SHLAA Settlement - £350k uplift

Cover

20/02/2014
20:09

Number	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			
1 - Small	**42**	**1.20**	**35.00**	**96**	**4,013**	**3,344**	**3,058,857**	**762.24**	Higher Mai	Green	Paddock

	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	7		111.00	777.00		755	586,635
Det 5	5	5		150.00	750.00		755	566,250
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	10		75.00	750.00		793	594,750
Semi 3	3			76.00	0.00		793	0
Semi 4	3	10		95.00	950.00		696	661,200
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	4		72.00	288.00		827	238,176
Ter 3	3	6		83.00	498.00		827	411,846
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
2 - Medium	**78**	**2.17**	**35.94**	**87**	**6,781**	**3,125**	**5,182,059**	**764.20**	Higher Mai	Green	Paddock

	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	9		111.00	999.00		755	754,245
Det 5	5	5		150.00	750.00		755	566,250
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	20		75.00	1,500.00		793	1,189,500
Semi 3	3			76.00	0.00		793	0
Semi 4	3	20		95.00	1,900.00		696	1,322,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	12		64.00	768.00		827	635,136
Ter 3	3	12		72.00	864.00		827	714,528
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
3 - Medium Flood	**155**	**4.65**	**33.33**	**97**	**14,980**	**3,222**	**11,501,610**	**767.80**	Higher Mai	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	25		130.00	3,250.00		755	2,453,750
Det 5	5	20		150.00	3,000.00		755	2,265,000
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	24		75.00	1,800.00		793	1,427,400
Semi 3	3	24		85.00	2,040.00		793	1,617,720
Semi 4	3	12		95.00	1,140.00		696	793,440
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	25		64.00	1,600.00		827	1,323,200
Ter 3	3			72.00	0.00		827	0
Ter 4	3	25		86.00	2,150.00		754	1,621,100
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
4 - Larger	**181**	**5.06**	**35.77**	**87**	**15,730**	**3,109**	**12,190,766**	**775.00**	Higher Mai	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	15		130.00	1,950.00		755	1,472,250
Det 5	5	9		150.00	1,350.00		755	1,019,250
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	40		75.00	3,000.00		793	2,379,000
Semi 3	3	20		85.00	1,700.00		793	1,348,100
Semi 4	3	40		95.00	3,800.00		696	2,644,800
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	24		64.00	1,536.00		827	1,270,272
Ter 3	3	24		72.00	1,728.00		827	1,429,056
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2	9		74.00	666.00		943	628,038
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
5 - Large	**308**	**8.60**	**35.81**	**89**	**27,320**	**3,177**	**21,142,130**	**773.87**	Higher Mai	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	32		130.00	4,160.00		755	3,140,800
Det 5	5	17		150.00	2,550.00		755	1,925,250
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	50		75.00	3,750.00		793	2,973,750
Semi 3	3	50		80.00	4,000.00		793	3,172,000
Semi 4	3	50		98.00	4,900.00		696	3,410,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	50		64.00	3,200.00		827	2,646,400
Ter 3	3	25		72.00	1,800.00		827	1,488,600
Ter 4	3	25		86.00	2,150.00		754	1,621,100
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3	9		90.00	810.00		943	763,830
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
6 - Medium Density	**76**	**1.78**	**42.70**	**83**	**6,307**	**3,543**	**4,827,391**	**765.40**	Higher Mai	Green	Paddock

	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	9		111.00	999.00		755	754,245
Det 5	5	5		130.00	650.00		755	490,750
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	20		75.00	1,500.00		793	1,189,500
Semi 3	3			76.00	0.00		793	0
Semi 4	3	20		83.50	1,670.00		696	1,162,320
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	12		64.00	768.00		827	635,136
Ter 3	3	10		72.00	720.00		827	595,440
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
7 - Medium Sensitive	**71**	**1.99**	**35.68**	**90**	**6,398**	**3,215**	**4,868,294**	**760.91**	Higher Mai	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	9		130.00	1,170.00		755	883,350
Det 5	5	4		150.00	600.00		755	453,000
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	18		76.00	1,368.00		793	1,084,824
Semi 3	3			76.00	0.00		793	0
Semi 4	3	20		95.00	1,900.00		696	1,322,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	10		64.00	640.00		827	529,280
Ter 3	3	10		72.00	720.00		827	595,440
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
8 - Part Brownfield	**78**	**2.25**	**34.67**	**87**	**6,803**	**3,024**	**5,153,152**	**757.48**	Higher Mai	Brown	Part Rec

	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	10		111.00	1,110.00		755	838,050
Det 5	5	8		130.00	1,040.00		755	785,200
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	18		75.00	1,350.00		793	1,070,550
Semi 3	3			76.00	0.00		793	0
Semi 4	3	18		83.50	1,503.00		696	1,046,088
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	12		64.00	768.00		827	635,136
Ter 3	3			72.00	0.00		827	0
Ter 4	3	12		86.00	1,032.00		754	778,128
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	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			
1 - Small	**42**	**1.20**	**35.00**	**96**	**4,013**	**3,344**	**3,058,857**	**762.24**	Lower Mair Green		Paddock

	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	7		111.00	777.00		755	586,635
Det 5	5	5		150.00	750.00		755	566,250
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	10		75.00	750.00		793	594,750
Semi 3	3			76.00	0.00		793	0
Semi 4	3	10		95.00	950.00		696	661,200
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	4		72.00	288.00		827	238,176
Ter 3	3	6		83.00	498.00		827	411,846
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
2 - Medium	**78**	**2.17**	**35.94**	**87**	**6,781**	**3,125**	**5,182,059**	**764.20**	Lower Mair Green		Paddock

	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	9		111.00	999.00		755	754,245
Det 5	5	5		150.00	750.00		755	566,250
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	20		75.00	1,500.00		793	1,189,500
Semi 3	3			76.00	0.00		793	0
Semi 4	3	20		95.00	1,900.00		696	1,322,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	12		64.00	768.00		827	635,136
Ter 3	3	12		72.00	864.00		827	714,528
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
3 - Medium Flood	**155**	**4.65**	**33.33**	**97**	**14,980**	**3,222**	**11,501,610**	**767.80**	Lower Mair 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	25		130.00	3,250.00		755	2,453,750
Det 5	5	20		150.00	3,000.00		755	2,265,000
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	24		75.00	1,800.00		793	1,427,400
Semi 3	3	24		85.00	2,040.00		793	1,617,720
Semi 4	3	12		95.00	1,140.00		696	793,440
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	25		64.00	1,600.00		827	1,323,200
Ter 3	3			72.00	0.00		827	0
Ter 4	3	25		86.00	2,150.00		754	1,621,100
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
4 - Larger	**181**	**5.06**	**35.77**	**87**	**15,730**	**3,109**	**12,190,766**	**775.00**	Lower Mair 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	15		130.00	1,950.00		755	1,472,250
Det 5	5	9		150.00	1,350.00		755	1,019,250
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	40		75.00	3,000.00		793	2,379,000
Semi 3	3	20		85.00	1,700.00		793	1,348,100
Semi 4	3	40		95.00	3,800.00		696	2,644,800
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	24		64.00	1,536.00		827	1,270,272
Ter 3	3	24		72.00	1,728.00		827	1,429,056
Ter 4	3			86.00	0.00		754	0
Flat 1	1			61.00	0.00		943	0
Flat 2	2	9		74.00	666.00		943	628,038
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	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			
5 - Large	**308**	**8.60**	**35.81**	**89**	**27,320**	**3,177**	**21,142,130**	**773.87**	Lower Mair 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	32		130.00	4,160.00		755	3,140,800
Det 5	5	17		150.00	2,550.00		755	1,925,250
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	50		75.00	3,750.00		793	2,973,750
Semi 3	3	50		80.00	4,000.00		793	3,172,000
Semi 4	3	50		98.00	4,900.00		696	3,410,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	50		64.00	3,200.00		827	2,646,400
Ter 3	3	25		72.00	1,800.00		827	1,488,600
Ter 4	3	25		86.00	2,150.00		754	1,621,100
Flat 1	1			61.00	0.00		943	0
Flat 2	2			74.00	0.00		943	0
Flat 3	3	9		90.00	810.00		943	763,830
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
6 - Medium Density	**76**	**1.78**	**42.70**	**83**	**6,307**	**3,543**	**4,827,391**	**765.40**	Lower Mair Green		Paddock

	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	9		111.00	999.00		755	754,245
Det 5	5	5		130.00	650.00		755	490,750
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	20		75.00	1,500.00		793	1,189,500
Semi 3	3			76.00	0.00		793	0
Semi 4	3	20		83.50	1,670.00		696	1,162,320
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	12		64.00	768.00		827	635,136
Ter 3	3	10		72.00	720.00		827	595,440
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
7 - Medium Sensitive	**71**	**1.99**	**35.68**	**90**	**6,398**	**3,215**	**4,868,294**	**760.91**	Lower Mair	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	9		130.00	1,170.00		755	883,350
Det 5	5	4		150.00	600.00		755	453,000
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	18		76.00	1,368.00		793	1,084,824
Semi 3	3			76.00	0.00		793	0
Semi 4	3	20		95.00	1,900.00		696	1,322,400
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	10		64.00	640.00		827	529,280
Ter 3	3	10		72.00	720.00		827	595,440
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	Units	Area	Density	erage Unit Size	Developed	Density	Total Cost	Rate	Locality	een/Brown	rnative Use
		ha	Units/ha	m2	m2	m2/ha		£/m2			
8 - Part Brownfield	**78**	**2.25**	**34.67**	**87**	**6,803**	**3,024**	**5,153,152**	**757.48**	Lower Mair	Brown	Part Rec

	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	10		111.00	1,110.00		755	838,050
Det 5	5	8		130.00	1,040.00		755	785,200
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	18		75.00	1,350.00		793	1,070,550
Semi 3	3			76.00	0.00		793	0
Semi 4	3	18		83.50	1,503.00		696	1,046,088
Semi 5	4			110.00	0.00		696	0
Ter 1	2			59.00	0.00		827	0
Ter 2	2	12		64.00	768.00		827	635,136
Ter 3	3			72.00	0.00		827	0
Ter 4	3	12		86.00	1,032.00		754	778,128
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

SHLAA Settlement - £350k uplift
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		gher Main Settlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	ettlement	
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Green	Green	Green	Green	Green	Green	Green	Brown	
	Use		Paddock	Paddock	gricultural	gricultural	gricultural	Paddock	gricultural	Part Rec	Paddock	Paddock	gricultural	gricultural	gricultural	Paddock	gricultural	Part Rec	
Site Area	**Gross**	**ha**	**1.20**	**3.10**	**7.15**	**7.23**	**12.31**	**2.10**	**2.85**	**3.12**	**1.20**	**3.10**	**7.15**	**7.23**	**12.31**	**2.10**	**2.85**	**3.12**	
	Net	ha	1.20	2.17	4.65	5.06	8.60	1.78	1.99	2.25	1.20	2.17	4.65	5.06	8.60	1.78	1.99	2.25	
Units			42	78	155	181	308	76	71	78	42	78	155	181	308	76	71	78	
Average Unit Size		m2	95.55	86.94	96.65	86.91	88.70	82.99	90.11	87.22	95.55	86.94	96.65	86.91	88.70	82.99	90.11	87.22	
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	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	
	Intermedi	£/m2	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	70.00%
	Affordable	£/m2	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,760	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	55.00%
	Social Ren	£/m2	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	45.00%
Grant and	Intermedi	£/unit																	
	Affordable	£/unit																	
	Social Ren	£/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 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	
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 F	<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 Bas		£/m2	762	764	768	775	774	765	761	757	762	764	768	775	774	765	761	757	
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		%	15%	15%	20%	20%	20%	20%	20%	20%	15%	15%	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%	5.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	
Abnormals		%								10.00%								10.00%	
		£/site							50,000	150,000							50,000	150,000	
FINANCE	Fees	£	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	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 '	£	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	
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.	£	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	
Developer	% of costs (before int		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%	

SITE NAME	Site 1

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		42		£/m2	£	m2
Market Housing	95.5	60%	25		3,200	7,704,960	2,408
Shared Ownership	95.5	10%	4		2,240	898,912	401
Affordable Rent	95.5	30%	13		1,760	2,118,864	1,204
Social Rent	95.5	0%	0		1,440	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	1.20 ha		35	/ha		**10,722,736**	**4,013**
SITE AREA - Gross	1.20 ha		35	/ha			

Sales per Quarter	4	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,624,985	2,187,488	2,187,488
Alternative Use Value		60,000		50,000
Uplift	20%	12,000		10,000
Plus /ha	35000000%	420,000		350,000
Viability Threshold		**492,000**		**410,000**

		£/m2
Additional Profit	2,469,094	1,025

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	62,500		2,624,985	
	Stamp Duty		131,249		
	Easements etc.		0		
	Legals Acquisition	1.50%	39,375	170,624	
PLANNING					
	Planning Fee		16,170		
	Architects	6.00%	250,159		
	QS / PM	0.50%	20,847		
	Planning Consultants	1.00%	41,693		
	Other Professional	2.50%	104,233	433,101	
CONSTRUCTION					
	Build Cost - BCIS Based	963	3,862,740		
	s106 / CIL	5,000	210,000		
	Contingency	2.50%	96,569		
	Abnormals		0	4,169,309	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	321,682		
	Legals	0.5%	53,614		
	Misc.		5,000	380,296	**7,795,815**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	2,144,547

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	42		
No dwgs unde	42	385	16,170
No dwgs over	0	115	0
		Total	16,170

Stamp duty calc - Residual			
Land payment			2,624,985
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	131,249

Stamp duty calc - Add Profit			
Land payment			492,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	24,600

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**210,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**105,000**

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	114	15%
	963	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	4	4	4	4	4	4	4	4	4	4											
Market Housing				0	0	0	366,903	733,806	733,806	733,806	733,806	733,806	733,806	733,806	733,806	733,806	733,806	0	0	0	0	0	0	0
Shared Ownership				0	0	0	42,805	85,611	85,611	85,611	85,611	85,611	85,611	85,611	85,611	85,611	85,611	0	0	0	0	0	0	0
Affordable Rent				0	0	0	100,898	201,797	201,797	201,797	201,797	201,797	201,797	201,797	201,797	201,797	201,797	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**510,606**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	131,249																							
Easements etc.	0																							
Legals Acquisition	39,375																							
Planning Fee	16,170																							
Architects	125,079		125,079																					
QS	10,423		10,423																					
Planning Consultants	20,847		20,847																					
Other Professional	52,116		52,116																					
Build Cost - BCIS Base		0	61,313	183,940	306,567	367,880	367,880	367,880	367,880	367,880	367,880	367,880	367,880	245,253	122,627	0	0	0	0	0	0	0	0	0
s106/CIL			210,000																					
Contingency		0	1,533	4,599	7,664	9,197	9,197	9,197	9,197	9,197	9,197	9,197	9,197	6,131	3,066	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000																							
Legal and Valuation	7,500																							
Agents	0	0	0	0	0	0	15,318	30,636	30,636	30,636	30,636	30,636	30,636	30,636	30,636	30,636	30,636	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,553	5,106	5,106	5,106	5,106	5,106	5,106	5,106	5,106	5,106	5,106	0	0	0	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND I	**412,759**	**0**	**486,312**	**188,539**	**314,231**	**377,077**	**394,948**	**412,819**	**412,819**	**412,819**	**412,819**	**412,819**	**412,819**	**287,127**	**161,435**	**35,742**	**35,742**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuati Land	**2,624,985**																							
Interest		53,161	54,091	63,548	67,959	74,648	82,553	81,974	72,761	63,388	53,850	44,146	34,271	24,224	11,801	0	0	0	0	0	0	0	0	0
Profit on Costs																								0
Profit on GDV																								2,144,547
Cash Flow	-3,037,745	-53,161	-540,402	-252,086	-382,190	-451,725	33,105	526,420	535,632	545,006	554,543	564,248	574,122	709,862	847,977	985,470	985,470	0	0	0	0	0	0	-2,144,547
Opening Balar	0																							
Closing Balan	-3,037,745	-3,090,905	-3,631,308	-3,883,394	-4,265,584	-4,717,309	-4,684,204	-4,157,784	-3,622,152	-3,077,146	-2,522,602	-1,958,355	-1,384,232	-674,370	173,606	1,159,077	2,144,547	2,144,547	2,144,547	2,144,547	2,144,547	2,144,547	2,144,547	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**	**510,606**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**1,021,213**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	492,000																							
Stamp Duty	24,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	7,380	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	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	125,079	0	125,079	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	10,423	0	10,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	20,847	0	20,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	52,116	0	52,116	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	61,313	183,940	306,567	367,880	367,880	367,880	367,880	367,880	367,880	367,880	367,880	245,253	122,627	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			2,469,094																					
Post CIL s106					5,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0
Contingency	0	0	1,533	4,599	7,664	9,197	9,197	9,197	9,197	9,197	9,197	9,197	9,197	6,131	3,066	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	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	15,318	30,636	30,636	30,636	30,636	30,636	30,636	30,636	30,636	30,636	30,636	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,553	5,106	5,106	5,106	5,106	5,106	5,106	5,106	5,106	5,106	5,106	0	0	0	0	0	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 I	**766,115**	**0**	**2,745,406**	**188,539**	**319,231**	**387,077**	**404,948**	**422,819**	**422,819**	**422,819**	**422,819**	**422,819**	**422,819**	**297,127**	**171,435**	**35,742**	**35,742**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		13,407	13,642	61,925	66,308	73,055	81,107	80,678	71,618	62,399	53,019	43,475	33,764	23,883	11,629	0	0	0	0	0	0	0	0	0
Profit on cost																								0
Profit on GDV																								2,144,547
Cash Flow	-766,115	-13,407	-2,759,047	-250,463	-385,539	-460,132	24,551	517,716	526,776	535,994	545,374	554,918	564,629	700,203	838,149	985,470	985,470	0	0	0	0	0	0	-2,144,547
Opening Balar	0																							
Closing Balan	-766,115	-779,522	-3,538,570	-3,789,033	-4,174,572	-4,634,704	-4,610,153	-4,092,438	-3,565,662	-3,029,667	-2,484,293	-1,929,375	-1,364,745	-664,542	173,606	1,159,077	2,144,547	2,144,547	2,144,547	2,144,547	2,144,547	2,144,547	2,144,547	0

SITE NAME	Site 2

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		78		£/m2	£	m2
Market Housing	86.9	60%	47		3,200	13,019,520	4,069
Shared Ownership	86.9	10%	8		2,240	1,518,944	678
Affordable Rent	86.9	30%	23		1,760	3,580,368	2,034
Social Rent	86.9	0%	0		1,440	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	2.17 ha		36	/ha		**18,118,832**	**6,781**
SITE AREA - Gross	3.10 ha		25	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,184,330	1,928,263	1,349,784
Alternative Use Value		155,000		50,000
Uplift	20%	31,000		10,000
Plus /ha	35000000%	1,085,000		350,000
Viability Threshold		**1,271,000**		**410,000**

		£/m2
Additional Profit	3,439,867	845

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	53,645		4,184,330	
	Stamp Duty		209,217		
	Easements etc.		0		
	Legals Acquisition	1.50%	62,765	271,981	
PLANNING					
	Planning Fee		14,000		
	Architects	6.00%	425,808		
	QS / PM	0.50%	35,484		
	Planning Consultants	1.00%	70,968		
	Other Professional	2.50%	177,420	723,681	
CONSTRUCTION					
	Build Cost - BCIS Based	965	6,543,227		
	s106 / CIL	5,000	390,000		
	Contingency	2.50%	163,581		
	Abnormals		0	7,096,807	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	543,565		
	Legals	0.5%	90,594		
	Misc.		5,000	639,159	**12,933,459**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	3,623,766

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			4,184,330
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	209,217

Stamp duty calc - Add Profit			
Land payment			1,271,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	63,550

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	764	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	115	15%
	965	

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3			
	Q1	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
INCOME												
UNITS Started			2	3	3	4	5	5	5	5	5	5
Market Housing				0	0	0	333,834	500,751	500,751	667,668	834,585	834,585
Shared Ownership				0	0	0	38,947	58,421	58,421	77,895	97,368	97,368
Affordable Rent				0	0	0	91,804	137,706	137,706	183,609	229,511	229,511
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**	**464,585**	**696,878**	**696,878**	**929,171**	**1,161,464**	**1,161,464**
EXPENDITURE												
Stamp Duty	209,217											
Easements etc.	0											
Legals Acquisition	62,765											
Planning Fee	14,000											
Architects	212,904		212,904									
QS	17,742		17,742									
Planning Consultants	35,484		35,484									
Other Professional	88,710		88,710									
Build Cost - BCIS Base		0	55,925	139,813	223,700	279,625	335,550	391,475	419,438	419,438	419,438	419,438
s106/CIL			390,000									
Contingency		0	1,398	3,495	5,593	6,991	8,389	9,787	10,486	10,486	10,486	10,486
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	13,938	20,906	20,906	27,875	34,844	34,844
Legals	0	0	0	0	0	0	2,323	3,484	3,484	4,646	5,807	5,807
Misc.			5,000									
COSTS BEFORE LAND INT AND I	**658,322**	**0**	**807,164**	**143,308**	**229,293**	**286,616**	**360,199**	**425,653**	**454,314**	**462,445**	**470,575**	**470,575**
For Residual Valuati Land	**4,184,330**											
Interest		84,746	86,229	101,864	106,154	112,025	119,001	119,257	116,597	114,393	108,227	98,030
Profit on Costs												
Profit on GDV												
Cash Flow	-4,842,652	-84,746	-893,393	-245,172	-335,447	-398,640	-14,615	151,969	125,967	352,334	582,662	592,858
Opening Balar	0											
Closing Balan	-4,842,652	-4,927,398	-5,820,791	-6,065,963	-6,401,410	-6,800,050	-6,814,665	-6,662,696	-6,536,730	-6,184,396	-5,601,734	-5,008,876

	Year 4				Year 5				Year 6			
	Q1	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**	**Q1**	**Q2**	**Q3**	**Q4**
INCOME												
UNITS Started	5	5	5	5	5	5	5	1				
Market Housing	834,585	834,585	834,585	834,585	834,585	834,585	834,585	834,585	834,585	834,585	834,585	166,917
Shared Ownership	97,368	97,368	97,368	97,368	97,368	97,368	97,368	97,368	97,368	97,368	97,368	19,474
Affordable Rent	229,511	229,511	229,511	229,511	229,511	229,511	229,511	229,511	229,511	229,511	229,511	45,902
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	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**232,293**
EXPENDITURE												
Build Cost - BCIS Base	419,438	419,438	419,438	419,438	419,438	419,438	419,438	307,588	167,775	27,963	0	0
Contingency	10,486	10,486	10,486	10,486	10,486	10,486	10,486	7,690	4,194	699	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0
Agents	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	6,969
Legals	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	1,161
COSTS BEFORE LAND INT AND I	**470,575**	**470,575**	**470,575**	**470,575**	**470,575**	**470,575**	**470,575**	**355,928**	**212,621**	**69,313**	**40,651**	**8,130**
Interest	87,655	77,099	66,357	55,428	44,308	32,992	21,479	9,765	0	0	0	0
Profit on Costs												0
Profit on GDV												3,623,766
Cash Flow	603,233	613,790	624,531	635,461	646,581	657,896	669,410	795,771	948,843	1,092,151	1,120,812	-3,399,604
Closing Balan	-4,405,642	-3,791,852	-3,167,321	-2,531,860	-1,885,279	-1,227,382	-557,973	237,798	1,186,641	2,278,792	3,399,604	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above												
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**464,585**	**696,878**	**696,878**	**929,171**	**1,161,464**	**1,161,464**
EXPENDITURE												
Land	1,271,000											
Stamp Duty	63,550	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	19,065	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	212,904	0	212,904	0	0	0	0	0	0	0	0	0
QS	17,742	0	17,742	0	0	0	0	0	0	0	0	0
Planning Consultants	35,484	0	35,484	0	0	0	0	0	0	0	0	0
Other Professional	88,710	0	88,710	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	55,925	139,813	223,700	279,625	335,550	391,475	419,438	419,438	419,438	419,438
POTENTIAL CIL			**3,439,867**									
Post CIL s106					5,000	7,500	7,500	10,000	12,500	12,500	12,500	12,500
Contingency	0	0	1,398	3,495	5,593	6,991	8,389	9,787	10,486	10,486	10,486	10,486
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	13,938	20,906	20,906	27,875	34,844	34,844
Legals	0	0	0	0	0	0	2,323	3,484	3,484	4,646	5,807	5,807
Misc.	0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**1,739,955**	**0**	**3,857,030**	**143,308**	**234,293**	**294,116**	**367,699**	**435,653**	**466,814**	**474,945**	**483,075**	**483,075**
For CIL calculation												
Interest		30,449	30,982	99,022	103,263	109,170	116,228	116,566	114,035	112,004	106,015	95,999
Profit on cost												
Profit on GDV												
Cash Flow	-1,739,955	-30,449	-3,888,012	-242,330	-337,556	-403,286	-19,342	144,659	116,029	342,222	572,373	582,390
Opening Balar	0											
Closing Balan	-1,739,955	-1,770,405	-5,658,417	-5,900,747	-6,238,303	-6,641,589	-6,660,930	-6,516,271	-6,400,242	-6,058,020	-5,485,646	-4,903,256

	Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**1,161,464**	**232,293**
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	419,438	419,438	419,438	419,438	419,438	419,438	419,438	307,588	167,775	27,963	0	0
Post CIL s106	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	2,500	0	0
Contingency	10,486	10,486	10,486	10,486	10,486	10,486	10,486	7,690	4,194	699	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	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	34,844	6,969
Legals	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	5,807	1,161
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**483,075**	**483,075**	**483,075**	**483,075**	**483,075**	**483,075**	**483,075**	**368,428**	**225,121**	**71,813**	**40,651**	**8,130**
Interest	85,807	75,437	64,885	54,149	43,225	32,109	20,799	9,292	0	0	0	0
Profit on cost												0
Profit on GDV												3,623,766
Cash Flow	592,582	602,952	613,504	624,240	635,164	646,280	657,589	783,744	936,343	1,089,651	1,120,812	-3,399,604
Closing Balan	-4,310,675	-3,707,723	-3,094,219	-2,469,979	-1,834,815	-1,188,535	-530,946	252,798	1,189,141	2,278,792	3,399,604	0

SHLAA Settlement - £350k uplift
Site 3

SITE NAME	Site 3

INCOME		Av Size m2	%	Number 155		Price £/m2	GDV £	GIA m2
Market Housing		96.6	60%	93		3,200	28,761,600	8,988
Shared Ownership		96.6	10%	16		2,240	3,355,520	1,498
Affordable Rent		96.6	30%	47		1,760	7,909,440	4,494
Social Rent		96.6	0%	0		1,440	0	0
Grant and Subsidy	Shared Ownership					0	0	
	Affordable Rent					0	0	
	Social Rent					0	0	
SITE AREA - Net		4.65 ha		33	/ha		**40,026,560**	**14,980**
SITE AREA - Gross		7.15 ha		22	/ha			

Sales per Quarter	7	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		8,776,398	1,887,397	1,227,468
Alternative Use Value		178,750		25,000
Uplift	20%	35,750		5,000
Plus /ha	35000000%	2,502,500		350,000
Viability Threshold		**2,717,000**		**380,000**
			£/m2	
Additional Profit		7,133,067	794	

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	56,622		8,776,398	
	Stamp Duty		438,820		
	Easements etc.		0		
	Legals Acquisition	1.50%	131,646	570,466	
PLANNING					
	Planning Fee		52,500		
	Architects	6.00%	974,841		
	QS / PM	0.50%	81,237		
	Planning Consultants	1.00%	162,473		
	Other Professional	2.50%	406,184	1,677,235	
CONSTRUCTION					
	Build Cost - BCIS Based	1,008	15,094,974		
	s106 / CIL	5,000	775,000		
	Contingency	2.50%	377,374		
	Abnormals		0	16,247,348	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	1,200,797		
	Legals	0.5%	200,133		
	Misc.		5,000	1,405,930	**28,694,876**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	8,005,312

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	155		
No dwgs unde	105	385	40,425
No dwgs over	105	115	12,075
		Total	52,500

Stamp duty calc - Residual			
Land payment			8,776,398
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	438,820

Stamp duty calc - Add Profit			
Land payment			2,717,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	135,850

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**775,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**387,500**

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%
	1,008	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	4	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10					
Market Housing				0	0	0	371,117	742,235	1,670,028	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	1,855,587	0
Shared Ownership				0	0	0	43,297	86,594	194,837	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	216,485	0
Affordable Rent				0	0	0	102,057	204,115	459,258	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	510,286	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**	**516,472**	**1,032,943**	**2,324,123**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**0**
EXPENDITURE																								
Stamp Duty	438,820																							
Easements etc.	0																							
Legals Acquisition	131,646																							
Planning Fee	52,500																							
Architects	487,420		487,420																					
QS	40,618		40,618																					
Planning Consultants	81,237		81,237																					
Other Professional	203,092		203,092																					
Build Cost - BCIS Base		0	64,925	194,774	486,935	746,633	941,407	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	649,246	324,623	0	0	0
s106/CIL			775,000																					
Contingency		0	1,623	4,869	12,173	18,666	23,535	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	16,231	8,116	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	15,494	30,988	69,724	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	0
Legals	0	0	0	0	0	0	2,582	5,165	11,621	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND I	**1,452,833**	**0**	**1,658,915**	**199,643**	**499,108**	**765,299**	**983,019**	**1,034,369**	**1,079,560**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**1,088,599**	**755,860**	**423,121**	**90,383**	**90,383**	**0**
For Residual Valuati Land	**8,776,398**																							
Interest		179,012	182,144	214,363	221,608	234,220	251,712	264,282	268,931	251,858	230,125	208,011	185,510	162,616	139,321	115,618	91,501	66,961	41,992	16,586	0	0	0	0
Profit on Costs																								0
Profit on GDV																								8,005,312
Cash Flow	-10,229,232	-179,012	-1,841,059	-414,006	-720,716	-999,519	-718,259	-265,707	975,631	1,241,902	1,263,636	1,285,749	1,308,250	1,331,144	1,354,439	1,378,142	1,402,259	1,426,799	1,451,768	1,809,912	2,159,237	2,491,976	2,491,976	-8,005,312
Opening Balar	0																							
Closing Balan	-10,229,232	-10,408,243	-12,249,302	-12,663,308	-13,384,024	-14,383,544	-15,101,803	-15,367,510	-14,391,879	-13,149,976	-11,886,341	-10,600,592	-9,292,342	-7,961,198	-6,606,758	-5,228,616	-3,826,357	-2,399,558	-947,790	862,122	3,021,360	5,513,336	8,005,312	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**	**516,472**	**1,032,943**	**2,324,123**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**2,582,359**	**0**
EXPENDITURE																								
Land	2,717,000																							
Stamp Duty	135,850	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	40,755	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	52,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	487,420	0	487,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	40,618	0	40,618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	81,237	0	81,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	203,092	0	203,092	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	64,925	194,774	486,935	746,633	941,407	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	649,246	324,623	0	0	0
POTENTIAL CIL			**7,133,067**																					
Post CIL s106					5,000	10,000	22,500	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	0	0	0
Contingency	0	0	1,623	4,869	12,173	18,666	23,535	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	16,231	8,116	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	15,494	30,988	69,724	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	77,471	0
Legals	0	0	0	0	0	0	2,582	5,165	11,621	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	12,912	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 I	**3,775,972**	**0**	**8,016,983**	**199,643**	**504,108**	**775,299**	**1,005,519**	**1,059,369**	**1,104,560**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**1,113,599**	**780,860**	**448,121**	**90,383**	**90,383**	**0**
For CIL calculation																								
Interest		66,080	67,236	208,710	215,856	228,455	246,021	258,885	263,878	247,153	225,775	204,023	181,890	159,370	136,455	113,140	89,417	65,278	40,717	15,726	0	0	0	0
Profit on cost																								0
Profit on GDV																								8,005,312
Cash Flow	-3,775,972	-66,080	-8,084,218	-408,353	-719,964	-1,003,754	-735,068	-285,310	955,685	1,221,607	1,242,985	1,264,737	1,286,870	1,309,391	1,332,305	1,355,620	1,379,344	1,403,482	1,428,043	1,785,772	2,134,237	2,491,976	2,491,976	-8,005,312
Opening Balar	0																							
Closing Balan	-3,775,972	-3,842,052	-11,926,270	-12,334,623	-13,054,587	-14,058,341	-14,793,409	-15,078,720	-14,123,035	-12,901,428	-11,658,442	-10,393,705	-9,106,835	-7,797,444	-6,465,139	-5,109,519	-3,730,175	-2,326,693	-898,650	887,122	3,021,360	5,513,336	8,005,312	0

SITE NAME	Site 4

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		181		£/m2	£	m2
Market Housing		86.9	60%	109		3,200	30,201,600	9,438
Shared Ownership		86.9	10%	18		2,240	3,523,520	1,573
Affordable Rent		86.9	30%	54		1,760	8,305,440	4,719
Social Rent		86.9	0%	0		1,440	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		42,030,560	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		8,839,711	1,746,978	1,222,643
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	7,250,063	768

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	48,838		8,839,711	
	Stamp Duty		441,986		
	Easements etc.		0		
	Legals Acquisition	1.50%	132,596	574,581	
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%	1,260,917		
	Legals	0.5%	210,153		
	Misc.		5,000	1,476,070	30,001,530

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	8,406,112

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			8,839,711
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	441,986

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				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME												
UNITS Started			2	4	6	8	10	12	12	12	12	12
Market Housing				0	0	0	333,719	667,439	1,001,158	1,334,877	1,668,597	2,002,316
Shared Ownership				0	0	0	38,934	77,868	116,802	155,736	194,670	233,604
Affordable Rent				0	0	0	91,773	183,546	275,318	367,091	458,864	550,637
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**	**464,426**	**928,852**	**1,393,278**	**1,857,704**	**2,322,130**	**2,786,556**
EXPENDITURE												
Stamp Duty	441,986											
Easements etc.	0											
Legals Acquisition	132,596											
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	13,933	27,866	41,798	55,731	69,664	83,597
Legals	0	0	0	0	0	0	2,322	4,644	6,966	9,289	11,611	13,933
Misc.			5,000									
COSTS BEFORE LAND INT AND I	**1,522,498**	**0**	**1,835,297**	**181,142**	**362,284**	**543,425**	**740,822**	**938,219**	**1,075,235**	**1,151,871**	**1,168,126**	**1,184,380**
For Residual Valuati Land	8,839,711											
Interest		181,339	184,512	219,859	226,876	237,187	250,847	260,074	264,789	263,857	256,123	240,410
Profit on Costs												
Profit on GDV												
Cash Flow	-10,362,209	-181,339	-2,019,809	-401,001	-589,160	-780,612	-527,243	-269,441	53,254	441,976	897,882	1,361,766
Opening Balar	0											
Closing Balan	-10,362,209	-10,543,547	-12,563,357	-12,964,357	-13,553,517	-14,334,129	-14,861,373	-15,130,814	-15,077,560	-14,635,583	-13,737,701	-12,375,935

	Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME												
UNITS Started	12	12	12	12	12	12	12	7				
Market Housing	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	2,002,316	1,168,018
Shared Ownership	233,604	233,604	233,604	233,604	233,604	233,604	233,604	233,604	233,604	233,604	233,604	136,269
Affordable Rent	550,637	550,637	550,637	550,637	550,637	550,637	550,637	550,637	550,637	550,637	550,637	321,205
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	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**1,625,491**
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	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	48,765
Legals	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	8,127
COSTS BEFORE LAND INT AND I	**1,184,380**	**1,184,380**	**1,184,380**	**1,184,380**	**1,184,380**	**1,184,380**	**1,184,380**	**1,033,429**	**671,145**	**308,862**	**97,529**	**56,892**
Interest	216,579	192,331	167,659	142,555	117,011	91,021	64,576	37,668	7,647	0	0	0
Profit on Costs												0
Profit on GDV												8,406,112
Cash Flow	1,385,597	1,409,845	1,434,517	1,459,621	1,485,165	1,511,155	1,537,600	1,715,460	2,107,764	2,477,695	2,689,027	-6,837,513
Closing Balan	-10,990,338	-9,580,493	-8,145,975	-6,686,354	-5,201,189	-3,690,034	-2,152,433	-436,973	1,670,791	4,148,486	6,837,513	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1				Year 2				Year 3			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME As Above												
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**464,426**	**928,852**	**1,393,278**	**1,857,704**	**2,322,130**	**2,786,556**
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			7,250,063									
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	13,933	27,866	41,798	55,731	69,664	83,597
Legals	0	0	0	0	0	0	2,322	4,644	6,966	9,289	11,611	13,933
Misc.	0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**3,873,898**	**0**	**8,180,361**	**181,142**	**367,284**	**553,425**	**755,822**	**958,219**	**1,100,235**	**1,181,871**	**1,198,126**	**1,214,380**
For CIL calculation												
Interest		67,793	68,980	213,343	220,247	230,528	244,248	253,621	258,574	257,970	250,658	235,374
Profit on cost												
Profit on GDV												
Cash Flow	-3,873,898	-67,793	-8,249,340	-394,485	-587,530	-783,954	-535,644	-282,988	34,470	417,863	873,347	1,336,802
Opening Balar	0											
Closing Balan	-3,873,898	-3,941,691	-12,191,031	-12,585,516	-13,173,046	-13,957,000	-14,492,644	-14,775,632	-14,741,162	-14,323,299	-13,449,952	-12,113,150

	Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**2,786,556**	**1,625,491**
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	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
POTENTIAL CIL												
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	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	83,597	48,765
Legals	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	13,933	8,127
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**1,214,380**	**1,214,380**	**1,214,380**	**1,214,380**	**1,214,380**	**1,214,380**	**1,214,380**	**1,063,429**	**701,145**	**326,362**	**97,529**	**56,892**
Interest	211,980	188,177	163,957	139,313	114,238	88,724	62,763	36,349	6,830	0	0	0
Profit on cost												0
Profit on GDV												8,406,112
Cash Flow	1,360,196	1,383,999	1,408,219	1,432,863	1,457,938	1,483,452	1,509,413	1,686,779	2,078,581	2,460,195	2,689,027	-6,837,513
Closing Balan	-10,752,954	-9,368,955	-7,960,735	-6,527,872	-5,069,934	-3,586,482	-2,077,069	-390,290	1,688,291	4,148,486	6,837,513	0

SITE NAME	Site 5

INCOME	Av Size m2	%	Number 308	Price £/m2	GDV £	GIA m2
Market Housing	88.7	60%	185	3,200	52,454,400	16,392
Shared Ownership	88.7	10%	31	2,240	6,119,680	2,732
Affordable Rent	88.7	30%	92	1,760	14,424,960	8,196
Social Rent	88.7	0%	0	1,440	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		**72,999,040**	**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		15,699,004	1,825,466	1,275,305
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		13,049,487	796	

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	50,971		15,699,004	
	Stamp Duty		784,950		
	Easements etc.		0		
	Legals Acquisition	1.50%	235,485	1,020,435	
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%	2,189,971		
	Legals	0.5%	364,995		
	Misc.		5,000	2,559,966	**52,395,305**

Developers Profit		
% of costs (before interest)	0.00%	0
% of GDV	20.00%	14,599,808

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			15,699,004
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	784,950

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 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4
INCOME												
UNITS Started			5	10	15	20	20	20	20	20	20	20
Market Housing				0	0	0	851,532	1,703,065	2,554,597	3,406,130	3,406,130	3,406,130
Shared Ownership				0	0	0	99,345	198,691	298,036	397,382	397,382	397,382
Affordable Rent				0	0	0	234,171	468,343	702,514	936,686	936,686	936,686
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**	**1,185,049**	**2,370,099**	**3,555,148**	**4,740,197**	**4,740,197**	**4,740,197**
EXPENDITURE												
Stamp Duty	784,950											
Easements etc.	0											
Legals Acquisition	235,485											
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
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
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	35,551	71,103	106,654	142,206	142,206	142,206
Legals	0	0	0	0	0	0	5,925	11,850	17,776	23,701	23,701	23,701
Misc.			5,000									
COSTS BEFORE LAND INT AND I	**2,665,544**	**0**	**3,197,463**	**461,561**	**923,123**	**1,384,684**	**1,733,868**	**1,929,199**	**1,970,676**	**2,012,152**	**2,012,152**	**2,012,152**
For Residual Valuati Land	**15,699,004**											
Interest		321,380	327,004	388,682	403,561	426,778	458,479	476,106	476,723	457,337	417,600	377,167
Profit on Costs												
Profit on GDV												
Cash Flow	-18,364,548	-321,380	-3,524,467	-850,243	-1,326,684	-1,811,462	-1,007,298	-35,207	1,107,750	2,270,708	2,310,445	2,350,878
Opening Balar	0											
Closing Balan	-18,364,548	-18,685,927	-22,210,394	-23,060,637	-24,387,321	-26,198,784	-27,206,081	-27,241,288	-26,133,538	-23,862,830	-21,552,385	-19,201,507

	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME												
UNITS Started	20	20	20	20	20	20	18					
Market Housing	3,406,130	3,406,130	3,406,130	3,406,130	3,406,130	3,406,130	3,406,130	3,406,130	3,406,130	3,406,130	3,065,517	0
Shared Ownership	397,382	397,382	397,382	397,382	397,382	397,382	397,382	397,382	397,382	397,382	357,644	0
Affordable Rent	936,686	936,686	936,686	936,686	936,686	936,686	936,686	936,686	936,686	936,686	843,017	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	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,266,178**	**0**
EXPENDITURE												
Build Cost - BCIS Base	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
Contingency	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
Agents	142,206	142,206	142,206	142,206	142,206	142,206	142,206	142,206	142,206	142,206	127,985	0
Legals	23,701	23,701	23,701	23,701	23,701	23,701	23,701	23,701	23,701	23,701	21,331	0
COSTS BEFORE LAND INT AND I	**2,012,152**	**2,012,152**	**2,012,152**	**2,012,152**	**2,012,152**	**2,012,152**	**1,950,611**	**1,335,196**	**719,781**	**165,907**	**149,316**	**0**
Interest	336,026	294,166	251,573	208,235	164,138	119,270	73,616	26,087	0	0	0	0
Profit on Costs												0
Profit on GDV												14,599,808
Cash Flow	2,392,019	2,433,879	2,476,472	2,519,810	2,563,907	2,608,775	2,715,970	3,378,915	4,020,417	4,574,290	4,116,861	-14,599,808
Closing Balan	-16,809,488	-14,375,609	-11,899,138	-9,379,327	-6,815,421	-4,206,646	-1,490,676	1,888,239	5,908,656	10,482,947	14,599,808	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**	**1,185,049**	**2,370,099**	**3,555,148**	**4,740,197**	**4,740,197**	**4,740,197**
EXPENDITURE												
Land	4,677,800											
Stamp Duty	233,890	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	70,167	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
Architects	899,165	0	899,165	0	0	0	0	0	0	0	0	0
QS	74,930	0	74,930	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
Other Professional	374,652	0	374,652	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
POTENTIAL CIL			**13,049,487**									
Post CIL s106					12,500	25,000	37,500	50,000	50,000	50,000	50,000	50,000
Contingency	0	0	3,753	11,258	22,515	33,773	41,278	45,030	45,030	45,030	45,030	45,030
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	35,551	71,103	106,654	142,206	142,206	142,206
Legals	0	0	0	0	0	0	5,925	11,850	17,776	23,701	23,701	23,701
Misc.	0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**6,626,966**	**0**	**14,706,949**	**461,561**	**935,623**	**1,409,684**	**1,771,368**	**1,979,199**	**2,020,676**	**2,062,152**	**2,062,152**	**2,062,152**
For CIL calculation												
Interest		115,972	118,001	377,438	392,121	415,356	447,294	465,382	466,686	448,000	408,974	369,265
Profit on cost												
Profit on GDV												
Cash Flow	-6,626,966	-115,972	-14,824,951	-838,999	-1,327,743	-1,825,040	-1,033,613	-74,483	1,067,786	2,230,045	2,269,071	2,308,780
Opening Balar	0											
Closing Balan	-6,626,966	-6,742,938	-21,567,889	-22,406,888	-23,734,632	-25,559,672	-26,593,285	-26,667,768	-25,599,982	-23,369,936	-21,100,865	-18,792,086

	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,740,197**	**4,266,178**	**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	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
Post CIL s106	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	45,000	0	0	0
Contingency	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
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	142,206	142,206	142,206	142,206	142,206	142,206	142,206	142,206	142,206	142,206	127,985	0
Legals	23,701	23,701	23,701	23,701	23,701	23,701	23,701	23,701	23,701	23,701	21,331	0
Misc.	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	**2,062,152**	**2,062,152**	**2,062,152**	**2,062,152**	**2,062,152**	**2,062,152**	**2,000,611**	**1,385,196**	**764,781**	**165,907**	**149,316**	**0**
Interest	328,861	287,751	245,921	203,358	160,051	115,987	71,151	24,453	0	0	0	0
Profit on cost												0
Profit on GDV												14,599,808
Cash Flow	2,349,183	2,390,294	2,432,124	2,474,686	2,517,993	2,562,058	2,668,436	3,330,549	3,975,417	4,574,290	4,116,861	-14,599,808
Closing Balan	-16,442,902	-14,052,608	-11,620,484	-9,145,797	-6,627,804	-4,065,745	-1,397,309	1,933,239	5,908,656	10,482,947	14,599,808	0

SITE NAME	Site 6

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		76		£/m2	£	m2
Market Housing	83.0	60%	46		3,200	12,109,440	3,784
Shared Ownership	83.0	10%	8		2,240	1,412,768	631
Affordable Rent	83.0	30%	23		1,760	3,330,096	1,892
Social Rent	83.0	0%	0		1,440	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		**16,852,304**	**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		3,732,622	2,096,978	1,777,439
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	3,385,075	895

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	49,113		3,732,622	
	Stamp Duty		186,631		
	Easements etc.		0		
	Legals Acquisition	1.50%	55,989	242,620	
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%	505,569		
	Legals	0.5%	84,262		
	Misc.		5,000	594,831	**12,162,829**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	3,370,461

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			3,732,622
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	186,631

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	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	5	5	5	5	5	5	5	5	5	5	5	5	5	5	4						
Market Housing				0	0	0	318,669	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	796,674	637,339	0	0
Shared Ownership				0	0	0	37,178	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	92,945	74,356	0	0
Affordable Rent				0	0	0	87,634	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	219,085	175,268	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**	**443,482**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**886,963**	**0**	**0**
EXPENDITURE																								
Stamp Duty	186,631																							
Easements etc.	0																							
Legals Acquisition	55,989																							
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	416,866	416,866	416,866	416,866	416,866	389,075	250,120	111,164	0	0	0	0
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	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	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	13,304	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	26,609	0	0
Legals	0	0	0	0	0	0	2,217	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	4,435	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND I	**616,859**	**0**	**785,711**	**199,401**	**341,830**	**427,288**	**442,810**	**466,093**	**466,093**	**466,093**	**466,093**	**466,093**	**466,093**	**466,093**	**466,093**	**466,093**	**466,093**	**437,607**	**295,177**	**152,748**	**38,805**	**31,044**	**0**	**0**
For Residual Valuati Land	3,732,622																							
Interest		76,116	77,448	92,553	97,662	105,354	114,675	116,670	107,466	98,101	88,572	78,876	69,011	58,973	48,759	38,367	27,792	17,033	5,587	0	0	0	0	0
Profit on Costs																								0
Profit on GDV																								3,370,461
Cash Flow	-4,349,481	-76,116	-863,159	-291,954	-439,493	-532,642	-114,003	525,942	535,146	544,511	554,040	563,735	573,601	583,639	593,852	604,245	614,819	654,064	807,940	955,956	1,069,900	855,920	0	-3,370,461
Opening Balar	0																							
Closing Balan	-4,349,481	-4,425,597	-5,288,755	-5,580,710	-6,020,203	-6,552,844	-6,666,847	-6,140,906	-5,605,760	-5,061,249	-4,507,210	-3,943,474	-3,369,874	-2,786,235	-2,192,382	-1,588,138	-973,319	-319,254	488,686	1,444,642	2,514,541	3,370,461	3,370,461	0

CASH FLOW FOR CIL ADDITIONAL PROFIT

	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME As Above																								
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**443,482**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**1,108,704**	**886,963**	**0**	**0**
EXPENDITURE																								
Land	861,000																							
Stamp Duty	43,050	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	12,915	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee	13,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	206,243	0	206,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	17,187	0	17,187	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	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	0	0	0	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	416,866	416,866	416,866	416,866	416,866	389,075	250,120	111,164	0	0	0	0
POTENTIAL CIL			3,385,075																					
Post CIL s106					5,000	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	12,500	10,000	0	0	0	0
Contingency	0	0	1,390	4,863	8,337	10,422	10,422	10,422	10,422	10,422	10,422	10,422	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	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	13,304	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	33,261	26,609	0	0
Legals	0	0	0	0	0	0	2,217	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	5,544	4,435	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 I	**1,291,204**	**0**	**3,790,786**	**199,401**	**346,830**	**439,788**	**455,310**	**478,593**	**478,593**	**478,593**	**478,593**	**478,593**	**478,593**	**478,593**	**478,593**	**478,593**	**478,593**	**450,107**	**307,677**	**162,748**	**38,805**	**31,044**	**0**	**0**
For CIL calculation																								
Interest		22,596	22,992	89,733	94,792	102,521	112,011	114,178	105,150	95,963	86,615	77,104	67,426	57,579	47,560	37,365	26,992	16,438	5,200	0	0	0	0	0
Profit on cost																								0
Profit on GDV																								3,370,461
Cash Flow	-1,291,204	-22,596	-3,813,777	-289,134	-441,623	-542,309	-123,839	515,933	524,962	534,149	543,496	553,008	562,685	572,532	582,551	592,746	603,119	642,160	795,827	945,956	1,069,900	855,920	0	-3,370,461
Opening Balar	0																							
Closing Balan	-1,291,204	-1,313,800	-5,127,577	-5,416,711	-5,858,334	-6,400,643	-6,524,482	-6,008,549	-5,483,587	-4,949,439	-4,405,942	-3,852,935	-3,290,250	-2,717,718	-2,135,166	-1,542,420	-939,301	-297,141	498,686	1,444,642	2,514,541	3,370,461	3,370,461	0

SITE NAME	Site 7

INCOME		Av Size	%	Number		Price	GDV	GIA
		m2		71		£/m2	£	m2
Market Housing		90.1	60%	43		3,200	12,284,160	3,839
Shared Ownership		90.1	10%	7		2,240	1,433,152	640
Affordable Rent		90.1	30%	21		1,760	3,378,144	1,919
Social Rent		90.1	0%	0		1,440	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		**17,095,456**	**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		3,802,494	1,910,801	1,334,208
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		3,202,767	834	

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	53,556		3,802,494	
	Stamp Duty		190,125		
	Easements etc.		0		
	Legals Acquisition	1.50%	57,037	247,162	
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%	512,864		
	Legals	0.5%	85,477		
	Misc.		5,000	603,341	**12,332,992**

Developers Profit			
	% of costs (before interest)	0.00%	**0**
	% of GDV	20.00%	**3,419,091**

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			3,802,494
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	190,125

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 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	3	5	5	5	5	5	5	5	5
Market Housing					0	0	0	346,033	519,049	865,082	865,082	865,082	865,082
Shared Ownership					0	0	0	40,370	60,556	100,926	100,926	100,926	100,926
Affordable Rent					0	0	0	95,159	142,738	237,897	237,897	237,897	237,897
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**	**481,562**	**722,343**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**
EXPENDITURE													
Stamp Duty		190,125											
Easements etc.		0											
Legals Acquisition		57,037											
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
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
Abnormals			0	469	1,174	2,347	3,052	3,521	3,521	3,521	3,521	3,521	3,521
Finance Fees		10,000											
Legal and Valuation		7,500											
Agents		0	0	0	0	0	0	14,447	21,670	36,117	36,117	36,117	36,117
Legals		0	0	0	0	0	0	2,408	3,612	6,020	6,020	6,020	6,020
Misc.				5,000									
COSTS BEFORE LAND INT AND		**622,980**	**0**	**769,803**	**154,961**	**309,923**	**402,900**	**481,739**	**490,166**	**507,021**	**507,021**	**507,021**	**507,021**
For Residual Valuati	Land	**3,802,494**											
	Interest		77,446	78,801	93,652	98,002	105,141	114,032	116,030	113,998	103,797	93,418	82,858
	Profit on Costs												
	Profit on GDV												
	Cash Flow	-4,425,474	-77,446	-848,604	-248,613	-407,925	-508,041	-114,209	116,146	582,886	593,087	603,466	614,027
	Opening Balar	0											
	Closing Balan	-4,425,474	-4,502,920	-5,351,523	-5,600,136	-6,008,062	-6,516,103	-6,630,311	-6,514,165	-5,931,279	-5,338,192	-4,734,726	-4,120,700

		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	1						
Market Housing		865,082	865,082	865,082	865,082	865,082	865,082	865,082	865,082	865,082	173,016	0	0
Shared Ownership		100,926	100,926	100,926	100,926	100,926	100,926	100,926	100,926	100,926	20,185	0	0
Affordable Rent		237,897	237,897	237,897	237,897	237,897	237,897	237,897	237,897	237,897	47,579	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		**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**240,781**	**0**	**0**
EXPENDITURE													
Build Cost - BCIS Base		450,111	450,111	450,111	450,111	450,111	330,081	180,044	30,007	0	0	0	0
Contingency		11,253	11,253	11,253	11,253	11,253	8,252	4,501	750	0	0	0	0
Abnormals		3,521	3,521	3,521	3,521	3,521	2,582	1,408	235	0	0	0	0
Agents		36,117	36,117	36,117	36,117	36,117	36,117	36,117	36,117	36,117	7,223	0	0
Legals		6,020	6,020	6,020	6,020	6,020	6,020	6,020	6,020	6,020	1,204	0	0
COSTS BEFORE LAND INT AND		**507,021**	**507,021**	**507,021**	**507,021**	**507,021**	**383,052**	**228,090**	**73,129**	**42,137**	**8,427**	**0**	**0**
	Interest	72,112	61,179	50,054	38,734	27,217	15,498	1,404	0	0	0	0	0
	Profit on Costs												0
	Profit on GDV												3,419,091
	Cash Flow	624,772	635,705	646,830	658,150	669,667	805,356	974,411	1,130,776	1,161,769	232,354	0	-3,419,091
	Closing Balan	-3,495,928	-2,860,222	-2,213,392	-1,555,242	-885,574	-80,219	894,192	2,024,969	3,186,737	3,419,091	3,419,091	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**	**481,562**	**722,343**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**
EXPENDITURE													
Land		1,083,000											
Stamp Duty		54,150	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		16,245	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
Architects		208,691	0	208,691	0	0	0	0	0	0	0	0	0
QS		17,391	0	17,391	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
Other Professional		86,954	0	86,954	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
POTENTIAL CIL				**3,202,767**									
Post CIL s106						5,000	7,500	12,500	12,500	12,500	12,500	12,500	12,500
Contingency		0	0	1,500	3,751	7,502	9,752	11,253	11,253	11,253	11,253	11,253	11,253
Abnormals		0	0	469	1,174	2,347	3,052	3,521	3,521	3,521	3,521	3,521	3,521
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	14,447	21,670	36,117	36,117	36,117	36,117
Legals		0	0	0	0	0	0	2,408	3,612	6,020	6,020	6,020	6,020
Misc.		0	0	5,000	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**1,529,213**	**0**	**3,617,570**	**154,961**	**314,923**	**410,400**	**494,239**	**502,666**	**519,521**	**519,521**	**519,521**	**519,521**
For CIL calculation													
	Interest		26,761	27,230	91,014	95,318	102,497	111,473	113,646	111,790	101,770	91,574	81,200
	Profit on cost												
	Profit on GDV												
	Cash Flow	-1,529,213	-26,761	-3,644,799	-245,975	-410,241	-512,897	-124,150	106,031	572,594	582,615	592,810	603,184
	Opening Balar	0											
	Closing Balan	-1,529,213	-1,555,974	-5,200,774	-5,446,749	-5,856,990	-6,369,887	-6,494,037	-6,388,006	-5,815,412	-5,232,797	-4,639,987	-4,036,802

		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		**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**1,203,905**	**240,781**	**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		450,111	450,111	450,111	450,111	450,111	330,081	180,044	30,007	0	0	0	0
Post CIL s106		12,500	12,500	12,500	12,500	12,500	12,500	12,500	2,500	0	0	0	0
Contingency		11,253	11,253	11,253	11,253	11,253	8,252	4,501	750	0	0	0	0
Abnormals		3,521	3,521	3,521	3,521	3,521	2,582	1,408	235	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		36,117	36,117	36,117	36,117	36,117	36,117	36,117	36,117	36,117	7,223	0	0
Legals		6,020	6,020	6,020	6,020	6,020	6,020	6,020	6,020	6,020	1,204	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I		**519,521**	**519,521**	**519,521**	**519,521**	**519,521**	**395,552**	**240,590**	**75,629**	**42,137**	**8,427**	**0**	**0**
	Interest	70,644	59,904	48,975	37,856	26,541	15,029	1,146	0	0	0	0	0
	Profit on cost												0
	Profit on GDV												3,419,091
	Cash Flow	613,740	624,481	635,409	646,529	657,843	793,324	962,169	1,128,276	1,161,769	232,354	0	-3,419,091
	Closing Balan	-3,423,062	-2,798,582	-2,163,173	-1,516,644	-858,801	-65,477	896,692	2,024,969	3,186,737	3,419,091	3,419,091	0

SITE NAME	Site 8

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		78		£/m2	£	m2
Market Housing	87.2	60%	47		3,200	13,061,760	4,082
Shared Ownership	87.2	10%	8		2,240	1,523,872	680
Affordable Rent	87.2	30%	23		1,760	3,591,984	2,041
Social Rent	87.2	0%	0		1,440	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		**18,177,616**	**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		3,202,609	1,423,382	1,026,477
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	2,243,803	550

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	41,059		3,202,609	
	Stamp Duty		160,130		
	Easements etc.		0		
	Legals Acquisition	1.50%	48,039	208,170	
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%	545,328		
	Legals	0.5%	90,888		
	Misc.		5,000	641,217	**13,237,488**

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	3,635,523

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			3,202,609
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	160,130

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				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	5	3					
Market Housing				0	0	0	334,917	502,375	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	837,292	502,375	0
Shared Ownership				0	0	0	39,074	58,610	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	97,684	58,610	0
Affordable Rent				0	0	0	92,102	138,153	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	230,255	138,153	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**	**466,093**	**699,139**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**699,139**	**0**
EXPENDITURE																								
Stamp Duty	160,130																							
Easements etc.	0																							
Legals Acquisition	48,039																							
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	433,769	433,769	433,769	433,769	433,769	433,769	375,933	231,343	86,754	0	0	0
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	21,688	21,688	21,688	21,688	21,688	21,688	18,797	11,567	4,338	0	0	0
Abnormals		0	7,066	17,664	35,328	45,927	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	45,927	28,263	10,598	0	0	0
Finance Fees	10,000																							
Legal and Valuation	7,500																							
Agents	0	0	0	0	0	0	13,983	20,974	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	20,974	0
Legals	0	0	0	0	0	0	2,330	3,496	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	3,496	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND	**655,760**	**0**	**878,884**	**169,483**	**338,966**	**440,656**	**524,763**	**532,919**	**549,233**	**549,233**	**549,233**	**549,233**	**549,233**	**549,233**	**549,233**	**549,233**	**549,233**	**549,233**	**481,439**	**311,956**	**142,473**	**40,783**	**24,470**	**0**
For Residual Valuati Land	3,202,609																							
Interest		67,521	68,703	85,286	89,744	97,247	106,660	109,553	108,562	99,682	90,646	81,452	72,098	62,579	52,895	43,040	33,013	22,811	12,430	682	0	0	0	0
Profit on Costs																								0
Profit on GDV																								3,635,523
Cash Flow	-3,858,370	-67,521	-947,587	-254,769	-428,711	-537,903	-165,330	56,666	507,438	516,318	525,353	534,547	543,902	553,420	563,105	572,959	582,986	593,188	671,362	852,594	1,022,759	1,124,449	674,669	-3,635,523
Opening Balar	0																							
Closing Balan	-3,858,370	-3,925,891	-4,873,478	-5,128,247	-5,556,958	-6,094,861	-6,260,191	-6,203,524	-5,696,087	-5,179,769	-4,654,416	-4,119,869	-3,575,967	-3,022,547	-2,459,442	-1,886,483	-1,303,498	-710,310	-38,948	813,647	1,836,405	2,960,854	3,635,523	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**	**466,093**	**699,139**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**1,165,232**	**699,139**	**0**
EXPENDITURE																								
Land	1,372,800																							
Stamp Duty	68,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	20,592	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	14,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	249,654	0	249,654	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	20,805	0	20,805	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	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	0	0	0	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	433,769	433,769	433,769	433,769	433,769	433,769	375,933	231,343	86,754	0	0	0
POTENTIAL CIL			2,243,803																					
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	12,500	7,500	0	0	0
Contingency	0	0	2,892	7,229	14,459	18,797	21,688	21,688	21,688	21,688	21,688	21,688	21,688	21,688	21,688	21,688	21,688	21,688	18,797	11,567	4,338	0	0	0
Abnormals	0	0	7,066	17,664	35,328	45,927	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	52,992	45,927	28,263	10,598	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	13,983	20,974	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	34,957	20,974	0
Legals	0	0	0	0	0	0	2,330	3,496	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	5,826	3,496	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	**1,909,623**	**0**	**2,732,687**	**169,483**	**343,966**	**448,156**	**537,263**	**545,419**	**561,733**	**561,733**	**561,733**	**561,733**	**561,733**	**561,733**	**561,733**	**561,733**	**561,733**	**561,733**	**493,939**	**324,456**	**149,973**	**40,783**	**24,470**	**0**
For CIL calculation																								
Interest		33,418	34,003	82,420	86,829	94,368	103,862	106,925	106,106	97,401	88,545	79,533	70,364	61,034	51,541	41,881	32,053	22,053	11,877	338	0	0	0	0
Profit on cost																								0
Profit on GDV																								3,635,523
Cash Flow	-1,909,623	-33,418	-2,766,690	-251,903	-430,795	-542,524	-175,032	46,795	497,393	506,098	514,955	523,966	533,136	542,466	551,959	561,618	571,446	581,447	659,415	840,438	1,015,259	1,124,449	674,669	-3,635,523
Opening Balar	0																							
Closing Balan	-1,909,623	-1,943,041	-4,709,731	-4,961,634	-5,392,429	-5,934,953	-6,109,984	-6,063,189	-5,565,796	-5,059,698	-4,544,744	-4,020,777	-3,487,642	-2,945,176	-2,393,217	-1,831,600	-1,260,153	-678,707	-19,292	821,147	1,836,405	2,960,854	3,635,523	0

SHLAA Settlement - £350k uplift
Site 9

SITE NAME	Site 9

INCOME	Av Size m2	%	Number 42		Price £/m2	GDV £	GIA m2
Market Housing	95.5	60%	25		2,800	6,741,840	2,408
Shared Ownership	95.5	10%	4		1,960	786,548	401
Affordable Rent	95.5	30%	13		1,540	1,854,006	1,204
Social Rent	95.5	0%	0		1,260	0	0
Grant and Subsidy	Shared Ownership				0	0	
	Affordable Rent				0	0	
	Social Rent				0	0	
SITE AREA - Net	1.20 ha		35	/ha		9,382,394	4,013
SITE AREA - Gross	1.20 ha		35	/ha			

Sales per Quarter	4	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,817,015	1,514,179	1,514,179
Alternative Use Value		60,000		50,000
Uplift	20%	12,000		10,000
Plus /ha	35000000%	420,000		350,000
Viability Threshold		492,000		410,000

		£/m2
Additional Profit	1,578,225	655

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS		/unit or m2	Total		
LAND					
	Land	43,262		1,817,015	
	Stamp Duty		90,851		
	Easements etc.		0		
	Legals Acquisition	1.50%	27,255	118,106	
PLANNING					
	Planning Fee		16,170		
	Architects	6.00%	250,159		
	QS / PM	0.50%	20,847		
	Planning Consultants	1.00%	41,693		
	Other Professional	2.50%	104,233	433,101	
CONSTRUCTION					
	Build Cost - BCIS Based	963	3,862,740		
	s106 / CIL	5,000	210,000		
	Contingency	2.50%	96,569		
	Abnormals		0	4,169,309	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	281,472		
	Legals	0.5%	46,912		
	Misc.		5,000	333,384	6,888,414

Developers Profit			
	% of costs (before interest)	0.00%	0
	% of GDV	20.00%	1,876,479

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	42		
No dwgs unde	42	385	16,170
No dwgs over	0	115	0
		Total	16,170

Stamp duty calc - Residual			
Land payment			1,817,015
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	90,851

Stamp duty calc - Add Profit			
Land payment			492,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	24,600

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**210,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**105,000**

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	114	15%
	963	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	4	4	4	4	4	4	4	4	4	4											
Market Housing				0	0	0	321,040	642,080	642,080	642,080	642,080	642,080	642,080	642,080	642,080	642,080	642,080	0	0	0	0	0	0	0
Shared Ownership				0	0	0	37,455	74,909	74,909	74,909	74,909	74,909	74,909	74,909	74,909	74,909	74,909	0	0	0	0	0	0	0
Affordable Rent				0	0	0	88,286	176,572	176,572	176,572	176,572	176,572	176,572	176,572	176,572	176,572	176,572	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**446,781**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	90,851																							
Easements etc.	0																							
Legals Acquisition	27,255																							
Planning Fee	16,170																							
Architects	125,079		125,079																					
QS	10,423		10,423																					
Planning Consultants	20,847		20,847																					
Other Professional	52,116		52,116																					
Build Cost - BCIS Base		0	61,313	183,940	306,567	367,880	367,880	367,880	367,880	367,880	367,880	367,880	367,880	245,253	122,627	0	0	0	0	0	0	0	0	0
s106/CIL			210,000																					
Contingency		0	1,533	4,599	7,664	9,197	9,197	9,197	9,197	9,197	9,197	9,197	9,197	6,131	3,066	0	0	0	0	0	0	0	0	0
Abnormals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000																							
Legal and Valuation	7,500																							
Agents	0	0	0	0	0	0	13,403	26,807	26,807	26,807	26,807	26,807	26,807	26,807	26,807	26,807	26,807	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,234	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	0	0	0	0	0	0	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND I	**360,241**	**0**	**486,312**	**188,539**	**314,231**	**377,077**	**392,714**	**408,352**	**408,352**	**408,352**	**408,352**	**408,352**	**408,352**	**282,659**	**156,967**	**31,275**	**31,275**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuati Land	1,817,015																							
Interest		38,102	38,769	47,958	52,096	58,507	66,130	66,341	59,011	51,552	43,963	36,241	28,384	20,390	10,056	0	0	0	0	0	0	0	0	0
Profit on Costs																								0
Profit on GDV																								1,876,479
Cash Flow	-2,177,256	-38,102	-525,080	-236,496	-366,327	-435,584	-12,063	418,869	426,199	433,657	441,246	448,968	456,825	590,512	726,538	862,287	862,287	0	0	0	0	0	0	-1,876,479
Opening Balar	0																							
Closing Balan	-2,177,256	-2,215,358	-2,740,439	-2,976,935	-3,343,262	-3,778,846	-3,790,910	-3,372,041	-2,945,842	-2,512,185	-2,070,938	-1,621,970	-1,165,145	-574,633	151,905	1,014,192	1,876,479	1,876,479	1,876,479	1,876,479	1,876,479	1,876,479	1,876,479	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**	**446,781**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**893,561**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Land	492,000																							
Stamp Duty	24,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition	7,380	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	16,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	125,079	0	125,079	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	10,423	0	10,423	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	20,847	0	20,847	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	52,116	0	52,116	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	61,313	183,940	306,567	367,880	367,880	367,880	367,880	367,880	367,880	367,880	367,880	245,253	122,627	0	0	0	0	0	0	0	0	0
POTENTIAL CIL			1,578,225																					
Post CIL s106					5,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	0	0	0	0	0	0	0	0	0
Contingency	0	0	1,533	4,599	7,664	9,197	9,197	9,197	9,197	9,197	9,197	9,197	9,197	6,131	3,066	0	0	0	0	0	0	0	0	0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	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	13,403	26,807	26,807	26,807	26,807	26,807	26,807	26,807	26,807	26,807	26,807	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,234	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	4,468	0	0	0	0	0	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 I	**766,115**	**0**	**1,854,537**	**188,539**	**319,231**	**387,077**	**402,714**	**418,352**	**418,352**	**418,352**	**418,352**	**418,352**	**418,352**	**292,659**	**166,967**	**31,275**	**31,275**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For CIL calculation																								
Interest		13,407	13,642	46,335	50,445	56,914	64,684	65,045	57,867	50,564	43,132	35,571	27,877	20,049	9,884	0	0	0	0	0	0	0	0	0
Profit on cost																								0
Profit on GDV																								1,876,479
Cash Flow	-766,115	-13,407	-1,868,178	-234,873	-369,676	-443,991	-20,618	410,165	417,343	424,646	432,077	439,639	447,332	580,853	716,710	862,287	862,287	0	0	0	0	0	0	-1,876,479
Opening Balar	0																							
Closing Balan	-766,115	-779,522	-2,647,701	-2,882,574	-3,252,250	-3,696,241	-3,716,859	-3,306,695	-2,889,352	-2,464,706	-2,032,629	-1,592,990	-1,145,658	-564,805	151,905	1,014,192	1,876,479	1,876,479	1,876,479	1,876,479	1,876,479	1,876,479	1,876,479	0

SITE NAME	Site 10

INCOME	Av Size	%	Number		Price	GDV	GIA
	m2		78		£/m2	£	m2
Market Housing	86.9	60%	47		2,800	11,392,080	4,069
Shared Ownership	86.9	10%	8		1,960	1,329,076	678
Affordable Rent	86.9	30%	23		1,540	3,132,822	2,034
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	2.17 ha		36	/ha		**15,853,978**	**6,781**
SITE AREA - Gross	3.10 ha		25	/ha			

Sales per Quarter	5	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,887,219	1,330,516	931,361
Alternative Use Value		155,000		50,000
Uplift	20%	31,000		10,000
Plus /ha	35000000%	1,085,000		350,000
Viability Threshold		**1,271,000**		**410,000**
			£/m2	
Additional Profit		2,009,671	494	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land	37,016		2,887,219	
	Stamp Duty		144,361		
	Easements etc.		0		
	Legals Acquisition	1.50%	43,308	187,669	
PLANNING					
	Planning Fee		14,000		
	Architects	6.00%	425,808		
	QS / PM	0.50%	35,484		
	Planning Consultants	1.00%	70,968		
	Other Professional	2.50%	177,420	723,681	
CONSTRUCTION					
	Build Cost - BCIS Based	965	6,543,227		
	s106 / CIL	5,000	390,000		
	Contingency	2.50%	163,581		
	Abnormals		0	7,096,807	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	475,619		
	Legals	0.5%	79,270		
	Misc.		5,000	559,889	**11,472,766**

Developers Profit			
	% of costs (before interest)	0.00%	**0**
	% of GDV	20.00%	**3,170,796**

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			2,887,219
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	144,361

Stamp duty calc - Add Profit			
Land payment			1,271,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	63,550

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	764	
CfSH	46	6.00%
Energy	29	
Over-extra 1	0	
Over-extra 2	12	
Over-extra 3	0	
Over-extra 4	0	
Infrastructure	115	15%
	965	

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	3	4	5	5	5	5	5	5	5	5	5	5	5	5	5	1				
Market Housing				0	0	0	292,105	438,157	438,157	584,209	730,262	730,262	730,262	730,262	730,262	730,262	730,262	730,262	730,262	730,262	730,262	730,262	730,262	146,052
Shared Ownership				0	0	0	34,079	51,118	51,118	68,158	85,197	85,197	85,197	85,197	85,197	85,197	85,197	85,197	85,197	85,197	85,197	85,197	85,197	17,039
Affordable Rent				0	0	0	80,329	120,493	120,493	160,658	200,822	200,822	200,822	200,822	200,822	200,822	200,822	200,822	200,822	200,822	200,822	200,822	200,822	40,164
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**	**406,512**	**609,768**	**609,768**	**813,025**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**203,256**
EXPENDITURE																								
Stamp Duty	144,361																							
Easements etc.	0																							
Legals Acquisition	43,308																							
Planning Fee	14,000																							
Architects	212,904		212,904																					
QS	17,742		17,742																					
Planning Consultants	35,484		35,484																					
Other Professional	88,710		88,710																					
Build Cost - BCIS Base		0	55,925	139,813	223,700	279,625	335,550	391,475	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	307,588	167,775	27,963	0	0
s106/CIL			390,000																					
Contingency		0	1,398	3,495	5,593	6,991	8,389	9,787	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	7,690	4,194	699	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	12,195	18,293	18,293	24,391	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	6,098
Legals	0	0	0	0	0	0	2,033	3,049	3,049	4,065	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	1,016
Misc.			5,000																					
COSTS BEFORE LAND INT AND I	**574,010**	**0**	**807,164**	**143,308**	**229,293**	**286,616**	**358,167**	**422,604**	**451,265**	**458,379**	**465,493**	**465,493**	**465,493**	**465,493**	**465,493**	**465,493**	**465,493**	**465,493**	**465,493**	**350,847**	**207,539**	**64,231**	**35,570**	**7,114**
For Residual Valuati Land	**2,887,219**																							
Interest		60,572	61,632	76,835	80,688	86,113	92,635	93,410	91,770	90,602	85,981	77,847	69,571	61,149	52,581	43,862	34,991	25,964	16,780	7,435	0	0	0	0
Profit on Costs																								0
Profit on GDV																								3,170,796
Cash Flow	-3,461,229	-60,572	-868,795	-220,143	-309,980	-372,728	-44,290	93,754	66,733	264,043	464,806	472,940	481,217	489,638	498,207	506,925	515,796	524,823	534,007	657,999	808,741	952,049	980,711	-2,974,653
Opening Balar	0																							
Closing Balan	-3,461,229	-3,521,800	-4,390,595	-4,610,739	-4,920,719	-5,293,447	-5,337,737	-5,243,983	-5,177,250	-4,913,207	-4,448,400	-3,975,460	-3,494,243	-3,004,605	-2,506,399	-1,999,474	-1,483,677	-958,854	-424,847	233,152	1,041,893	1,993,943	2,974,653	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**	**406,512**	**609,768**	**609,768**	**813,025**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**1,016,281**	**203,256**
EXPENDITURE																								
Land	1,271,000																							
Stamp Duty	63,550	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	19,065	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	14,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	212,904	0	212,904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	17,742	0	17,742	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	35,484	0	35,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	88,710	0	88,710	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	55,925	139,813	223,700	279,625	335,550	391,475	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	419,438	307,588	167,775	27,963	0	0
POTENTIAL CIL			**2,009,671**																					
Post CIL s106					5,000	7,500	7,500	10,000	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
Contingency	0	0	1,398	3,495	5,593	6,991	8,389	9,787	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	10,486	7,690	4,194	699	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	12,195	18,293	18,293	24,391	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	30,488	6,098
Legals	0	0	0	0	0	0	2,033	3,049	3,049	4,065	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	5,081	1,016
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 I	**1,739,955**	**0**	**2,426,834**	**143,308**	**234,293**	**294,116**	**365,667**	**432,604**	**463,765**	**470,879**	**477,993**	**477,993**	**477,993**	**477,993**	**477,993**	**477,993**	**477,993**	**477,993**	**477,993**	**363,347**	**220,039**	**66,731**	**35,570**	**7,114**
For CIL calculation																								
Interest		30,449	30,982	73,994	77,797	83,258	89,862	90,720	89,207	88,213	83,770	75,815	67,722	59,487	51,108	42,583	33,908	25,081	16,100	6,962	0	0	0	0
Profit on cost																								0
Profit on GDV																								3,170,796
Cash Flow	-1,739,955	-30,449	-2,457,816	-217,302	-312,089	-377,374	-49,017	86,444	56,796	253,932	454,518	462,472	470,565	478,800	487,179	495,705	504,379	513,206	522,187	645,972	796,241	949,549	980,711	-2,974,653
Opening Balar	0																							
Closing Balan	-1,739,955	-1,770,405	-4,228,221	-4,445,522	-4,757,612	-5,134,986	-5,184,002	-5,097,558	-5,040,762	-4,786,830	-4,332,313	-3,869,841	-3,399,276	-2,920,476	-2,433,297	-1,937,592	-1,433,213	-920,007	-397,820	248,152	1,044,393	1,993,943	2,974,653	0

SHLAA Settlement - £350k uplift
Site 11

SITE NAME	Site 11

INCOME	Av Size m2	%	Number 155		Price £/m2	GDV £	GIA m2
Market Housing	96.6	60%	93		2,800	25,166,400	8,988
Shared Ownership	96.6	10%	16		1,960	2,936,080	1,498
Affordable Rent	96.6	30%	47		1,540	6,920,760	4,494
Social Rent	96.6	0%	0		1,260	0	0
Grant and Subsidy — Shared Ownership					0	0	
Affordable Rent					0	0	
Social Rent					0	0	
SITE AREA - Net	4.65 ha		33	/ha		**35,023,240**	**14,980**
SITE AREA - Gross	7.15 ha		22	/ha			

Sales per Quarter	7	
Unit Build Time	3	Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**5,908,263**	**1,270,594**	**826,330**
Alternative Use Value		178,750		25,000
Uplift	20%	35,750		5,000
Plus /ha	35000000%	2,502,500		350,000
Viability Threshold		**2,717,000**		**380,000**

		£/m2
Additional Profit	**3,970,658**	**442**

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	38,118		5,908,263	
	Stamp Duty		295,413		
	Easements etc.		0		
	Legals Acquisition	1.50%	88,624	384,037	
PLANNING					
	Planning Fee		52,500		
	Architects	6.00%	974,841		
	QS / PM	0.50%	81,237		
	Planning Consultants	1.00%	162,473		
	Other Professional	2.50%	406,184	1,677,235	
CONSTRUCTION					
	Build Cost - BCIS Based	1,008	15,094,974		
	s106 / CIL	5,000	775,000		
	Contingency	2.50%	377,374		
	Abnormals		0	16,247,348	
FINANCE					
	Fees		10,000		
	Interest	7.00%			
	Legal and Valuation		7,500	17,500	
SALES					
	Agents	3.0%	1,050,697		
	Legals	0.5%	175,116		
	Misc.		5,000	1,230,813	**25,465,196**

Developers Profit			
	% of costs (before interest)	0.00%	**0**
	% of GDV	20.00%	**7,004,648**

Planning fee calc			
Planning app f	dwgs	rate	
No dwgs	155		
No dwgs unde	105	385	40,425
No dwgs over	105	115	12,075
		Total	52,500

Stamp duty calc - Residual			
Land payment			5,908,263
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	295,413

Stamp duty calc - Add Profit			
Land payment			2,717,000
125,000	0%	1%	
250,000	1%	3%	
500,000	3%	4%	
1,000,000	4%	5%	
above	5%	5%	
		Total	135,850

Pre CIL s106	5,000	£/ Unit (all)	
		Total	**775,000**

Post CIL s106	2,500	£/ Unit (all)	
CIL	0	£/m2	
		Total	**387,500**

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%
	1,008	

RESIDUAL CASH FLOW FOR INTEREST	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	4	9	10	10	10	10	10	10	10	10	10	10	10	10	10	10					
Market Housing				0	0	0	324,728	649,455	1,461,275	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	1,623,639	0
Shared Ownership				0	0	0	37,885	75,770	170,482	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	189,425	0
Affordable Rent				0	0	0	89,300	178,600	401,851	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	446,501	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**	**451,913**	**903,826**	**2,033,607**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**0**
EXPENDITURE																								
Stamp Duty	295,413																							
Easements etc.	0																							
Legals Acquisition	88,624																							
Planning Fee	52,500																							
Architects	487,420		487,420																					
QS	40,618		40,618																					
Planning Consultants	81,237		81,237																					
Other Professional	203,092		203,092																					
Build Cost - BCIS Base		0	64,925	194,774	486,935	746,633	941,407	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	649,246	324,623	0	0	0
s106/CIL			775,000																					
Contingency		0	1,623	4,869	12,173	18,666	23,535	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	16,231	8,116	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	13,557	27,115	61,008	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	0
Legals	0	0	0	0	0	0	2,260	4,519	10,168	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	0
Misc.			5,000																					
COSTS BEFORE LAND INT AND I	**1,266,404**	**0**	**1,658,915**	**199,643**	**499,108**	**765,299**	**980,759**	**1,029,850**	**1,069,392**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**1,077,301**	**744,562**	**411,823**	**79,085**	**79,085**	**0**
For Residual Valuati Land	**5,908,263**																							
Interest		125,557	127,754	159,021	165,297	176,924	193,413	206,053	211,864	198,698	181,486	163,972	146,152	128,020	109,571	90,799	71,698	52,263	32,488	12,367	0	0	0	0
Profit on Costs																								0
Profit on GDV																								7,004,648
Cash Flow	-7,174,667	-125,557	-1,786,669	-358,664	-664,405	-942,223	-722,260	-332,077	752,351	983,565	1,000,778	1,018,291	1,036,111	1,054,243	1,072,692	1,091,465	1,110,565	1,130,000	1,149,775	1,502,635	1,847,740	2,180,479	2,180,479	-7,004,648
Opening Balar	0																							
Closing Balan	-7,174,667	-7,300,224	-9,086,893	-9,445,557	-10,109,962	-11,052,186	-11,774,445	-12,106,522	-11,354,171	-10,370,606	-9,369,828	-8,351,537	-7,315,426	-6,261,183	-5,188,490	-4,097,026	-2,986,461	-1,856,461	-706,686	795,949	2,643,690	4,824,169	7,004,648	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**	**451,913**	**903,826**	**2,033,607**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**2,259,564**	**0**
EXPENDITURE																								
Land	2,717,000																							
Stamp Duty	135,850	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	40,755	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	52,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects	487,420	0	487,420	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS	40,618	0	40,618	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants	81,237	0	81,237	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional	203,092	0	203,092	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	64,925	194,774	486,935	746,633	941,407	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	973,869	649,246	324,623	0	0	0
POTENTIAL CIL			3,970,658																					
Post CIL s106					5,000	10,000	22,500	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	0	0	0
Contingency	0	0	1,623	4,869	12,173	18,666	23,535	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	24,347	16,231	8,116	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	13,557	27,115	61,008	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	67,787	0
Legals	0	0	0	0	0	0	2,260	4,519	10,168	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	11,298	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 I	**3,775,972**	**0**	**4,854,573**	**199,643**	**504,108**	**775,299**	**1,003,259**	**1,054,850**	**1,094,392**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**1,102,301**	**769,562**	**436,823**	**79,085**	**79,085**	**0**
For CIL calculation																								
Interest		66,080	67,236	153,368	159,545	171,159	187,722	200,656	206,810	193,993	177,136	159,984	142,531	124,774	106,705	88,320	69,614	50,580	31,213	11,507	0	0	0	0
Profit on cost																								0
Profit on GDV																								7,004,648
Cash Flow	-3,775,972	-66,080	-4,921,809	-353,011	-663,653	-946,458	-739,069	-351,680	732,405	963,270	980,127	997,279	1,014,732	1,032,490	1,050,558	1,068,943	1,087,649	1,106,683	1,126,050	1,478,495	1,822,740	2,180,479	2,180,479	-7,004,648
Opening Balar	0																							
Closing Balan	-3,775,972	-3,842,052	-8,763,861	-9,116,872	-9,780,525	-10,726,983	-11,466,052	-11,817,732	-11,085,327	-10,122,057	-9,141,930	-8,144,651	-7,129,919	-6,097,429	-5,046,871	-3,977,928	-2,890,279	-1,783,596	-657,545	820,949	2,643,690	4,824,169	7,004,648	0