rent		91.9	0%	0		1,463	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		44.10 ha		34	/ha		**374,090,438**	**137,850**
SITE AREA - Gross		63.80 ha		24	/ha			

Sales per Quarter	20	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		42,575,193	965,424	667,323
Alternative Use Value		1,595,000		25,000
Uplift	20%	319,000		5,000
Plus /ha	350,000	22,330,000		350,000
Viability Threshold		**24,244,000**		**380,000**

		£/m2
Additional Profit	**2,969,550**	**36**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	28,383		42,575,193	
	Stamp Duty		2,128,760		
	Easements etc.		0		
	Legals Acquisition	1.50%	638,628	2,767,388	
PLANNING					
	Planning Fee		725,000		
	Architects	6.00%	10,667,768		
	QS / PM	0.50%	888,981		
	Planning Consultants	1.00%	1,777,961		
	Other Professional	2.50%	4,444,903	18,504,613	
CONSTRUCTION					
	Build Cost - BCIS Based	1,021	140,776,715		
	s106 / CIL	5,000	7,500,000		
	Contingency	2.50%	3,519,418		
	Abnormals		26,000,000	177,796,133	
FINANCE					
	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES					
	Agents	3.0%	11,222,713		
	Legals	0.5%	1,870,452		
	Misc.		50,000	13,143,165	**254,936,492**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	74,818,088

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	1500		
No dwgs unde	1450	385	558,250
No dwgs over	1450	115	166,750
		Total	725,000

Stamp duty calc - Residual			
Land payment			42,575,193
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	2,128,760

Stamp duty calc - Add Profit			
Land payment			24,244,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,212,200

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**7,500,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**3,750,000**

Build Cost	/m2	
BCIS	779	
CfSH	47	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	156	20%
	1,021	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	75	75	75	75	75	75	75	75	75	75
Market Housing		4,480,125	8,960,250	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375
Shared Ownership		522,681	1,045,363	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044
Affordable Rent		1,232,034	2,464,069	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103
Social Rent		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**6,234,841**	**12,469,681**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**
EXPENDITURE												
Stamp Duty	2,128,760											
Easements etc.	0											
Legals Acquisition	638,628											
Planning Fee	725,000											
Architects	10,667,768		0									
QS	888,981		0									
Planning Consultants	1,777,961		0									
Other Professional	4,444,903		0									
Build Cost - BCIS Base		2,346,279	4,692,557	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836
s106/CIL	7,500,000											
Contingency		58,657	117,314	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971
Abnormals		433,333	866,667	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Finance Fees	100,000											
Legal and Valuation	50,000											
Agents	0	187,045	374,090	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136
Legals	0	31,174	62,348	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523
Misc.			50,000									
COSTS BEFORE LAND INT AND I	**28,922,001**	**3,056,488**	**6,162,977**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**
For Residual Valuati Land	42,575,193											
Interest		5,004,804	5,132,655	5,050,472	4,736,551	4,400,655	4,041,247	3,656,681	3,245,194	2,804,904	2,333,793	1,829,705
Profit on Costs												
Profit on GDV												
Cash Flow	-71,497,194	-1,826,451	1,174,049	4,484,585	4,798,506	5,134,402	5,493,810	5,878,376	6,289,863	6,730,153	7,201,264	7,705,352
Opening Balar	0											
Closing Balan	-71,497,194	-73,323,645	-72,149,596	-67,665,011	-62,866,504	-57,732,103	-52,238,293	-46,359,917	-40,070,054	-33,339,901	-26,138,637	-18,433,284

	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	75	75	75	75	75	75	75	75	75			
Market Housing	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	13,440,375	0	0
Shared Ownership	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	1,568,044	0	0
Affordable Rent	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	3,696,103	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**0**	**0**
EXPENDITURE												
Build Cost - BCIS Base	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	0	0
Contingency	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	0	0
Abnormals	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	0	0
Agents	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	0	0
Legals	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	0	0
COSTS BEFORE LAND INT AND I	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**9,169,465**	**0**	**0**
Interest	1,290,330	713,199	95,669	0	0	0	0	0	0	0	0	0
Profit on Costs												0
Profit on GDV												74,818,088
Cash Flow	8,244,727	8,821,858	9,439,388	9,535,057	9,535,057	9,535,057	9,535,057	9,535,057	9,535,057	9,535,057	0	-74,818,088
Opening Balar												
Closing Balan	-10,188,557	-1,366,699	8,072,689	17,607,746	27,142,803	36,677,860	46,212,917	55,747,974	65,283,031	74,818,087	74,818,087	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**6,234,841**	**12,469,681**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**
EXPENDITURE												
Land	24,244,000											
Stamp Duty	1,212,200	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	363,660	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	725,000	0	0	0	0	0	0	0	0	0	0	0
Architects	10,667,768	0	0	0	0	0	0	0	0	0	0	0
QS	888,981	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,777,961	0	0	0	0	0	0	0	0	0	0	0
Other Professional	4,444,903	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	2,346,279	4,692,557	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836
POTENTIAL CIL	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550
Post CIL s106		62,500	125,000	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500
Contingency	0	58,657	117,314	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971
Abnormals	0	433,333	866,667	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Finance Fees	100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	50,000	0	0	0	0	0	0	0	0	0	0	0
Agents	0	187,045	374,090	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136
Legals	0	31,174	62,348	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523
Misc.	0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**47,444,024**	**6,088,539**	**9,257,527**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**
For CIL calculation												
Interest		830,270	842,240	800,766	703,165	603,855	502,807	399,991	295,376	188,930	80,621	0
Profit on cost												
Profit on GDV												
Cash Flow	-47,444,024	-683,968	2,369,914	5,577,240	5,674,842	5,774,152	5,875,199	5,978,015	6,082,631	6,189,077	6,297,386	6,378,007
Opening Balar	0											
Closing Balan	-47,444,024	-48,127,992	-45,758,078	-40,180,837	-34,505,995	-28,731,844	-22,856,644	-16,878,629	-10,795,998	-4,606,921	1,690,464	8,068,471

	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												
INCOME	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**18,704,522**	**0**	**0**
EXPENDITURE												
Land												
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	7,038,836	0	0
POTENTIAL CIL	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550	2,969,550			
Post CIL s106	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500	0	0
Contingency	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	175,971	0	0
Abnormals	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	561,136	0	0
Legals	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	93,523	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**12,326,515**	**9,356,965**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												0
Profit on GDV												74,818,088
Cash Flow	6,378,007	6,378,007	6,378,007	6,378,007	6,378,007	6,378,007	6,378,007	6,378,007	6,378,007	9,347,557	0	-74,818,088
Opening Balar												
Closing Balan	14,446,477	20,824,484	27,202,491	33,580,497	39,958,504	46,336,511	52,714,517	59,092,524	65,470,531	74,818,088	74,818,088	0

SITE NAME	Site 6

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		575		£/m2	£	m2
Market Housing		88.9	60%	345		3,250	99,732,750	30,687
Shared Ownership		88.9	10%	58		2,275	11,635,488	5,115
Affordable Rent		88.9	30%	173		1,788	27,426,506	15,344
Social Rent		88.9	0%	0		1,463	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		16.03 ha		36	/ha		**138,794,744**	**51,145**
SITE AREA - Gross		22.90 ha		25	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**18,891,785**	**1,178,527**	**824,969**
Alternative Use Value		572,500		25,000
Uplift	20%	114,500		5,000
Plus /ha	350,000	8,015,000		350,000
Viability Threshold		**8,702,000**		**380,000**

		£/m2
Additional Profit	**1,770,891**	**58**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	32,855		18,891,785	
	Stamp Duty		944,589		
	Easements etc.		0		
	Legals Acquisition	1.50%	283,377	1,227,966	
PLANNING					
	Planning Fee		262,500		
	Architects	6.00%	4,115,130		
	QS / PM	0.50%	342,927		
	Planning Consultants	1.00%	685,855		
	Other Professional	2.50%	1,714,637	7,121,050	
CONSTRUCTION					
	Build Cost - BCIS Based	1,034	52,888,290		
	s106 / CIL	5,000	2,875,000		
	Contingency	2.50%	1,322,207		
	Abnormals		11,500,000	68,585,498	
FINANCE					
	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES					
	Agents	3.0%	4,163,842		
	Legals	0.5%	693,974		
	Misc.		50,000	4,907,816	**100,884,114**

Developers Profit			
	% of costs (before interest)	0.00%	**0**
	% of GDV	20.00%	**27,758,949**

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	575		
No dwgs unde	525	385	202,125
No dwgs over	525	115	60,375
		Total	262,500

Stamp duty calc - Residual			
Land payment			18,891,785
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	944,589

Stamp duty calc - Add Profit			
Land payment			8,702,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	435,100

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**2,875,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**1,437,500**

Build Cost	/m2	
BCIS	789	
CfSH	47	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	158	20%
	1,034	

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME													
UNITS Started		25	50	50	50	50	50	50	50	50	50	50	50
Market Housing			4,336,207	8,672,413	8,672,413	8,672,413	8,672,413	8,672,413	8,672,413	8,672,413	8,672,413	8,672,413	8,672,413
Shared Ownership			505,891	1,011,782	1,011,782	1,011,782	1,011,782	1,011,782	1,011,782	1,011,782	1,011,782	1,011,782	1,011,782
Affordable Rent			1,192,457	2,384,914	2,384,914	2,384,914	2,384,914	2,384,914	2,384,914	2,384,914	2,384,914	2,384,914	2,384,914
Social Rent			0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**6,034,554**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**
EXPENDITURE													
Stamp Duty		944,589											
Easements etc.		0											
Legals Acquisition		283,377											
Planning Fee		262,500											
Architects		4,115,130		0									
QS		342,927		0									
Planning Consultants		685,855		0									
Other Professional		1,714,637		0									
Build Cost - BCIS Base			2,299,491	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982
s106/CIL		2,875,000											
Contingency			57,487	114,975	114,975	114,975	114,975	114,975	114,975	114,975	114,975	114,975	114,975
Abnormals			500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Finance Fees		100,000											
Legal and Valuation		50,000											
Agents		0	181,037	362,073	362,073	362,073	362,073	362,073	362,073	362,073	362,073	362,073	362,073
Legals		0	30,173	60,346	60,346	60,346	60,346	60,346	60,346	60,346	60,346	60,346	60,346
Misc.				50,000									
COSTS BEFORE LAND INT AND I		**11,374,016**	**3,068,188**	**6,186,375**	**6,136,375**	**6,136,375**	**6,136,375**	**6,136,375**	**6,136,375**	**6,136,375**	**6,136,375**	**6,136,375**	**6,136,375**
For Residual Valuati	Land	**18,891,785**											
	Interest		2,118,606	2,059,263	1,791,620	1,501,742	1,191,573	859,691	504,578	124,608	0	0	0
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-30,265,801	847,760	3,823,470	4,141,113	4,430,991	4,741,160	5,073,042	5,428,155	5,808,125	5,932,733	5,932,733	5,932,733
	Opening Balar	0											
	Closing Balanc	-30,265,801	-29,418,040	-25,594,570	-21,453,457	-17,022,466	-12,281,305	-7,208,264	-1,780,109	4,028,017	9,960,750	15,893,483	21,826,216

		Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME													
UNITS Started													
Market Housing		8,672,413	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		1,011,782	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		2,384,914	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**12,069,108**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Stamp Duty													
Easements etc.													
Legals Acquisition													
Planning Fee													
Architects													
QS													
Planning Consultants													
Other Professional													
Build Cost - BCIS Base		4,598,982	0	0	0	0	0	0	0	0	0	0	0
s106/CIL													
Contingency		114,975	0	0	0	0	0	0	0	0	0	0	0
Abnormals		1,000,000	0	0	0	0	0	0	0	0	0	0	0
Finance Fees													
Legal and Valuation													
Agents		362,073	0	0	0	0	0	0	0	0	0	0	0
Legals		60,346	0	0	0	0	0	0	0	0	0	0	0
Misc.													
COSTS BEFORE LAND INT AND I		**6,136,375**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuati	Land												
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs												0
	Profit on GDV												27,758,949
	Cash Flow	5,932,733	0	0	0	0	0	0	0	0	0	0	-27,758,949
	Opening Balar												
	Closing Balanc	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME	As Above												
INCOME		**0**	**6,034,554**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**	**12,069,108**
EXPENDITURE													
Land		8,702,000											
Stamp Duty		435,100	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		130,530	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		262,500	0	0	0	0	0	0	0	0	0	0	0
Architects		4,115,130	0	0	0	0	0	0	0	0	0	0	0
QS		342,927	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		685,855	0	0	0	0	0	0	0	0	0	0	0
Other Professional		1,714,637	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		0	2,299,491	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982	4,598,982
POTENTIAL CIL		1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891	1,770,891
Post CIL s106			62,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Contingency		0	57,487	114,975	114,975	114,975	114,975	114,975	114,975	114,975	114,975	114,975	114,975
Abnormals		0	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Finance Fees		100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		50,000	0	0	0	0	0	0	0	0	0	0	0
Agents		0	181,037	362,073	362,073	362,073	362,073	362,073	362,073	362,073	362,073	362,073	362,073
Legals		0	30,173	60,346	60,346	60,346	60,346	60,346	60,346	60,346	60,346	60,346	60,346
Misc.		0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**18,309,571**	**4,901,578**	**8,082,266**	**8,032,266**	**8,032,266**	**8,032,266**	**8,032,266**	**8,032,266**	**8,032,266**	**8,032,266**	**8,032,266**	**8,032,266**
For CIL calculation													
	Interest		320,417	306,198	241,786	175,373	107,797	39,039	0	0	0	0	0
	Profit on cost												
	Profit on GDV												
	Cash Flow	-18,309,571	812,558	3,680,644	3,795,056	3,861,469	3,929,045	3,997,803	4,036,842	4,036,842	4,036,842	4,036,842	4,036,842
	Opening Balar	0											
	Closing Balanc	-18,309,571	-17,497,013	-13,816,368	-10,021,312	-6,159,843	-2,230,798	1,767,005	5,803,847	9,840,689	13,877,531	17,914,374	21,951,216

		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												
INCOME		**12,069,108**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE													
Land													
Stamp Duty		0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.		0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee		0	0	0	0	0	0	0	0	0	0	0	0
Architects		0	0	0	0	0	0	0	0	0	0	0	0
QS		0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		0	0	0	0	0	0	0	0	0	0	0	0
Other Professional		0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base		4,598,982	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL													
Post CIL s106		125,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		114,975	0	0	0	0	0	0	0	0	0	0	0
Abnormals		1,000,000	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation		0	0	0	0	0	0	0	0	0	0	0	0
Agents		362,073	0	0	0	0	0	0	0	0	0	0	0
Legals		60,346	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**6,261,375**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation													
	Interest	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost												0
	Profit on GDV												27,758,949
	Cash Flow	5,807,733	0	0	0	0	0	0	0	0	0	0	-27,758,949
	Opening Balar												
	Closing Balanc	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	27,758,949	0

SITE NAME	Site 7

INCOME	Av Size m2	%	Number 825		Price £/m2	GDV £	GIA m2
Market Housing	95.0	60%	495		3,250	152,858,550	47,033
Shared Ownership	95.0	10%	83		2,275	17,833,498	7,839
Affordable Rent	95.0	30%	248		1,788	42,036,101	23,517
Social Rent	95.0	0%	0		1,463	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	23.60 ha		35	/ha		**212,728,149**	**78,389**
SITE AREA - Gross	38.60 ha		21	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		27,420,417	1,161,882	710,374
Alternative Use Value		965,000		25,000
Uplift	20%	193,000		5,000
Plus /ha	350,000	13,510,000		350,000
Viability Threshold		14,668,000		380,000
			£/m2	
Additional Profit		1,998,183	42	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND	Land	33,237		27,420,417	
	Stamp Duty		1,371,021		
	Easements etc.		0		
	Legals Acquisition	1.50%	411,306	1,782,327	
PLANNING	Planning Fee		387,500		
	Architects	6.00%	6,120,430		
	QS / PM	0.50%	510,036		
	Planning Consultants	1.00%	1,020,072		
	Other Professional	2.50%	2,550,179	10,588,216	
CONSTRUCTION	Build Cost - BCIS Based	1,013	79,397,232		
	s106 / CIL	5,000	4,125,000		
	Contingency	2.50%	1,984,931		
	Abnormals		16,500,000	102,007,163	
FINANCE	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES	Agents	3.0%	6,381,844		
	Legals	0.5%	1,063,641		
	Misc.		50,000	7,495,485	**149,443,609**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	42,545,630

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	825		
No dwgs unde	775	385	298,375
No dwgs over	775	115	89,125
		Total	387,500

Stamp duty calc - Residual			
Land payment			27,420,417
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,371,021

Stamp duty calc - Add Profit			
Land payment			14,668,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	733,400

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**4,125,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**2,062,500**

Build Cost	/m2	
BCIS	772	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	154	20%
	1,013	

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	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		25	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50							
Market Housing			4,632,077	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	9,264,155	0	0	0	0	0	0
Shared Ownership			540,409	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	1,080,818	0	0	0	0	0	0
Affordable Rent			1,273,821	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	2,547,643	0	0	0	0	0	0
Social Rent			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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**	**6,446,308**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,371,021																							
Easements etc.		0																							
Legals Acquisition		411,306																							
Planning Fee		387,500																							
Architects		6,120,430		0																					
QS		510,036		0																					
Planning Consultants		1,020,072		0																					
Other Professional		2,550,179		0																					
Build Cost - BCIS Base			2,405,977	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	0	0	0	0	0	0
s106/CIL		4,125,000																							
Contingency			60,149	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	0	0	0	0	0	0
Abnormals			500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0	0	0	0	0	0
Finance Fees		100,000																							
Legal and Valuation		50,000																							
Agents		0	193,389	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	0	0	0	0	0	0
Legals		0	32,232	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	0	0	0	0	0	0
Misc.				50,000																					
COSTS BEFORE LAND INT AND		**16,645,543**	**3,191,747**	**6,433,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**6,383,494**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuati	Land	27,420,417																							
	Interest		3,084,617	3,072,721	2,835,673	2,578,532	2,303,391	2,008,989	1,693,980	1,356,920	996,266	610,366	197,454	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on Costs																								0
	Profit on GDV																								42,545,630
	Cash Flow	-44,065,961	169,943	3,386,400	3,673,448	3,930,589	4,205,731	4,500,132	4,815,141	5,152,201	5,512,855	5,898,755	6,311,668	6,509,121	6,509,121	6,509,121	6,509,121	6,509,121	6,509,121	0	0	0	0	0	-42,545,630
	Opening Balar	0																							
	Closing Balan	-44,065,961	-43,896,017	-40,509,617	-36,836,169	-32,905,580	-28,699,849	-24,199,717	-19,384,576	-14,232,375	-8,719,520	-2,820,766	3,490,902	10,000,023	16,509,145	23,018,266	29,527,387	36,036,508	42,545,630	42,545,630	42,545,630	42,545,630	42,545,630	42,545,630	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	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																								
INCOME		**0**	**6,446,308**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**12,892,615**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Land		14,668,000																							
Stamp Duty		733,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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		220,020	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		387,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects		6,120,430	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS		510,036	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants		1,020,072	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		2,550,179	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	2,405,977	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	4,811,953	0	0	0	0	0	0
POTENTIAL CIL		1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183	1,998,183							
Post CIL s106			62,500	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	0	0	0	0	0	0
Contingency		0	60,149	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	120,299	0	0	0	0	0	0
Abnormals		0	500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	0	0	0	0	0	0
Finance Fees		100,000	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		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
Agents		0	193,389	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	386,778	0	0	0	0	0	0
Legals		0	32,232	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	64,463	0	0	0	0	0	0
Misc.		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
COSTS BEFORE LAND INT AND		**28,357,820**	**5,252,430**	**8,556,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**8,506,677**	**6,508,494**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																									
	Interest		496,262	484,054	416,646	347,183	276,505	204,590	131,416	56,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Profit on cost																								0
	Profit on GDV																								42,545,630
	Cash Flow	-28,357,820	697,615	3,851,884	3,969,292	4,038,755	4,109,433	4,181,348	4,254,522	4,328,976	4,385,938	4,385,938	4,385,938	4,385,938	4,385,938	4,385,938	4,385,938	4,385,938	6,384,121	0	0	0	0	0	-42,545,630
	Opening Balar	0																							
	Closing Balan	-28,357,820	-27,660,204	-23,808,320	-19,839,028	-15,800,273	-11,690,840	-7,509,492	-3,254,970	1,074,006	5,459,944	9,845,881	14,231,819	18,617,757	23,003,695	27,389,633	31,775,571	36,161,508	42,545,630	42,545,630	42,545,630	42,545,630	42,545,630	42,545,630	0

Sept13 Broad Area
Site 8

SITE NAME	Site 8

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		1,115		£/m2	£	m2
Market Housing	93.5	60%	669		3,250	203,199,750	62,523
Shared Ownership	93.5	10%	112		2,275	23,706,638	10,421
Affordable Rent	93.5	30%	335		1,788	55,879,931	31,262
Social Rent	93.5	0%	0		1,463	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	34.00 ha		33	/ha		**282,786,319**	**104,205**
SITE AREA - Gross	48.50 ha		23	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		37,151,209	1,092,683	766,004
Alternative Use Value		1,212,500		25,000
Uplift	20%	242,500		5,000
Plus /ha	350,000	16,975,000		350,000
Viability Threshold		18,430,000		380,000

	£/m2
Additional Profit 2,971,212	48

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	33,319		37,151,209	
	Stamp Duty		1,857,560		
	Easements etc.		0		
	Legals Acquisition	1.50%	557,268	2,414,829	
PLANNING					
	Planning Fee		532,500		
	Architects	6.00%	8,066,947		
	QS / PM	0.50%	672,246		
	Planning Consultants	1.00%	1,344,491		
	Other Professional	2.50%	3,361,228	13,977,411	
CONSTRUCTION					
	Build Cost - BCIS Based	1,001	104,267,427		
	s106 / CIL	5,000	5,575,000		
	Contingency	2.50%	2,606,686		
	Abnormals		22,000,000	134,449,112	
FINANCE					
	Fees		100,000		
	Interest	7.00%			
	Legal and Valuation		50,000	150,000	
SALES					
	Agents	3.0%	8,483,590		
	Legals	0.5%	1,413,932		
	Misc.		50,000	9,947,521	**198,090,082**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	56,557,264

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	1115		
No dwgs unde	1065	385	410,025
No dwgs over	1065	115	122,475
		Total	532,500

Stamp duty calc - Residual			
Land payment			37,151,209
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	1,857,560

Stamp duty calc - Add Profit			
Land payment			18,430,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	921,500

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**5,575,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**2,787,500**

Build Cost	/m2	
BCIS	762	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	152	20%
	1,001	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME												
UNITS Started	25	50	75	75	75	75	75	75	75	75	75	75
Market Housing		4,556,048	9,112,096	13,668,145	13,668,145	13,668,145	13,668,145	13,668,145	13,668,145	13,668,145	13,668,145	13,668,145
Shared Ownership		531,539	1,063,078	1,594,617	1,594,617	1,594,617	1,594,617	1,594,617	1,594,617	1,594,617	1,594,617	1,594,617
Affordable Rent		1,252,913	2,505,827	3,758,740	3,758,740	3,758,740	3,758,740	3,758,740	3,758,740	3,758,740	3,758,740	3,758,740
Social Rent		0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**6,340,500**	**12,681,001**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**
EXPENDITURE												
Stamp Duty	1,857,560											
Easements etc.	0											
Legals Acquisition	557,268											
Planning Fee	532,500											
Architects	8,066,947		0									
QS	672,246		0									
Planning Consultants	1,344,491		0									
Other Professional	3,361,228		0									
Build Cost - BCIS Base		2,337,835	4,675,669	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504
s106/CIL	5,575,000											
Contingency		58,446	116,892	175,338	175,338	175,338	175,338	175,338	175,338	175,338	175,338	175,338
Abnormals		493,274	986,547	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821
Finance Fees	100,000											
Legal and Valuation	50,000											
Agents	0	190,215	380,430	570,645	570,645	570,645	570,645	570,645	570,645	570,645	570,645	570,645
Legals	0	31,703	63,405	95,108	95,108	95,108	95,108	95,108	95,108	95,108	95,108	95,108
Misc.			50,000									
COSTS BEFORE LAND INT AND I	**22,117,240**	**3,111,472**	**6,272,943**	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**
For Residual Valuati Land	**37,151,209**											
Interest		4,148,791	4,213,175	4,059,533	3,665,604	3,244,101	2,793,092	2,310,512	1,794,152	1,241,646	650,465	17,902
Profit on Costs												
Profit on GDV												
Cash Flow	-59,268,449	-919,763	2,194,883	5,627,553	6,021,482	6,442,986	6,893,995	7,376,575	7,892,935	8,445,440	9,036,621	9,669,185
Opening Balar	0											
Closing Balan	-59,268,449	-60,188,212	-57,993,329	-52,365,775	-46,344,293	-39,901,307	-33,007,312	-25,630,738	-17,737,803	-9,292,363	-255,742	9,413,443

	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	75	75	75	65								
Market Housing	13,668,145	13,668,145	13,668,145	13,668,145	11,845,725	0	0	0	0	0	0	0
Shared Ownership	1,594,617	1,594,617	1,594,617	1,594,617	1,382,001	0	0	0	0	0	0	0
Affordable Rent	3,758,740	3,758,740	3,758,740	3,758,740	3,257,574	0	0	0	0	0	0	0
Social Rent	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**16,485,301**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Build Cost - BCIS Base	7,013,504	7,013,504	7,013,504	7,013,504	6,078,370	0	0	0	0	0	0	0
Contingency	175,338	175,338	175,338	175,338	151,959	0	0	0	0	0	0	0
Abnormals	1,479,821	1,479,821	1,479,821	1,479,821	1,282,511	0	0	0	0	0	0	0
Agents	570,645	570,645	570,645	570,645	494,559	0	0	0	0	0	0	0
Legals	95,108	95,108	95,108	95,108	82,427	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**9,334,415**	**9,334,415**	**9,334,415**	**9,334,415**	**8,089,826**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs												0
Profit on GDV												56,557,264
Cash Flow	9,687,086	9,687,086	9,687,086	9,687,086	8,395,475	0	0	0	0	0	0	-56,557,264
Closing Balan	19,100,529	28,787,616	38,474,702	48,161,789	56,557,264	56,557,264	56,557,264	56,557,264	56,557,264	56,557,264	56,557,264	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
INCOME As Above												
INCOME	**0**	**6,340,500**	**12,681,001**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**
EXPENDITURE												
Land	18,430,000											
Stamp Duty	921,500	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	276,450	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	532,500	0	0	0	0	0	0	0	0	0	0	0
Architects	8,066,947	0	0	0	0	0	0	0	0	0	0	0
QS	672,246	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	1,344,491	0	0	0	0	0	0	0	0	0	0	0
Other Professional	3,361,228	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	2,337,835	4,675,669	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504	7,013,504
POTENTIAL CIL	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212	2,971,212
Post CIL s106		62,500	125,000	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500	187,500
Contingency	0	58,446	116,892	175,338	175,338	175,338	175,338	175,338	175,338	175,338	175,338	175,338
Abnormals	0	493,274	986,547	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821	1,479,821
Finance Fees	100,000	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	50,000	0	0	0	0	0	0	0	0	0	0	0
Agents	0	190,215	380,430	570,645	570,645	570,645	570,645	570,645	570,645	570,645	570,645	570,645
Legals	0	31,703	63,405	95,108	95,108	95,108	95,108	95,108	95,108	95,108	95,108	95,108
Misc.	0	0	50,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**36,726,573**	**6,145,184**	**9,369,155**	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**
For CIL calculation												
Interest		642,715	650,545	603,972	500,295	394,803	287,466	178,250	67,123	0	0	0
Profit on cost												
Profit on GDV												
Cash Flow	-36,726,573	-447,398	2,661,301	5,924,403	6,028,080	6,133,571	6,240,909	6,350,125	6,461,252	6,528,374	6,528,374	6,528,374
Opening Balar	0											
Closing Balan	-36,726,573	-37,173,972	-34,512,670	-28,588,268	-22,560,188	-16,426,617	-10,185,708	-3,835,584	2,625,668	9,154,042	15,682,417	22,210,791

	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	**19,021,501**	**19,021,501**	**19,021,501**	**19,021,501**	**16,485,301**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	0	0	0	0	0	0	0	0	0	0	0	0
Architects	0	0	0	0	0	0	0	0	0	0	0	0
QS	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	7,013,504	7,013,504	7,013,504	7,013,504	6,078,370	0	0	0	0	0	0	0
POTENTIAL CIL	2,971,212	2,971,212	2,971,212	2,971,212								
Post CIL s106	187,500	187,500	187,500	187,500	162,500	0	0	0	0	0	0	0
Contingency	175,338	175,338	175,338	175,338	151,959	0	0	0	0	0	0	0
Abnormals	1,479,821	1,479,821	1,479,821	1,479,821	1,282,511	0	0	0	0	0	0	0
Finance Fees	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	0	0	0	0	0	0	0	0	0	0	0	0
Agents	570,645	570,645	570,645	570,645	494,559	0	0	0	0	0	0	0
Legals	95,108	95,108	95,108	95,108	82,427	0	0	0	0	0	0	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**12,493,127**	**12,493,127**	**12,493,127**	**12,493,127**	**8,252,326**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Interest	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost												0
Profit on GDV												56,557,264
Cash Flow	6,528,374	6,528,374	6,528,374	6,528,374	8,232,975	0	0	0	0	0	0	-56,557,264
Closing Balan	28,739,166	35,267,540	41,795,914	48,324,289	56,557,264	56,557,264	56,557,264	56,557,264	56,557,264	56,557,264	56,557,264	0