



# Bromsgrove District Council & Redditch Borough Council Local Plan Viability Study

Note: This report is an annex to the Worcestershire CIL Viability Study and should be read in conjunction with that report.

**July 2014** 



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7<sup>th</sup> July 2014

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## 1. Introduction

### Scope

- 1.1 Bromsgrove District Council & Redditch Borough Council are working together, towards producing their Local Plans. Each Council is producing their own Plan but, to a large extent, they have co-operated producing much of the supporting evidence together, and are working together to identify suitable sites for development. Each Council will be submitting their Local Plans for independent examination simultaneously. This process has been several years in the making and is nearing completion.
- 1.2 HDH Planning and Development Ltd (HDH) has been appointed to make an assessment of the cumulative impact on development viability, of the policies in the Plans, to ensure that the level of affordable housing and other policy requirements are appropriate, and that the policies in the Plans imposed on developers do not generally render development unviable, as required by paragraphs 173 and 174 of the National Planning Policy Framework (NPPF).
- 1.3 This document sets out the methodology used, the key assumptions, and contains an assessment of the cumulative impact of the policies in the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030).
- 1.4 In the spring of 2012, HDH was appointed by Worcestershire County Council to advise the three South Worcestershire Councils (Worcester City, Malvern Hills and Wychavon), and Bromsgrove, Redditch and Wyre Forest Councils in connection with the introduction of Community Infrastructure Levy (CIL) particularly in the context of viability testing as required by CIL Regulation 14. HDH Planning and Development Ltd has now been asked to build on the Worcestershire CIL Viability Study and this report should be read as an Annex to the Worcestershire CIL Viability Study. It is based on further analysis of the data collected and presented in that document. The assumptions and methodology are carried forward from the Worcestershire CIL Viability Study and will not be repeated here.
- In an ideal world, planning policies would be developed from the latest evidence that is all of a similar age. That is not always possible as things change and evidence is rarely all up to date. There may be changes in the property market, changes in central government priorities or changes in best practice and guidance. Bromsgrove and Redditch Councils have had to address all three when obtaining and updating evidence. The Councils have gathered a wide range of evidence that includes Strategic Housing Market Assessments, Affordable Housing Viability Assessments, Sustainability Appraisals, and have developed policies from these that meet the local priorities. Now that the Councils are close to finalising their Plans for submission, and are taking the prudent step to check that, in terms of viability, the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030) are deliverable.



- 1.6 It is important to note that the Local Plans have been developed having regard to earlier viability work which has informed the various policies. This piece of work is a consolidation and update of that work.
- 1.7 In the Worcestershire CIL Viability Study, a number of 'typical' development types were modelled and from that an assessment of development to pay CIL was made. Table 10.11 of the Worcestershire CIL Viability Study set out the then (2012) assessment providing an indication of which site types were viable.

Table 1.1 Worcestershire CIL Viability Appraisals Cumulative Impact of Planning

Existing Use Value and Viability Threshold compared with Residual Value (£/ha)

Bromsgrove				Residual Value						
		Alternative Land Value	Viability Threshold	No Requirements	CfSH 4	Affordable Target	Affordable Target and CfSH 4	-	Affordable Target and CfSH 4 - LESS	Affordable Target and CfSH 4 - PLUS
Site 1	SUE 1	25,000	280,000	707,650	626,430	321,943	240,723		139,851	341,59
Site 2	SUE 2	25,000	280,000	571,848	500,767	242,677	171,576		85,475	257,67
Site 3	Greenfield 1	25,000	280,000	964,044	876,676	528,498	441,130		327,224	555,03
Site 4	Greenfield 2	25,000	280,000	1,126,237	1,033,194	651,507	558,464		434,310	682,61
Site 5	Greenfield 3	25,000	280,000	1,099,632	998,760	598,340	497,468		366,367	628,56
Site 6	Brownfield redev. L	450,000	540,000	1,277,172	1,079,060	644,423	444,434		209,978	680,88
Site 7	Urban Flats	0	0	0	0	0	0		0	
Site 8	Brownfield redev. M	450,000	540,000	1,799,798	1,589,467	1,020,436	808,092		526,080	1,100,17
Site 9	Medium Brownfield	450,000	540,000	1,875,138	1,698,310	1,126,587	948,067		667,019	1,229,11
Site 10	Medium greenfield	25,000	25,000	2,297,577	2,148,710	1,377,130	1,226,851		980,434	1,473,26
Site 11	Urban edge	50,000	310,000	1,763,556	1,641,104	937,668	813,917		589,212	1,018,74
Site 12	Town centre flats	450,000	540,000	567,161	364,448	-57,810	-260,522		-492,108	-31,36
Site 13	Ex garage site	450,000	540,000	717,317	564,966	717,317	564,966		330,690	799,24
Site 14	Town Village Infill	750,000	900,000	2,251,730	2,111,831	2,251,730	2,111,831		1,831,633	2,392,02
Site 15	Small Village Scheme	50,000	310,000	1,912,316	1,777,469	1,912,316	1,777,469		1,520,504	2,034,43
Site 16	Village House	50,000	310,000	1,007,730	952,492	1,007,730	952,492		831,000	1,073,98
		·								
Redditch	1				Residual Value					
		Alternative Land Value	Viability Threshold	No Requirements	CfSH 4	Affordable Target	Affordable Target and CfSH 4		Affordable Target and CfSH 4 - LESS 5%	Affordable Target and CfSH
Site 1	SUE 1	0	0	0	0	0	0		0	
Site 2	SUE 2	25,000	280,000	471,812	400,731	197,776	126,674		58,936	194,96
Site 3	Greenfield 1	25,000	280,000	714,510	627,142	363,416	276,048		189,803	362,29
Site 4	Greenfield 2	25,000	280,000	929,049	836,006	509,828	416,785		320,163	513,40
Site 5	Greenfield 3	25,000	280,000	1,028,648	927,776	554,613	453,742		346,910	560,57
Site 6	Brownfield redev. L	0	0	0	0	0	0		0	
Site 7	Urban Flats	0	0	0	0	0	0		0	
Site 8	Brownfield redev. M	0	0	0	0	0	0		0	
Site 9	Medium Brownfield	450,000	540,000	1,312,746	1,146,788	471,602	292,452		82,743	497,20
Site 10	Medium greenfield	25,000	280,000	1,780,649	1,647,249	1,004,610	862,506		673,509	1,041,53
Site 11	Urban edge	50,000	310,000	1,303,081	1,163,753	625,518	483,471		316,223	653,80
Site 12	Town centre flats	450,000	540,000	422,492	219,779	-196,403	-399,115		-581,357	-221,89
Site 13	Ex garage site	450,000	540,000	717,317	564,966	717,317	564,966		330,690	799,2
Site 14	Town Village Infill	750,000	900,000	1,774,798	1,634,899	1,774,798	1,634,899		1,378,548	1,891,2
Site 15	Small Village Scheme	50,000	310,000	1,912,316	1,777,469	1,912,316	1,777,469		1,520,504	2,034,43
Site 16	Village House	50,000	310,000	1,007,730	952,492	1,007,730	952,492		831,000	1,073,98



1.8 In this study we have carried that work forward and included the Councils' Strategic Sites as listed below. These Strategic Sites are those sites that are key to delivering the Plans, either in terms of housing numbers or to achieve the wider strategic objectives of the Authorities.

Table 1.2 Bromsgrove Strategic Sites –								
		Area (ha)	Units					
Norton Farm	Bromsgrove NE	12.00	316					
Perryfields Rd	Bromsgrove NW	75.00	1,300					
Whitford Rd	Bromsgrove SW	24.00	490					
St Goldwalds Rd	Bromsgrove SE	7.80	181					
128 Birmingham Rd	Alvechurch N	0.60	27					
Birmingham Rd / Rectory Ln	Alvechurch N	1.06	25					
Kendal End Rd	Barnt Green NW	5.00	88					
Church Rd	Catshill	6.04	80					
Egghill Ln	Rubery	6.60	66					
Kidderminster Rd	Hagley SE	9.80	175					
Brook Crescent	Hagley SE	1.71	38					
Western Rd	Hagley 2	4.25	70					
Algoa House	Hagley S	1.44	18					
Bleak House Fm	Wythall W	6.30	178					
Selsdon Cls	Wythall N	3.10	76					

Source: Bromsgrove District Council

Table 1.3 Redditch Strategic Sites							
		Area (ha)	Units				
Brockhill East	Redditch NW	23.40	1,025				
Matchborough DC	Matchborough	0.92	17				
Rear Alexandra Hospital	Redditch S	7.74	145				
Webheath	Redditch W	47.71	400				
Woodrow	Redditch SC	3.95	180				
Foxlydiate	Redditch NW	148.24	2,800				
Brockhill	Redditch NW	35.61	600				

Source: Redditch Borough Council

1.9 In this study the we have updated the analysis to current prices and costs and have included sensitivity tests to price change. This approach is appropriate as it is consistent with a focus on deliverability.



### **Metric or imperial**

1.10 This study is carried out using metric measurements. The property industry uses both metric and imperial – often working out costings in metric (£/m²) and values in imperial (£/acres and £/sqft). This is confusing, hence the use of metric measurements throughout this report. The following conversion rates may assist readers.

1m = 3.28 ft (3' and 3.37")

1ft = 0.30 m

 $1m^2 = 10.76 \text{ sqft } (10 \text{ sqft and } 110.0 \text{ sqin})$ 

 $1 \text{sqft} = 0.0929 \text{ m}^2$ 

### **Report Structure**

- 1.11 This report examines the viability of development across Bromsgrove and Redditch and is structured as follows:
  - **Chapter 2** We have set out the reasons for, and approach to, viability testing, including a short review of the requirements of the NPPF.
  - **Chapter 3** We have set out the methodology used.
  - **Chapter 4** An update of the assessment of the housing market, including market and affordable housing.
  - **Chapter 5** An brief review of the non-residential markets.
  - **Chapter 6** An assessment of the costs of land to be used when assessing viability.
  - **Chapter 7** We have set out the cost and general development assumptions to be used in the development appraisals.
  - **Chapter 8** We have summarised the various policy requirements and constraints that influence the type of development that come forward.
  - **Chapter 9** We have set out the range of modelled sites used for the financial development appraisals.
  - **Chapter 10** The results of the development appraisals for residential development sites.
  - **Chapter 11** The results of the development appraisals for non-residential development sites.
  - **Chapter 12** We consider the cumulative impact of policies and the deliverability of the Plans.



# 2. Viability Testing

- 2.1 The background to viability testing is set out in detail in the Worcestershire CIL Viability Study. Since then there have been a number of alterations to national policy and guidance, so it is useful to re-visit those here. Viability testing is an important part of the Development Plan making process. The requirement to assess viability forms part of the National Planning Policy Framework<sup>1</sup> (NPPF) and is part of the Strategic Housing Land Availability Assessment (SHLAA)<sup>2</sup> process. Viability testing is also a requirement of the CIL Regulations<sup>3</sup>. In each case the requirement is slightly different but all have much in common.
- 2.2 Late in August 2013 the Government published draft National Planning Practice Guidance (NPPG), in the form of a website<sup>4</sup> and in 'Beta' format for testing. This report has been prepared taking into account the draft NPPG. The final version of the NPPG was finalised as this report was being finalised being updated to 6<sup>th</sup> March 2014, and replaces the existing guidance. We have reviewed the final version of this report against the latest version of the NPPG to ensure compliance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF content is finalised and has not been changed as part of the NPPG.

### **NPPF Viability Testing**

- 2.3 The NPPF introduced a requirement to assess the viability of the delivery of a Local Plan and the impact on development of policies contained within it. The NPPF includes the following requirements (with our emphasis):
  - 173. Pursuing sustainable development requires careful attention to viability and costs in planmaking and decision-taking. <u>Plans should be deliverable</u>. Therefore, the <u>sites and the scale of</u>



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<sup>&</sup>lt;sup>1</sup> The NPPF was published on 27<sup>th</sup> March 2012 and the policies within it apply with immediate effect.

<sup>&</sup>lt;sup>2</sup> SHLAA Practice Guidance DCLG 2007

<sup>&</sup>lt;sup>3</sup> SI 2010 No. 948. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy Regulations 2010 *Made 23rd March 2010, Coming into force 6th April 2010.* SI 2011 No. 987. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2011 *Made 28th March 2011, Coming into force 6th April 2011.* SI 2011 No. 2918. CONTRACTING OUT, ENGLAND AND WALES, The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. *Made 6th December 2011, Coming into force 7th December 2011.* SI 2012 No. 2975. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2012. *Made 28th November 2012, Coming into force 29th November 2012.* SI 2013 No. 982. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* SI 2014 No. 385. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2014. On the 12<sup>th</sup> December 2013 further amendments were published, and came into force towards the end of February 2014.

<sup>4</sup> http://planningguidance.planningportal.gov.uk/

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

- 174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.
- 2.4 The duty to test in the NPPF is a broad brush one saying 'plans should be deliverable'. It is not a requirement that every site should be able to bear all of a local authority's requirements. There will be some sites that are unviable even with no requirements imposed by the authority. However, a typical site in the local authority area should be able to bear whatever target or requirement is set and the Councils should be able to show, with a reasonable degree of confidence, that the Development Plans are deliverable.
- 2.5 Some sites within the area will not be viable given policy requirements. In these cases developers have scope to make specific submissions at the planning applications stage; similarly some sites will be able to bear considerably more than the policy requirements.
- 2.6 This study will specifically examine the development viability of the main types of site that are most likely to come forward over the plan-period.

### Community Infrastructure Levy (CIL) Economic Viability Assessment

- 2.7 It is not the purpose of this study to consider CIL, however it is not practical to consider the deliverability of the Plans without also considering the ability of sites to contribute towards the funding of infrastructure. We have therefore made passing reference to the CIL Regulations at various places through this report. The CIL Regulations came into effect in April 2010 and have been subject to five subsequent amendments. On the 12<sup>th</sup> December 2013 the most recent amendments were published, these came into force towards the end of February 2014.
- 2.8 CIL, once introduced, is mandatory on all developments (with a very few exceptions) that fall within the categories and areas where the levy applies, as set out in the Charging Schedule. In this respect CIL is unlike other policy requirements, such as to provide affordable housing or to build to a particular environmental standard, over which there can be negotiations. This means that CIL must not prejudice the viability of most sites or put at risk the delivery of proposals set out within the Plans.



- 2.9 In March 2010 CLG published *Community Infrastructure Levy Guidance, Charge setting and charging schedule procedures* to support the CIL Regulations. These have now been replaced by Community Infrastructure Levy, Guidance (February 2014).
- 2.10 Regulation 14 (as amended) of the CIL Regulations says:

'councils must strike an appropriate balance between (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability'.

- 2.11 Viability testing in the context of CIL will assess the 'effects' on development viability of the imposition of CIL it should be noted that whilst the financial impact of introducing CIL is an important factor, the provision of infrastructure (or lack of it) will also have an impact on the ability of the Councils to meet their objectives through development and deliver their Development Plans. The Plans may not be deliverable in the absence of CIL.
- 2.12 On preparing the evidence base on economic viability, the CIL Guidance says (2:2:2:4):

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

A charging authority should draw on existing data wherever it is available. They may consider a range of data, including values of land in both existing and planned uses, and property prices – for example, house price indices and rateable values for commercial property. They may also want to build on work undertaken to inform their assessments of land availability.

- 2.13 This applies in reverse as well, and this study has drawn on the existing available evidence, including that prepared to assess the effect of CIL.
- 2.14 The test that will be applied to the proposed rates of CIL are set out in the CIL Guidance.

Charging authorities should set a rate which does not threaten the ability to develop viably the sites and scale of development identified in the relevant Plan (the Local Plan in England, Local Development Plan in Wales, and the London Plan in London). They will need to draw on the infrastructure planning evidence that underpins the development strategy for their area. Charging authorities should use that evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area.

### What is meant by an appropriate balance?

The levy is expected to have a positive economic effect on development across a local plan area. When deciding the levy rates, an appropriate balance must be struck between additional investment to support development and the potential effect on the viability of developments.

This balance is at the centre of the charge-setting process. In meeting the regulatory requirements (see Regulation 14(1)), charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area.



As set out in the National Planning Policy Framework in England (paragraphs 173 – 177), the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The same principle applies in Wales.

2.15 The test is whether CIL threatens delivery of the relevant Plan <u>as a whole</u>. CIL may well make some sites unviable, just as some schemes are unviable anyway due to factors such as site clearance and decontamination.

### **National Planning Practice Guidance (NPPG)**

2.16 We have reviewed this new guidance and considered whether it is necessary to re-visit the approach taken. Viability is a recurring theme through the NPPG, and it includes specific sections on viability in both the plan-making and the development management processes. As set out above, the NPPF says that plans should be deliverable and that the scale of development identified in the Plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. The NPPG says:

Understanding Local Plan viability is critical to the overall assessment of deliverability. Local Plans should present visions for an area in the context of an understanding of local economic conditions and market realities. This should not undermine ambition for high quality design and wider social and environmental benefit but such ambition should be tested against the realistic likelihood of delivery.

.... viability can be important where planning obligations or other costs are being introduced. In these cases decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, local planning authorities should look to be flexible in applying policy requirements wherever possible.

ID: 10-001-20140306

- 2.17 These requirements are not new and are simply stating best practice and are consistent with the approach taken through the preparation of the Plans (a good example is the inclusion of viability testing in relation to the affordable housing policy).
- 2.18 In the section on considering land availability, the NPPG says:

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and sell the development over a certain period.

ID: 3-021-20140306

2.19 The NPPG does not prescribe a single approach for assessing viability. The NPPF and the NPPG both set out the policy principles relating to viability assessment. The NPPG rightly acknowledges that a 'range of sector led guidance on viability methodologies in plan making and decision taking is widely available' (ID: 10-002-20140306).



2.20 We confirm that the approach and methodology is consistent with the NPPG and where appropriate we have highlighted how the methodology used in this study is in accordance with the principles set out in that guidance.

### **Viability Guidance**

2.21 There are several sources of guidance and appeal decisions<sup>5</sup> that support the methodology we have developed. In this study we have followed the guidance in; *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012<sup>6</sup> (known as the **Harman Guidance**). This contains the following definition:

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

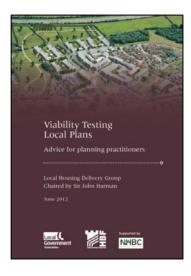
2.22 The Harman Guidance and *Financial viability in planning*, RICS guidance note, 1st edition (GN 94/2012) August 2012 (known as the **RICS Guidance**) set out the principles of viability testing. Additionally, the Planning Advisory Service (PAS)<sup>7</sup> also provide viability guidance and manuals for local authorities. The planning appeal decisions, and the Homes and Communities Agency's (HCA) good practice publication suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value, plus a premium. The premium over and above the Existing Use Value being set at a level to provide the landowner with a *competitive return*.

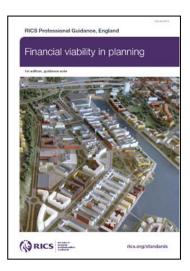


<sup>&</sup>lt;sup>5</sup> Barnet: APP/Q5300/A/07/2043798/NWF, Bristol: APP/P0119/A/08/2069226, Beckenham: APP/G5180/A/08/2084559, Woodstock: APP/D3125/A/09/2104658, Shinfield APP/X0360/A/12/2179141, Oxenholme Road APP/M0933/ A/13/2193338

<sup>&</sup>lt;sup>6</sup> Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the CLG funded, Planning Advisory Service (PAS).

<sup>&</sup>lt;sup>7</sup> PAS is funded directly by DCLG to provide consultancy and peer support, learning events and online resources to help local authorities understand and respond to planning reform. (Note: Some of the most recent advice has been co-authored by HDH).





2.23 There is considerable common ground between the RICS and the Harman Guidance but they are not wholly consistent. The RICS Guidance recommends against the 'current/alternative use value plus a margin' – which is the methodology recommended in the Harman Guidance. The Harman Guidance advocates an approach based on Threshold Land Value:

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

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

(Viability Testing in Local Plans – Advice for planning practitioners. (LGA/HBF – Sir John Harman) June 2012)

2.24 The RICS dismisses a Threshold Land Value approach as follows:

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

2.25 On face value these statements are contradictory; however this is largely due to the language used. In order to avoid later disputes and delays, the approach taken in this study brings these two sources of guidance together. The methodology adopted is to compare the Residual Value generated by the viability appraisals for the modelled sites, with the Existing Use Value (EUV) or an Alternative Use Value (AUV) plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the Existing Use Value is central to the assessment of viability. It must be set at a level to recognise 'competitive'



returns'<sup>8</sup> for the reasonable landowner. To inform the judgement as to whether the uplift is set at the appropriate level, we make reference to the market value of the land both with and without the benefit of planning. This methodology was agreed as being appropriate through the consultation process in connection with the Worcestershire CIL Viability Study.

- 2.26 This approach is in line with that recommended in the Harman Guidance (as endorsed by LGA, HBF and PAS) and also broadly in line with the main thrust of the RICS Guidance of having reference to market value. It is relevant to note that the Harman methodology was endorsed by the Planning Inspector who approved the London Mayoral CIL Charging Schedule in January 2012<sup>9</sup>. In his report, the London Inspector dismissed the theory that using historical market value (i.e. as proposed by the RICS) to assess the value of land was a more appropriate methodology than using EUV plus a margin.
- 2.27 The approach used is consistent with the NPPG.

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

- 2.28 The high level and broad brush viability testing that is appropriate to be used in the context of the NPPF does have limitations. The purpose of the viability testing is to assess the 'effects' of CIL. Viability testing is a largely quantitative process based on financial appraisals however, there are types of development where viability is not at the forefront of the developer's mind and they will proceed even if a 'loss' is shown in a conventional appraisal. By way of example, an individual may want to fulfil a dream of building a house and may spend more than the finished home is actually worth, a community may extend a village hall even through the value of the facility in financial terms is not significantly enhanced or the end user of an industrial or logistics building may build a new factory or depot that will improve its operational efficiency even if, as a property development, the resulting building may not seem to be viable.
- 2.29 This sets a Council a challenge when it needs to determine whether or not the introduction of policy will have an impact on development coming forward will introducing a requirement on a development type that may appear only to be marginally viable have any material impact on the rates of development or will the developments proceed anyway?



17

<sup>&</sup>lt;sup>8</sup> As required by 173 of the NPPF

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

### **Viability Testing**

2.30 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation, which has been standard for as long as land has been traded for development, is:

### **Gross Development Value**

(The combined value of the complete development)

**LESS** 

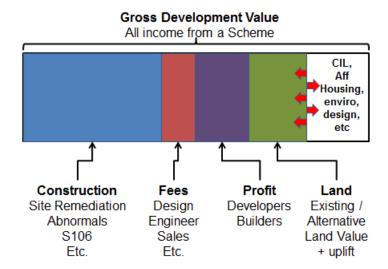
Cost of creating the asset, including a developer's return (Construction + fees + finance charges)

=

### **RESIDUAL VALUE**

- 2.31 The result of the calculation indicates a land value, the Residual Value, which is the top limit of what a bidder could offer for a site and still make a satisfactory return (the *competitive return* for the *willing developer* as set out in paragraph 173 of the NPPF). In the following graphic the bar illustrates all the income (or value) from a scheme. This value is set by the market (rather than by the developer or local authority) so is, to a large extent, fixed. The developer has relatively little control over the costs of development (construction and fees) and whilst there is scope to build to different standards and with different levels of efficiency the costs are largely out of the developers direct control they are what they are, depending on the development.
- 2.32 It is well recognised in viability testing that the developer should be rewarded for taking the risks of development. The NPPF terms this the *competitive return*. The essential balance in viability testing is around the land value and when land will and will not come forward for development. The more policy requirements and developer contributions the planning authority seeks, the less the developer can afford to pay for the land. The purpose of this study is to quantify the costs of the Councils' various policies (including CIL) on development and then make a judgement as to whether or not land prices are 'squeezed' to such an extent that, in context of the NPPF, their Development Plans are put at 'serious risk'.





- 2.33 It is important to note that in this study we are not trying to mirror any particular developer's business model rather we are making a broad assessment of viability in the context of plan-making and the requirements of the NPPF.
- 2.34 As evidenced through the consultation process that took place in connection with the Worcestershire CIL Viability Study, the 'likely land value' is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an informed assumption has to be made about the 'uplift': the margin above the 'existing use value' which would make the landowner sell. Both the RICS Guidance and the NPPG make it clear that, when considering land value, that this must be done in the context of current and emerging policies rather than by simply looking back at historical values:

Site Value definition Site Value either as an input into a scheme specific appraisal or as a benchmark is defined in the guidance note as follows: 'Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.'

(Box 7, Page 12, RICS Guidance)

In all cases, estimated land or site value should: ...reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge;...

(ID 10-014-20140306)

2.35 There is no technical guidance on how to test viability in the NPPF, NPPG, or the CIL Regulations or Guidance. Paragraph 173 of the NPPF says: '...... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable......' This seems quite straightforward – although 'competitive returns' is not defined.

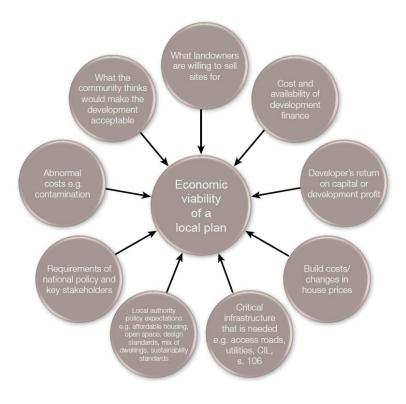


### The meaning of 'competitive return'

2.36 The meaning of 'competitive return' was disused at some length in the Worcestershire CIL Viability Study as the meaning of 'competitive return' is at the core of a viability assessment. The RICS Guidance includes the following definition:

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

- 2.37 Whilst this is useful it does not provide guidance as to the size of that return. To date there has been much discussion within the industry as to what may and may not be a competitive return, as yet the term has not been given a firm and binding definition through the appeal, planning examination or legal processes. Competitive return was considered at the January 2013, Shinfield appeal (APP/X0360/A/12/2179141) and the October 2013, Oxenholme Road appeal (APP/M0933/ A/13/ 2193338). We have discussed this further in Chapter 6.
- 2.38 It should be noted that this study is about the economics of development. Viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute the assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.





2.39 The above methodology was presented and discussed through the consultation process carried out with the Worcestershire CIL Viability Study. There was a consensus that it was appropriate to follow the Harman Guidance.

### **Existing Available Evidence**

- 2.40 The NPPF and NPPG are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. We have reviewed the evidence that is available from the Councils:
- 2.41 The first is that which has been prepared by each Council to inform the Borough of Redditch Local Plan No 4 2011-2030 and Bromsgrove District Plan 2011-2030. This study has principally drawn on the existing available evidence:
  - a. Worcestershire CIL Viability Study (HDH Planning and Development Ltd, January 2013)
  - b. Redditch Affordable Housing Viability Assessment (Dr Andrew Golland, January 2013)
  - c. Bromsgrove Affordable Housing Viability Study (Levvel, June 2012)
  - d. SHLAA documents.
- 2.42 Our approach has been to draw on this existing evidence and to consolidate it so that it can then be used to inform the assumptions in this study.
- 2.43 The Councils also hold evidence of what is being collected from developers under the s106 regime. We have considered the Councils' policies for developer contributions (including affordable housing) and the amounts that have actually been collected from developers. The Councils have collated the details of their s106 track record.





# 3. Methodology

3.1 The detailed viability methodology is set out in detail in the Worcestershire CIL Viability Study. In summary, it involves preparing financial development appraisals for a representative range of sites, and using these to assess whether sites are viable with and without the various policy requirements included in the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030).

### **Outline Methodology**

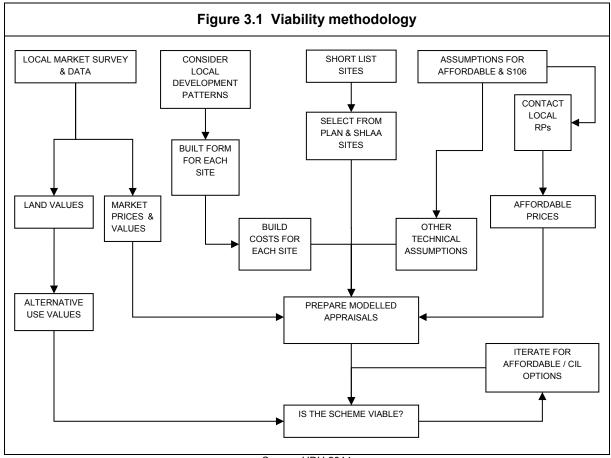
- 3.2 The assessment of viability as required under the NPPF (and the CIL Regulations) is not done through a calculation or a formula. The NPPF requires that 'the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened<sup>10</sup>, and whether 'the cumulative impact of these standards and policies should not put implementation of the plan at serious risk<sup>11</sup>.
- 3.3 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of sites, and using these to assess whether development, generally, is viable. The sites were modelled based on discussions with Council officers, the existing available evidence supplied to us by the Councils, and on our own experience of development. Details of the site modelling are set out in Chapter 9. This process ensures that the appraisals are representative of typical development across the two Council areas.
- 3.4 The appraisals are based on the latest iterations of the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030) policy requirements and include appropriate sensitivity testing. Both Councils are committed to implementing CIL, however as this process is still at an early stage, we have tested a range of rates of potential CIL rates and developer contributions. In due course the Councils will need to consider the specific nature of the infrastructure required and whether it is best delivered through s106 or through CIL.
- 3.5 We surveyed the local housing and commercial markets, in order to obtain a picture of sales values. We also assessed land values to calibrate the appraisals and to assess Existing / Alternative Use Values. Alongside this we considered local development patterns, in order to arrive at appropriate built form assumptions for those sites where information from a



<sup>&</sup>lt;sup>10</sup> NPPF Paragraph 173

<sup>&</sup>lt;sup>11</sup> NPPF Paragraph 174

current planning permission or application was not available. These in turn informed the appropriate build cost figures. A number of other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still return a target profit level.



- Source: HDH 2014
- 3.6 The Residual Value was compared to the Existing / Alternative Use Value for each site. Only if the Residual Value exceeded the Existing / Alternative Use Value figure by a satisfactory margin, could the scheme be judged to be viable.
- 3.7 We have used a bespoke viability testing model designed and developed by us specifically for area wide viability testing as required by the NPPF (and CIL Regulation 14)<sup>12</sup>. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations and people involved in property development. The purpose is to capture the generality and to provide high level advice to assist the Councils in assessing the deliverability of their Plans.



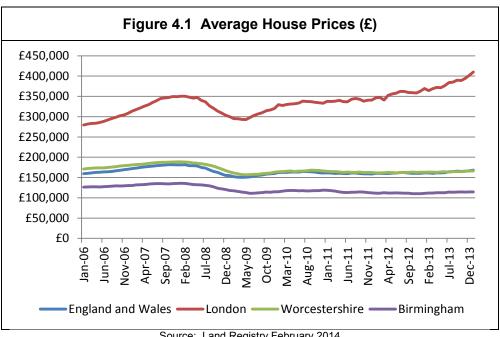
<sup>&</sup>lt;sup>12</sup> This Viability Model is used as the basis for the Planning Advisory Service (PAS) Viability Workshops.

### Residential Property Market 4.

4.1 In this chapter we have reviewed the housing market. The Worcestershire CIL Viability Study was completed in January 2013, however much of the data was gathered during 2012. Since then there has been an increase in confidence, we have revisited the price assumptions used.

### The Residential Market

4.2 The Worcestershire CIL Viability study includes an assessment of the housing market that will not be repeated here. As set out in that work the current and future direction and state of the housing market is uncertain but has seen signs of recovery. The housing market peaked late in 2007 (see the following graph) and then fell considerably in the 2007/2008 recession during what became known as the 'Credit Crunch'.



Source: Land Registry February 2014

4.3 Up to the peak of the market, the long term rise in house prices had, as least in part, been enabled by the ready availability of credit to home buyers. Prior to the increase in prices, mortgages were largely funded by the banks and building societies through deposits taken from savers. During a process that became common in the 1990s, but took off in the early part of the 21<sup>st</sup> Century, many financial institutions changed their business model whereby, rather than lending money to mortgagees that they had collected through deposits, they entered into complex financial instruments and engineering through which, amongst other things, they borrowed money in the international markets, to then lend on at a margin or profit. They also 'sold' portfolios of mortgages that they had granted. These portfolios also became the basis of complex financial instruments (mortgage backed securities and derivatives etc).



- 4.4 During 2007 and 2008, it became clear that some financial institutions were unsustainable, as the flow of money for them to borrow was not certain. As a result, several failed and had to be rescued. This was an international problem that affected countries across the world but most particularly in North America and Europe. In the UK the high profile institutions that were rescued included Royal Bank of Scotland, HBoS, Northern Rock and Bradford and Bingley. The ramifications of the recession were an immediate and significant fall in house prices, and a complete reassessment of mortgage lending with financial organisations becoming averse to taking risks, lending only to borrowers who had the least risk of default and those with large deposits.
- 4.5 It is important to note that the housing market is actively supported by the current Government with about one third of mortgages being provided through a state backed entity or scheme (a publically controlled financial institution or assisted purchase scheme such as shared ownership). It is not known for how long this will continue.
- 4.6 There are various commentators talking about a recovery in house prices and the following quotations from the trade press captures the improved sentiment:

The housing market is "on the road to recovery", said the Royal Institution of Chartered Surveyors today (August 13), with the highest number of potential buyers seen for four years and house prices growing at their fastest rate since 2006. RICS' housing market survey for July showed that a net balance of 53% more chartered surveyors reported a rise rather than a fall in demand for housing compared to 38% in June. The signs of recovery were evident across the UK, RICS said, with the West Midlands and the North East seeing the largest increases in buyer activity last month. Accordingly, house prices rose across the country for the fourth consecutive month and at their fastest rate since the peak of the market in November 2006. Peter Bolton King, RICS global residential director, said: "These results are great news for the property market as it looks like at long last a recovery could be around the corner. Growth in buyer numbers and prices have been happening in some parts of the country since the beginning of the year but this is the first time that everywhere has experienced some improvement."

(www.housebuilder.com 13.8.13)

4.7 This improved sentiment can also be seen in the non-residential sectors:

Businesses across the country are slowly looking to expand by taking on more premises in which to house their operations, according to the latest RICS Commercial Market Survey.

Interest from would-be tenants of shops, offices and factories saw a rise during the run up to summer with a net balance of 15% more surveyors reporting increases in demand. While the lion's share of this growth was seen in London, all areas of the country saw something of an uplift. Although activity is still subdued at a headline level, the results of the latest RICS report are consistent with the signs of recovery that has been visible in much other recent economic news flow.

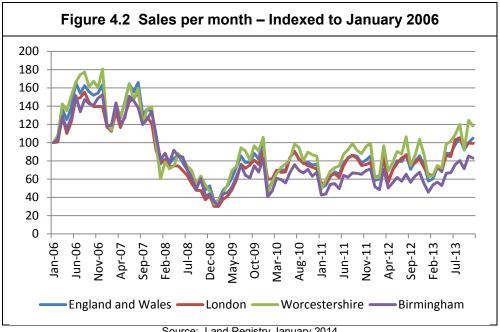
In tandem with rising demand, the amount of available property dipped slightly which, in turn, led to expectations for future rents stabilising. Since 2008, predictions for the amount of rent business premises will generate has been very much in the doldrums so this could be a further sign that a corner is slowly being turned.

(RICS 2.8.13)

4.8 There is anecdotal evidence of an improved sentiment and increase in prices. The following figure shows that generally prices in Worcestershire have seen a recovery since the bottom of the market in mid-2009 and the time of the Worcestershire CIL Viability Study, although they remain somewhat below the 2007 peak.



4.9 This is supported by the recent increase in market activity where Worcestershire has seen a recovery at a rate that is above both England and London and markedly above nearby Birmingham:



Source: Land Registry January 2014

- 4.10 This picture has been confirmed through informal discussions with local agents who have reported a significant increase in activity. Agents generally reported a modest increase in prices – but not perhaps as much as their vendors were expecting. There was little sign of rapid price increases in the Bromsgrove or Redditch but there was increased optimism and some improvement.
- Both Bromsgrove and Redditch have residential markets which are strongly influenced by 4.11 Birmingham. The median house price for Redditch is £140,100<sup>13</sup> and for Bromsgrove is £202,000. To set this in context, the council at the middle of the national rank (South Staffordshire) has a median price of just over £209,000.



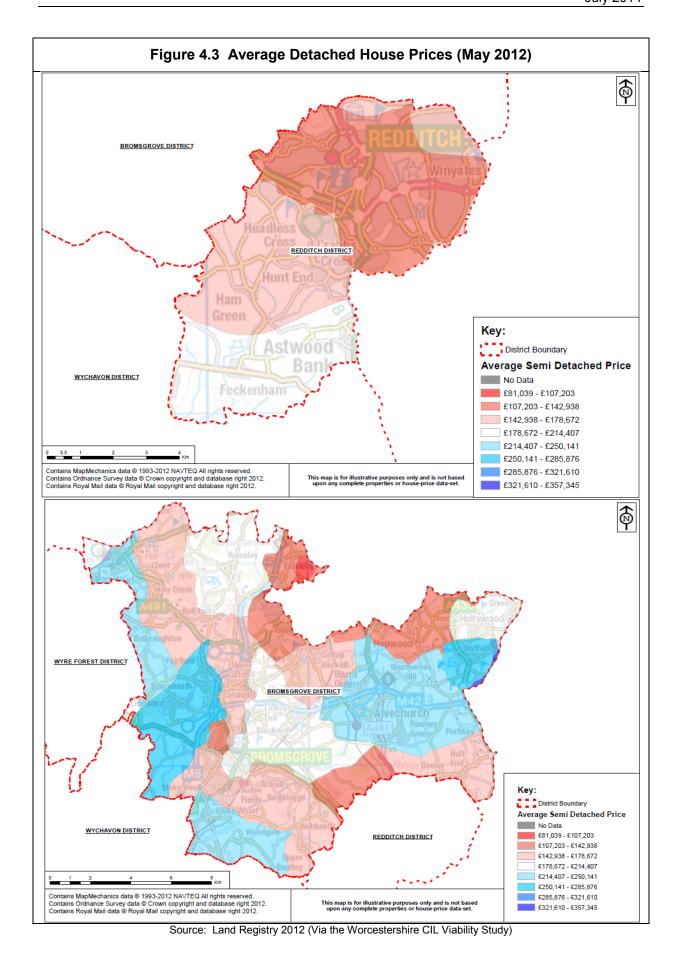
<sup>&</sup>lt;sup>13</sup> CLG Live Table 586

	Table 4.1 Prope	rty values (new	and existing)	
Property value data/g	raphs for Bromsgrove	;		
Property type	Avg. current value	£/m2 (/sq ft)	Avg. # beds	Avg. £ paid (last 12months)
Detached	£309,356	£2,207 (£205)	3.9	£288,636
Semi-detached	£183,887	£2,120 (£197)	3	£174,957
Terraced	£153,589	£1,991 (£185)	2.7	£149,102
Flats	£122,157	£2,174 (£202)	1.7	£99,078
Property value data/g	raphs for Redditch			
Detached	£277,165	£2,228 (£207)	3.8	£246,073
Semi-detached	£164,932	£2,088 (£194)	3	£155,756
Terraced	£129,427	£1,690 (£157)	2.9	£128,375
Flats	£109,987	£2,153 (£200)	1.6	£91,031

Source: Zoopla.com (February 2014) Note. Zoopla analysis is largely based on postcodes which do not follow administrative boundaries.

4.12 The Land Registry data is available at ward level as shown in the following maps. Whilst these are rather historic having been taken from the Worcestershire CIL Viability study the pattern remains unchanged:





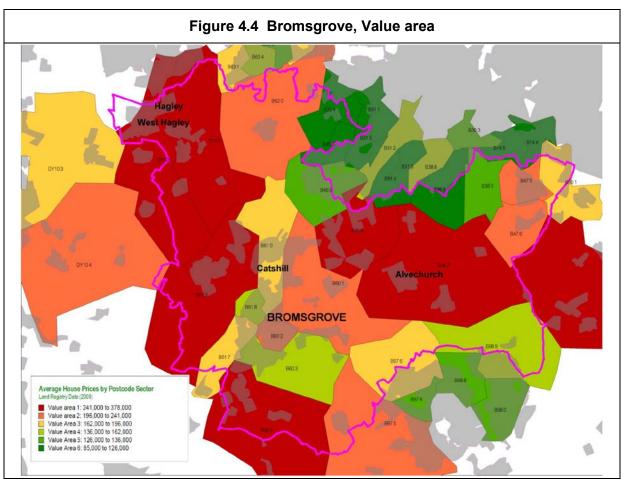


4.13 In the Affordable Housing Viability Assessment for Bromsgrove (June 2012, Levvel), Appendix 7 sets out the price data used in that study. It is important to note that this data was gathered in 2009 – close to the bottom of the market:

Table 4.2 Bromsgrove AHVA, Values per square metre by area and property type							
Property Type	Value Area 1	Value Area 2	Value Area 3	Value Area 4	Value Area 5	Value Area 6	
Flat	2772	2637	2509	1784	2015	1657	
Terrace	2601	2343	2174	1886	1783	1621	
Semi	2407	2038	1906	1811	1674	1458	
Detached	4044	2828	2876	2469	2159	1682	

Source: Appendix 7, Bromsgrove Affordable Housing Viability Assessment, June 2012 Levvel

4.14 The price areas used are as follows:



Source: Page 18, Bromsgrove Affordable Housing Viability Assessment, June 2012 Levvel

4.15 In the Affordable Housing Viability Assessment for Redditch by (December 2011, Dr Andrew Golland) Appendix 2 sets out the price data used in that study – again it is important to note that this data was gathered in 2009 – close to the bottom of the market:



Table 4.3 Redditch AHVA, Values per square metre by area and property type								
Sub Market	Detached			Semis	Terraces		Flats	
	5 Bed	4 Bed	3 Bed	3 Bed	3 Bed	2 Bed	2 Bed	1 Bed
Size (m <sup>2</sup> )	130	120	100	90	80	65	60	45
Redditch South Rural	£3,038	£2,833	£2,750	£2,833	£3,063	£3,308	£2,917	£2,667
Redditch West	£2,038	£1,917	£1,850	£1,889	£2,063	£2,231	£1,917	£1,778
Redditch Town Centre	£2,000	£1,875	£1,800	£1,833	£2,000	£2,154	£1,833	£1,667
Redditch East	£1,808	£1,708	£1,650	£1,722	£1,875	£2,000	£1,667	£1,556

Source: Redditch Affordable Housing Viability Assessment, December 2011, Dr Andrew Golland

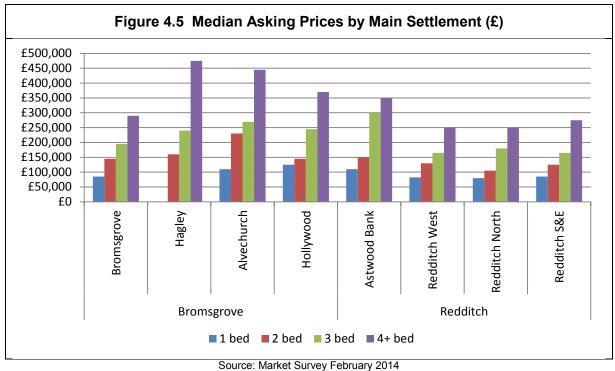
4.16 In Worcestershire CIL Viability Study the following (2012) prices were used. These were derived through primary research and revised following a period of consultation. In preparing these assumptions we referred back to the survey of newbuild sale prices. In addition, we telephoned a selection of the agents and development sales offices to check the asking prices and the incentives currently being offered. We found that the asking prices had not changed significantly, however the firmer line on discounts was noticeable. It is difficult to accurately quantify this type of feedback, but it can certainly be taken as evidence of increased optimism in the housing market (in 2012), and in the prospects of the house building industry.



Table 4	Table 4.4 CIL Viability Study - Appraisal Variables by Charging Authority							
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8
На	8.5	8	3.75	2.5	1.8	1.4	0.6	0.42
Units	314	250	133	88	81	70	60	30
	SUE 1	SUE 2	Greenfield 1	Greenfield 2	Greenfield 3	Brownfield redev. L	Urban Flats	Brownfield redev. M
Bromsgrove	2,100	2,050	2,175	2,250	2,200	2,050		1,900
Redditch		1,950	1,975	2,100	2,150			
	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16
На	0.4	0.57	0.3	0.2	0.12	0.1	0.1	0.1
Units	24	24	12	10	5	4	3	1
	Medium Brownfield	Medium greenfield	Urban edge	Town centre flats	Ex garage site	Town Village Infill	Small Village Scheme	Village House
Bromsgrove	2,250	2,250	2,200	1,800	1,850	2,350	2,600	3,000
Redditch	2,050	2,050	2,000	1,750	1,850	2,150	2,600	3,000

Source: Table 4.4 Worcestershire CIL Viability Study (HDH 2012)

4.17 We refreshed the survey of asking prices by house size by settlement. Through using online tools such as rightmove.com, zoopla.co.uk and other resources we estimated the median asking prices for the main settlements.





### **Newbuild Sales Prices**

- 4.18 This price information is interesting but this part of this study is concerned with the viability of newbuild residential property so the key input for the appraisals are the prices of units on new developments. We conducted a survey of new homes for sale during February 2014. We identified about 55 new homes for sale in about 22 different sites. The information collected was not comprehensive as different developers and agents make different levels of information available (some declining to provide floor areas or prices per unit area).
- 4.19 We have investigated the range of 'discounts' or incentives offered by developers. These vary and have changed somewhat since the work that was carried out to support the Worcestershire CIL Viability Study. Those buyers who are purchasing new homes under the Government's Help-to-Buy scheme are unable to secure significant discounts, whereas those self-funded buyers (those with privately arranged mortgages) are able to negotiate and secure discounts from the asking price in the rage of 3% to 5%.
- 4.20 Analysis of these and other schemes in the study area shows that asking prices for new-build homes vary considerably, across the area. The prices ranged from between about £1,800/m² to over £3,180/m² and are summarised in the table below note this table only shows values where £/m² were available. It is noticeable that, generally, newbuild house prices are higher in Bromsgrove than in Redditch.
- 4.21 We have set out the detail in **Appendix 1**.



	Table 4.5 February 2014 N	ew Build Market	Survey – A	Asking Pr	ices			
Agent / Developer			Flat £/m2			House £/n	12	
Redditch			Min	Max	Average	Min	Max	Average
Shipways	Forge Valley	Redditch						
Shipways	Chariot Springs, Church Hill	Redditch						
Hunters	Ipsley Manor, Berrington Close	Ipsley						
Taylor Wimpey	Lucet Meadow, Woodrow North	Redditch				£1,779	£2,147	£2,060
Dixons	Harris Close	Ipsley				£2,000	£2,366	£2,129
Oulsnam	Brooklands Lane, Churchill North	Redditch				£2,192		
Hadley	Oak Court, Tan House Lane	Redditch				£2,293		
Hadley/Castlegate Homes	Evesham Road	Redditch						
Hadley/Castlegate Homes	Evesham Road	Redditch						
Kendrick Homes/John Shepherd	Astwood Green	Astwood Green						
	Popes Lane,	Astwood Green				£2,120		
Jeremy McGinn	Walkwood Road	Redditch				£2,557		
Bromsgrove								
Bellway	Leyhill Farm Rd	Leyhill	£1,835	£1,935	£1,897	£1,911	£2,091	£2,001
Barratt	Kings Rise, Walkers Heath Rd	Kings Norton				£2,222	£2,503	
Bovis	Church Meadows, Catshill	Bromsgrove				£2,583	£3,182	£2,856
ElmsvyneHomes/Hansons	Broad St	Bromsgrove						
Arden	The Retreat, Birmingham Rd	Lickey End				£2,602		
Redrow	The Oaks, Rutherford Rd	Bromsgrove				£2,519	£2,640	£2,579
Redrow	Saxon Fields, Rutherford Rd	Bromsgrove				£2,592	£2,652	£2,621
Wise Move	Jubilee Court, Groveley Lane	Rednal				£2,107		
Gregson Page	Clent Court, Summerfield Rd	Clent	£2,888					
Oulsnam	Bilberry Grange, Parsonage Drive	Cofton Hackett				£2,778		
Fine and Country	Hollywood Drive	Wythall				£2,143	£2,500	£2,315

Source: Market Survey February 2014



### Affordable Housing

- 4.22 Both Councils have policies for the provision of affordable housing (the requirements are summarised in Chapter 8). In this study we have assumed that such housing is constructed by the site developer and then sold to a Registered Provider (RP). This is a simplification of reality as there are many ways in which affordable housing is delivered. There are three main types of affordable housing: Social Rent, Affordable Rent and Intermediate Housing Products for Sale.
- 4.23 In the Bromsgrove Affordable Housing Viability Assessment (June 2012, Levvel) it was assumed that affordable housing had the following value (although it is important to note that that study was based on 2009 prices):
  - a. **Social Rent**. Net rent (after management costs of £250/year, maintenance of £450/year, void allowance of 2.25% and major repair allowance of 0.8%) initially capitalised at 6% although it was suggested this should be 5.5% through the consultation process.
  - b. **Affordable Rent**. Net rent (after management costs of £300/year, maintenance of £400/year, void allowance of 4% and major repair allowance of 0.8%) initially capitalised at 6% although it was suggested this should be 5.5% through the consultation process.
  - c. **Shared Ownership**. 50% of open market value plus rent at 2.75% on the unpurchased proportion adjusted for £150/year management.
- 4.24 The above prices were tested through a comprehensive consultation process and equate to the following values:

Table 4.6 Bromsgrove AHVA Affordable Prices (£/m²)						
Bedrooms	Social Rent	Affordable Rent				
1	£1,130	£1,286				
2	£829	£1,041				
3	£973	£1,046				
4	£832	£1,184				
5	£732	£1,116				

Source: Bromsgrove Affordable Housing Viability Assessment, June 2012 Levvel

- 4.25 In the Redditch Affordable Housing Viability Assessment (December 2011, Dr Andrew Golland) pages 57 and 58 set out the valuation assumptions:
  - a. **Social Rent**. Net rent (after management, repairs and maintenance of £1,400/year and voids and bad debts of 3%) capitalised at 6%.



- b. **Affordable Rent**. Net rent (after management costs of 6%, maintenance of £500/year, voids of 5% and major repair allowance of 1%) initially capitalised at 6% although it was suggested this should be 5.5% through the consultation process.
- c. **Shared Ownership**. 50% of open market value plus rent at 2.75% (capitalised at 6%).
- 4.26 The above prices were also tested through a comprehensive consultation process.
- 4.27 In the Worcestershire CIL Viability Study, Social Rent was assumed to have a value of 55% of Open Market Value across the whole County. In Bromsgrove, Affordable Rent was assumed to have a worth of £1,081/m² compared with £1,037/m² in Redditch. Intermediate housing (i.e. shared ownership) was assumed to have a value of 70% of open market value. These prices were also tested through a comprehensive consultation process.
- 4.28 Due to the passage of time we reconsidered the values of each below.

### Social Rent

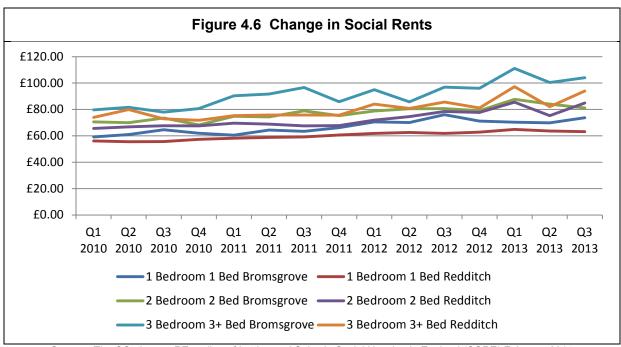
4.29 The value of a rented property is strongly influenced by the passing rent – although factors such as the condition and demand for the units also have a impact. Social Rents are set at a local level through a national formula that smooths the differences between individual properties and ensures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

Table 4.7 Social Rent (Q3 2013)				
		1 Bedroom	2 Bedroom	3+ Bedroom
Bromsgrove	£ per week	73.77	£81.08	104.01
	£ per month	319.67	351.3467	450.71
Redditch	£ per week	63.17	£84.92	£93.96
	£ per month	273.74	367.99	407.16

Source: The COntinuous REcording of Letting and Sales in Social Housing in England (CORE) February 2014

4.30 These have increased since the Worcestershire CIL Viability Study was completed:





Source: The COntinuous REcording of Letting and Sales in Social Housing in England (CORE) February 2014

4.31 In calculating the value of affordable rents we have allowed (in line with the HCA's general assumptions) for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income at 5.5%. On this basis, Social Rented property has the worth shown in the table below.

Table 4.8 Calculation of worth of Social Rent							
	1 Bedroom	2 Bedroom	3 Bedroom				
Bromsgrove							
Gross Rent	£3,836	£4,216	£5,409				
Net Rent	£3,069	£3,373	£4,327				
Value	£55,797	£61,326	£78,669				
m <sup>2</sup>	45	70	80				
£/m2	£1,240	£876	£983				
Redditch							
Gross Rent	£3,285	£4,416	£4,886				
Net Rent	£2,628	£3,533	£3,909				
Value	£47,779	£64,230	£71,068				
m <sup>2</sup>	45	70	80				
£/m2	£1,062	£918	£888				

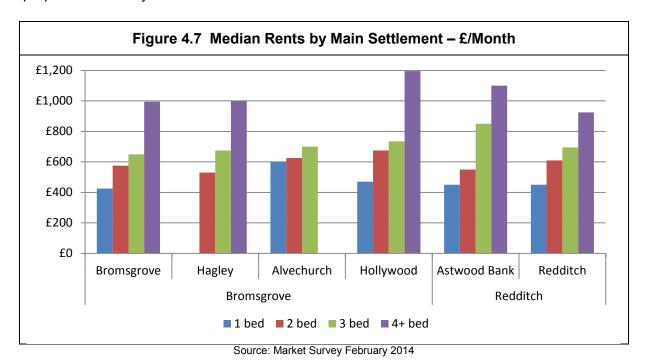
Source: Bromsgrove and Redditch LPVS (HDH 2014)

4.32 We have considered these calculations with the assumptions used in the earlier studies and assumed Social Rent to have a value of £1,050/m across the whole study area. We believe that this is a cautious assumption and that this is at the lower end of the range.



#### Affordable Rent

- 4.33 The Coalition Government has introduced Affordable Rent as a new type of affordable housing. Under Affordable Rent a rent of no more than 80% of the open market rent for that unit can be charged. In the development of affordable housing for rent, the value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor or another RP would pay for the completed unit. This will depend on the amount of the rent, the cost of managing the property (letting, voids, rent collection, repairs etc.).
- 4.34 We have assumed that the Affordable Rent is to be set at 80% of the open market rent of the properties in question. In estimating the likely level of affordable rent, we have undertaken a survey of market rents across the Bromsgrove and Redditch. This involved an analysis of properties currently to let.



- 4.35 The rents vary considerably particularly for larger units.
- 4.36 As part of the reforms to the social security system, housing benefit /local housing allowance is capped at the 3<sup>rd</sup> decile of open market rents for that property type, so in practice affordable rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Housing Market Area (BHMA), however these BHMAs do not follow local authority boundaries. Where the cap is below the level of Affordable Rent at 80% of the median rent we have assumed that the Affordable Rent is set at the LHA Cap.

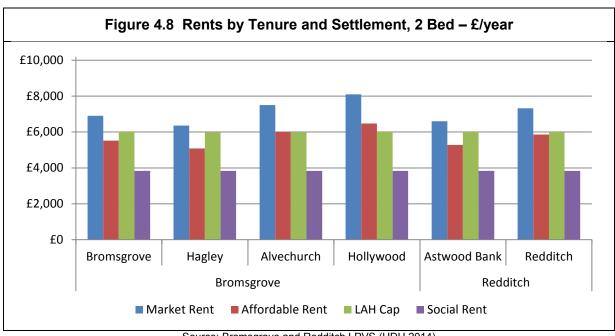


Table 4.9 BHMA Caps (£/week)					
Bromsgrove		Redditch			
Birmingham BRMA		Worcester North BF	RMA		
Shared	£56.21	Shared	£58.50		
1 bedroom	£96.92	1 bedroom	£91.15		
2 bedroom	£117.92	2 bedroom	£115.38		
3 bedroom	£126.92	3 bedroom	£126.92		
4 bedroom	£165.09	4 bedroom	£173.08		
Black Country BRM	IA	Worcester South Bl	RMA		
Shared	£60.00	Shared	£66.94		
1 bedroom	£86.54	1 bedroom	£98.08		
2 bedroom	£106.13	2 bedroom	£126.92		
3 bedroom	£117.92	3 bedroom	£150.00		
4 bedroom	£150.00	4 bedroom	£184.62		
Solihull BRMA					
Shared	£69.05				
1 bedroom	£114.81				
2 bedroom	£147.40				
3 bedroom	£170.99				
4 bedroom	£235.85				
Worcester North BF	RMA				
Shared	£58.50				
1 bedroom	£91.15				
2 bedroom	£115.38				
3 bedroom	£126.92				
4 bedroom	£173.08				

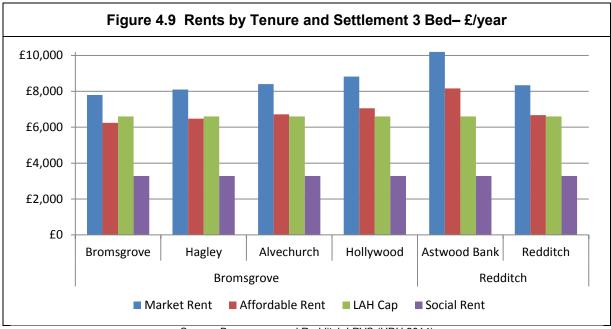
Source: VOA, February 2014

4.37 The rents for the different tenures in the main settlements (i.e. where the development will take place) can be summarised as follows and form the basis of the appraisals:





Source: Bromsgrove and Redditch LPVS (HDH 2014)



Source: Bromsgrove and Redditch LPVS (HDH 2014)

- 4.38 The LHA Cap is likely to apply in both parts of the study area.
- 4.39 In calculating the value of affordable rents we have allowed for 10% management costs, 4% voids and bad debts and 6% repairs, and capitalised the income (capped at the BHMA cap) at 5.5%.



	Table 4.	I0 Capitalisatio	on of Affordabl	e Rents	
		Affordable Rent / LHA Cap	Net Rent	Capitalised Rent	£/m2
2 bed					
Bromsgrove	Bromsgrove	£5,520	£4,416	£88,320	£1,262
	Hagley	£5,088	£4,070	£81,408	£1,163
	Alvechurch	£6,000	£4,800	£96,000	£1,371
	Hollywood	£6,000	£4,800	£96,000	£1,371
Redditch	Astwood Bank	£5,280	£4,224	£84,480	£1,207
	Redditch	£5,856	£4,685	£93,696	£1,339
3 bed					
Bromsgrove	Bromsgrove	£6,600	£5,280	£105,600	£1,320
	Hagley	£6,600	£5,280	£105,600	£1,320
	Alvechurch	£6,600	£5,280	£105,600	£1,320
	Hollywood	£6,600	£5,280	£105,600	£1,320
Redditch	Astwood Bank	£6,600	£5,280	£105,600	£1,320
	Redditch	£6,600	£5,280	£105,600	£1,320

Source: Bromsgrove and Redditch LPVS (HDH 2014)

4.40 Having reviewed the above we have assumed Affordable Rent has a value of £1,320/m<sup>2</sup> across the whole area. Again this is a cautious assumption at the lower end of the range.

#### Intermediate Products for Sale

- 4.41 Intermediate products for sale include shared ownership and shared equity products. The market for these is 'thin' at present and we have found little evidence of the availability of such products in the study area. This is, in part, due to the current success of the Government's 'Help to Buy' scheme.
- 4.42 We have assumed a value of 70% of open market value for these units.

## **Grant Funding**

4.43 We have assumed that no external funding will be available in the analysis in this report.

#### **Residential Price Assumptions**

4.44 It is necessary to form a view about the appropriate prices for the schemes to be appraised in the study. The preceding analysis does not reveal simple clear patterns with sharp boundaries. To a great degree the value of the units for sale are driven by the specific situation of the scheme (does it have attractive views, the setting and quality) rather than the general location (i.e. the post code or neighbourhood).



4.45 Based on the current asking prices from active developments, and informed by the general pattern of all house prices across the study area, we have set the prices in the appraisals based on this data. It is important to note at this stage that this is a broad brush, high level study to test the Council's policy as required by the NPPF. The values between new developments, and within new developments, will vary considerably.

	Table 4.11 Residential Market Values – Modelled Sites £/m²									
			Market	Int to Buy	Aff Rent	Social Rent				
1	Settlement Edge	Bromsgrove	2,500	1,750	1,320	1,050				
2	Settlement Edge	Bromsgrove	2,550	1,785	1,320	1,050				
3	Village Edge	Bromsgrove	3,000	2,100	1,320	1,050				
4	Village Edge	Bromsgrove	3,000	2,100	1,320	1,050				
5	Village Edge	Bromsgrove	3,000	2,100	1,320	1,050				
6	Settlement Brown	Bromsgrove	2,100	1,470	1,320	1,050				
7	Urban Infill	Bromsgrove	2,150	1,505	1,320	1,050				
8	Urban Infill	Bromsgrove	2,200	1,540	1,320	1,050				
9	Settlement Edge	Redditch	2,250	1,575	1,320	1,050				
10	Settlement Edge	Redditch	2,500	1,750	1,320	1,050				
11	Village Edge	Redditch	2,800	1,960	1,320	1,050				
12	Village Edge	Redditch	3,000	2,100	1,320	1,050				
13	Settlement Mixed	Redditch	2,050	1,435	1,320	1,050				
14	Settlement Brown	Redditch	2,000	1,400	1,320	1,050				
15	Urban Infill	Redditch	2,000	1,400	1,320	1,050				
16	Urban Infill	Redditch	2,000	1,400	1,320	1,050				

Source: Bromsgrove and Redditch LPVS (HDH 2014)



	Table 4.12 Residential Market Values – Bromsgrove £/m²									
			Market	Int to Buy	Aff Rent	Social Rent				
1	Norton Farm	Bromsgrove NE	2,300	1,610	1,320	1,050				
2	Perryfields Rd	Bromsgrove NW	2,300	1,610	1,320	1,050				
3	Whitford Rd	Bromsgrove SW	2,300	1,610	1,320	1,050				
4	St Goldwalds Rd	Bromsgrove SE	2,300	1,610	1,320	1,050				
5	128 Birmingham Rd	Alvechurch N	2,750	1,925	1,320	1,050				
6	Birmingham Rd / Rectory Ln	Alvechurch N	2,750	1,925	1,320	1,050				
7	Kendal End Rd	Barnt Green NW	2,600	1,820	1,320	1,050				
8	Church Rd	Catshill	2,150	1,505	1,320	1,050				
9	Egghill Ln	Rubery	3,000	2,100	1,320	1,050				
10	Kidderminster Rd	Hagley SE	2,750	1,925	1,320	1,050				
11	Brook Crescent	Hagley SE	2,750	1,925	1,320	1,050				
12	Western Rd	Hagley 2	2,750	1,925	1,320	1,050				
13	Algoa House	Hagley S	2,750	1,925	1,320	1,050				
14	Bleakhouse Fm	Wythall W	2,750	1,925	1,320	1,050				
15	Selsdon Cls	Wythall N	2,800	1,960	1,320	1,050				

Source: Bromsgrove and Redditch LPVS (HDH 2014)

	Table 4.13 Residential Market Values – Redditch £/m <sup>2</sup>									
		Market								
1	Brockhill East	Redditch NW	2,350	1,645	1,320	1,050				
2	Matchborough DC	Matchborough	1,950	1,365	1,320	1,050				
3	Rear Alexandra Hospital	Redditch S	2,200	1,540	1,320	1,050				
4	Webheath	Redditch W	2,350	1,645	1,320	1,050				
5	Woodrow	Redditch SC	2,050	1,435	1,320	1,050				
6	Foxlydiate	Redditch NW	2,400	1,680	1,320	1,050				
7	Brockhill	Redditch NW	2,400	1,680	1,320	1,050				

Source: Bromsgrove and Redditch LPVS (HDH 2014)

# **Older People's Housing**

- 4.46 The sector brings forward two main types of product, retirement/sheltered and 'extracare' housing. This is generally a growing sector due to the demographic changes and aging population.
- 4.47 Sheltered or retirement housing is housing which is self-contained housing, normally developed as flats and other relatively small units. Where these schemes are brought



forward by the private sector there are normally warden services and occasionally non-care support services (laundry, cleaning etc.) but not care services.

- 4.48 'Extracare' housing is sometimes referred to as very sheltered housing or housing with care. It is self-contained housing that has been specifically designed to suit people with long-term conditions or disabilities that make living in their own home difficult, but who don't want to move into a residential care home. Schemes can be brought forward in the open market or in the social sector. Most residents are older people, but this type of housing is becoming popular with people with disabilities regardless of their age. Usually, it is seen as a long-term housing solution. 'extracare' housing residents still have access to means-tested local authority services.
- 4.49 We have received representations from the Retirement Housing Group (RHG) being a trade group representing private sector developers and operators of retirement, care and 'extracare' homes. They have set out a case that sheltered housing and 'extracare' housing should be tested separately.
- 4.50 In line with the RHG representations, we have assumed the price of a 1 bed sheltered property is about 75% of price of existing 3 bed semi-detached house and a 2 bed sheltered property is about equal to the price of existing 3 bed semi-detached house. In addition we have assumed 'extracare' housing is 25% more expensive than sheltered.
- 4.51 On this basis we have assumed retirement housing has the following worth:

Table 4.14 Worth of Older People's Housing							
	Area	£	£				
	m2	Bromsgrove	Redditch				
3 bed semi-detached		180,000	165,000				
I bed Sheltered	50	135,000	123,750				
2 bed Sheltered	75	180,000	165,000				
1 bed 'Extracare'	65	168,750	154,688				
2 bed 'Extracare'	80	225,000	206,250				
		£/m²	£/m²				
I bed Sheltered	50	2,700	2,475				
2 bed Sheltered	75	2,400	2,200				
1 bed 'Extracare'	65	2,596	2,380				
2 bed 'Extracare'	80	2,813	2,578				

Source: Bromsgrove and Redditch LPVS (HDH 2014)

4.52 The above prices are applied to the net saleable areas.



# 5. Non-Residential Property Market

- 5.1 This study is concerned with the delivery of the two Local Plans. These Plans include non-residential development as well as residential development. It is just as important that these development types are not subject to such a scale of policy burden as to render them unviable as it is for residential development.
- 5.2 We have reviewed the assumptions used in the Worcestershire CIL Viability Study. In this study we have carried forward those assumptions.
- 5.3 We have not carried out any fresh work in this regard other than to add a fresh typology representing a the type of unit that may be developed by discount supermarket operator. We have assumed a rent of £150/m² (being at the lower end of the expected range of £180m² to £150m²) and a 6.5% yield (being at the higher end of the expected range of 6.25% to 6.5%) to derive a capital value of £2,300/m².

#### **Appraisal Assumptions**

5.4 We have summarised the values used below:

Table 5.1 Non Residential Values for Appraisals £/m²						
Large industrial	850					
Small industrial	800					
Large office	1,750					
Small office	1,750					
Supermarkets	2,500					
Discount Supermarket	2,300					
Retail Warehouse	1,800					
Shops	2,000					
Hotels	2,150					

Source: Worcestershire CIL Viability Study (HDH) 2012





# 6. Land Prices

- 6.1 In Chapter 2 we set out the methodology used in this study to assess viability and set out the approach put forward in the Harman Guidance. An important element of the assessment is the value of land. Under the method recommended in the Harman Guidance, the starting point for the assessment is the worth of the land before consideration of any increase in value arising from a different use that may be permitted though a planning consent, this being the Existing Use Value (EUV). Also considered is the worth given a different use which would be likely to be permitted, or the Alternative Use Value (AUV).
- 6.2 In this chapter we have considered the values of different types of land. The value of land relates closely to the use to which it can be put and will range considerably from site to site; however, as this is a high level study, we have looked at the three main uses, being: agricultural, residential and industrial. We have then considered the amount of uplift (to provide a *competitive return*) that may be required to ensure that land will come forward.

#### **Current and Alternative Use Values**

- 6.3 In order to assess development viability, it is necessary to analyse current and alternative use values. Current use values refer to the value of the land in its current use <u>before planning consent is granted</u>, for example, as agricultural land. Alternative use values refer to any other potential use for the site. For example, a brownfield site may have an alternative use as industrial land.
- 6.4 The NPPG includes a definition of land value as follows:

Central to the consideration of viability is the assessment of land or site value. The most appropriate way to assess land or site value will vary but there are common principles which should be reflected.

In all cases, estimated land or site value should:

- reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge;
- provide a competitive return to willing developers and land owners (including equity resulting from self-build developments); and
- be informed by comparable, market-based evidence wherever possible. Where transacted bids are significantly above the market norm, they should not be used as part of this exercise.
- 6.5 The RICS Guidance makes it clear that when considering land value that this must be done in the context of current and emerging policies:

Site Value definition Site Value either as an input into a scheme specific appraisal or as a benchmark is defined in the guidance note as follows: 'Site Value should equate to the market value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan.'

(Box 7, Page 12, RICS Guidance)



- 6.6 It is vital to fully appreciate that land value should reflect emerging policy requirements and planning obligations.
- 6.7 To assess viability, the Residual Value of the land derived from the particular scheme is to be compared with the EUV, to determine if there is another use which would derive more revenue for the landowner. If the Residual Value does not exceed the EUV, then the development is not viable. For the purpose of the present study, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis the outcome might still be contentious.
- 6.8 Our 'model' approach is outlined below:
  - i. For sites previously in agricultural use (where there is no alternative use value), then agricultural land represents the existing use value.
  - ii. For smaller parcels of land on the edge of a settlement we have assumed a paddock value to reflect its likely alternative use as amenity land.
  - iii. Where the development is on previously developed land, then the existing and alternative use value is considered to be industrial.

#### Residential Land

- 6.9 We have considered general figures from the Valuation Office Agency (VOA) relating to residential land values. Land values vary dramatically depending upon the development characteristics (size and nature of the site, density permitted etc.) and any affordable or other development contribution.
- 6.10 The VOA publishes figures for residential land in the Property Market Report. These cover areas which generate sufficient activity to discern a market pattern. That means locally we have a figure for Birmingham of £1,235,000. This value can only provide broad guidance, they can therefore only be indicative, and it is likely that values for 'oven ready' land (i.e. land with planning consent and ready for immediate building) with no affordable provision or other contribution, or servicing requirement, are in fact higher.
- 6.11 The values in the Property Market Report are based on the assumption that land is situated in a typically greenfield edge of centre/suburban location for the area and it has been assumed that services are available to the edge of the site and that it is 'ripe' for development with planning permission being available. The values provided assume two storey construction with density, s106 provision and affordable housing ratios to be based on market expectations (although not necessarily the policy requirements) for the locality. The report cautions that the values should be regarded as illustrative rather than definitive and represent typical levels of value for sites with no abnormal site constraints and a residential planning permission of a type generally found in the area. It is important to note that these values are net that is to say they relate to the net developable area and do not take into account open space that may form part of the scheme.



- 6.12 Due to the date of the report, these values are before the introduction of CIL, so do not reflect this new charge on development which will inevitably depress land values somewhat.
- We also sought information about values from residential land currently on sale in the area. Very little land is being marketed at the moment. We have therefore consulted agents operating in the area who suggested prices from about £500,000ha (£200,000/acre) to about £1,500,000/ha (£600,000/acre).
- 6.14 It is necessary to make an assumption about the value of residential land. We have assumed a value of £750,000/ha (£300,000/acre) for residential land. This amount is on a net basis so does not include the areas of open space.

#### Industrial Land

6.15 In the Worcestershire CIL Viability Study, it was subsumed that industrial land in Bromsgrove and Redditch had a value of £450,000/ha. We have carried that assumption forward into this study.

#### Town Centre Retail Land

6.16 We have assumed the value of £4,000,000/ha for town centre sites. This is a simplification of the market which varies from street to street however, bearing in mind the purpose of this study, we believe that this a safe and prudent assumption to make.

#### Agricultural and Paddocks

- 6.17 Agricultural values rose for a time several years ago after a long historic period of stability. Values are around £15,000-£25,000/ha depending upon the specific use. A benchmark of £25,000/ha is assumed to apply here.
- 6.18 Sites on the edge of a town or village may be used for an agricultural or grazing use but have an value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. We have assumed a higher value of £50,000/ha for village and town edge paddocks.

#### Use of alternative use benchmarks

6.19 The results from appraisals are compared with the EUV set out above in order to form a view about each of the sites' viability. This is the controversial part of the viability process and the area of conflicting guidance (the Harman Guidance versus the RICS Guidance). In the context of this report it is important to note that it does not automatically follow that, if the Residual Value produces a surplus over the alternative use value benchmark, the site is viable. The land market is more complex than this and as recognised by paragraph 173 of the NPPF, the landowner should receive a 'competitive return'. The phrase competitive return is not defined in the NPPF, nor in the Guidance. Competitive return has not been fully



defined through planning appeals and the court system<sup>14</sup>. The RICS Guidance includes the following definition:

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

6.20 The NPPG includes the following section:

### Competitive return to developers and land owners

The National Planning Policy Framework states that viability should consider "competitive returns to a willing landowner and willing developer to enable the development to be deliverable." This return will vary significantly between projects to reflect the size and risk profile of the development and the risks to the project. A rigid approach to assumed profit levels should be avoided and comparable schemes or data sources reflected wherever possible.

A competitive return for the land owner is the price at which a reasonable land owner would be willing to sell their land for the development. The price will need to provide an incentive for the land owner to sell in comparison with the other options available. Those options may include the current use value of the land or its value for a realistic alternative use that complies with planning policy.

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- 6.21 Whilst this is useful it does not provide any guidance as to the size of that return. To date there has been much discussion within the industry and amongst planners as to what may and may not be a competitive return. The Shinfield<sup>15</sup> appeal (January 2013) does shed some light in this. We have copied a number of key paragraphs below as, whilst these do not provide a strict definition of competitive return, the inspector (Clive Hughes BA (Hons) MA DMS MRTPI) does set out his analysis clearly.
  - 38. Paragraph 173 of the Framework advises that to ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable. The Framework provides no advice as to what constitutes a competitive return; the interpretation of that term lies at the heart of a fundamental difference between the parties in this case. The glossary of terms appended to the very recent RICS guidance note Financial viability in planning (RICS GN) says that a competitive return in the context of land and/ or premises equates to the Site Value (SV), that is to say the Market Value subject to the assumption that the value has regard to development plan policies and all other material



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<sup>&</sup>lt;sup>14</sup> In this context the following CIL Examination are relevant: **Mid Devon District Council** by David Hogger BA MSc MRTPI MCIHT, Date: 20 February 2013 and **Greater Norwich Development Partnership** – for Broadland District Council, Norwich City Council and South Norfolk Council. by Keith Holland BA (Hons) Dip TP, MRTPI ARICS Date: 4 December 2012

<sup>&</sup>lt;sup>15</sup> APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

considerations and disregards that which is contrary to the development plan. It is also the case that despite much negotiated agreement, in respect of calculating the viability of the development, other significant areas of disagreement remain.

#### Competitive return

- 64. Determining what constitutes a competitive return inevitably involves making a subjective judgement based upon the evidence. Two very different viewpoints were put forward at the Inquiry with the appellants seeking a land value of £4,750,000 which is roughly the mid-point between the EUV/CUV and the RLV with planning permission for housing and no obligations. This ties in with the 50:50 split between the community and the landowner sought by the appellants. The Council considered that a sum of £1.865m would ensure a competitive return; that is to say the Council's calculation of the EUV/CUV.
- 65. Paragraph 173 of the Framework says that the costs of any requirements should provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable. The paragraph heading is "Ensuring viability and deliverability"; it is clear that its objective is to ensure that land comes forward for development. I am not convinced that a land value that equates to the EUV/CUV would provide any incentive to the landowner to sell the site. Due to the particular circumstances of this site, including the need to remediate the highly significant level of contamination, such a conclusion would not provide any incentive to the landowner to carry out any remediation work. There would be no incentive to sell the land and so such a low return would fail to achieve the delivery of this site for housing development. In these circumstances, and given the fact that in this case only two very different viewpoints on what constitutes a competitive return have been put forward, the appellants' conclusions are to be preferred. In the scenario preferred by the Council, I do not consider that the appellants would be a willing vendor.

#### Viable amount of Affordable Housing

- 66. The RICS GN says that any planning obligations imposed on a development will need to be paid out of the uplift in the value of the land but it cannot use up the whole of the difference, other than in exceptional circumstances, as that would remove the likelihood of land being released for development. That is exactly what is at issue here in that the Council's valuation witness, in cross examination, stated that a landowner should be content to receive what the land is worth, that is to say the SV. In his opinion this stands at £1.865m. I accept that, if this figure was agreed (and it is not), it would mean that the development would be viable. However, it would not result in the land being released for development. Not only is this SV well below that calculated by the appellants, there is no incentive to sell. In short, the appellants would not be willing landowners. If a site is not willingly delivered, development will not take place. The appellants, rightly in my opinion, say that this would not represent a competitive return. They argue that the uplift in value should be split 50:50 between the landowner and the Council. This would, in this instance, represent the identified s106 requirements being paid as well as a contribution of 2% of the dwellings as affordable housing.
- 70. I conclude on this issue that, allowing the landowner a competitive return of 50% of the uplift in value, the calculations in the development appraisal allowing for 2% affordable housing are reasonable and demonstrate that at this level of affordable housing the development would be viable (Document 26). The only alterations to these calculations are the relatively minor change to the s106 contribution to allow for a contribution to country parks and additions to the contributions to support sustainable modes of travel. These changes would have only a limited impact on the return to the landowner. The development would remain viable and I am satisfied that the return would remain sufficiently competitive to enable the land to come forward for development. Overall, therefore I conclude that the proposed amount of affordable housing (2%) would be appropriate in the context of



the viability of the development, the Framework, development plan policy and all other material planning considerations.

- 6.22 More recently, further clarification has been added in the Oxenholme Road appeal (October 2013)<sup>16</sup>. This appeal related to a site to the south east of Kendal. The inspector confirmed that the principle set out in Shinfield is very site specific and should only be given limited weight. At Oxenholme Road the inspector said:
  - 47. The parties refer to an appeal decision for land at Shinfield, Berkshire, which is quoted in the LADPD Viability Study. However, little weight can be given to that decision in the present case, as the nature of the site was quite different, being partly previously developed, and the positions taken by the parties on the proportion of uplift in site value that should be directed to the provision of affordable housing were at odds with those now proposed. There is no reason in the present case to assume that either 100% or 50% of the uplift in site value is the correct proportion to fund community benefits.
  - 48. Both the RICS Guidance Note and the Harman report comment on the danger of reliance on historic market land values, which do not take adequate account of future policy demands.....
- 6.23 It is clear that for land to be released for development, the uplift over the existing use value needs to be sufficiently large to provide an incentive to the landowner to release the site and cover any other appropriate costs required to bring the site forward for development. It is therefore appropriate to consider the value of land as it stands bearing in mind the current and emerging policy environment.
- 6.24 The RICS Guidance recognises that the value of land will be influenced by the requirements imposed by planning authorities. It recognises that the cost to the developer of providing affordable housing, building to increased environmental standards, and paying CIL, all have a cumulative effect on viability and are reflected in the ultimate price of the land. A central question for this study is at what point will the requirements imposed by the planning authorities make the price payable for land so unattractive that it does not provide competitive returns to the land owner, and so does not induce the owner to make the land available for development?
- 6.25 The reality of the market is that each and every land owner has different requirements and different needs and will judge whether or not to sell by their own criteria. We therefore have to consider how large such an 'uplift' or 'cushion' should be for each type of site to broadly provide a competitive return. The assumptions must be a generalisation as in practice the size of the uplift will vary from case to case depending on how many landowners are involved, each landowner's attitude and their degree of involvement in the current property market, the location of the site and so on. An 'uplift' of, say, 5% might be sufficient in some cases, whilst in a particular case it might need to be ten times that figure, or even more.
- 6.26 There are a number of approaches that can be taken. In the Bromsgrove Affordable Housing Viability Study the following approach was taken:



<sup>&</sup>lt;sup>16</sup> APP/M0933/ A/13/ 2193338 (Land to the west of Oxenholme Road, Kendal, Cumbria)

- 4.3 'Delivering Affordable Housing' supports the use of a viability tool such as that advocated by the Greater London Authority (GLA), or that used by the Homes and Communities Agency for the assessment of whether schemes should be supported by public funding such as Social Housing Grant. This tool is a residual land value assessment model as described above, which suggests that a site will only come forward with an affordable housing contribution where the resulting overall residual site value exceeds the existing or alternative use of that site.
- Levvel has developed a dynamic model to determine the residual land value that has been used in negotiation with over 200 local authorities and used at appeal on numerous occasions. From this, a toolkit to assess viability on a district wide level has been developed, this is known as the Levvel Development Viability Model (DVM).
- 4.5 Robust assumptions are then required to be inputted into this model. Costs to development such as build costs, planning gain requirements, profit and development finance are arrived at through our experience and through consultation with the development industry and Council Officers. Sensitivity testing of variables such as affordable housing percentage, tenure requirements, increased/decreased levels of planning obligations and the availability of public subsidy will ensure the validity of the study outputs and demonstrate the impact upon viability across the range of study scenarios.
- 4.6 For a policy to be robust and reliable throughout the plan period, we believe it is necessary to assess with a methodology that is "future proofed" as far as possible. As viability is reliant on the interaction between changing costs and revenues of housing over time, it follows that this relationship must be accounted for by future proof testing. It is simply not good enough to assess current costs against a range of property values as this provides only a "snapshot" view. The relationship between values and costs over time is not taken into account.
- 4.7 Levvel has therefore addressed this issue by applying inflation rates for cost inputs throughout the study period. For values, it is difficult to predict where the housing market may be in even 1 year's time, so long range predictions based on popular commentary are of little use. However, we have assessed value changes based on the historic performance of the housing market as described previously. This gives us a view of where values may be in the future if the past housing market cycle was typical. However, this does not give us the necessary comfort or margin for error should the cycle vary. We have therefore reasoned that by choosing scenarios, based on an upside, middle and downside view of the housing market, we will have covered the range of positions to which the housing market may go. A detailed analysis of these scenarios is included at Appendix 3, to this document.
- 4.8 By then reporting on the viability of schemes where they are delivered at different points within this range, we have come to a view of how this will affect the deliverability and effectiveness of proposed policy. For instance, should the housing market perform below past trends for the next five years before picking up again, we can assess whether the proposed policy might adversely affect the viability of schemes and therefore their delivery. Similar principles apply to a more optimistic view of where values may end up.
- 4.9 Levvel's methodology enables the effect of a range of delivery timescales to be examined, thus all development scenarios selected are tested assuming development start dates of the date of modelling, date of modelling plus 1 year, plus 2 years, plus 3 years, and so on until 2027.
- 4.10 The use of the Levvel methodology allows for variations in land value over time to be accounted for, again ensuring 'future proofing' of the viability study. Any affordable housing policy seeks to capture an element of the land value for the community benefit. We know that there is a minimum land value which schemes need to achieve in order to be brought forward, otherwise it becomes more economic for the site to continue in its existing (or alternative) use.
- 4.11 Given the range of existing land uses of housing sites within the Authority it is not sufficient, in our opinion, to assess the existing or alternative use value of a site against one indicator but rather to test a range of likely existing or alternative use values. To inform the land values that will be used as our first assessment of viability Levvel has:
- had regard to Valuation Office Agency Data regarding land values;
- sought feedback from stakeholders through the stakeholder engagement process (see Appendix 4);



- engaged Thornes Chartered Surveyors and Estate Agents to provide information and professional judgement on land values and recent land transactions undertaken in the District (see Appendix 5).
- 4.12 The Valuation Office Agency (VOA) provides data on agricultural land and property values. It is unrealistic however to assume that Greenfield development land would be traded for residential use at these rates. For example the average value of unequipped arable land with vacant possession in the West Midlands as at January 2010 was £15,438 per ha. Stakeholder engagement (see Appendix 4) has confirmed this view.
- 4.13 Thornes Chartered Surveyors have provided a range of land values which based on examination of transactions and their own professional judgement, are relevant to Bromsgrove. The results of their investigation have informed, along with stakeholder consultations, the range of values used as EUV 1, EUV 2, EUV 3 and EUV 4. These are as follows:
- EUV 1 £250,000 per hectare;
- EUV 2 £400,000 per hectare;
- EUV 3 £800,000 per hectare;
- EUV 4 £1,750,000 per hectare.
- 4.14 Therefore we have taken a wide range of land values as we recognise the wide range of alternative and existing uses within the Authority.
- 6.27 In the Redditch Affordable Housing Viability Study a more qualitative approach was taken:
  - 2.6 A site is extremely unlikely to proceed where the costs of a proposed scheme exceed the revenue. But simply having a positive residual value will not guarantee that development happens. The Existing Use Value (EUV) of the site, or indeed a realistic alternative use value for a site (e.g. commercial) will also play a role in the mind of the land owner in bringing the site forward and thus is a factor in deciding whether a site is likely to be brought forward for housing.
  - 2.12 Under all circumstances, the Council will need to consider whether a realistic and justifiable AUV (Alternative Use Value) applies. Where the AUV is higher than the EUV, and can be justified, then the AUV becomes the appropriate threshold value against which RV is judged.
- 6.28 The study does not include a specific assessment of land values or set out a specific viability test.
- 6.29 In the Worcestershire CIL Viability Study the following approach was taken.
  - 6.30 Following the consultation event we reconsidered this particularly in the light of the RICS Guidance. The argument put forward by the landowners' agents was persuasively put, but it was not the only argument put forward as mentioned above, there was some agreement that, if the assumptions related to gross values, they were realistic and appropriate and allowed a reasonable uplift for the landowners that was sufficient to allow the land to come forward. In the revised appraisals in this report, we have used the following assumptions to set the viability thresholds and calculate the land price in the additional profit appraisals:
    - a. We have used alternative land prices of:

i.	Agricultural Land	£25,000/ha
ii.	Paddock Land	£50,000/ha
iii.	Industrial Land	
	North East Worcestershire (Bromsgrove and Redditch)	£450,000/ha
	Wider Worcestershire	£350,000/ha
iv.	Residential Land	£750,000/ha

- b. We have increased the percentage uplift from 15% to 20% on all sites.
- c. We have assumed a further uplift of £250,000/ha on greenfield sites (being those in agricultural and paddock uses).



- 6.30 The purpose of this study is to check the overall situation in terms of viability before submission of the Plans. Bearing in mind the publication of the Harman and RICS Guidance and the NPPG we have considered this further. In the Worcestershire CIL Viability Study we initially took the view that a 20% uplift over and above the existing use value would be sufficient, and then, based on our knowledge of rural development and from working with farmers, landowners and their agents, we made a further adjustment for those sites coming forward on greenfield sites. We added a further £250,000/ha (£100,000/acre) to reflect this premium on greenfield sites. We added this amount to sites that were modelled on sites that were previously paddocks as well the result being that owners of greenfield land would receive an uplift of over 10 times through developing land for both residential and non-residential uses.
- 6.31 This methodology does reflect a very considerable uplift for a landowner selling a greenfield site with consent for development. In the event of the grant of planning consent they would receive over many times the value compared with before that consent was granted. This approach has been widely accepted elsewhere.
- 6.32 There is no doubt that the policy requirements and CIL will be an additional cost on some development sites and that some sites may not be able to bear the costs of all the requirements a planning authority makes. This is recognised in the RICS Guidance which recognises that there may well be a period of adjustment in the price of land following the introduction of CIL.

#### Assumptions used in the appraisals

6.33 The above land price assumptions are summarised as follows:

Table 6.1 Existing Use Value Land Prices £/ha					
Residential	£750,000*				
Industrial	£450,000				
Retail	£4,000,000				
Agricultural	£25,000				
Paddock	£50,000				

Source: HDH 2014 \* net developable.

6.34 We have assumed a Viability Threshold, being the amount that the Residual Value needs to exceed for a site to be viable of 20% above these figures on all sites and have assumed a further uplift of £250,000/ha on greenfield sites (being those in agricultural and paddock uses).





# 7. Appraisal Assumptions – Development Costs

7.1 We have carried forward the assumptions from the Worcestershire CIL Viability Study, updating these as appropriate.

#### **Development Costs**

#### Construction costs: baseline costs

- 7.2 We have based the cost assumptions on the Building Cost Information Service (BCIS) data. The costs are specific to different built forms (flats, houses, offices, supermarkets, hotels etc.).
- 7.3 The Councils have (Bromsgrove in particular) developed policies relating to the construction standards and environmental performance of new buildings. These are summarised in Chapter 8 below. The Government has recently clarified what improvements to environmental standards will be required in the future.
- 7.4 In the Worcestershire CIL Viability Study it was assumed that development would be carried out to Code for Sustainable Homes (CfSH) Level 3 and further testing was included in relation to level CfSH Level 4 in anticipation of the move to higher standards. It was assumed that the additional costs over and above the BCIS costs for CfSH Level 4 would be 6%.
- 7.5 Since the completion of the Worcestershire CIL Viability Study, the Government has clarified what environmental standards are to be sought. Following an industry wide review undertaken by the Local Housing Delivery Group, the Government has consulted on a Review of Housing Standard. The Review was intended to address a perceived proliferation of standards for local house building resulting from the adoption of standards in individual local plan policies by LPAs (explicitly permitted under the Planning & Energy Act 2008) and by other public agencies. Examples would be space and accessibility requirements, higher CfSH Levels, or adoption of a 'Merton rule' setting a renewable energy target in new developments.
- 7.6 The Review considered what the appropriate balance should be between a single set of national standards, and a variety of local standards designed to address local needs and priorities, in terms of the impact upon housing delivery.
- 7.7 This is a major initiative which would have significant impacts upon the specification of housing to be built in future. Some commentators have expressed the view that, if implemented in full, the proposals would mean that much, or most of the CfSH's requirements apart from energy efficiency will have been shelved at national level, with the local discretion to seek them all but removed.



- 7.8 Since the Code for Sustainable Homes was published, CLG has published three successive assessments of the cost of meeting its requirements. The most recent, published in August 2011, is now a rather historic as it mainly reflects work carried out in late 2010.
- 7.9 The study used a combination of homebuilder consultations, and modelling of alternative development scenarios. These ranged in size from small brownfield (20 dwellings) to large edge of town (3,300 dwellings) and in density from 40 to 160 dwellings per ha. The consultation enabled optimum technologies to be identified to achieve the individual elements of the Code at each Level for each development scenario. These were than costed in order to provide an estimate of the total additional cost of meeting each Level of the Code and formed the basis of the assumptions used in the Viability Study.
- 7.10 The published revisions to 2013 Building Regulations seek a significantly lower degree of improvement compared to the 2006 CfSH trajectory. They accordingly have more modest cost implications. The revisions were published in August 2013 and, as at the time of this report, no further guidance had been produced showing the additional build costs. The accompanying Impact Assessment document, whilst considering and quantifying total overall impacts, did not state explicitly what extra over costs were assumed. However in addressing the question of small builder impact, Table 4.3 provided some clues. The table is reproduced below.

Table 7.1 Small Builder Costs										
	N	/lid terrace	е	Е	nd terrac	е		Detached		
	large builder	small builder	% diff	large builder	small builder	% diff	large builder	small builder	% diff	
2010 Base Cost Model (£)	78,049	92,683	18.8%	80,000	95,610	19.5%	106.341	125,854	18.3%	
Estimated Cost of 2013 Recipe (£ rounded)	146	170	16.0%	467	521	11.4%	1,447	1,783	23.3%	
2013 Total Cost (£ rounded)	78,195	92,853	18.7%	80,467	96,131	19.5%	107,788	127,637	18.4%	
Percentage	0.19%	0.18%		0.58%	0.54%		1.36%	1.42%		

Source: Changes to Part L of the Building Regulations 2013: Impact Assessment (Table 4.3)

7.11 The table suggests that the costs over and above the 2010 Part L base are well under 1% for mid and end terrace properties, and only a little over 1% for detached homes, with their greater area of external wall requiring attention. These figures suggests that, to allow for the new requirement, an allowance of very much less than the 6% used in the initial work for moving from 2010 Part L to full CSH Level 4, would be appropriate. In this study we have assumed an allowance of 2% over and above the BCIS base cost to cover the additional environmental standards. This is a cautious assumption.



7.12 **Appendix 2** contains the February 2014 BCIS build costs for Worcestershire – broken into a number of key development types. We have used the median costs for the different development types that occur on the appraisal sites.

#### Construction costs: site specific adjustments

- 7.13 It is necessary to consider whether any site specific factors would suggest adjustments to these baseline cost figures. Two factors need to be considered in particular: small sites and high specification.
- 7.14 Since the mid-1990s, planning guidance on affordable housing has been based on the view that construction costs were appreciably higher for smaller sites with the consequence that, as site size declined, an unchanging affordable percentage requirement would eventually render the development uneconomic. Hence the need for a 'site size threshold', below which the requirement would not be sought.
- 7.15 It is not clear to us that this view is completely justified. Whilst, other things being held equal, build costs would increase for smaller sites, other things are not normally equal and there are other factors which may offset the increase. The nature of the development will change. The nature of the developer will also change as small local firms with lower central overheads replace the regional and national house builders. Furthermore, very small sites may be able to secure a 'non-estate' price premium.
- 7.16 In the present study, several of the sites are considered to fall into the 'small site' category, on these sites we have used the appropriate small site costs.

#### Construction costs: affordable dwellings

7.17 The procurement route for affordable housing is assumed to be through construction by the developer and then disposal to a housing association on completion. In the past, when considering the build cost of affordable housing provided through this route, we took the view that it should be possible to make a small saving on the market housing cost figure, on the basis that one might expect the affordable housing to be built to a slightly different specification than market housing. However, the pressures of increasingly demanding standards for housing association properties have meant that for conventional schemes of houses at least, it is no longer appropriate to use a reduced build cost; the assumption is of parity.

# Other normal development costs

7.18 In addition to the £/m² build cost figures described above, allowance needs to be made for a range of infrastructure costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs), off-site costs for drainage and other services, and so on. Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad brush study.



- 7.19 Nevertheless, it is possible to generalise. Drawing on experience, it is possible to determine an allowance related to total build costs. This is normally lower for higher density than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently. Large greenfield sites would also be more likely to require substantial expenditure on bringing mains services to the site.
- 7.20 In the light of these considerations we have developed a scale of allowances for the residential sites, ranging from 10% of build costs for the smallest sites, to 20% for the larger greenfield schemes.
- 7.21 For commercial and non-residential uses we made an allowance of 15% of build costs.

#### Abnormal development costs

- 7.22 Several of the sites are modelled on, or partly on, previously developed land. On some of these, from the information made available to us and visits to the sites, it appears that exceptional or abnormal development costs would need to be taken into account in preparing appraisals. We have set out the abnormal costs in Chapter 9 where we set out the modelled sites.
- 7.23 In some cases where the site involves redevelopment of land which was previously developed (particularly with existing housing), there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; piling or flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels, and so on.

#### Fees

7.24 Initially we assumed professional fees amount to 10% of build costs in each case. This is made up as follows:

Architects 6% QS and Costs 0.5% Planning Consultants 1% Others 2.5%

- 7.25 In Chapter 8 we have reviewed the Councils' policy requirements. Some of the policies impose additional costs at the planning stage. We have adjusted the fee assumption up to 11% in Bromsgrove.
- 7.26 We also assumed a rate of 8% industrial, office and large retail sites in the non-residential section.

#### **Contingencies**

7.27 For previously undeveloped and otherwise straightforward sites we would normally allow a contingency of 2.5% with a higher figure of 5% on more risky types of development, previously developed land and on central locations. The 5% figure was used on the brownfield sites and 2.5% figure on the remainder.



#### S106 Contributions and CIL

7.28 We have assumed £2,000 per residential unit plus a range of CIL Payments as set out at the end of Chapter 8. This is a higher allowance than in the Worcestershire CIL Viability Study.

#### **Financial and Other Appraisal Assumptions**

#### **VAT**

7.29 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full.

#### Interest

- 7.30 Our appraisals assume 7% pa for debit balances. This may seem high given the very low base rate figure (BoE Base Rate 0.5%, February 2014), but reflect banks' view of risk for housing developers in the present situation. In the residential appraisals we have prepared a simple cashflow to calculate interest.
- 7.31 For the non-residential appraisals and in line with the 'high level' nature of this study we have used the developer's rule of thumb to calculate the interest being the amount due over one year on half the total cost. We accept that is a simplification however, due to the high level and broad brush nature of this analysis, we believe that it is appropriate.

#### Developers' profit

- 7.32 Neither the NPPF, nor the CIL Regulations, and nor the CIL Guidance provide useful guidance in this regard so, in reaching this decision, we have considered the RICS's Guidance, the Harman Guidance and referred to the HCA's Economic Appraisal Tool. None of these documents are prescriptive, but they do set out some different approaches. The RICS Guidance says:
  - **3.3.2** The benchmark return, which is reflected in a developer's profit allowance, should be at a level reflective of the market at the time of the assessment being undertaken. It will include the risks attached to the specific scheme. This will include both property-specific risk, i.e. the direct development risks within the scheme being considered, and also broader market risk issues, such as the strength of the economy and occupational demand, the level of rents and capital values, the level of interest rates and availability of finance. The level of profit required will vary from scheme to scheme, given different risk profiles as well as the stage in the economic cycle. For example, a small scheme constructed over a shorter timeframe may be considered relatively less risky and therefore attract a lower profit margin, given the exit position is more certain, than a large redevelopment spanning a number of years where the outturn is considerably more uncertain. .......
- 7.33 The Harman Guidance says:

#### Return on development and overhead

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

The level of overhead will differ according to the size of developer and the nature and scale of the development. A 'normal' level of developer's profit margin, adjusted for development risk, can be determined from market evidence and having regard to the profit requirements of the providers of



development finance. The return on capital employed (ROCE) is a measure of the level of profit relative to level of capital required to deliver a project, including build costs, land purchase, infrastructure, etc.

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

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

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

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

7.34 The guidance accompanying the HCA's Economic Appraisal Tool says:

#### <u>Developer's Return for Risk and Profit (including developer's overheads)</u>

#### Open Market Housing

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

#### Affordable Housing

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

- 7.35 It is unfortunate that the above are not consistent, but it is clear that the purpose of including a developers' profit figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' profit in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.
- 7.36 The inspector considered this specifically at the Shinfield appeal (January 2013)<sup>17</sup>, saying:



<sup>&</sup>lt;sup>17</sup> APP/X0360/A/12/2179141. Land at The Manor, Shinfield, Reading RG2 9BX

#### Developer's profit

- 43. The parties were agreed that costs should be assessed at 25% of costs or 20% of gross development value (GDV). The parties disagreed in respect of the profit required in respect of the affordable housing element of the development with the Council suggesting that the figure for this should be reduced to 6%. This does not greatly affect the appellants' costs, as the affordable housing element is 2%, but it does impact rather more upon the Council's calculations.
- 44. The appellants supported their calculations by providing letters and emails from six national housebuilders who set out their net profit margin targets for residential developments. The figures ranged from a minimum of 17% to 28%, with the usual target being in the range 20-25%. Those that differentiated between market and affordable housing in their correspondence did not set different profit margins. Due to the level and nature of the supporting evidence, I give great weight it. I conclude that the national housebuilders' figures are to be preferred and that a figure of 20% of GDV, which is at the lower end of the range, is reasonable.
- 7.37 Whilst it is a common approach, generally we do not agree that linking the developer's profit to GDV is reflective of risk, as the risk relates to the cost of a scheme the cost being the money put at risk as the scheme is developed. As an example (albeit an extreme one to illustrate the point) we can take two schemes, A and B, each with a GDV £1,000,000, but scheme A has a development cost of £750,000 and scheme B a lesser cost of £500,000. All other things being equal, in A the developer stands to lose £750,000 (and make a profit of £250,000), but in B 'only' £500,000 (and make a profit of £500,000). Scheme A is therefore more risky, and it therefore follows that the developer will wish (and need) a higher return. By calculating profit on costs, the developer's return in scheme A would be £150,000 and in scheme B would be £100,000 and so would reflect the risk whereas if calculated on GDV the profits would be £200,000 in both.
- 7.38 Broadly there are four different approaches that could be taken:
  - a. To set a different rate of return on each site to reflect the risk associated with the development of that site. This would result in a lower rate on the smaller and simpler sites – such as the greenfield sites, and a higher rate on the brownfield and the large strategic greenfield sites.
  - b. To set a rate for the different types of unit produced say 20% for market housing and 6% for affordable housing, as suggested by the HCA.
  - c. To set the rate relative to costs and thus reflect the risks of development.
  - d. To set the rate relative to the gross development value.
- 7.39 In deciding which option to adopt it is important to note that we are not trying to re-create any particular developer's business model. Different developers will adopt different models and have different approaches to risk. It is however important to be reflective of local norms.
- 7.40 The argument is often made that financial institutions require a 20% return on development value and if that is not shown they will not provide development funding. In the pre-Credit Crunch era there were some lenders who did take a relatively simplistic view to risk analysis but that is no longer the case. Most financial institutions now base their decisions behind providing development finance on sophisticated financial modelling that it is not possible to



replicate in a study of this type. They do require the developer to demonstrate a sufficient margin, to protect them in the case of changes in prices or development costs but they will also consider a wide range of other factors, including the amount of equity the developer is contributing (Return on Equity Employed), the nature of development and the development risks that may arise due to demolition works or similar, the warranties offered by the professional team, whether or not the directors will provide personal guarantees etc.

- 7.41 In the Worcestershire CIL Viability Study the developers' return was assessed as 20% of the total development costs. In the Redditch Affordable Housing Viability a lower assumption of 17.5% return on development costs was used, and in the Bromsgrove Affordable Housing Viability Study the developers' return was calculated as 20% of the Gross Development Value.
- 7.42 This is a high level study where it is necessary and proportionate to take a relatively simplistic approach. In this study we have calculated the profit to reflect risk from development at 20% of Gross Development Value. This assumption should be considered with the assumption about interest rates in the previous section, where a cautious approach was taken with a relatively high interest rate, and the assumption that interest is charged on the whole of the development cost. Further it should be considered with the contingency sum in the appraisals which, is also reflects the risks.
- 7.43 This approach is a cautious one, as appropriate for a study of this type.

#### Voids

- 7.44 On a scheme comprising mainly of individual houses one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.
- 7.45 A three month void period is assumed for all residential developments and non-residential developments. We have given careful consideration to this assumption in connection to the commercial developments. There is very little speculative commercial development taking place so we believe that this is the appropriate assumption to make.

#### Phasing and timetable

- 7.46 The appraisals have been prepared using prices and costs at a base date of February 2014.
- 7.47 A pre-construction period of six months is assumed for all of the sites. Each dwelling is assumed to be built over a nine month period. The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. We have developed a suite of modelled assumptions to reflect site size and development type.
- 7.48 Sales data collected by Housebuilder Media shows that most of the national house builders are building over 25 units per outlet per year with only Bovis being below this figure. In line



with representations made by the development industry, we have assumed a maximum, per outlet, delivery rate of 30 market units per year. On the smaller sites we have assumed much slower rates to reflect the nature of the developer that is likely to be bringing smaller sites forward.

7.49 The assumption used is in line with recent research published by Savills:

Across the top eight listed housebuilders, the average sales rate per outlet per annum in 2012 stood at 28. This figure rose to 33 for those issuing trading statements for the year to June 2013. The outlook remains positive; the June Home Builders Federation survey presented the most optimistic assessment of future sales since January 2007.

Savills, Market in Minutes, UK Residential Development Land August 2013

7.50 We believe that these are conservative and do, properly, reflect current practise. This is the appropriate assumption to make to be in line with the NPPG and Harman Guidance, that set out that current costs and prices should be used when considering deliverability over the first 5 years of the Plan's period.

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

#### Site holding costs and receipts

- 7.51 Each site is assumed to proceed immediately and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.
- 7.52 It was suggested that this approach was not appropriate as sites do not proceed immediately. To some extent we agree however the NPPG and the Harman Guidance both advise that work of this type should be done at today's prices and costs. It is therefore necessary to make such an assumption. The appraisals do allow a 6 month mobilisation period.

#### **Acquisition costs**

7.53 We have assumed an allowance 1.5% for acquisition agents' and legal fees. Stamp duty is calculated at the prevailing rates.

# Disposal costs

7.54 For the market and the affordable housing, sales and promotion and legal fees are assumed to amount to some 3.5% of receipts. For disposals of affordable housing these figures can be reduced significantly depending on the category so in fact the marketing and disposal of the affordable element is probably less expensive than this.





# 8. Appraisal Assumptions – Planning Policy Requirements

- 8.1 We have reviewed the latest draft version of the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030) and tested the impact of the policies on new development. It should be noted that many of these policies are very broad so we have only extracted those elements that may add to the cost of development and are relevant to this Local Plan Viability Study.
- 8.2 We have considered how the policies will impact on the implementation of the Plans. We have not listed the full policies in detail as they are readily accessible in the policy documents. Where quotations made they are selective quotations; for detail of the policies, readers should refer to the policy documents. We have included those policies that have an impact on development viability. For each that have an impact we have set out how we have modelled the impact.

#### **Bromsgrove District Plan Proposed Submission Version 2011 to 2030**

#### **BDP1 Policy Sustainable Development Principles**

8.3 This is the core policy. Whilst it does not introduce specific costs to the developer it does require that all proposals will have regard to 'cumulative impacts on infrastructure provision' and 'financial viability and the economic benefits for the District, such as new homes and jobs'. These are important considerations that cover the more specific provisions later in this report.

#### BDP5A Policy Bromsgrove Town Expansion Sites Policy

- 8.4 This policy covers the three principle sites where much of the District's development will be forthcoming. We have considered the strategic sites individually and subject to the following requirements:
  - a. The residential development reflects the local need of a high proportion of 2 and 3 bedroom properties and contains, on greenfield sites and those over 200 units, up to 40% affordable housing, and other sites over 10 dwellings / over 0.4ha, up to 30% affordable housing (which should include an appropriate mix of social rent, affordable rent and intermediate housing). In discussion with the Council we have assumed that the affordable housing is delivered as 1/3 Social Rent, 1/3 Affordable Rent and 1/3 intermediate housing (although this is a cautious assumption as it is likely that a greater proportion will be the higher value Affordable rent). We have assumed, in line with the Council's SHMA, that most affordable housing is 1 and 2 bedroom.



- b. All dwellings should seek to adhere to Lifetime Home Standards. This is not a requirement however we have included this in the modelling. The additional costs of developing to the Lifetime Homes Standards<sup>18</sup> is about an additional £11/m<sup>2</sup>.
- c. Mitigate the impact on the transport network and support appropriate infrastructure.

There are two elements to the costs of this policy. The first is of developing strategies and providing the appropriate plans and the like at the planning application stage. We have increased the assumptions of professional fees by 1% to 11% of residential development. This increase in fees also covers various other provisions that arise later in the Plan.

Secondly is the cost of implementing the requirements of the policy. We have drawn on the Council's information as to the infrastructure requirements. We have also tested a range of developer contributions.

d. The inclusion of open space and SUDS reduces the net developable area. We have reflected this in our modelling. It should be noted that whilst the inclusion of open space reduces the amount of development and thus the opportunity to generate income it also has a positive impact on the overall development and values that the scheme may achieve through creating a desirable environment.

#### RCBD1.1 Policy Redditch Cross Boundary Development

8.5 The requirements in relation to these sites are broadly similar to those in BDP5A Policy Bromsgrove Town Expansion Sites Policy. We have treated them in a similar way.

#### **BDP6 Policy Infrastructure Contributions**

8.6 This policy requires all developments 'irrespective of size' to 'provide, or contribute towards the provision of infrastructure, facilities and services required to support growth'. We have incorporated CIL into the modelling as set out towards the end of this chapter. In addition we have modelled a range of developer contributions, drawing on the Council's data in relation to the larger sites, to assess the ability to meet this requirement.

#### **BDP7 Policy Housing Mix and Density**

8.7 This policy does not impose requirements on development beyond ensuring that the focus is on 2 and 3 bedroom homes. This is taken into account in this study, where we have based the modelling on the expectations of the market.



<sup>&</sup>lt;sup>18</sup> Based on *Assessing the cost of Lifetime Homes Standards*. Building Cost Information Service (BCIS), July 2012 published by Department for Communities and Local Government.

#### **BDP8 Policy Affordable Housing**

- 8.8 The policy requires on-site affordable housing on sites of 10 or more dwellings or equal to or greater than 0.4 hectares at up to 40% affordable housing on greenfield sites or any site accommodating 200 or more dwellings and up to 30% affordable housing on brownfield sites accommodating less than 200 dwellings. This policy includes the provision for viability testing where this cannot be achieved. We have incorporated this into the modelling.
- 8.9 The policy is not specific as to the mix of affordable housing tenures on individual schemes however will seek a mix of Social Rent, Affordable Rent and Intermediate Housing. The SHMA does not indicate a preferred mix. Following discussion with the Council we have modelled affordable housing in Bromsgrove as 1/3 Social Rent, 1/3 Affordable Rent and 1/3 Intermediate Housing.
- 8.10 In our modelling we have assumed that the majority of affordable housing (in line with the findings of the SHMA) are smaller units. The HDH model works on a £/m² basis but the policy is written and implemented on a per unit basis. This can cause a distortion as, on the whole, the affordable units are substantially smaller than the market units. The typical market units are a little over 105m² and the typical affordable units are about 72m² (as the Council has identified a particular need for smaller units). This is illustrated in the following table:

Table 8.1 Relationship between number of affordable units and floor space									
	Proportion	Units	Size	Floor Area	% of floor area				
Total Scheme		100	m2						
Market Unit	60.00%	60	105	6,300	68.63%				
Intermediate unit	13.33%	13.33	72	959.76	10.45%				
Affordable Rent	13.33%	13.33	72	959.76	10.45%				
Social Rent	13.34%	13.34	72	960.48	10.46%				
				9,180					

Source: Bromsgrove and Redditch LPVS (HDH 2014)

- 8.11 In the 2013 Autumn Statement the Chancellor announced (paragraph 1.226) that there would be a consultation on 'a new 10-unit threshold for section 106 affordable housing contributions'. Neither the Treasury nor DCLG have been able to provide any information about when this may happen or what this may mean.
- 8.12 As set out elsewhere we have assumed all homes are built to Lifetime Homes Standards.

#### BDP10 Policy Homes for the Elderly

8.13 The policy requires all dwellings built to Lifetime Home Standards. Based on Assessing the cost of Lifetime Homes Standards, Building Cost Information Service (BCIS), July 2012



published by Department for Communities and Local Government, the additional costs of developing to the Lifetime Homes Standards is about an additional £11/m<sup>2</sup>.

- 8.14 We have built this into our modelling.
- 8.15 In addition to the above we have modelled sheltered housing and 'extracare' housing.

#### **BDP12 Policy Sustainable Communities**

8.16 This policy requires development to mitigate the impact on infrastructure and contribute to appropriate improvements. As set out elsewhere we have modelled a range of developer contributions – including in relation to CIL

#### **BDP13 Policy New Employment Development**

8.17 This policy does not impose extra requirements on developers that are over and above national standards. Employment uses are however an important element of the Plan so we have modelled a range of schemes that may come forward over the plan-period.

#### **BDP16 Policy Sustainable Transport**

8.18 This policy requires development to mitigate the impact on infrastructure and contribute to appropriate improvements. As set out elsewhere we have modelled a range of developer contrition – including in relation to CIL

#### **BDP17 Policy Town Centre Regeneration**

8.19 This is a general and overarching policy that has been developed to enable and facilitate future development in Bromsgrove Town. It concentrates on design however does not impose extra costs over and above the normal costs of development. Whilst we have tested town centre retail in the context of this policy, we do not believe that it is necessary to make further adjustments to the costs to reflect any particular aspect of this policy.

#### BDP19 Policy High Quality Design

- 8.20 This is an exceptionally detailed policy that sets the frame work for all new development. We have reviewed the various requirements and modelled those that add to the costs of development as follows:
  - a. The policy requires that residential development achieve the highest standard of Building for Life. Building for life is a comprehensive set of standards that require extensive community engagement from the design stage through a set of design standards. On the whole we believe that these standards are covered elsewhere in the Plan. There is one exception to this and that is in relation to the process of demonstrating compliance with Building for Life. We have assumed that these extra costs are included within the increased professional fees set out above in relation to BDP5A Policy Bromsgrove Town Expansion Sites Policy above.
  - b. The policy requires all affordable housing to meet the Code for Sustainable Home Level 6 and all market housing to meet Code Level 4 now and Code Level 6 by 2016



or the equivalent level(s) as set out in the transitional arrangement of the national housing standards or other successor schemes;. We have modelled this as set out in Chapter 7.

- c. We have reflected the requirement for residential developments to provide sufficient functional space, soft landscaping etc within our modelling.
- d. We have not added additional costs to cover the requirement that developments meet the 'Secured by Design' standard as this can be achieved through good design rather than specific extra expenditure<sup>19</sup>.
- e. The policy includes specific provisions in relation to air quality whereby all new developments with a floor space greater than 1000m<sup>2</sup> or 0.5ha or residential developments of 10 or more units must not increase nitrogen dioxide (NO<sub>2</sub>), particulate matter (PM10) and carbon dioxide (CO<sub>2</sub>) emissions from transport and should be accompanied by an assessment of the likely impact of the development on local air quality and comply with current best practice guidance.

This is an unusual requirement that will require a separate assessment at the planning application stage. We have covered this in the increased fee assumptions as set out in Chapter 7.

8.21 In addition to the above, the policy states that the Council is producing a Design Guide Supplementary Planning Document. Should this introduce requirements over and above the assumptions used in this study that add to the costs of development, it may be necessary to revisit the deliverability of the Plan.

#### **BDP21 Policy Natural Environment**

8.22 Like the policies to mitigate the impact on infrastructure and contribute to appropriate improvements, this policy requires developments to contribute to environmental and other items. As set out elsewhere we have modelled a range of developer contribution – including in relation to CIL.

#### **BDP23 Policy Water Management**

8.23 This policy includes requirements to build to higher environmental standards. As set out in relation to BDP19 Policy High Quality Design above, we have modelled this as set out in the next chapter.



<sup>&</sup>lt;sup>19</sup> Secured by Design is a Police initiative with the aim of reducing crime through good design of new homes. The New Homes Design Guide (2011) sets out 19 areas of consideration. The Design Guide is complementary to the Lifetime Home Standards and CfSH. The main thrust of the Design Guide is based on layout, landscaping (including lighting) but extend to details such as home composting facilities. On the whole the objectives of Secured by Design can be met through design that does not add to the overall costs of development.

8.24 The requirements for Sustainable Urban Drainage Systems (SUDS) and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. We have assumed that the costs of SUDS add 5% to the costs of construction on brownfield sites, however we have assumed that on the larger greenfield sites that SUDS will be incorporated into the green spaces and be delivered through soft landscaping within the wider site costs.

# BDP24 Policy Green Infrastructure and BDP25 Policy Health and Well Being

8.25 We have considered these policies together. BDP24 is a general policy that is not prescriptive. We have reflected this in our site modelling. BDP25 however, goes somewhat further specifying how much space is required. Using this and through reference to the Council's SPD Open Space Provision (17<sup>th</sup> September 2007) we have estimated the net developable area. This is broadly consistent with the assumptions set out in Figure 5 of the Council's SHLAA. Based on this we have assumed:

Table 8.2 Bromsgrove SHLAA Net Development Area Assumptions	
Area (Ha)	Proportion developable
0.4	100%
0.4 to 2	85%
Over 2	65%

Source: Figure 5 SHLAA

# Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030)

## Policy 3 Development Strategy

- 8.26 This is a general policy however it stresses the importance of the Strategic Sites demonstrating how all necessary infrastructure to enable development will be funded and delivered with particular reference to the Council's most up-to-date Infrastructure Delivery Plan.
- 8.27 We have drawn on the Council's information as to the infrastructure requirements. We have also tested a range of developer contributions including CIL as set out towards the end of this chapter.

#### **Policy 4 Housing Provision**

8.28 This policy requires a mix of housing types in terms of size, scale, density, tenure and cost which reflects the Borough's housing needs. The SHMA does not specify any particular preferred mix in terms of size for market or affordable housing, we have therefore followed the assumptions for Bromsgrove being a majority of 2 / 3 bed units with fewer 1 and 4 bed units.



- 8.29 Unlike in Bromsgrove the Council does not require all new houses to be built to Lifetime Homes Standards. It is a requirement that all new affordable housing for rent will be expected to comply with the Lifetime Homes Standard. We have modelled this requirement.
- 8.30 We have modelled both a sheltered and an 'extracare' housing scheme.

#### Policy 5 Effective and Efficient Use of Land

8.31 This policy specifies that new development densities of between 30 and 50 dwellings per hectare will be sought in Redditch Borough, and 70 dwellings per hectare will be sought on sites for residential development that are within or adjacent to Redditch Town Centre and the District Centres. This is consistent with the assumptions used in the Council's SHLAA. We have reflected this requirement in the modelling as set out in the next chapter.

#### Policy 6 Affordable Housing

- 8.32 The policy requires that on sites of 10 or more dwellings (net), a 30% contribution towards the provision of affordable housing will be expected and that this should incorporate a mix of dwelling types and sizes as informed by the SHMA. It goes on to say that a mix of Social Rented, Intermediate Housing and Affordable Rent will be appropriate. We have modelled 65% Social Rent and 35% Intermediate Housing. As for Bromsgrove we have used the floor area assumptions set out in Table 8.1 above.
- 8.33 The cross boundary sites, Foxlydiate (2,800 units) and Brockhill (600) units are subject to 40% affordable housing. It is intended that this policy is a flexible one and therefore 30% and 35% assumptions have also been tested.
- 8.34 The policy goes on to require that on all sites of 5-9 dwellings (net), a 30% affordable housing provision by way of a financial contribution will be sought on completion of the development. The amount of this contribution is not specified and the Council currently calculates this on a scheme by scheme basis using a formula derived from their Affordable Housing Viability Study. We have not tested this separately.

#### Policy 11 Green Infrastructure

8.35 This policy includes provision whereby new development will contribute to appropriate Green Infrastructure. As set out elsewhere we have modelled a range of developer contributions – including in relation to CIL.

#### Policy 12 Open Space Provision

8.36 This policy incorporates the requirement that new development will be required to make provision for new and/or improvements to open space, sports and recreation facilities in accordance with the Council's Adopted Open Space Provision Supplementary Planning Document (SPD). We have modelled this in two ways. Firstly, and broadly consistent with the assumptions set out in Council's SHLAA, we have assumed:



Table 8.3 Redditch SHLAA Net Development Area Assumptions					
Area (Ha)	Proportion developable				
0.4	100%				
0.4 to 2	85%				
Over 2	65%				

Source: Paragraph 5.5 SHLAA

8.37 This policy includes provision whereby new development will contribute to appropriate Green Infrastructure. As set out elsewhere we have modelled a range of developer contribution – including in relation to CIL.

#### Policy 15 Climate Change

- 8.38 The Council seeks to achieve zero carbon in line with the national standards. We have modelled these as set out in the following chapter.
- 8.39 The policy includes the requirement that all development proposals must demonstrate that the use of sustainable, locally sourced and recycled materials has been considered, and that the waste hierarchy has been considered (waste minimisation, re-use and recycling) during construction. In our experience this provision is simple good economic sense and something most developers will seek to achieve for commercial reasons. We do not believe that this will add to the overall costs of development. There is a reporting aspect to this part of the policy. We would expect that this would be covered by a simple statement within the design and access statement so would be covered in the wider assumptions for professional fees.

#### Policy 17 Flood Risk Management and Policy 18 Sustainable Water Management

- 8.40 The requirements for Sustainable Urban Drainage Systems (SUDS) and the like can add to the costs of a scheme although in larger projects these can be incorporated into public open space. We have assumed that the cost of SUDS adds 5% to the costs of construction on brownfield sites, however we have assumed that in the larger greenfield sites that SUDS will be incorporated into the green spaces and be delivered through soft landscaping within the wider site costs.
- 8.41 We consider the requirement to provide a Flood Risk Assessment on sites on the functional floodplain to be a normal cost of development so we have not modelled this separately.

#### Policy 19 Sustainable Travel and Accessibility

8.42 This is a relatively modest policy in terms of requirement that (for the purpose of this study) requires the integration of footpaths and cycle ways. We do not consider that these increase the costs of development over and above the normal costs.



8.43 We have incorporated CIL into the modelling as set out towards the end of this chapter. In addition we have modelled a range of developer contributions, drawing on the Council's data in relation to the larger sites, to assess the ability to meet this requirement.

#### Policy 20 Transport Requirements for New Development

- 8.44 This policy sets out the requirement for travel plans on 'certain development' we assume the larger ones. We do not consider this to be abnormal cost of development that requires modelling.
- 8.45 This policy also sets out that proposals should include parking standards as prescribed by Worcestershire County Council. These standards are normal and we do not consider this to be abnormal cost of development over and above the base modelled assumptions.

#### Policy 23 Employment Land Provision

- 8.46 This policy does not impose extra requirements on developers that are over and above national standards. Employment uses are however an important element of the Plan so we have modelled a range of schemes that may come forward over the plan-period.
- 8.47 We have considered the delivery of employment sites later in this report.

#### Policy 28 Supporting Education, Training and Skills

- 8.48 This policy requires that developers of all major applications will be required to provide education and training, or funding towards the provision of education and training for local residents, in order for them to have the necessary skills to access employment opportunities.
- 8.49 Such contributions are likely to covered by the pooling restrictions contained in CIL Regulation 123. Rather than model this separately we have incorporated CIL into the modelling as set out towards the end of this chapter. In addition, we have modelled a range of developer contributions, drawing on the Council's data in relation to the larger sites, to assess the ability to meet this requirement.

# Policy 30 Town Centre and Retail Hierarchy, Policy 31 Regeneration for the Town Centre and Policy 34 District Centre Redevelopment

8.50 These are general and overarching policies that have been developed to enable and facilitate future development. It concentrates on design, however does not impose extra costs over and above the normal costs of development. Whilst we have tested town centre retail in the context of this policy, we do not believe that it is necessary to make further adjustments to the costs to reflect any particular aspect of this policy.

#### Policy 39 Built Environment and Policy 40 High Quality Design and Safer Communities

8.51 These are general policies that requires (amongst other things) development to incorporate features of the natural environment including Green Infrastructure into the design to preserve and continue Redditch's unique landscape features. This requirement does not add to the costs of development over and above the base modelling carried out in the report.



# Policy 46 Brockhill East, Policy 47 Land to the rear of the Alexandra Hospital, Policy 48 Webheath Strategic Site and Policy 49 Woodrow Strategic Site

8.52 These policies set out detailed provisions for the strategic sites. These requirements (and those wider policy requirements) have been used to inform the modelling as set out later in this report.

#### Community Infrastructure Levy (CIL) and s106 Payments

- 8.53 CIL is a new charge on development to ensure that new developments contribute to the cost of infrastructure. In March 2010 The Department for Communities and Local Government (CLG) published Community Infrastructure Levy Guidance, Charge setting and charging schedule procedures to support the CIL Regulations, this sets out the framework for councils to work within and introduce the levy. As mentioned above, both Bromsgrove and Redditch Councils are working with the other Worcestershire local authorities and Worcestershire County Council to introduce the CIL. At this stage no firm decision has been taken to adopt CIL, nor if it is introduced, at what level it would be set.
- 8.54 In the CIL Viability Report, a strategy of setting CIL is recommended, although specific rates are not. Each council will approach the setting of CIL differently, and when 'striking the balance' will put different priority and importance on different parts of their own Development Plans.
- 8.55 In order to inform the wider plan-making process, in this report we have tested a range of rates of CIL ranging from £0/m² to £100/m². In the base appraisals we have assumed a CIL payment of £40/m² across the whole study are, although this should not be taken as an indication of the eventual rates of CIL that the Councils may pursue (if they pursue CIL at all). It is more than likely that, in due course, the Councils will settle on differential rates (by zones and use).
- 8.56 We have assumed that, in addition to CIL, all sites will contribute £2,000 per unit under continued s106 payments over and above CIL. This is higher than the assumption used in the Worcestershire CIL Viability Study where an assumption of £1,000 was used. This payment is applied to all units being both market housing and affordable housing.
- 8.57 In relation to the strategic sites tested we have used the following costs as advised by the Councils. This has been drawn from the Councils' Infrastructure Delivery Plans (IDP) and various other sources including information from Worcestershire County Council. This is the best available information at the time of this report. It is inevitable that this will change over time.



Table 8.4 Bromsgrove Strategic Sites – Infrastructure Costs								
		Units	Infrastructure Costs	£/Unit				
Norton Farm	Bromsgrove NE	316	3,460,068	10,950				
Perryfields Rd	Bromsgrove NW	1300	13,794,657	10,611				
Whitford Rd	Bromsgrove SW	490	4,134,851	8,438				
St Goldwalds Rd	Bromsgrove SE	181	1,021,461	5,643				
128 Birmingham Rd	Alvechurch N	27	146,380	5,421				
Birmingham Rd / Rectory Ln	Alvechurch N	25	162,279	6,491				
Kendal End Rd	Barnt Green NW	88	300,801	3,418				
Church Rd	Catshill	80	588,456	7,356				
Egghill Ln	Rubery	66	323,816	4,906				
Kidderminster Rd	Hagley SE	175	1,313,704	7,507				
Brook Crescent	Hagley SE	38	295,305	7,771				
Western Rd	Hagley 2	70	553,699	7,910				
Algoa House	Hagley S	18	89,317	4,962				
Bleak House Fm	Wythall W	178	2,548,661	14,318				
Selsdon Cls	Wythall N	76	1,130,561	14,876				

Source: Bromsgrove District Council

Table 8.5 Redditch Strategic Sites – Infrastructure Costs								
		Units	Infrastructure Costs	£/Unit				
Brockhill East	Redditch NW	1,025	15,020,470	14,654				
Matchborough DC	Matchborough	17	89,730	5,278				
Rear Alexandra Hospital	Redditch S	145	1,189,655	8,205				
Webheath	Redditch W	600	3,623,575	6,039				
Woodrow	Redditch SC	180	1,019,375	5,663				
Foxlydiate	Redditch NW	2,800	17,481,292	6,243				
Brockhill	Redditch NW	600	4,321,023	7,202				

Source: Redditch Borough Council





# 9. Modelled Sites

- 9.1 In the previous chapters we have set out the general assumptions to be inputted into the development appraisals. In this chapter we have set out the modelling. We stress that this is a high level study that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of the Council's policies on development viability and to inform the CIL setting process. This information will be used with the other information gathered by the Council to assess whether or not the sites are actually deliverable.
- 9.2 Our approach is to model 8 residential development sites that are broadly representative of the type of development that is likely to come forward in each of Bromsgrove and Redditch. In addition we have modelled a range of non-residential development types that are likely to come forward over the plan-period and have a reasonable prospect of yielding some CIL.
- 9.3 As a separate element of work we have also modelled the Strategic Sites as set out in Tables 1.2 and 1.3 at the start of this report:

#### **Residential Development Sites**

- 9.4 In discussion with the Councils it was decided that a total of 8 representative sites for each Council sites plus the 22 Strategic Sites should be modelled.
- 9.5 We acknowledge that modelling cannot be totally representative, however the aim of this work is to test the viability of sites likely to come forward over the plan-period. This will enable the Councils to assess whether their Development Plans are deliverable. The work is high level, so there are likely to be sites that will not be able to deliver the affordable housing target and CIL, indeed as set out at the start of this report, there are some sites that will be unviable even without any policy requirements (for example brownfield sites with high remediation costs), but there will also be sites that can afford more. Once CIL has been adopted, there is little scope for exemptions to be granted, however, where the affordable housing target and other policy requirements cannot be met, the developer will continue to be able to negotiate with the planning authority. The planning authority will have to weigh up the factors for and against a scheme, and the ability to deliver affordable housing will be an important factor. The modelled sites are reflective of development sites in the study area that are likely to come forward during the plan-period.
- 9.6 The modelled sites are informed by the sites in each Council's SHLAAs.

#### **Development assumptions**

9.7 In arriving at appropriate assumptions for residential development on each site we have ensured that the built form used in our appraisals is appropriate to the current development practices. We have developed a typology which responds to the variety of development situations and densities typical in Bromsgrove and Redditch, and this is used to inform



development assumptions for sites. The typology enables us to form a view about floorspace density, based on the amount of development, measured in net floorspace per hectare, to be accommodated upon the site. This is a key variable because the amount of floorspace which can be accommodated on a site relates directly to the Residual Value, and is an amount which developers will normally seek to maximise (within the constraints set by the market).

- 9.8 The typology uses as a base or benchmark typical of post-PPG3/PPS3 built form which would provide development at around 3,550 m²/ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be around 35/ha. This has become a common development format. It provides for a majority of houses but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.
- 9.9 There could be some schemes of appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900 m²/ha and dwelling densities of 100 units/ha upwards; and schemes of lower density, in the rural edge situations.
- 9.10 The density, in terms of units and floorspace, has been used to ensure appropriate development assumptions for a majority of the sites.
- 9.11 The Councils' SHMAs set out a clear need for smaller units. This is in part due to the ongoing benefit reforms and the introduction of dwelling size and rent caps, as well as the ageing population. This has been reflected in the modelling and the assumption that the affordable units are smaller than the market units.
- 9.12 In our modelling we have applied the Redditch density policy that requires that new development densities of between 30 and 50 dwellings per hectare will be sought in Redditch Borough, and 70 dwellings per hectare will be sought on sites for residential development that are within or adjacent to Redditch Town Centre and the District Centres (note that these have not been applied to the strategic sites). Bromsgrove do not have an equivalent requirement so we have simply followed market expectations.
- 9.13 We have based the densities used in the site modelling on the expected density that is likely to come forward in current market conditions. These follow the densities used in the SHLAAs, including the open space assumptions. Both SHLAAs use the same assumptions with regard to net developable area:



Table 9.1 Net / Gross assumptions						
Site Size (ha)	Development Ratio (Net Developable Area)					
< 0.4 ha	100%					
0.4 – 2 ha	85%					
>2.0	65%					

Source: Paragraph 5.2 RBC SHLAA, Page 5 BDC SHLAA

- 9.14 The Redditch SHLAA assumed a density based on 30 to 50 dwellings per hectare (dph) in urban areas and a minimum of 70 dph with the Town Centre and District Centres (based on the former Local Plan No.3 Policy B(HSG).4 Density of Housing Development). A default 30 dph was assumed on other sites. These densities are applied to the net developable areas.
- 9.15 In the Bromsgrove SHLAA a similar approach was taken, with the Council using the figure suggested by those submitting sites, where they have provided an indicative layout drawing or other detailed information identifying potential capacity although in the majority of instances a density of 30 dwellings per hectare has been used.
- 9.16 The above typology was used to develop model development assumptions. We have set out the main characteristics of the modelled sites in the tables below.
- 9.17 It is important to note that these are modelled sites and not actual sites. These modelled typologies have been informed by the sites included in the SHLAA, both in terms of scale and location. A proportion of the housing to come forward over the plan-period will be on smaller sites, therefore several smaller sites have been included.
- 9.18 In Bromsgrove it is relevant to note that just 11.5% of land (13% of units) identified through the SHLAA process is brownfield. This is reflected in the modelling set out below.



Tal	ble 9.2 Summary o	of Broms	grove modelled sites
Site	Details		Notes
1 Settlement Edge	Units	125	Settlement edge site with mix of family
	Area (Gross ha)	6.5	housing. 35% open space.
	Density (units/ha)	30	
2 Settlement Edge	Units	55	Settlement edge site with mix of smaller
	Area (Gross ha)	2.1	housing with semis, terraces and some flats housing. 35% open space.
	Density (units/ha)	40	3
3 Village Edge	Units	41	Village edge paddock site with mix of
	Area (Gross ha)	2.1	family housing. 35% open space.
	Density (units/ha)	30	
4 Village Edge	Units	26	Flat paddock on village edge. No known
	Area (Gross ha)	1	abnormals and good access. Mix of family housing. 15% open space.
	Density (units/ha)	30	3
5 Village Edge	Units	3	Small paddock on village edge. Mix of
	Area (Gross ha)	0.1	detached and semi-detached.
	Density (units/ha)	30	
6 Settlement Brown	Units	38	Larger infill site of previously developed
	Area (Gross ha)	1	land. Mix of smaller housing with semis, terraces and some flats housing. 15%
	Density (units/ha)	45	open space.
7 Urban Infill	Units	12	Urban site with semis. No open space.
	Area (Gross ha)	0.4	
	Density (units/ha)	30	
8 Urban Infill	Units	2	Built up area infill. Small existing building
	Area (Gross ha)	0.06	to be cleared - allow £25,000. 1 pair of semis
	Density (units/ha)	30	

Source: HDH 2014. Note density calculated on net developable area

- 9.19 In Redditch it is relevant to note that just 36.4% of land (11% of units) identified through the SHLAA process is brownfield. This is reflected in the modelling set out below although we have put a greater emphasis on brownfield sites than in Bromsgrove due to the predominance of very large greenfield strategic sites that are tested separately.
- 9.20 Generally we have assumed higher densities in the Redditch area.



T	Table 9.3 Summary of Redditch modelled sites							
Site	Details		Notes					
9 Settlement Edge	Units	169	Settlement edge site with mix of family					
	Area (Gross ha)	6.5	housing. 35% open space.					
	Density (units/ha)	40						
10 Settlement Edge	Units	55	Settlement edge site with mix of smaller					
	Area (Gross ha)	2.1	housing with semis, terraces and some flats housing. 35% open space.					
	Density (units/ha)	40						
11 Village Edge	Units	42	Village edge paddock site with mix of					
	Area (Gross ha)	1	smaller housing. 15% open space.					
	Density (units/ha)	50						
12 Village Edge	Units	17	Flat paddock on village edge. No known					
	Area (Gross ha)	0.5	abnormals and good access. Mix of family housing. 15% open space.					
	Density (units/ha)	40						
13 Settlement Mixed	Units	113	School and playing field (allow £200,000 to					
	Area (Gross ha)	2.5	clear) with a mix of higher density family housing. 35% open space.					
	Density (units/ha)	70						
14 Settlement Brown	Units	60	Larger infill site of previously developed					
	Area (Gross ha)	1	land. Mix of smaller housing with semis, terraces and some flats housing. 15%					
	Density (units/ha)	70	open space.					
15 Urban Infill	Units	28	Compact brownfield urban site with mix of					
	Area (Gross ha)	0.4	flats and terraces. No open space.					
	Density (units/ha)	70						
16 Urban Infill	Units	7	Built up area infill. Small existing building					
	Area (Gross ha)	0.1	to be cleared - allow £25,000. Small flatted scheme.					
	Density (units/ha)	70						

Source: HDH 2014. Note density calculated on net developable area

9.21 The gross and net areas and the site densities are summarised below.



	Table 9.4 Modelled Site development assumptions										
		Site	Units	Area		Density		Average Unit Size		Density	
				Gross	Net	Gross	Net	m <sup>2</sup>	m <sup>2</sup>	m²/ha	
1	Settlement Edge	Bromsgrove	125	6.50	4.23	19.23	29.55	96.74	12,092	2,859	
2	Settlement Edge	Bromsgrove	55	2.10	1.37	26.19	40.29	82.76	4,552	3,335	
3	Village Edge	Bromsgrove	41	2.10	1.36	19.52	30.15	98.44	4,036	2,968	
4	Village Edge	Bromsgrove	26	1.00	0.85	26.00	30.59	99.27	2,581	3,036	
5	Village Edge	Bromsgrove	3	0.10	0.10	30.00	30.00	111.00	333	3,330	
6	Settlement Brown	Bromsgrove	38	1.00	0.85	38.00	44.71	76.37	2,902	3,414	
7	Urban Infill	Bromsgrove	12	0.40	0.40	30.00	30.00	85.00	1,020	2,550	
8	Urban Infill	Bromsgrove	2	0.06	0.06	33.33	33.33	90.00	180	3,000	
9	Settlement Edge	Redditch	169	6.50	4.23	26.00	39.95	95.95	16,215	3,833	
10	Settlement Edge	Redditch	55	2.10	1.37	26.19	40.29	82.76	4,552	3,335	
11	Village Edge	Redditch	42	1.00	0.85	42.00	49.41	79.52	3,340	3,929	
12	Village Edge	Redditch	17	0.50	0.43	34.00	39.53	93.06	1,582	3,679	
13	Settlement Mixed	Redditch	113	2.50	1.63	45.20	69.54	87.85	9,927	6,109	
14	Settlement Brown	Redditch	60	1.00	0.85	60.00	70.59	75.50	4,530	5,329	
15	Urban Infill	Redditch	28	0.40	0.40	70.00	70.00	72.00	2,016	5,040	
16	Urban Infill	Redditch	7	0.10	0.10	70.00	70.00	76.00	532	5,320	
		0	793	27.36	19.07	28.98	41.59	88.76	70,390	3,692	

Source: HDH 2014. Note: Floorspace density figures are rounded

9.22 In modelling the strategic sites we have drawn on information supplied to us by the Councils, including that set out in the Plans, the IDP and the specific knowledge of officers. In this modelling we have included the infrastructure costs set out in the tables at the end of Chapter 8 above.



	Table 9.5 Bromsgrove Strategic Site development assumptions										
	Site				Units	Area (ha)	Density	Average Unit Size		Density	
							Units/ha	m <sup>2</sup>	m²	m²/ha	
1	Norton Farm	Bromsgrove NE	Green	Agricultural	316	12	26.33	88.59	27,994	2,333	
2	Perryfields Rd	Bromsgrove NW	Green	Agricultural	1,300	75	17.33	88.70	115,311	1,537	
3	Whitford Rd	Bromsgrove SW	Green	Agricultural	490	24	20.42	88.62	43,426	1,809	
4	St Goldwalds Rd	Bromsgrove SE	Green	Paddock	181	7.8	23.21	92.10	16,670	2,137	
5	128 Birmingham Rd	Alvechurch N	Green	Paddock	27	0.6	45.00	88.52	2,390	3,983	
6	Birmingham Rd / Rectory Ln	Alvechurch N	Green	Paddock	25	1.06	23.58	79.16	1,979	1,867	
7	Kendal End Rd	Barnt Green NW	Green	Agricultural	88	5	17.60	87.31	7,683	1,537	
8	Church Rd	Catshill	Green	Agricultural	80	6.04	13.25	83.20	6,656	1,102	
9	Egghill Ln	Rubery	Green	Agricultural	66	6.6	10.00	89.44	5,903	894	
10	Kidderminster Rd	Hagley SE	Green	Agricultural	175	9.8	17.86	90.18	15,781	1,610	
11	Brook Crescent	Hagley SE	Green	Paddock	38	1.71	22.22	92.11	3,500	2,047	
12	Western Rd	Hagley 2	Green	Paddock	70	4.25	16.47	87.96	6,157	1,449	
13	Algoa House	Hagley S	Brown	Garden	18	1.44	12.50	87.94	1,583	1,099	
14	Bleakhouse Fm	Wythall W	Green	Agricultural	178	6.3	28.25	87.11	15,506	2,461	
15	Selsdon Cls	Wythall N	Green	Agricultural	76	3.1	24.52	92.74	7,048	2,274	
					3,128	12	26.33	88.74	277,587	2,333	

Source: HDH 2014 Note: Floorspace density figures are rounded



	Table 9.6 Redditch Strategic Site development assumptions									
	Site				Units	Area	Density	Average Unit Size	Density	
						Gross ha	Units/ha	m2	m²/ha	
1	Brockhill East	Redditch NW	Green	Agricultural	1025	23.4	43.80	84.65	3,708	
2	Matchborough DC	Matchborough	Brown	Brown	17	0.92	18.48	85.65	1,583	
3	Rear Alexandra Hospital	Redditch S	Green	Agricultural	145	7.74	18.73	84.35	1,580	
4	Webheath	Redditch W	Green	Agricultural	400	47.71	8.38	84.60	709	
5	Woodrow	Redditch SC	Brown	School	180	3.95	45.57	84.77	3,863	
6	Foxlydiate	Redditch NW	Green	Paddock	2800	148.24	18.89	84.60	1,598	
7	Brockhill	Redditch NW	Green	Agricultural	600	35.61	16.85	84.60	1,425	

Source: HDH 2014 Note: Floorspace density figures are rounded



- 9.23 The modelling does not exactly follow the density assumptions used in the SHLAA or the policy as the modelling has been informed by the actual characteristics of the sites on the ground. In order to tailor the appraisals to the local circumstances we have applied the geographical appropriate affordable housing targets and prices.
- 9.24 The price of units is one of the most significant inputs into the appraisals. This applies not just to the market homes but also the affordable uses (intermediate, social rented and affordable rented). Informed by the findings set out in Chapter 4 we have used the prices set out towards the end of that chapter.

#### **Non-Residential Sites**

- 9.25 For the purpose of this study we have assessed a number of development types. In considering the types of development to assess we have sought to include those types of development that are likely to come forward in the short to medium term. The predominant type of development will be residential development. This is important as the NPPF requires the charging authority to use 'appropriate available evidence'<sup>20</sup>.
- 9.26 We have therefore based our modelling on the following development types:
  - i. **Large offices**. These are more than 250  $\text{m}^2$ , will be of steel frame construction, be over several floors and will be located on larger business parks. Typical larger units in the area are around 500  $\text{m}^2$  we will use this as the basis of our modelling.
  - ii. **Small offices**. Modern offices of less than 250 m<sup>2</sup>. These will normally be built of block and brick, will be of an open design, and be on a market town edge or in a more rural situation. Typical small office units in the area are around 150 m<sup>2</sup> we will use this as the basis of our modelling.
  - iii. **Large industrial**. Modern industrial units of over 500 m<sup>2</sup>. There is little new space being constructed. Typical larger units in the area are around 1,500 m<sup>2</sup> we will use this as the basis of our modelling.
  - iv. **Small industrial**. Modern industrial units of less than 500 m<sup>2</sup>. These will normally be on a small business park and be of simple steel frame construction, the walls will be of block work and insulated cladding, and there will be a small office area. Typical small units in the area are around 200 m<sup>2</sup> we will use this as the basis of our modelling.
- 9.27 In developing these typologies, we have made assumptions about the site coverage and density of development on the sites. We have assumed 66% coverage on the large industrial sites, 60% coverage on the small industrial and large offices, and on the small



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 $<sup>^{\</sup>rm 20}$  As does CIL Regulations, and the CIL Guidance.

offices we have assumed 50% coverage. On the offices we have assumed two story construction. We have not looked at the plethora of other types of commercial and employment development beyond office and industrial/storage uses in this study.

9.28 During the Worcestershire CIL Viability Study consultation process it was suggested that few, if any, offices would come forward – particularly larger units. We believe, due to the location to the south of Birmingham, that there is potential for development, particularly for modern and high quality units. Bearing in mind the plan-period we have included these in the analysis.

#### Hotels and Leisure

- 9.29 The leisure industry is very diverse and ranges from conventional hotels and roadside budget hotels, to cinemas, theatres, historic attractions, equestrian centres, stables and ménages. We have reviewed this sector and there is currently very little activity at the moment, either at the planning stage or the construction stage.
- 9.30 Following the approach taken in the Worcestershire CIL Viability Study we have assessed a modern 'roadside' hotel (i.e. Travelodge, Premier Inn etc.) on an edge of town site. Both Travelodge and Premier Inn are seeking hotel sites in the area. We have assumed that this is a 60 bedroom product with ample car parking on a 0.4 ha (1 acre) site.

#### Retail

- 9.31 For the purpose of this study, we have assessed the following types of space. We have modelled the following distinct types of retail development for the sake of completeness – although it should be noted that little such development is scheduled to take place on the specific sites.
  - i. **Supermarket**<sup>21</sup> is a single storey retail unit development with a gross (i.e. GIA) area of 4,000 m<sup>2</sup>. It is assumed to require 400 car parking spaces, and to occupy a total site area of 2.6 ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.
  - ii. **Smaller Supermarket** we have based this on a smaller discount supermarket. We have assumed a 1,700m<sup>2</sup> unit on a 0.5ha site (35% coverage).



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<sup>&</sup>lt;sup>21</sup> As defined by the examiner at the Wycombe DC CIL Examination: Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

- iii. **Retail Warehouse**<sup>22</sup> is a single storey retail unit development with a gross (i.e. GIA) area of 4,000 m<sup>2</sup>. It is assumed to require 150 car parking spaces, and to occupy a total site area of 1.8ha. The building is taken to be of steel construction. The development was modelled alternatively on greenfield and on previously developed sites.
- iv. **Town Centre Shop** is a brick built development on two storeys, of 150 m<sup>2</sup>. No car parking or loading space is allowed for, and the total site area (effectively the building footprint) is 0.017 ha.
- 9.32 There are other types of retail development, such as small single farm shops, petrol filling stations and garden centres. We have not included these in this high level study due to the great diversity of project that may arise
- 9.33 In developing these typologies, we have made assumptions about the site coverage and density of development on the sites. We have assumed 15% building coverage on the large shed sites, 22% building coverage on the small sheds, and on the town centre shops we have assumed 100% coverage. The remainder of the larger sites are car parking, internal roads and landscaping. We have assumed simple, single story construction and have assumed there are no mezzanine floors.

#### Retirement and 'Extracare' homes

- 9.34 We have modelled a private 'extracare' scheme and a sheltered scheme, each on a 0.5ha site as follows.
  - a. **Sheltered Housing**:- 20 x 1 bed units of 50m² and 25 x 2 bed units of 75m² to give a net saleable area (GIA) of 2,875m². We have assumed a further 20% non-saleable service and common areas to give a scheme GIA of 3,450m².
  - b. **'Extracare' Housing:-** of 24 x 1 bed units of 65m² and 16 x 2 bed units of 80m² to give a net saleable area (GIA) of 2,840m². We have assumed a further 35% non-saleable service and common areas to give a scheme GIA of 3,834m².



<sup>&</sup>lt;sup>22</sup> As defined by the definition set out the examiner at the Wycombe DC CIL Examination: Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods) DIY items and other ranges of goods catering for mainly car-borne customers.



# 10. Residential Appraisal Results

- 10.1 This chapter sets out the results of the development appraisals for the various policy requirements set out in the previous chapters. We have looked at the impact on viability of the individual policies before looking at the cumulative impact of the different requirements. We have started by running base appraisals that assume the full requirements of the current iterations of the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030)
- 10.2 At the start of this chapter it is important to stress that the results of the appraisals do not, in themselves, determine the Councils' policies. The study is testing the cumulative impact of the policies in the Plans on development viability. The results of this study are one of a number of factors that the Councils will consider, including each Council's own track record in delivering affordable housing and collecting payments under s106. The purpose of the appraisals is to provide an indication of the viability of different types of sites in different areas under different scenarios. In due course, the Councils will have to take a view as to whether or not to proceed with the Plans in their current form.
- 10.3 The appraisals use the Residual Valuation approach. They are designed to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use (see Chapter 6).
- 10.4 The Residual Value is calculated using the formula set out in Chapter 2 above. In order to assist the Councils we have run several sets of appraisals, assuming no provision of affordable housing or developer contributions, as this will be useful in helping the Council to understand the cumulative impact of policy requirements. In calculating the Residual Value we have assumed a range of different levels of CIL as this has yet to be set.
- 10.5 Development appraisals are sensitive to changes in price so appraisals have been run with changes in the cost of construction, and an increase and decrease in prices.
- 10.6 As set out above, for each development type we have calculated the Residual Value. In the tables in this chapter we have colour coded the results using a simple traffic light system:
  - a. **Green Viable** where the Residual Value per hectare exceeds the indicative Viability Threshold Value per hectare (being the Existing Use Value plus the appropriate uplift to provide a competitive return for the landowner).
  - b. **Amber Marginal** where the Residual Value per hectare exceeds the Existing Use Value or Alternative Use Value, but not Viability Threshold Value per hectare. These sites should not be considered as viable when measured against the test set out however depending on the nature of the site and the owner may come forward.



- c. **Red Non-viable** where the Residual Value does not exceed the Existing Use Value or Alternative Use Value.
- 10.7 The results are set out and presented for each site and per hectare to allow comparison between sites. It is important to note that a report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability.
- 10.8 The detailed appraisal base results for the modelled sites are set out in **Appendix 3**, for Bromsgrove in **Appendix 4** and for Redditch in **Appendix 5**.

#### Base Appraisals – full current policy requirements

10.9 These initial appraisals are based on the following assumptions:

#### **Bromsgrove**

a.	Affordable Housing	On greenfield sites and those over 200 units, 40% and other sites over 10 dwellings / over 0.4ha, 30%. Delivered as 1/3 Social Rent, 1/3 Affordable Rent and 1/3 Intermediate housing.				
b.	Environmental Standards	Building Regulations (Part L), plus the enhanced building regulations (part CfSH 4 (+2%)), and SUDS (5% BCIS) in brownfield sites, Lifetime Homes (£11/m²).				
C.	CIL and s106	s106 of £2,000 per unit (Market and Affordable). Plus £40/m $^2$ CIL.				
d.	Developers' Return	20% on GDV.				

#### Redditch

	<u></u>	
a.	Affordable Housing	On sites over 10 dwellings / over 0.4ha, 30%. Delivered as 65% Social Rent and 35% Intermediate housing. A commuted sum in lieu of affordable housing is required on sites of less than 10 units, this has not been modelled.
		The cross boundary sites Foxlydiate (2,800 units) and Brockhill (600) units are subject to 40% affordable housing.
b.	Environmental Standards	Building Regulations (Part L), plus the enhanced building regulations (part CfSH 4 (+2%)), and SUDS (5% BCIS) in brownfield sites. Lifetime Homes on affordable housing $(£11/m^2)$
C.	CIL and s106	s106 of £2,000 per unit (Market and Affordable). Plus £40/m $^2$ CIL.
d.	Developers' Return	20% on GDV.



	Table 10	0.1 Residual Value, Mode	elled Sites, Base Ap	praisals. FULL	POLICY REQ	UIREMENTS	
			Area		Units	Residual Value	
			Gross ha	Net ha		£/ha	£ site
1	Settlement Edge	Bromsgrove	6.50	4.23	125	463,194	3,010,762
2	Settlement Edge	Bromsgrove	2.10	1.365	55	607,272	1,275,271
3	Village Edge	Bromsgrove	2.10	1.36	41	984,167	2,066,752
4	Village Edge	Bromsgrove	1.00	0.85	26	1,361,511	1,361,511
5	Village Edge	Bromsgrove	0.10	0.10	3	1,436,811	143,681
6	Settlement Brown	Bromsgrove	1.00	0.85	38	109,131	109,131
7	Urban Infill	Bromsgrove	0.40	0.40	12	449,218	179,687
8	Urban Infill	Bromsgrove	0.06	0.06	2	297,753	17,865
9	Settlement Edge	Redditch	6.50	4.23	169	440,425	2,862,761
10	Settlement Edge	Redditch	2.10	1.365	55	698,688	1,467,245
11	Village Edge	Redditch	1.00	0.85	42	1,751,810	1,751,810
12	Village Edge	Redditch	0.50	0.43	17	1,942,162	971,081
13	Settlement Mixed	Redditch	2.50	1.625	113	22,194	55,484
14	Settlement Brown	Redditch	1.00	0.85	60	-49,974	-49,974
15	Urban Infill	Redditch	0.40	0.40	28	-312,299	-124,919
16	Urban Infill	Redditch	0.10	0.10	7	-645,638	-64,564

10.10 All of the modelled sites in Bromsgrove generate a positive Residual Values, as do the greenfield sites within Redditch. This is not the case in relation to the brownfield sites in Redditch.



10.11 In the strategic sites the following s106 costs are used (see the tables at the end of Chapter 8 above) rather than a per unit or a CIL cost. In due course the Councils will need to weigh up the advantages and practical issues of delivery when developing CIL and a strategy for s106 payments. It is important to note that testing in this way assumes that there is no external funding available to fund the infrastructure that is required to support new development. There are other sources of funding, including national funding, funding through the LEP and, if the Councils adopt CIL, the use of CIL raised from one site being used to enable another:

Bromsgrove Strategic Sites – Infrastructure Costs									
Norton Farm	£3,460,068	Egghill Ln	£323,816						
Perryfields Rd	£13,794,657	Kidderminster Rd	£1,313,704						
Whitford Rd	£4,134,851	Brook Crescent	£295,305						
St Goldwalds Rd	£1,021,461	Western Rd	£553,699						
128 Birmingham Rd	£146,380	Algoa House	£89,317						
Birmingham Rd / Rectory Ln	£162,279	Bleak House Fm	£2,548,661						
Kendal End Rd	£300,801	Selsdon Cls	£1,130,561						
Church Rd	£588,456								
Redditch Strategic Sites - In	frastructure Costs								
Brockhill East	£15,020,470	Woodrow	£1,019,375						
Matchborough DC	£89,730	Foxlydiate	£17,481,292						
Rear Alexandra Hospital	£1,189,655	Brockhill	£4,321,023						
Webheath	£3,623,575								



Ta	Table 10.2 Residual Value, Bromsgrove Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS								
			Area (ha)	Units	Residual Value				
					£/ha	£ site			
1	Norton Farm	Bromsgrove NE	12.00	316	194,170	2,330,035			
2	Perryfields Rd	Bromsgrove NW	75.00	1300	80,306	6,022,959			
3	Whitford Rd	Bromsgrove SW	24.00	490	157,985	3,791,642			
4	St Goldwalds Rd	Bromsgrove SE	7.80	181	198,043	1,544,739			
5	128 Birmingham Rd	Alvechurch N	0.60	27	1,397,510	838,506			
6	Birmingham Rd / Rectory Ln	Alvechurch N	1.06	25	690,647	732,086			
7	Kendal End Rd	Barnt Green NW	5.00	88	379,518	1,897,588			
8	Church Rd	Catshill	6.04	80	23,745	143,420			
9	Egghill Ln	Rubery	6.60	66	412,938	2,725,390			
10	Kidderminster Rd	Hagley SE	9.80	175	446,421	4,374,925			
11	Brook Crescent	Hagley SE	1.71	38	633,682	1,083,596			
12	Western Rd	Hagley 2	4.25	70	484,492	2,059,092			
13	Algoa House	Hagley S	1.44	18	453,273	652,713			
14	Bleakhouse Fm	Wythall W	6.30	178	590,215	3,718,356			
15	Selsdon Cls	Wythall N	3.10	76	498,025	1,543,879			

	Table 10.3 Residual Value, Redditch Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS								
		Area (ha) Units	Residual Value						
					£/ha	£ site			
1	Brockhill East	Redditch NW	23.4	1,025	461,360	10,795,829			
2	Matchborough DC	Matchborough	0.92	17	25,492	23,452			
3	Rear Alexandra Hospital	Redditch S	7.74	145	234,270	1,813,248			
4	Webheath	Redditch W	47.71	400	146,920	7,009,545			
5	Woodrow	Redditch SC	3.95	180	334,804	1,322,477			
6	Foxlydiate	Redditch NW	148.24	2,800	205,094	30,403,201			
7	Brockhill	Redditch NW	35.61	600	269,399	9,593,295			

Source: Bromsgrove and Redditch LPVS (HDH 2014)

10.12 All these strategic sites generate a positive Residual Value, when tested against the full policy requirements in the Plans and the full costs of meeting the known infrastructure costs.



10.13 These results in themselves do not provide a good indication of site viability as they are simply an indication of the amount a developer may pay for the land. To test the viability of these sites, we have compared the residual value with the Viability Thresholds (see the latter part of Chapter 6) as shown in the following tables.

Та	Table 10.4 Residual Value Compared to Viability Threshold, Modelled Sites, Base Appraisals. FULL POLICY REQUIREMENTS								
			Alternative Use Value	Viability Threshold	Residual Value				
			£/ha	£/ha	£/ha				
1	Settlement Edge	Bromsgrove	25,000	280,000	463,194				
2	Settlement Edge	Bromsgrove	25,000	280,000	607,272				
3	Village Edge	Bromsgrove	50,000	310,000	984,167				
4	Village Edge	Bromsgrove	50,000	310,000	1,361,511				
5	Village Edge	Bromsgrove	50,000	310,000	1,436,811				
6	Settlement Brown	Bromsgrove	450,000	540,000	109,131				
7	Urban Infill	Bromsgrove	450,000	540,000	449,218				
8	Urban Infill	Bromsgrove	450,000	540,000	297,753				
9	Settlement Edge	Redditch	25,000	280,000	440,425				
10	Settlement Edge	Redditch	50,000	310,000	698,688				
11	Village Edge	Redditch	50,000	310,000	1,751,810				
12	Village Edge	Redditch	50,000	310,000	1,942,162				
13	Settlement Mixed	Redditch	450,000	540,000	22,194				
14	Settlement Brown	Redditch	450,000	540,000	-49,974				
15	Urban Infill	Redditch	450,000	540,000	-312,299				
16	Urban Infill	Redditch	450,000	540,000	-645,638				

- 10.14 Across both Council areas the development of brownfield sites is shown as not viable. These results are broadly consistent with the findings set out the Worcestershire CIL Viability Study that are set out in Table 1.1 above. It is our firm recommendation that the Councils put relatively little weight on the delivery of such sites in the short to medium term when assessing their 5 year land supply and delivery of housing.
- 10.15 Of particular note is the largest site (Site 9, 169 units) in Redditch (note this is a modelled and not an actual site). This is a greenfield site in a slightly lower price area than the housing in Bromsgrove and indicates some of the difficulty of the higher site costs associated with larger sites.
- 10.16 These results are broadly similar to the findings set out in the Table 1.1 (on page 8) as taken from the Worcestershire CIL Viability Study.



Tal	Table 10.5 Residual Value Compared to Viability Threshold, Bromsgrove Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS							
			Alternative Use Value	Viability Threshold	Residual Value			
			£/ha	£/ha	£/ha			
1	Norton Farm	Bromsgrove NE	25,000	280,000	194,170			
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	80,306			
3	Whitford Rd	Bromsgrove SW	25,000	280,000	157,985			
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	198,043			
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	1,397,510			
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	690,647			
7	Kendal End Rd	Barnt Green NW	25,000	280,000	379,518			
8	Church Rd	Catshill	25,000	280,000	23,745			
9	Egghill Ln	Rubery	25,000	280,000	412,938			
10	Kidderminster Rd	Hagley SE	25,000	280,000	446,421			
11	Brook Crescent	Hagley SE	50,000	310,000	633,682			
12	Western Rd	Hagley 2	50,000	310,000	484,492			
13	Algoa House	Hagley S	450,000	540,000	453,273			
14	Bleakhouse Fm	Wythall W	25,000	280,000	590,215			
15	Selsdon Cls	Wythall N	25,000	280,000	498,025			

- 10.17 It is important to note that in the testing and appraisal results set out above it has been assumed that there is no external funding available to fund the infrastructure that is required to support new development. As set out above, there are other sources of funding, including national funding, funding through the LEP and, if the Councils adopt CIL, the use of CIL raised from one site being used to enable another.
- 10.18 Those Bromsgrove sites with the highest infrastructure costs, Norton Farm (£10,950/unit), Perryfields Road (£10,600/unit), Whitford Road (£8,438/unit) do not generate a residual value that exceeds the Viability Threshold. Of these sites Norton Farm has a current planning consent and Perryfields and Whitford Road are well advanced in the development management system and the Council is in discussion with the sites' promoters with regard to the actual infrastructure that will be provided.



	Table 10.6 Residual Value Compared to Viability Threshold, Redditch Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS								
	Alternative Viability Use Value Threshold								
			£/ha	£/ha	£/ha				
1	Brockhill East	Redditch NW	25,000	280,000	461,360				
2	Matchborough DC	Matchborough	25,000	280,000	25,492				
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	234,270				
4	Webheath	Redditch W	50,000	310,000	146,920				
5	Woodrow	Redditch SC	50,000	310,000	334,804				
6	Foxlydiate	Redditch NW	50,000	310,000	205,094				
7	Brockhill	Redditch NW	25,000	280,000	269,399				

- 10.19 It is important to note that the cross boundary sites Foxlydiate (2800 units) and Brockhill (600) units are subject to 40% affordable housing and are in fact adjacent to Bromsgrove (so benefit from the better prices in Bromsgrove) and the remaining sites are subject to the lower, 30%, affordable housing requirements and are only required to meet the lifetime home standards on the affordable element.
- 10.20 The above results are confirmed by the Council's experience on the ground. The Woodrow Strategic Site (180 dwellings) has planning permission and works have started on site, of the 1025 dwellings proposed for Brockhill East, 191 have got planning permission and works have started. 200 of the 400 dwellings proposed at Webheath have outline planning permission in spite of this site having the lowest Residual Value. This is a large site and much of it is not developable (it was originally considered for 600 units however is now thought only to be able to accommodate 400 units). When considered over a net site area of about 30ha (2/3 of the area) the Residual Value per ha is in excess of £230,000/ha.
- 10.21 To assist the Councils to further develop policy and understand the relationship between affordable housing, developer contributions and other requirements, we have run further appraisals for the different elements of the policy requirements before considering the cumulative impact of the different policy elements.

### No policy requirements

10.22 The Plans contain a wide range of policies, as set out in the previous chapters. As part of the process of informing the plan-making process, we have run a set of appraisals with no policy requirements. In these we have assumed that there is no requirement for affordable housing, and no developer contributions (s106 or CIL) but the buildings are built higher standards as set out for the base appraisals above.



Table 10.7 Residual Value Compared to Viability Threshold, Modelled Sites, Base Appraisals. NO POLICY REQUIREMENTS Alternative Use Viability Residual Value Value Threshold £/ha £/ha £/ha 25,000 280,000 937,233 1 Settlement Edge Bromsgrove 2 Settlement Edge Bromsgrove 25,000 280,000 1,199,931 3 Village Edge Bromsgrove 50,000 310,000 1,638,580 4 50,000 310,000 2,242,329 Village Edge Bromsgrove 5 Village Edge 50,000 310,000 1,639,251 Bromsgrove 6 Settlement Brown Bromsgrove 450,000 540,000 609,587 7 Urban Infill Bromsgrove 450,000 540,000 900,691 8 Urban Infill Bromsgrove 450,000 540,000 495,274 9 Settlement Edge Redditch 25,000 280,000 899,522 10 Settlement Edge Redditch 50,000 310,000 1,171,892 11 Village Edge Redditch 50,000 310,000 2,583,268 2,773,383 12 Village Edge Redditch 50,000 310,000 13 Settlement Mixed Redditch 450,000 540,000 686,659 14 450,000 540,000 724,072 Settlement Brown Redditch 15 Urban Infill Redditch 450,000 540,000 601,566 16 Urban Infill 450,000 540,000 -273,740 Redditch



Та	Table 10.8 Residual Value Compared to Viability Threshold, Bromsgrove Strategic Sites, Base Appraisals. NO POLICY REQUIREMENTS							
			Alternative Use Value	Viability Threshold	Residual Value			
			£/ha	£/ha	£/ha			
1	Norton Farm	Bromsgrove NE	25,000	280,000	817,417			
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	410,105			
3	Whitford Rd	Bromsgrove SW	25,000	280,000	562,368			
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	689,713			
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	2,623,600			
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	1,297,200			
7	Kendal End Rd	Barnt Green NW	25,000	280,000	766,099			
8	Church Rd	Catshill	25,000	280,000	283,106			
9	Egghill Ln	Rubery	25,000	280,000	706,835			
10	Kidderminster Rd	Hagley SE	25,000	280,000	979,415			
11	Brook Crescent	Hagley SE	50,000	310,000	1,306,830			
12	Western Rd	Hagley 2	50,000	310,000	962,589			
13	Algoa House	Hagley S	450,000	540,000	709,052			
14	Bleakhouse Fm	Wythall W	25,000	280,000	1,479,194			
15	Selsdon Cls	Wythall N	25,000	280,000	1,404,147			

Tak	Table 10.9 Residual Value Compared to Viability Threshold, Redditch Strategic Sites, Base Appraisals. NO POLICY REQUIREMENTS								
		Viability Threshold	Residual Value						
			£/ha	£/ha	£/ha				
1	Brockhill East	Redditch NW	25,000	280,000	1,335,771				
2	Matchborough DC	Matchborough	25,000	280,000	296,564				
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	563,947				
4	Webheath	Redditch W	50,000	310,000	304,115				
5	Woodrow	Redditch SC	50,000	310,000	1,018,856				
6	Foxlydiate	Redditch NW	50,000	310,000	485,433				
7	Brockhill	Redditch NW	25,000	280,000	626,342				



## No Affordable Housing

10.23 In the following analysis we have assumed that all the policy requirements other than the requirement for affordable housing are applied.

Ta	Table 10.10 Residual Value Compared to Viability Threshold, Modelled Sites, Base Appraisals. FULL POLICY REQUIREMENTS – NO AFFORDABLE								
			Alternative Use Value	Viability Threshold	Residual Value				
			£/ha	£/ha	£/ha				
1	Settlement Edge	Bromsgrove	25,000	280,000	823,403				
2	Settlement Edge	Bromsgrove	25,000	280,000	1,059,667				
3	Village Edge	Bromsgrove	50,000	310,000	1,521,674				
4	Village Edge	Bromsgrove	50,000	310,000	2,085,774				
5	Village Edge	Bromsgrove	50,000	310,000	1,436,811				
6	Settlement Brown	Bromsgrove	450,000	540,000	418,005				
7	Urban Infill	Bromsgrove	450,000	540,000	734,192				
8	Urban Infill	Bromsgrove	450,000	540,000	297,753				
9	Settlement Edge	Redditch	25,000	280,000	747,853				
10	Settlement Edge	Redditch	50,000	310,000	1,032,912				
11	Village Edge	Redditch	50,000	310,000	2,365,833				
12	Village Edge	Redditch	50,000	310,000	2,578,971				
13	Settlement Mixed	Redditch	450,000	540,000	437,616				
14	Settlement Brown	Redditch	450,000	540,000	424,269				
15	Urban Infill	Redditch	450,000	540,000	249,336				
16	Urban Infill	Redditch	450,000	540,000	-645,638				



Table 10.11 Residual Value Compared to Viability Threshold, Bromsgrove Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS - NO AFFORDABLE Residual Alternative Viability Use Value Threshold Value £/ha £/ha £/ha 25,000 280,000 1 Norton Farm Bromsgrove NE 588,182 2 Perryfields Rd Bromsgrove NW 25,000 280,000 290,834 3 Whitford Rd Bromsgrove SW 25,000 280,000 436,343 4 St Goldwalds Rd Bromsgrove SE 50,000 310,000 575,234 5 50,000 310,000 128 Birmingham Rd Alvechurch N 2,395,727 6 Birmingham Rd / Rectory Ln Alvechurch N 50,000 310,000 1,154,927 7 **Barnt Green NW** Kendal End Rd 25,000 280,000 713,637 Catshill 8 Church Rd 25,000 280,000 196,693 9 25,000 280,000 662,895 Egghill Ln Rubery 10 Kidderminster Rd Hagley SE 25,000 280,000 854,134 11 **Brook Crescent** 50,000 310,000 1,147,335 Hagley SE 12 Western Rd Hagley 2 50,000 310,000 843,871 450,000 13 Algoa House Hagley S 540,000 657,290 14 Bleakhouse Fm 25,000 280,000 1,154,974 Wythall W 15 Selsdon Cls Wythall N 25,000 280,000 1,074,367

٦	Table 10.12 Residual Value Compared to Viability Threshold, Redditch Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS – NO AFFORDABLE							
	Alternative Viability Use Value Threshold							
			£/ha	£/ha	£/ha			
1	Brockhill East	Redditch NW	25,000	280,000	895,325			
2	Matchborough DC	Matchborough	25,000	280,000	206,680			
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	434,459			
4	Webheath	Redditch W	50,000	310,000	243,809			
5	Woodrow	Redditch SC	50,000	310,000	790,558			
6	Foxlydiate	Redditch NW	50,000	310,000	418,384			
7	Brockhill	Redditch NW	25,000	280,000	531,612			



### **No Developer Contributions**

10.24 In the following analysis we have assumed that all the policy requirements other than the requirement for developer contributions are applied.

	Table 10.13 Residual Value Compared to Viability Threshold, Modelled Sites, Base Appraisals. FULL POLICY REQUIREMENTS – NO DEVELOPER CONTRIBUTIONS								
			Alternative Use Value	Viability Threshold	Residual Value				
			£/ha	£/ha	£/ha				
1	Settlement Edge	Bromsgrove	25,000	280,000	553,491				
2	Settlement Edge	Bromsgrove	25,000	280,000	720,115				
3	Village Edge	Bromsgrove	50,000	310,000	1,076,761				
4	Village Edge	Bromsgrove	50,000	310,000	1,485,416				
5	Village Edge	Bromsgrove	50,000	310,000	1,639,251				
6	Settlement Brown	Bromsgrove	450,000	540,000	276,319				
7	Urban Infill	Bromsgrove	450,000	540,000	594,694				
8	Urban Infill	Bromsgrove	450,000	540,000	495,274				
9	Settlement Edge	Redditch	25,000	280,000	569,750				
10	Settlement Edge	Redditch	50,000	310,000	818,253				
11	Village Edge	Redditch	50,000	310,000	1,939,328				
12	Village Edge	Redditch	50,000	310,000	2,089,998				
13	Settlement Mixed	Redditch	450,000	540,000	236,851				
14	Settlement Brown	Redditch	450,000	540,000	221,071				
15	Urban Infill	Redditch	450,000	540,000	-1,511				
16	Urban Infill	Redditch	450,000	540,000	-273,740				



Table 10.14 Residual Value Compared to Viability Threshold, Bromsgrove Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS – NO DEVELOPER CONTRIBUTIONS

			Alternative Use Value	Viability Threshold	Residual Value
			£/ha	£/ha	£/ha
1	Norton Farm	Bromsgrove NE	25,000	280,000	429,398
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	204,194
3	Whitford Rd	Bromsgrove SW	25,000	280,000	287,238
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	312,523
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	1,627,543
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	834,268
7	Kendal End Rd	Barnt Green NW	25,000	280,000	431,979
8	Church Rd	Catshill	25,000	280,000	110,302
9	Egghill Ln	Rubery	25,000	280,000	456,878
10	Kidderminster Rd	Hagley SE	25,000	280,000	571,702
11	Brook Crescent	Hagley SE	50,000	310,000	793,176
12	Western Rd	Hagley 2	50,000	310,000	603,210
13	Algoa House	Hagley S	450,000	540,000	511,756
14	Bleakhouse Fm	Wythall W	25,000	280,000	920,931
15	Selsdon Cls	Wythall N	25,000	280,000	827,805

Table 10.15 Residual Value Compared to Viability Threshold, Redditch Strategic Sites, Base Appraisals. FULL POLICY REQUIREMENTS – NO DEVELOPER CONTRIBUTIONS

			Alternative Use Value	Viability Threshold	Residual Value
			£/ha	£/ha	£/ha
1	Brockhill East	Redditch NW	25,000	280,000	910,046
2	Matchborough DC	Matchborough	25,000	280,000	122,105
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	363,758
4	Webheath	Redditch W	50,000	310,000	208,681
5	Woodrow	Redditch SC	50,000	310,000	563,102
6	Foxlydiate	Redditch NW	50,000	310,000	273,921
7	Brockhill	Redditch NW	25,000	280,000	364,257

Source: Bromsgrove and Redditch LPVS (HDH 2014)

10.25 It is important to note that Webheath Residual Value is substantially higher when considered over the developable area.



## **Cumulative Impact of Policies**

10.26 The NPPF requires us to consider the cumulative impact of policies. In the following table we have combined the results from the preceding tables.

			Alternative	Viability	Residual			
			Use Value	Threshold	Value			
					No	No		Base
					Affordable,	Affordable		
					No DC		Contribution	
1	Settlement Edge	Bromsgrove	25,000	280,000	937,233	823,403	553,491	200,664
2	Settlement Edge	Bromsgrove	25,000	280,000	1,199,931	1,059,667	720,115	292,917
3	Village Edge	Bromsgrove	50,000	310,000	1,638,580	1,521,674	1,076,761	701,887
4	Village Edge	Bromsgrove	50,000	310,000	2,242,329	2,085,774	1,485,416	997,027
5	Village Edge	Bromsgrove	50,000	310,000	1,639,251	1,436,811	1,639,251	738,575
6	Settlement Brown	Bromsgrove	450,000	540,000	609,587	418,005	276,319	-380,052
7	Urban Infill	Bromsgrove	450,000	540,000	900,691	734,192	594,694	67,439
8	Urban Infill	Bromsgrove	450,000	540,000	495,274	297,753	495,274	-159,377
9	Settlement Edge	Redditch	25,000	280,000	899,522	747,853	569,750	89,113
10	Settlement Edge	Redditch	50,000	310,000	1,171,892	1,032,912	818,253	388,411
11	Village Edge	Redditch	50,000	310,000	2,583,268	2,365,833	1,939,328	1,300,852
12	Village Edge	Redditch	50,000	310,000	2,773,383	2,578,971	2,089,998	1,494,257
13	Settlement Mixed	Redditch	450,000	540,000	686,659	437,616	236,851	-618,442
14	Settlement Brown	Redditch	450,000	540,000	724,072	424,269	221,071	-804,853
15	Urban Infill	Redditch	450,000	540,000	601,566	249,336	-1,511	-1,219,851
16	Urban Infill	Redditch	450,000	540,000	-273,740	-645,638	-273,740	-1,698,512



- 10.27 The cumulative impact of the Council's policies can be clearly seen. Even with the full policy requirement as drafted in the Plans, most greenfield sites are viable with residual values over £450,000/has and in some cases much higher and in excess of £1,000,000/ha.
- 10.28 The results show that the brownfield sites are inherently difficult in terms of viability. Even with no requirements some sites have very low margins of viability.
- 10.29 In the above sites 8 and 16, all are below the affordable housing thresholds, so it is not affordable housing that is rendering the sites unviable.
- 10.30 The affordable housing policy is achievable on most sites and both Councils include a viability test in cases where the site cannot bear the full requirement this can act as a 'pressure valve' to ensure delivery. These results do however highlight comments made in relation to the base appraisals with regard to brownfield sites. The Councils should put little weight on the delivery of development from brownfield sites in the short to medium term.



			Alternative	Viability	Residual			
			Use Value	Threshold	Value			
					No	No	No	Base
					Affordable, No DC	Affordable	Developer Contribution	
1	Norton Farm	Bromsgrove NE	25,000	280,000	817,417	588,182	429,398	194,170
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	410,105	290,834	204,194	80,306
3	Whitford Rd	Bromsgrove SW	25,000	280,000	562,368	436,343	287,238	157,98
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	689,713	575,234	312,523	198,043
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	2,623,600	2,395,727	1,627,543	1,397,510
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	1,297,200	1,154,927	834,268	690,647
7	Kendal End Rd	Barnt Green NW	25,000	280,000	766,099	713,637	431,979	379,518
8	Church Rd	Catshill	25,000	280,000	283,106	196,693	110,302	23,74
9	Egghill Ln	Rubery	25,000	280,000	706,835	662,895	456,878	412,938
10	Kidderminster Rd	Hagley SE	25,000	280,000	979,415	854,134	571,702	446,42
11	Brook Crescent	Hagley SE	50,000	310,000	1,306,830	1,147,335	793,176	633,682
12	Western Rd	Hagley 2	50,000	310,000	962,589	843,871	603,210	484,492
13	Algoa House	Hagley S	450,000	540,000	709,052	657,290	511,756	453,273
14	Bleakhouse Fm	Wythall W	25,000	280,000	1,479,194	1,154,974	920,931	590,215
15	Selsdon Cls	Wythall N	25,000	280,000	1,404,147	1,074,367	827,805	498,025

10.31 The above results are, in large part, consistent with the Council's experience on the ground although there are some anomalies. St Goldwards Road, 128 Birmingham Road, Church Road, Kidderminster Road and Selsdon Close are all under construction. Norton Farm, Birmingham Road / Rectory Lane, Kendal Road, Brook Crescent, Western Road, Algoa House and Bleak House Farm all have the benefit of planning consent or at a relatively advanced stage of the planning process. This illustrates the inherent difficulties in the viability testing in this type of



study, for example Church Road, when assessed, using the series of cautious assumptions through this report is shown as unviable, however is being delivered by the developer. This could be for a number of reasons, including the site specific factors and price paid for the land.

10.32 As the Council moves towards examination it will be necessary for the Council to continue to work with the promoters of the large sites to ensure that there is a clear strategy for their delivery.

			Alternative	Viability	Residual			
			Use Value	Threshold	Value			
			£/ha	£/ha	No	No	No	Base
					Affordable,	Affordable	Developer	
					No DC		Contribution	
1	Brockhill East	Redditch NW	25,000	280,000	1,335,771	895,325	910,046	461,360
2	Matchborough DC	Matchborough	25,000	280,000	296,564	206,680	122,105	25,492
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	563,947	434,459	363,758	234,270
4	Webheath	Redditch W	50,000	310,000	304,115	243,809	208,681	146,920
5	Woodrow	Redditch SC	50,000	310,000	1,018,856	790,558	563,102	334,804
6	Foxlydiate	Redditch NW	50,000	310,000	485,433	418,384	273,921	205,094
7	Brockhill	Redditch NW	25,000	280,000	626,342	531,612	364,257	269,399

- 10.33 In the Redditch Borough area the Matchborough site has the lowest Residual Value. This site is part of a wider regeneration / redevelopment scheme. The Council is well aware of the difficulties in delivering this and similar sites within the more central areas and is continuing to develop strategies to enable these sites to be delivered through the plan-period. This will be challenging and we would recommend that the Council puts relatively little weight on these sites when considering which sites will be delivered in the early part of the plan-period.
- 10.34 The Foxlydiate site is a very large site at 2,800 units. This shows a Residual Value in excess of £200,000/ha over the gross site area. This is just over £30,000,000 over the whole site area and equates to about £300,000/ha over the net developable area (assuming 35% open space etc). We would expect this site to come forward. Similar comments apply, but to a lesser extent, to the Webheath site. As the Council moves



towards examination it will be necessary for the Council to continue to work with the promoters of the large sites to ensure that there is a clear strategy for their delivery.

10.35 In the above analysis the cross boundary sites Foxlydiate (2800 units) and Brockhill (600) units are subject to 40% affordable housing. This is the policy requirement. In the following table we have shown the similar results for these two sites but subject to 30% and 35% affordable housing (40% is included for ease of reference).

	30% t	o 40% Affor	dable Hous	sing			
		Alternative	Viability	Residual			
		Use Value	Threshold				
		£/ha	£/ha	No	No	No	Base
				Affordable, No DC	Affordable	Developer Contribution	
40% Affordable Housing							
Foxlydiate	Redditch NW	50,000	310,000	485,433	418,384	273,921	205,094
Brockhill	Redditch NW	25,000	280,000	626,342	531,612	364,257	269,399
35% Affordable Housing							
Foxlydiate	Redditch NW	50,000	310,000	485,433	418,384	300,632	232,294
Brockhill	Redditch NW	25,000	280,000	626,342	531,612	397,045	302,315
30% Affordable Housing							
Foxlydiate	Redditch NW	50,000	310,000	485,433	418,384	329,826	261,488
Brockhill	Redditch NW	25,000	280,000	626,342	531,612	432,882	338,152

Source: Bromsgrove and Redditch LPVS (HDH 2014)

10.36 Whilst based on the foregoing analysis neither site is able to bear the 40% affordable housing requirement however the Brockhill site is able to bear the 35% affordable housing. In relation to these large sites we would recommend that the Council continues to work with the developers to ensure the maximum reasonable amount of affordable housing is provided and the appropriate levels of infrastructure delivered.



- 10.37 Over the analysis in the four preceding tables, the cumulative impact of the Council's policies can be clearly seen. Even with the full policy requirement as drafted in the Plans, most greenfield sites are viable with residual values over £450,000/has and in a few cases much higher and in excess of £1,000,000/ha. The results show that the brownfield sites are inherently difficult in terms of viability. Even with no requirements some sites remain unviable.
- 10.38 The affordable housing policies are achievable on most sites and both Councils include a viability test in cases where the site cannot bear the full requirement this can act as a 'pressure valve' to ensure delivery. These results do however highlight comments made in relation to the base appraisals with regard to brownfield sites. The Councils should put little weight on the delivery of development from brownfield sites in the short to medium term.



## Sensitivity Testing +5% and -5% price change

- 10.39 The CIL Viability Study includes a commentary on the current state of the market and that is updated in Chapter 4 above. To enable a judgement to be made about the impact of price changes, the following tables show the impact of a 10% and 5% decrease, and a 10% and 5% increase, in house prices on the base appraisals. All other assumptions in the appraisals have been held constant.
- 10.40 It is important that, whatever policies are adopted, that the Plans are not unduly sensitive to future changes in prices and costs. We have therefore tested various variables in this regard. We have followed the time horizons set out in the NPPF and the methodology in the Harman Guidance.
- 10.41 In this report we have used the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecast a 15% increase in prices over the next 5 years<sup>23</sup>. We have tested a scenario with this increase in build costs.
- 10.42 As set out in Chapter 4, we are in a current period of uncertainty in the property market. It is not the purpose of this report to predict the future of the market. We have therefore tested four price change scenarios, minus 10% and 5%, and plus 10% and 5%. In this analysis we have assumed all other matters in the base appraisals remain unchanged.
- 10.43 It is important to note that in the following table only the costs of construction and the value of the market housing is altered. This is a cautious assumption but an appropriate one.
- 10.44 The following appraisals are based on the base appraisals set out at the start of this chapter:



<sup>&</sup>lt;sup>23</sup> Page 7 of in *Quarterly Review of Building Prices* (Issue No 132 – February 2014). .

	Table 10.20	Residual Value	Compared	to Viability	Threshold,	Modelled S	ites, Impact	t of Price C	hange	
			Alternative	Viability	Residual					
			Use Value	Threshold	Value					
			£/ha	£/ha	BCIS +15%	Price -10%	Price -5%	Base	Price +5%	Price +10%
1	Settlement Edge	Bromsgrove	25,000	280,000	200,664	256,977	360,086	463,194	566,303	669,411
2	Settlement Edge	Bromsgrove	25,000	280,000	292,917	356,269	480,098	607,272	734,446	861,620
3	Village Edge	Bromsgrove	50,000	310,000	701,887	713,846	849,007	984,167	1,119,328	1,254,489
4	Village Edge	Bromsgrove	50,000	310,000	997,027	1,000,000	1,179,415	1,361,511	1,543,607	1,725,703
5	Village Edge	Bromsgrove	50,000	310,000	738,575	781,047	1,116,007	1,436,811	1,768,503	2,100,196
6	Settlement Brown	Bromsgrove	450,000	540,000	-380,052	-216,023	-53,446	109,131	263,908	421,818
7	Urban Infill	Bromsgrove	450,000	540,000	67,439	155,987	304,815	449,218	596,594	729,732
8	Urban Infill	Bromsgrove	450,000	540,000	-159,377	-144,865	76,444	297,753	519,062	740,371
9	Settlement Edge	Redditch	25,000	280,000	89,113	168,837	304,631	440,425	576,219	712,013
10	Settlement Edge	Redditch	50,000	310,000	388,411	429,724	562,189	698,688	835,187	971,687
11	Village Edge	Redditch	50,000	310,000	1,300,852	1,283,026	1,517,418	1,751,810	1,986,202	2,220,594
12	Village Edge	Redditch	50,000	310,000	1,494,257	1,455,354	1,698,758	1,942,162	2,165,045	2,406,164
13	Settlement Mixed	Redditch	450,000	540,000	-618,442	-400,510	-186,737	22,194	222,361	419,394
14	Settlement Brown	Redditch	450,000	540,000	-804,853	-533,854	-287,823	-49,974	186,042	413,503
15	Urban Infill	Redditch	450,000	540,000	-1,219,851	-876,335	-593,039	-312,299	-38,663	234,972
16	Urban Infill	Redditch	450,000	540,000	-1,698,512	-1,376,218	-1,010,928	-645,638	-290,806	62,026



	Table 10.21 Resid	lual Value Comp	ared to Vial	oility Thres	hold, Broms	sgrove Stra	tegic Sites,	Impact of P	rice Chang	е
			Alternative	Viability	Residual					
			Use Value	Threshold	Value					
			£/ha	£/ha	BCIS +15%	Price -10%	Price -5%	Base	Price +5%	Price +10%
1	Norton Farm	Bromsgrove NE	25,000	280,000	-142,016	-39,485	79,571	194,170	306,994	419,818
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	-113,040	-50,059	17,465	80,306	141,550	201,736
3	Whitford Rd	Bromsgrove SW	25,000	280,000	-85,553	-8,610	75,601	157,985	238,171	318,357
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	-125,963	-18,933	90,897	198,043	305,972	413,901
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	798,471	881,757	1,139,634	1,397,510	1,655,386	1,895,298
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	424,541	454,883	570,609	690,647	810,685	930,723
7	Kendal End Rd	Barnt Green NW	25,000	280,000	154,669	204,682	292,100	379,518	466,935	554,353
8	Church Rd	Catshill	25,000	280,000	-148,904	-86,963	-31,366	23,745	77,028	129,526
9	Egghill Ln	Rubery	25,000	280,000	283,930	292,670	352,804	412,938	473,072	533,206
10	Kidderminster Rd	Hagley SE	25,000	280,000	190,660	240,452	343,436	446,421	549,406	652,390
11	Brook Crescent	Hagley SE	50,000	310,000	326,756	377,740	508,714	633,682	763,426	893,170
12	Western Rd	Hagley 2	50,000	310,000	274,387	302,941	393,716	484,492	575,268	666,044
13	Algoa House	Hagley S	450,000	540,000	287,141	301,362	375,889	453,273	530,657	608,040
14	Bleakhouse Fm	Wythall W	25,000	280,000	251,180	303,539	446,877	590,215	733,553	876,891
15	Selsdon Cls	Wythall N	25,000	280,000	148,630	211,941	353,988	498,025	642,063	786,100



	Table 10.22 Res	idual Value Con	npared to Vi	ability Thre	shold, Red	ditch Strate	gic Sites, Ir	npact of Pr	ice Change	
			Alternative Use Value	Viability Threshold						
			£/ha	£/ha	BCIS +15%	Price -10%	Price -5%	Base	Price +5%	Price +10%
1	Brockhill East	Redditch NW	25,000	280,000	22,337	102,813	283,792	461,360	636,436	809,962
2	Matchborough DC	Matchborough	25,000	280,000	-229,955	-143,795	-58,603	25,492	109,587	191,792
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	16,177	66,348	150,564	234,270	317,975	401,680
4	Webheath	Redditch W	50,000	310,000	52,451	68,833	108,095	146,920	185,744	224,569
5	Woodrow	Redditch SC	50,000	310,000	-257,797	-77,673	135,315	334,804	535,565	736,325
6	Foxlydiate	Redditch NW	50,000	310,000	48,649	86,191	146,235	205,094	263,372	321,162
7	Brockhill	Redditch NW	25,000	280,000	84,423	124,259	196,829	269,399	340,465	411,402

10.45 The viability of sites is sensitive to changes in the costs of development and changes in price although it is notable that even with a 10% increase in prices the brownfield sites do not became viable. A fall in prices of up to 10% will have an impact on the proportion of units coming forward. In relation to the larger sites a modest increase in prices does bring sites into viability.

## **Developer Contributions**

- 10.46 Having considered the above we have run further sets of appraisals assuming CIL at £0/m², £20/m², £40/m², £60/m², £80/m² and £100/m², on the Base Appraisals. In these we have worked from the base assumptions set out at the start if this chapter. On the modelled sites we have assumed s106 payments of £2,000 per unit (Market and Affordable) and CIL as shown.
- 10.47 It should be noted that these rates of CIL have been applied across all sites, it is possible (more than likely) that the Councils will introduce variable rates of CIL that are set by different zones.



	Table	10.23 Residual V	alue Compa	ared to Viab	ility Thresh	nold, Model	led Sites, In	npact of CIL	-	
			Alternative Use Value	Viability Threshold	Residual Value					
			OSC VAIUC	mesnoid	£0/m2	£20/m2	£40/m2	£60/m2	£80/m2	£100/m2
1	Settlement Edge	Bromsgrove	25,000	280,000	514,703	488,949	463,194	437,440	411,685	385,930
2	Settlement Edge	Bromsgrove	25,000	280,000	667,290	637,281	607,272	577,263	547,254	517,245
3	Village Edge	Bromsgrove	50,000	310,000	1,037,382	1,010,775	984,167	957,560	930,953	904,345
4	Village Edge	Bromsgrove	50,000	310,000	1,432,975	1,397,243	1,361,511	1,325,779	1,290,047	1,254,315
5	Village Edge	Bromsgrove	50,000	310,000	1,576,382	1,506,597	1,436,811	1,367,026	1,297,241	1,239,549
6	Settlement Brown	Bromsgrove	450,000	540,000	202,076	155,071	109,131	61,664	14,196	-33,272
7	Urban Infill	Bromsgrove	450,000	540,000	531,824	490,521	449,218	407,915	366,612	325,308
8	Urban Infill	Bromsgrove	450,000	540,000	424,731	361,242	297,753	234,264	170,775	107,286
9	Settlement Edge	Redditch	25,000	280,000	517,789	479,107	440,425	401,743	363,061	324,379
10	Settlement Edge	Redditch	50,000	310,000	765,911	732,300	698,688	665,076	631,465	597,853
11	Village Edge	Redditch	50,000	310,000	1,855,392	1,803,601	1,751,810	1,700,019	1,648,229	1,596,438
12	Village Edge	Redditch	50,000	310,000	2,022,050	1,991,689	1,942,162	1,892,636	1,843,109	1,793,582
13	Settlement Mixed	Redditch	450,000	540,000	147,058	85,952	22,194	-42,412	-107,017	-171,622
14	Settlement Brown	Redditch	450,000	540,000	97,433	23,730	-49,974	-123,677	-197,381	-271,084
15	Urban Infill	Redditch	450,000	540,000	-148,296	-230,297	-312,299	-394,503	-479,263	-564,024
16	Urban Infill	Redditch	450,000	540,000	-420,525	-532,082	-645,638	-760,948	-876,259	-991,569

10.48 The above results build on those set out earlier in this chapter. The brownfield sites are unlikely to be viable without developer contributions, however those sites that are viable are able to make a substantial contribution towards infrastructure. It is clear that CIL has a notable impact on the Residual Value of the modelled sites, however those sites, and the proportion of development that they represent, that are viable at £40/m2, remain viable at £100/m2. This will provide the Councils with reassurance that the sites do have scope to contribute towards the infrastructure needed to deliver their Plans.



10.49 With the strategic sites we have taken a slightly different approach to allow comparison between the sites. In the proceeding analysis we have worked from the site specific infrastructure costs set out towards the end of Chapter 8 and summarised at the start of this chapter. There is some concern that these may change as further information comes forward. In the following tables we have worked up from no CIL or s106 contributions to £40/m² of CIL (which equates to a little over £4,000 per house) plus increasing levels of developer contributions up to £20,000 per unit – although it is important to note that none of the strategic sites are expected to have an infrastructure cost of over £15,000 per unit. Under this modelling a total developer contribution of £15,000/unit would, very approximately, amount to £4,000 of CIL and £9,000 of developer contributions.

	Table	10.24 Resid	lual Valu	e Compa	ared to V	iability 7	Threshol	d, Brom	sgrove S	trategic	Sites, I	mpact o	of CIL		
			Alternative Use Value	Viability Threshold	Residual Value										
	Developer Contribution	£/Unit			0	0	0	2,500	5,000	7,500	10,000	12,500	15,000	17,500	20,000
	CIL	£/m2			0	20	40	40	40	40	40	40	40	40	40
1	Norton Farm	Bromsgrove NE	25,000	280,000	429,398	403,272	377,146	323,439	269,731	216,024	162,317	106,763	51,686	-4,576	-62,875
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	204,194	190,185	176,177	147,375	117,834	88,293	58,283	27,818	-3,247	-36,349	-70,323
3	Whitford Rd	Bromsgrove SW	25,000	280,000	287,238	268,603	249,967	211,675	173,382	134,451	94,964	55,477	15,641	-26,861	-69,888
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	312,523	286,875	261,227	210,514	159,800	110,069	59,357	7,817	-45,478	-98,774	-152,069
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	1,627,543	1,575,983	1,524,423	1,418,348	1,312,273	1,206,199	1,100,124	994,049	887,974	789,382	682,292
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	834,268	810,224	786,180	730,866	675,552	620,238	564,924	509,609	458,643	402,799	346,956
7	Kendal End Rd	Barnt Green NW	25,000	280,000	431,979	413,584	395,189	356,820	318,451	280,081	241,712	203,343	166,537	127,804	89,923
8	Church Rd	Catshill	25,000	280,000	110,302	96,757	83,211	54,076	24,616	-5,958	-36,798	-67,640	-98,869	-130,737	-162,605
9	Egghill Ln	Rubery	25,000	280,000	456,878	445,882	434,885	412,496	390,106	367,717	345,327	322,938	300,548	278,159	255,769
10	Kidderminster Rd	Hagley SE	25,000	280,000	571,702	551,042	530,382	488,660	446,938	405,216	363,494	321,772	280,049	238,327	196,605
11	Brook Crescent	Hagley SE	50,000	310,000	793,176	767,225	741,275	689,965	638,656	587,346	541,118	489,322	437,526	385,730	333,934
12	Western Rd	Hagley 2	50,000	310,000	603,210	585,087	566,965	529,443	491,922	454,401	416,879	379,358	341,837	304,315	266,794
13	Algoa House	Hagley S	450,000	540,000	511,756	495,734	479,711	450,246	420,781	391,315	361,850	335,566	305,818	276,071	246,324
14	Bleakhouse Fm	Wythall W	25,000	280,000	920,931	893,852	866,495	808,582	750,670	692,757	634,844	576,931	519,019	461,106	403,193
15	Selsdon Cls	Wythall N	25,000	280,000	827,805	799,582	771,359	715,937	660,515	605,093	549,670	494,248	438,826	383,404	327,982

Source: Bromsgrove and Redditch LPVS (HDH 2014)



	Tabl	e 10.25 Res	sidual Val	lue Com	pared to	Viability	/ Thresh	old, Red	ditch St	rategic S	ites, Im	pact of	CIL		
			Alternative	Viability	Residual										
			Use Value	Threshold	Value										
	Developer Contribution	£/Unit			0	0	0	2,500	5,000	7,500	10,000	12,500	15,000	17,500	20,000
	CIL	£/m2			0	20	40	40	40	40	40	40	40	40	40
1	Brockhill East	Redditch NW	25,000	280,000	910,046	870,315	830,584	754,970	679,261	601,737	524,213	446,690	368,610	288,736	208,862
2	Matchborough DC	Matchborough	25,000	280,000	122,105	97,778	73,450	27,690	-18,070	-63,830	-109,591	-156,577	-203,873	-251,168	-298,464
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	363,758	343,099	322,440	282,984	243,527	204,071	164,615	126,345	85,668	44,790	3,185
4	Webheath	Redditch W	50,000	310,000	208,681	199,731	190,780	173,736	156,692	139,647	122,603	105,559	88,409	70,813	53,216
5	Woodrow	Redditch SC	50,000	310,000	563,102	510,075	457,047	356,266	255,484	156,169	52,904	-56,596	-166,618	-276,640	-386,913
6	Foxlydiate	Redditch NW	50,000	310,000	273,921	261,009	248,097	220,587	192,602	164,616	136,376	107,653	78,929	49,352	19,748
7	Brockhill	Redditch NW	25,000	280,000	364,257	348,740	333,223	300,338	267,267	233,461	199,654	165,847	132,040	98,233	63,648

10.50 The analysis shows that (as would be expected) that as the requirement to contribute to infrastructure increases the Residual Values falls. Earlier in this chapter we commented on the overall deliverability, however it is important to note that a further increase in infrastructure requirements is likely to have an adverse impact on development viability.



## **Older People's Housing**

10.51 As well as mainstream housing, we have considered the retirement sector separately. We have run simple appraisals based on the assumptions set out in the earlier sections of this report. The results of these, with no requirement for affordable housing, are summarised as follows (see **Appendix 6**):

Table 10.26 Older Pe	eople's Housing	յ, Appraisal Res	ults – Higher P	rice Areas
	Sheltered Bromsgrove	Sheltered Redditch	24 Unit Extra Care Bromsgrove	25 Unit Extra Care Redditch
Residual Land Worth (Site)	1,586,033	1,005,537	492,926	21,078
Existing Use Value (£/ha)	370,000	370,000	370,000	370,000
Viability Threshold (£/ha)	444,000	444,000	444,000	444,000
Residual Value (£/ha)	3,172,066	2,011,074	985,853	42,156

Source: Bromsgrove and Redditch LPVS (HDH 2014)

10.52 Sheltered housing is viable in the study area and 'extracare' housing is viable in the higher value areas. The 'extracare' housing in the Redditch area is not viable, however this is very much as would be expected as the majority of such housing is coming forward with the aid of subsidy.

## **Conclusions**

10.53 We have discussed the consequence of these results in Chapter 12 below.



## 11. Non-Residential Appraisal Results

#### Results

- 11.1 In the preceding chapters we set out the assumptions for the non-residential development appraisals and concluded at least initially that the main cost and income assumptions apply across the County. Based on the assumptions set out previously, we have run a set of development financial appraisals for the non-residential development types. The detailed appraisal results are set out in **Appendix 7** and summarised in Tables 11.1 and 11.2 below.
- 11.2 As with the residential appraisals, we have used the residual valuation approach that is, they are designed to assess the value of the site after taking into account the costs of development, the likely income from sales and/or rents and an appropriate amount of developers' profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. In order for the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability we have used exactly the same methodology with regard to the Viability Thresholds (Alternative Land Use plus uplift).

<b>Table 11.1</b>	Apprais	al Result	s showi	ng Appr	oximate	Residua	al Value	- Greenf	ield
	Large Industrial	Smaller Industrial	Large Office	Small Offices	Supermarkets	Discount Supermarket	Retail Warehouse	Shops	Hotel
Residual Land Worth	-309,656	-265,973	-50,901	-36,957	937,017	1,007,454	925,413		941,676
Additional Profit (/site)	-374,056	-293,973	-95,701	-45,357	209,017	867,454	421,413		829,676
£/m2	-249	-588	-96	-302	52	510	211		512
Existing Use Value	25,000	25,000	25,000	25,000	25,000	25,000	25,000		25,000
Viability Threshold	280,000	280,000	280,000	280,000	280,000	280,000	280,000		280,000
Residual Value	-1,346,329	-2,659,725	-318,130	-1,231,899	360,391	2,014,908	514,118		2,354,190

Source: Bromsgrove and Redditch LPVS (HDH 2014)

Table 11.2	2 Apprais	al Results	showir	ng Appro	oximate	Residua	l Value -	Brownfi	ield
	Large Industrial	Smaller Industrial	Large Office	Small Offices	Supermarkets	Discount Supermarket	Retail Warehouse	Shops	Hotel
Residual Land Worth	-542,462	-369,180	-283,720	-73,440	-607,050	613,012	268,472	-87,304	876,076
Additional Profit	-666,662	-423,180	-370,120	-89,640	-2,011,050	343,012	-703,528	-168,904	698,476
£/m2	-444	-846	-370	-598	-503	202	-352	-1,126	431
Existing Use Value	450,000	450,000	450,000	450,000	450,000	450,000	450,000	4,000,000	370,000
Viability Threshold	540,000	540,000	540,000	540,000	540,000	540,000	540,000	4,800,000	444,000
Residual Value	-2,358,531	-3,691,804	-1,773,247	-2,447,987	-233,481	1,226,024	149,151	-5,135,516	2,190,190

Source: Bromsgrove and Redditch LPVS (HDH 2014)

11.3 Supermarkets and retail warehouses are shown as viable on the greenfield sites where they are anticipated to come forward, however the town centre retail is not showing as viable. These findings are supported by the numbers of vacant retail properties in the town centres. In part, this will be a factor of the significant changes within the retail sector with the consolidation of brands and the move to on-line outlets.



- 11.4 Little redevelopment of employment sites is occurring and when one looks across the wider area that employment development that is happening tends to be on the larger out of town 'parks'.
- 11.5 As we would expect, hotel development is shown as viable. This is reflective of the fact that some of the larger national operators are seeking new locations for roadside hotels and whilst such developments are not coming forward in the County at the moment, they are in other similarly priced areas.

## **Conclusions**

- 11.6 The delivery of non-residential space is an important part of the Plans. The Councils will need to consider how this can be facilitated.
- 11.7 We take this opportunity to stress again that the results in themselves to do not determine policy. We have discussed the consequences of these results in Chapter 12.



## 12. Conclusions and Recommendations

- 12.1 In the previous chapters we set out the various appraisals for the different policy requirements in order to assess the impact of those on development viability. In this chapter we build on those results and assess the cumulative impact that these may have on the delivery of the latest iteration of the Bromsgrove District Plan Proposed Submission Version 2011 to 2030 and the Borough of Redditch Local Plan Number 4 Proposed Submission (2011 to 2030).
- 12.3 This needs to be considered in the context of the fourth bullet point of paragraph 182 of the NPPF that requires that the Plan is *effective*. The ability of development to contribute towards the costs of infrastructure to support the Plan is an important consideration. It is not the purpose of this study to advise as to the most appropriate method of funding, to set CIL or advise as to a s106 strategy however the ability to contribute to infrastructure needs to be considered with the impact of policies. In due course the Councils are likely set CIL, that process will be further informed by the findings of this study and in the context of the effect that CIL may have on development viability Regulation 14 (as amended) of the CIL Regulations says:

'councils must strike an appropriate balance between (a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and (b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability'.

## **Cumulative Impact of Planning Policies**

12.4 Table 10.16 above (copied below as Table 12.1) shows that, on the whole, when subject to the cumulative impact of the policies in the Plans (including affordable housing), of the modelled sites, the green field sites are viable but the brownfield sites are not when assessed against the Viability Threshold.



			Alternative	Viability	Residual			
			Use Value	Threshold	Value			
					No	No	No	Base
					Affordable,	Affordable	Developer	
	2	_			No DC		Contribution	
1	Settlement Edge	Bromsgrove	25,000	280,000	937,233	823,403	553,491	200,664
2	Settlement Edge	Bromsgrove	25,000	280,000	1,199,931	1,059,667	720,115	292,917
3	Village Edge	Bromsgrove	50,000	310,000	1,638,580	1,521,674	1,076,761	701,887
4	Village Edge	Bromsgrove	50,000	310,000	2,242,329	2,085,774	1,485,416	997,027
5	Village Edge	Bromsgrove	50,000	310,000	1,639,251	1,436,811	1,639,251	738,575
6	Settlement Brown	Bromsgrove	450,000	540,000	609,587	418,005	276,319	-380,052
7	Urban Infill	Bromsgrove	450,000	540,000	900,691	734,192	594,694	67,439
8	Urban Infill	Bromsgrove	450,000	540,000	495,274	297,753	495,274	-159,377
9	Settlement Edge	Redditch	25,000	280,000	899,522	747,853	569,750	89,113
10	Settlement Edge	Redditch	50,000	310,000	1,171,892	1,032,912	818,253	388,411
11	Village Edge	Redditch	50,000	310,000	2,583,268	2,365,833	1,939,328	1,300,852
12	Village Edge	Redditch	50,000	310,000	2,773,383	2,578,971	2,089,998	1,494,257
13	Settlement Mixed	Redditch	450,000	540,000	686,659	437,616	236,851	-618,442
14	Settlement Brown	Redditch	450,000	540,000	724,072	424,269	221,071	-804,853
15	Urban Infill	Redditch	450,000	540,000	601,566	249,336	-1,511	-1,219,851
16	Urban Infill	Redditch	450,000	540,000	-273,740	-645,638	-273,740	-1,698,512

Source: Table 10.16 Bromsgrove and Redditch LPVS (HDH 2014)

12.5 The cumulative impact of the Council's policies can be clearly seen (and are consistent with the findings set out in the Worcestershire CIL Viability Study). Even with the full policy requirement as drafted in the Plans, most greenfield sites are viable with residual values over £450,000/has and in some cases much higher and in excess of £1,000,000/ha. The results show that the brownfield sites are inherently



- difficult in terms of viability. Even with no requirements some sites remain unviable, but it is relevant to note that in the above sites 5, 8 and 16, all are below the affordable housing thresholds, so it is not affordable housing that is rendering the sites unviable.
- 12.6 The affordable housing policy is achievable on most sites and both Councils include a viability test in cases where the site cannot bear the full requirement this can act as a 'pressure valve' to ensure delivery. The Councils should put little weight on the delivery of development from brownfield sites in the short to medium term.
- 12.7 When considering the sites we have included the full, most up to date, known infrastructure costs as set out at the end of Chapter 8 above. These costs have been drawn from the Councils' IDPs and various other sources including information from Worcestershire County Council. This is the best available information at the time of this report. It is inevitable that this will change over time. In due course the Councils will need to weigh up the advantages and practical issues of delivery when developing CIL and a strategy for s106 payments. It is important to note that testing in this way assumes that there is no external funding available to fund the infrastructure that is required to support new development. There are other sources of funding, including national funding, funding through the LEP and, if the Councils adopt CIL, the use of CIL raised from one site being used to enable another. This is a cautious approach.



			Alternative	Viability	Residual			
			Use Value	Threshold	Value			
					No	No	No	Base
					Affordable, No DC	Affordable	Developer Contribution	
1	Norton Farm	Bromsgrove NE	25,000	280,000	817,417	588,182	429,398	194,170
2	Perryfields Rd	Bromsgrove NW	25,000	280,000	410,105	290,834	204,194	80,30
3	Whitford Rd	Bromsgrove SW	25,000	280,000	562,368	436,343	287,238	157,98
4	St Goldwalds Rd	Bromsgrove SE	50,000	310,000	689,713	575,234	312,523	198,043
5	128 Birmingham Rd	Alvechurch N	50,000	310,000	2,623,600	2,395,727	1,627,543	1,397,510
6	Birmingham Rd / Rectory Ln	Alvechurch N	50,000	310,000	1,297,200	1,154,927	834,268	690,64
7	Kendal End Rd	Barnt Green NW	25,000	280,000	766,099	713,637	431,979	379,518
8	Church Rd	Catshill	25,000	280,000	283,106	196,693	110,302	23,74
9	Egghill Ln	Rubery	25,000	280,000	706,835	662,895	456,878	412,93
10	Kidderminster Rd	Hagley SE	25,000	280,000	979,415	854,134	571,702	446,42
11	Brook Crescent	Hagley SE	50,000	310,000	1,306,830	1,147,335	793,176	633,682
12	Western Rd	Hagley 2	50,000	310,000	962,589	843,871	603,210	484,492
13	Algoa House	Hagley S	450,000	540,000	709,052	657,290	511,756	453,27
14	Bleakhouse Fm	Wythall W	25,000	280,000	1,479,194	1,154,974	920,931	590,21
15	Selsdon Cls	Wythall N	25,000	280,000	1,404,147	1,074,367	827,805	498,025

Source: Table 10.17 Bromsgrove and Redditch LPVS (HDH 2014)

12.8 The above results are, in large part, consistent with the Council's experience on the ground although there are some anomalies. St Goldwards Road, 128 Birmingham Road, Church Road, Kidderminster Road and Selsdon Close are all under construction. Norton Farm, Birmingham Road / Rectory Lane, Kendal Road, Brook Crescent, Western Road, Algoa House and Bleak House Farm all have the benefit of planning consent or are at a relatively advanced stage of the planning process. This illustrates the inherent difficulties in the viability testing in this type of study, for example Church Road, when assessed, using the series of cautious assumptions through this report is shown as unviable,



however is being delivered by the developer. This could be for a number of reasons, including the site specific factors and price paid for the land.

12.9 As the Councils moves towards examination it will be necessary for the Councils to continue to work with the promoters of the large sites to ensure that there is a clear strategy for their delivery.

			Alternative	Viability	Residual			
			Use Value	Threshold	Value			
			£/ha	£/ha	No	No	No	Base
					Affordable,	Affordable	Developer	
					No DC		Contribution	
1	Brockhill East	Redditch NW	25,000	280,000	1,335,771	895,325	910,046	461,360
2	Matchborough DC	Matchborough	25,000	280,000	296,564	206,680	122,105	25,492
3	Rear Alexandra Hospital	Redditch S	25,000	280,000	563,947	434,459	363,758	234,270
4	Webheath	Redditch W	50,000	310,000	304,115	243,809	208,681	146,920
5	Woodrow	Redditch SC	50,000	310,000	1,018,856	790,558	563,102	334,804
6	Foxlydiate	Redditch NW	50,000	310,000	485,433	418,384	273,921	205,094
7	Brockhill	Redditch NW	25,000	280,000	626,342	531,612	364,257	269,399

Source: Table 10.18 Bromsgrove and Redditch LPVS (HDH 2014)

- 12.10 In the Redditch Borough area the Matchborough site has the lowest Residual Value. This site is part of a wider scheme. The Council is well aware of the difficulties in delivering this and similar sites within the more central areas and is continuing to develop strategies to enable these sites to be delivered through the Plan Period. This will be challenging and we would recommend that the Council puts relatively little weight on these sites when considering which sites will be delivered through the plan-period.
- 12.11 The above results are confirmed by the Council's experience on the ground. The Woodrow Strategic Site (180 dwellings) has planning permission and works have started on site, of the 1025 dwellings proposed for Brockhill East, 191 have got planning permission and works have started, and 200 of the 600 dwellings proposed at Webhealth have outline planning permission.



- 12.12 The Foxlydiate site is a very large site at 2,800 units. This shows a Residual Value in excess of £200,000/ha over the gross site area. This is just under £30,000,000 over the whole site area and equates to over £300,000/ha over the net developable area (assuming 35% open space etc). We would expect this site to come forward.
- 12.13 Over the analysis in the three preceding tables, the cumulative impact of the Council's policies can be clearly seen. Even with the full policy requirement as drafted in the Plans, most greenfield sites are viable with residual values over £450,000/ha and in some cases much higher and in excess of £1,000,000/ha.
- 12.14 The results show that the brownfield sites are inherently difficult in terms of viability. Even with no requirements some sites remain unviable.
- 12.15 The affordable housing policy is achievable on most sites and both Councils include a viability test in cases where the site cannot bear the full requirement this can act as a 'pressure valve' to ensure delivery. These results to however highlight comments made in relation to the base appraisals with regard to brownfield sites. The Councils should put little weight on the delivery of development from brownfield sites in the short to medium term.
- 12.16 It can be clearly seen that, as more requirements are introduced through policy, more sites move from viable through marginal and then to un-viable. When looked at as a whole, across the study area, it is clear that most sites that are viable with no policy requirements are able to bear the Councils' principal policy requirements (Affordable Housing and developer contributions). There are, however, a significant proportion of sites, being those brownfield sites within the lower value urban areas, that are not viable even without the application of planning policies requiring affordable housing or contributions towards infrastructure.
- 12.17 Based on the above, on balance we conclude that the Cumulative Impact of the Councils' Policies does not put residential development at risk, however brownfield sites within the urban areas are unlikely to be viable so the Councils should be cautious about any assumptions that assume the delivery of such sites in the short to medium term.
- 12.18 We draw particular attention to the second paragraph on page 23 of the Harman Guidance that says:
  - Landowners and site promoters should be prepared to provide sufficient and good quality information at an early stage, rather than waiting until the development management stage. This will allow an informed judgement by the planning authority regarding the inclusion or otherwise of sites based on their potential viability. (page 23 Harman Guidance)
- 12.19 We recommend that the Councils work with the promoters of these sites to further understand the economics of their delivery.
- 12.20 It will be necessary for the Councils to continue to be flexible over the implementation of policies in the built up areas and there is no doubt that not all sites will be able to bear the full policies' requirements.



- 12.21 The analysis of employment uses indicates that such development is not viable, however it is not the Councils' policies that render them unviable it is a factor of the current difficult economic climate. Again this sets the Councils a real challenge when they come to showing that their Plans are deliverable. Both Bromsgrove District Council and Redditch Borough Council, in their capacity as Planning Authorities (and CIL Charging Authorities), are not developers and can only provide an environment conducive for development. This is particularly difficult at a time of budgetary constraint.
- 12.22 The Councils are advised to show that they are doing what they can do to facilitate development. The Councils have a wide range of existing and emerging initiatives in this regard, although it must be noted that in the current economic climate there is little Government money to provide such help. These include:
  - a. Being an active partner in the Local Enterprise Partnership (LEP) to secure any available external funding to the priority areas.
  - b. Through using CIL to carry out public realm works that will contribute towards environmental quality therefore enabling the delivery of housing.
  - c. Using CIL, other developer contributions and publicly owned land, to enable high quality employment space to continue to be developed.
- 12.23 Towards the end of Chapter 10 we set out the impact of price change and identified that a relatively small increase in house prices has a real and noticeable impact on viability. We would recommend that the Councils review viability in three years or should house prices change by 10%.

## **Next Steps**

- 12.24 The recommendations in this study are 'a consultant's view' and do not reflect the particular priorities and emphasis that the Councils may put on different parts of their Development Plans.
- 12.25 We stress that the information in this report is an important element of the assessment of deliverability but is only one part of the evidence; the wider context needs to be considered.





# Appendix 1 New Build Homes For Sale

	Name of agent	address	town	name of house	number of beds	price
Redditch						
	Shipways	Forge Valley	Redditch		2	£132,500
		Forge Valley	Redditch		3	£149,950
		Forge Valley	Redditch		3	£150,000
		Claybrook Drive	Redditch		3	£159,950
		Claybrook Drive	Redditch		3	£165,000
	Shipways	Chariot Springs, Church Hill	Redditch		3	£159,950
	Hunters	Ipsley Manor, Berrington Close	Ipsley	Apt 19	2	£157,500
				Apt 27	2	£172,500
				12a	2	£175,000
				16	2	£179,950
	Taylor Wimpey	Lucet Meadow, Woodrow North	Redditch	Bradenham	4	£229,995
				Easdale	3	£184,995
				Ingleton	3	£179,995
				Rosedale	3	£171,995
				Flatford	3	£164,995
				Denford	3	£159,995
	Dixons	Harris Close	Ipsley	Nugent	3	£200,000
				Hadley	3	£220,000
				Enfield Gdns	4	£270,000
	Oulsnam	Brooklands Lane, Churchill North	Redditch		2	£240,000
	Hadley	Oak Court, Tan House Lane	Redditch	plot 2	5	£305,000
	Hadley/Castlegate Homes	Evesham Road	Redditch	1 of 2	4	POA
	Hadley/Castlegate Homes	Evesham Road	Redditch	2 of2	4	POA



	Kendrick Homes/John	Astwood Green	Astwood Bank	1 of 9		4	£325,000
	Shepherd	Popes Lane,	Astwood Bank			5	£585,000
	Jeremy McGinn	Walkwood Road	Redditch			3	£335,000
Dromogray	•	Leyhill Farm Rd			Vingatan	1	£82,500
Bromsgrov e	Bellway	Leyniii rann Ru	Leyhill		Kingston	ı	£02,500
					Linton	2	£94,500
					Ormiston	2	£101,745
					Haddington	2	£108,250
					Dunbar	2	£110,745
					Lickey x2	3	£153,250
					Elford x2	3	£176,995
	Barratt	Kings Rise, Walkers Heath Rd	Kings Norton		Tiverton	2	£151,950
						3	£189,950
	Bovis	Church Meadows, Catshill	Bromsgrove		Marston	3	£199,995
					Southwold	3	£219,995
					Salisbury	4	£279,995
					Bromsgrove	4	£309,995
					Glaisdale	4	£322,995
	ElmsvyneHomes/Hanson s	Broad St	Bromsgrove		x2	3	£189,995
	Arden	The Retreat, Birmingham Rd	Lickey End			2	£259,950
	Redrow	The Oaks, Rutherford Rd	Bromsgrove		Marlborough	5	£455,995
						4	£474,995
	Redrow	Saxon Fields, Rutherford Rd	Bromsgrove		Warwick	3	£259,995
					Shrewsbury	4	£274,500
					Stratford	4	£284,500
					Windsor	4	£292,995
					Oxford	4	£313,000
	Wise Move	Jubilee Court, Groveley Lane	Rednal		Buckingham	4	£279,950
	Gregson Page	Clent Court, Summerfield Rd	Clent		apt 9	3	£299,950



Oulsnam	Bilberry Grange, Parsonage Drive	Cofton Hackett	Hatfield	4	£299,995
Fine and Country	Hollywood Drive	Wythall		4	£350,000
				5	£450,000
				5	£500 000





# Appendix 2 BCIS Costs

£/m2 study Description: Rate per m2 gross internal floor area for the building Cost including prelims. Last updated: 22-Feb-2014 12:19 Maximum age of results: Building function Purpose built factories Generally (25) 672 Up to 500m2 GFA (25) 814 500 to 2000m2 GFA (25) 608 Offices Not air-conditioned Generally (15) 1069 1-2 storey (15) 1008 3-5 storey (15) 1144 6+ storey (20) 1542 Retail warehouses Generally (20) 517 Up to 1000m2 (20) 560 1000 to 7000m2 GFA (20) 498 7000 to 15000m2 (20) 491 Over 15000m2 GFA (25) 450 Hypermarkets, supermarkets Generally (30) 981 971 Up to 1000m2 (25) 1000 to 7000m2 GFA (30) 1144 7000 to 15000m2 (30) 746 Shops 717 Generally (30) 1-2 storey (30) 710 743 3-5 storey (30) Old people's home Generally (15) 1092 Up to 500m2 GFA (25) 1168 500 to 2000m2 GFA (15) 1118 Over 2000m2 GFA (15) 1071 894 Estate housing detached (15) Estate housing semi detached Generally (15) 825 Single storey (15) 971 2-storey (15) 806 3-storey (15) 714 Estate housing terraced Generally (15) 828 Single storey (15) 868



2-storey (15)	822
3-storey (15)	771
Flats (apartments)	
Generally (15)	946
1-2 storey (15)	924
3-5 storey (15)	940
6+ storey (15)	1214
'One-off' housing detached (3 units or less)	
Generally (15)	1195
Single storey (15)	1069
2-storey (15)	1211
3-storey (15)	1644
4-storey or above (25)	1593
'One-off' housing semi-detached (3 units or less) (15)	958
'One-off' housing terraced (3 units or less) (15)	899
Sheltered housing	
Generally (15)	969
Single storey (15)	1017
2-storey (15)	977
3-storey (15)	965
4-storey or above (15)	895
Hotels (15)	1317
Motels (15)	908



# Appendix 3 Residential Appraisals - Modelled Sites

The pages in this appendix are not numbered.









Number	1	Units	NET Area	Density e	erage Unit Size	Developed	Density		Total Cost	Rate	Locality Green/ B	ro <sup>,</sup> Alternative
			ha	Units/ha	m2	m2	m2/ha			£/m2		
Settlement Edge		125	4.23	29.55	97	12,092	2,859		10,286,424	850.68	Bromsgrove Green	Agricultural
		D - d -	81-	ı	2	T-4-1		DCIC	COST			
	Det 1	Beds	No		<b>m2</b> 83.50	<b>Total</b> 0.00		BCIS 894	COST			
	Det 2	3			90.50	0.00		894	0			
	Det 3	3			100.00	0.00		894	0			
	Det 4	4	27		130.00	3,510.00		894	3,137,940			
	Det 5	5	14		150.00	2,100.00		894	1,877,400			
	Det 6 Small Sc	4	14		92.00	0.00		1,211	0			
	Det 7 Small Sc	4			111.00	0.00		1,211	0			
	Det 8 Single	5			150.00	0.00		1,211	0			
	Semi 1	2			69.00	0.00		806	0			
	Semi 2	2	14		75.00	1,050.00		806	846,300			
	Semi 3	3			76.00	0.00		806	0			
	Semi 4	3	28		90.00	2,520.00		806	2,031,120			
	Semi 5	4			110.00	0.00		806	0			
	Ter 1	2			59.00	0.00		822	0			
	Ter 2	2	14		64.00	896.00		822	736,512			
	Ter 3	3	28		72.00	2,016.00		822	1,657,152			
	Ter 4	3			87.00	0.00		822	0			
	Flat 1	1			61.00	0.00	10%	940	0			
	Flat 2	2			76.00	0.00	10%	940	0			
	Flat 3	3			90.00	0.00	10%	940	0			
	Flat 1 High	1			62.00	0.00	10%	1,214	0			
	Flat 2 High	2			76.00	0.00	10%	1,214	0			
	Flat 3 High	3			90.00	0.00	10%	1,214	0			
Number	2	Units	Area		erage Unit Size	Developed	Density		Total Cost	Rate	Locality een/Brow	n rnative Use
	2		ha	Units/ha	m2	m2	m2/ha			£/m2	•	
Number Settlement Edge	2	Units			_	•	-		Total Cost <b>3,955,608</b>		Locality een/Brow Bromsgrove Green	n rnative Use Agricultural
	2	55	ha <b>1.37</b>	Units/ha <b>40.29</b>	m2 <b>83</b>	m2 <b>4,552</b>	m2/ha	PCIS	3,955,608	£/m2	•	
		55 Beds	ha	Units/ha <b>40.29</b>	m2 83 m2	m2 <b>4,552</b> <b>Total</b>	m2/ha	BCIS		£/m2	•	
	Det 1	<b>Beds</b> 3	ha <b>1.37</b>	Units/ha <b>40.29</b>	m2 83 m2 83.50	m2 4,552  Total 0.00	m2/ha	894	3,955,608	£/m2	•	
	Det 1 Det 2	55 Beds	ha <b>1.37</b>	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50	m2 4,552  Total 0.00 0.00	m2/ha	894 894	3,955,608	£/m2	•	
	Det 1 Det 2 Det 3	<b>Beds</b> 3	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00	m2 4,552  Total 0.00 0.00 0.00	m2/ha	894 894 894	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4	8eds 3 3 4 4	ha <b>1.37</b>	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00	m2 4,552  Total 0.00 0.00 0.00 910.00	m2/ha	894 894 894 894	3,955,608	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5	<b>Beds</b> 3	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00	m2/ha	894 894 894 894 894	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	8eds 3 3 4 4 5	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00	Total 0.00 0.00 0.00 910.00 0.00 0.00	m2/ha	894 894 894 894 894 1,211	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	8eds 3 3 4 4 5	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00	m2/ha	894 894 894 894 894 1,211 1,211	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 4 5 4 5 5	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	8eds 3 3 4 4 5	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	8eds 3 3 4 4 4 5 4 5 2	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	55  Beds 3 3 4 4 5 4 5 2 2 2	No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 92.00 111.00 150.00 69.00 75.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	55  Beds 3 3 4 4 5 4 5 2 2 2	ha 1.37 No	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806	3,955,608 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	55  Beds 3 3 4 4 5 4 5 2 2 2	No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	55  Beds 3 3 4 4 5 4 5 2 2	ha 1.37  No  18	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 1,305,720 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	55  Beds 3 3 4 4 5 4 5 2 2	No	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 1,305,720 0 631,296	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	55  Beds  3 3 4 4 4 5 2 2 3 3 4 2 2 2	ha 1.37  No  18	Units/ha <b>40.29</b>	m2 83 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 1,305,720 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	55  Beds  3 3 4 4 4 5 5 2 2 3 3 4 4 2 2 3 3	ha 1.37  No  18	Units/ha <b>40.29</b>	m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 1,305,720 0 631,296	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	55  Beds  3 3 4 4 4 5 5 2 2 3 3 4 4 2 2 3 3	1.37 No 18 18	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	55  Beds  3 3 4 4 4 5 5 2 2 3 3 4 4 2 2 3 3	ha 1.37  No  18  12 6	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	55  Beds  3 3 4 4 4 5 5 2 2 3 3 4 4 2 2 3 3	ha 1.37  No  18  12 6	Units/ha <b>40.29</b>	m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00	Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	55  Beds  3 3 4 4 4 5 5 2 2 3 3 4 4 2 2 3 3	ha 1.37  No  18  12 6	Units/ha <b>40.29</b>	m2 83 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2	•	

0.00

1,214

Flat 3 High

Base Site make up



Number	3	Units	Area ha	Density erage Unit Siz Units/ha m	-	•		Total Cost	Rate £/m2	Locality een/Brov	wn rnative Use
Village Edge		41	1.36		8 4,036			3,448,392	854.41	Bromsgrove Green	Paddock
		Beds	No	m	2 Total		BCIS	COST			
	Det 1	3		83.5			894	0			
	Det 2	3		90.5			894	0			
	Det 3	4		100.0	0.00		894	0			
	Det 4	4	10	130.0	0 1,300.00		894	1,162,200			
	Det 5	5	5	150.0	0 750.00		894	670,500			
	Det 6 Small Sc	4		92.0			1,211	0			
	Det 7 Small Sc	4		111.0			1,211	0			
	Det 8 Single	5		150.0			1,211	0			
	Semi 1	2		69.0			806	0			
	Semi 2	2	2	75.0			806	120,900			
	Semi 3	3	10	76.0			806	725 400			
	Semi 4	3	10	90.0			806 806	725,400			
	Semi 5 Ter 1	2	+	59.0			822	0			
	Ter 2	2	9	64.0			822	473,472			
	Ter 3	3	5	72.0			822	295,920			
	Ter 4	3		87.0			822	0			
	Flat 1	1		61.0		10%	940	0			
	Flat 2	2		76.0		10%	940	0			
	Flat 3	3		90.0		10%	940	0			
	Flat 1 High	1		62.0		10%	1,214	0			
	Flat 2 High	2		76.0	0.00	10%	1,214	0			
	Flat 3 High	3		90.0	0.00	10%	1,214	0			
				-		2075	-, :				
				•	•	•	-,				
Number	4	Units	Area ha	Density erage Unit Siz Units/ha m	e Developed	Density	-,	Total Cost	Rate £/m2	Locality een/Brov	wn rnative Use
Number Village Edge	4	Units		Units/ha m	e Developed	Density m2/ha	-,,	Total Cost <b>2,199,582</b>		Locality een/Brow Bromsgrove Green	wn rnative Use Paddock
	4	_	ha	Units/ha m	e Developed 2 m2 <b>9 2,581</b>	Density m2/ha <b>3,036</b>	BCIS		£/m2	•	
	Det 1	26	ha <b>0.85</b>	Units/ha m <b>30.59</b> 9	e Developed 2 m2 9 2,581 2 Total	Density m2/ha <b>3,036</b>		2,199,582	£/m2	•	
		26 Beds	ha <b>0.85</b>	Units/ha m 30.59 9	e Developed 2 m2 9 2,581 2 Total 0 0.00	Density m2/ha <b>3,036</b>	BCIS	2,199,582	£/m2	•	
	Det 1	<b>26 Beds</b> 3	ha <b>0.85</b>	Units/ha m 30.59 9 m 83.5	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00	Density m2/ha <b>3,036</b>	BCIS 894 894 894	2,199,582 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4	<b>26 Beds</b> 3	No 6	Units/ha m 30.59 9  m 83.5 90.5 100.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00	Density m2/ha <b>3,036</b>	BCIS 894 894 894 894	2,199,582 COST 0 0 0 697,320	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5	<b>26 Beds</b> 3	No	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00	Density m2/ha <b>3,036</b>	894 894 894 894 894	2,199,582 COST 0 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	<b>26 Beds</b> 3	No 6	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 92.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00	Density m2/ha <b>3,036</b>	894 894 894 894 894 1,211	2,199,582 COST 0 0 0 697,320	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	<b>26 Beds</b> 3	No 6	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 92.0 111.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00	Density m2/ha <b>3,036</b>	894 894 894 894 894 1,211	2,199,582 COST 0 0 0 697,320	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	<b>26 Beds</b> 3	No 6	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 92.0 111.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00	Density m2/ha 3,036	894 894 894 894 894 1,211 1,211	2,199,582 COST 0 0 0 697,320	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	<b>26 Beds</b> 3	No 6 3	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 69.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00	Density m2/ha 3,036	894 894 894 894 894 1,211 1,211 1,211	2,199,582  COST  0  0  697,320  402,300  0  0  0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 4 5 4 5 2 2	No 6	Units/ha m 30.59 9 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00	Density m2/ha 3,036	894 894 894 894 894 1,211 1,211 1,211 806 806	2,199,582 COST 0 0 0 697,320	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	26  Beds  3  4  4  5  4  5  2  2  3	ha 0.85  No  6 3	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00	Density m2/ha 3,036	894 894 894 894 894 1,211 1,211 1,211 806 806	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 4 5 4 5 2 2	No 6 3	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 90.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 300.00 0 0.00 0 360.00	Density m2/ha 3,036	894 894 894 894 894 1,211 1,211 1,211 806 806 806	2,199,582  COST  0  0  697,320  402,300  0  0  0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	26  Beds  3  4  4  5  4  5  2  2  3	ha 0.85  No  6 3	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 90.0 110.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00	Density m2/ha 3,036	894 894 894 894 1,211 1,211 1,211 806 806 806 806	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	26  Beds  3  4  4  5  4  5  2  2  3	ha 0.85  No  6 3	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 90.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00	Density m2/ha 3,036	894 894 894 894 894 1,211 1,211 1,211 806 806 806	2,199,582  COST  0 0 0 697,320 402,300 0 0 241,800 0 290,160 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	26  Beds  3  4  4  5  4  5  2  2  3	ha 0.85  No  4  4	Units/ha m 30.59 9  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 76.0 90.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00	Density m2/ha 3,036	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	26  Beds  3 3 4 4 4 5 2 2 3 3 4 2 2 2	ha 0.85  No  4  4	Units/ha m 30.59 9 90.5 100.0 130.0 150.0 92.0 111.0 150.0 99.0 110.0 59.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00	Density m2/ha 3,036	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	2,199,582  COST  0 0 0 697,320 402,300 0 0 241,800 0 290,160 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	26  Beds  3 3 4 4 4 5 2 2 3 3 4 2 2 2	ha 0.85  No  4  4	Units/ha m 30.59  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 76.0 90.0 110.0 59.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00	Density m2/ha 3,036	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822 822	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0 290,160 0 210,432 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	26  Beds  3 3 4 4 4 5 2 2 3 3 4 2 2 2	ha 0.85  No  4  4	Units/ha m 30.59 9 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 76.0 90.0 110.0 59.0 64.0 72.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 780.00 0 0.00	Density m2/ha 3,036	8CIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0 290,160 0 210,432 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	26  Beds  3 3 4 4 4 5 2 2 3 3 4 2 2 2	ha 0.85  No  4  4	Units/ha m 30.59  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 76.0 90.0 110.0 59.0 64.0 72.0 87.0 61.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 0.00	Density m2/ha 3,036  10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0 290,160 0 210,432 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 2 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 2	ha 0.85  No  4  4	Units/ha 30.59  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 76.0 90.0 110.0 59.0 64.0 72.0 87.0 61.0 90.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00	Density m2/ha 3,036  10% 10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0 290,160 0 210,432 0 357,570 0 0	£/m2	•	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 2 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 2	ha 0.85  No  4  4	Units/ha m 30.59  m 83.5 90.5 100.0 130.0 150.0 92.0 111.0 150.0 69.0 75.0 76.0 90.0 110.0 59.0 64.0 72.0 87.0 61.0	e Developed 2 m2 9 2,581  2 Total 0 0.00 0 0.00 0 0.00 0 780.00 0 450.00 0 0.00	Density m2/ha 3,036  10% 10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	2,199,582  COST  0 0 0 697,320 402,300 0 0 0 241,800 0 290,160 0 210,432 0 357,570 0 0	£/m2	•	



Number	5	Units	Area ha	Density : Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality een/Brow	n rnative Use
Village Edge		3	0.10	30.00	111	333	3,330		403,263	1,211.00	Bromsgrove Green	Paddock
		D a d a	NJ-			Takal	<del></del>	neic	T202			
	Dot 1	Beds	No		m2	Total		BCIS	COST			
	Det 1 Det 2	3			83.50 90.50	0.00		894 894	0			
	Det 3	3			100.00	0.00		894 894	0			
	Det 3	4			130.00	0.00		894	0			
	Det 5	5			150.00	0.00		894	0			
	Det 6 Small Sc	4			92.00	0.00		1,211	0			
	Det 7 Small Sc	4	3		111.00	333.00		1,211	403,263			
	Det 8 Single	5	3		150.00	0.00		1,211	0			
	Semi 1	2			69.00	0.00		806	0			
	Semi 2	2			75.00	0.00		806	0			
	Semi 3	3			76.00	0.00		806	0			
	Semi 4	3			90.00	0.00		806	0			
	Semi 5	4			110.00	0.00		806	0			
	Ter 1	2			59.00	0.00		822	0			
	Ter 2	2			64.00	0.00		822	0			
	Ter 3	3			72.00	0.00		822	0			
	Ter 4	3			87.00	0.00		822	0			
	Flat 1	1			61.00	0.00	10%	940	0			
	Flat 2	2			76.00	0.00	10%	940	0			
	Flat 3	3			90.00	0.00	10%	940	0			
	Flat 1 High	1			62.00	0.00	10%	1,214	0			
	Flat 2 High	2			76.00	0.00	10%	1,214	0			
	Flat 3 High	3			90.00	0.00	10%	1,214	0			
Number	6	Unite	۸rea	Densitys	arage Unit Size	Developed	Density		Total Cost	Rate	Locality pen/Brow	ın rnative Hse
Number	6	Units				Developed m2	Density m2/ha		Total Cost	Rate	Locality een/Brow	n rnative Use
Number  Settlement Brown	6	Units 38	Area ha <b>0.85</b>	Density s Units/ha <b>44.71</b>	m2	m2	Density m2/ha <b>3,414</b>		Total Cost <b>2,562,108</b>	Rate £/m2 <b>882.88</b>	Locality een/Brow Bromsgrov∈Brown	n rnative Use Industrial
	6	38	ha <b>0.85</b>	Units/ha	m2 <b>76</b>	m2 <b>2,902</b>	m2/ha		2,562,108	£/m2		
		_	ha	Units/ha	m2 <b>76</b> <b>m2</b>	m2 <b>2,902</b> <b>Total</b>	m2/ha	BCIS		£/m2		
	Det 1	38 Beds 3	ha <b>0.85</b>	Units/ha	m2 76 m2 83.50	m2 2,902 Total 0.00	m2/ha	<b>BCIS</b> 894	2,562,108	£/m2		
	Det 1 Det 2	38	ha <b>0.85</b>	Units/ha	m2 76 m2 83.50 90.50	m2 2,902 Total 0.00 0.00	m2/ha	<b>BCIS</b> 894 894	2,562,108	£/m2		
	Det 1 Det 2 Det 3	38 Beds 3	No	Units/ha	m2 76 m2 83.50 90.50 100.00	m2 2,902 Total 0.00 0.00 0.00	m2/ha	BCIS 894 894 894	2,562,108 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4	38 Beds 3	ha <b>0.85</b>	Units/ha	m2 76 m2 83.50 90.50 100.00 130.00	m2 2,902  Total 0.00 0.00 0.00 260.00	m2/ha	894 894 894 894	2,562,108	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5	38 Beds 3	No	Units/ha	m2 76 m2 83.50 90.50 100.00 130.00	m2 2,902 Total 0.00 0.00 0.00 260.00 0.00	m2/ha	894 894 894 894 894	2,562,108 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	38 Beds 3	No	Units/ha	m2 76 m2 83.50 90.50 100.00 130.00 150.00 92.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00	m2/ha	894 894 894 894 894 1,211	2,562,108 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	38 Beds 3	No	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00	m2/ha	894 894 894 894 894 1,211 1,211	2,562,108 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	38  Beds 3 3 4 4 4 5 4 5 4 5 5	No	Units/ha	m2 76  83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211	2,562,108 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	38 Beds 3	No 2	Units/ha	m2 76  83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806	2,562,108  COST  0  0  0  232,440  0  0  0  0  0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	38  Beds 3 3 4 4 4 5 4 5 4 5 5	No	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211 1,211 806 806	2,562,108 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	38  Beds 3 3 4 4 4 5 2 2 3	No	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211 1,211 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 241,800 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	38  Beds 3 3 4 4 4 5 4 5 4 5 5	No 2	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211 1,211 806 806 806	2,562,108  COST  0  0  0  232,440  0  0  0  0  0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	38  Beds 3 3 4 4 4 5 2 2 3	No	Units/ha	m2 76  83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211 1,211 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 241,800 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	38  Beds 3 3 4 4 4 5 2 2 3	ha	Units/ha	m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 241,800 0 580,320 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	38  Beds 3 3 4 4 4 5 2 2 3	No	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	806 896 897 898 899 899 899 1,211 1,211 806 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 241,800 0 580,320 0 420,864	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	38  Beds 3 3 4 4 4 5 2 2 3	ha 0.85  No  4  8	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822	2,562,108  COST  0 0 0 232,440 0 0 0 241,800 0 580,320 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	38  Beds 3 3 4 4 4 5 2 2 3	ha 0.85  No  4  8  8  4	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha 3,414	806 806 806 806 822 822 822 822	2,562,108  COST  0 0 0 232,440 0 0 0 0 241,800 0 580,320 0 420,864 236,736 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	38  Beds 3 3 4 4 4 5 2 2 3	ha 0.85  No  4  8  4  6	Units/ha	m2 76  m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha 3,414	806 806 806 806 806 806 806 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 0 241,800 0 580,320 0 420,864 236,736 0 378,444	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	38  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	ha 0.85  No  4  8  8  4	Units/ha	m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha 3,414	806 806 806 806 806 806 806 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 241,800 0 580,320 0 420,864 236,736 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	38  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	ha 0.85  No  4  8  4  6	Units/ha	m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha 3,414	806 806 806 806 806 806 806 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 0 241,800 0 580,320 0 420,864 236,736 0 378,444	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	38  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	ha 0.85  No  4  8  4  6	Units/ha	m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 2,902  Total 0.00 0.00 0.00 260.00 0.00 0.00 0.00 0.	m2/ha 3,414	806 806 806 806 806 806 806 806 806 806	2,562,108  COST  0 0 0 232,440 0 0 0 0 0 241,800 0 580,320 0 420,864 236,736 0 378,444	£/m2		

0.00

1,214

Flat 3 High



Number	7	Units	Area ha	Density erage U Units/ha	Jnit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality een/Brov	n rnative Use
Urban Infill		12	0.40	30.00	85	1,020	2,550		822,120	806.00	Bromsgrove Brown	Industrial
		Beds	No		m2	Total		BCIS	COST			
	Det 1	3			83.50	0.00		894	0			
	Det 2	3			90.50	0.00		894	0			
	Det 3	4			100.00	0.00		894	0			
	Det 4	4			130.00	0.00		894	0			
	Det 5	5			150.00	0.00		894	0			
	Det 6 Small Sc	4			92.00	0.00		1,211	0			
	Det 7 Small Sc	4			111.00	0.00		1,211	0			
	Det 8 Single	5			150.00	0.00		1,211	0			
	Semi 1	2			69.00	0.00		806	0			
	Semi 2	2	4		75.00	300.00		806	241,800			
	Semi 3 Semi 4	3	8		76.00 90.00	0.00 720.00		806 806	580,320			
	Semi 5	3	٥		110.00	0.00		806	380,320			
	Ter 1	2			59.00	0.00		822	0			
	Ter 2	2			64.00	0.00		822	0			
	Ter 3	3			72.00	0.00		822	0			
	Ter 4	3			87.00	0.00		822	0			
	Flat 1	1			61.00	0.00	10%	940	0			
	Flat 2	2			76.00	0.00	10%	940	0			
	Flat 3	3			90.00	0.00	10%	940	0			
	Flat 1 High	1			62.00	0.00	10%	1,214	0			
	Flat 2 High	2			76.00	0.00	10%	1,214	0			
	Flat 3 High	3			90.00	0.00	10%	1,214	0			
Ni yashaya	0	Llaita	A	Donaity average II	lait Cina	Daveland	Donaitu		Total Cost	Data	La cality ya an /Duay	
Number	8	Units	Area	Density erage U	Jilit Size	Developed	Density		Total Cost	Rate	Locality een/Brov	minative use
			ha	Units/ha	m2	m2	m2/ha			f/m2		
Urban Infill		2	ha <b>0.06</b>	Units/ha <b>33.33</b>	m2 <b>90</b>	m2 <b>180</b>	m2/ha <b>3,000</b>		145,080	£/m2 <b>806.00</b>	Bromsgrov∈ Brown	Industrial
Urban Infill		2	0.06		90	180	m2/ha <b>3,000</b>		145,080	£/m2 <b>806.00</b>	Bromsgrove Brown	Industrial
Urban Infill		Beds			90 m2	180 Total		BCIS	145,080 COST		Bromsgrove Brown	Industrial
Urban Infill	Det 1	Beds 3	0.06		90 m2 83.50	180 Total 0.00		894			Bromsgrove Brown	Industrial
Urban Infill	Det 2	Beds	0.06		90 m2 83.50 90.50	Total 0.00 0.00		894 894	0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3	Beds 3	0.06		90 m2 83.50 90.50 100.00	Total 0.00 0.00 0.00		894 894 894			Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4	Beds 3 3 4 4	0.06		90 m2 83.50 90.50 100.00 130.00	Total 0.00 0.00 0.00 0.00		894 894 894 894	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5	Beds 3	0.06		90 m2 83.50 90.50 100.00 130.00 150.00	Total 0.00 0.00 0.00 0.00 0.00		894 894 894 894 894	0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	Beds 3 3 4 4	0.06		90 m2 83.50 90.50 100.00 130.00 150.00 92.00	Total 0.00 0.00 0.00 0.00 0.00 0.00		894 894 894 894 894 1,211	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	Beds 3 3 4 4 5	0.06		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 5	0.06		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00		894 894 894 894 894 1,211 1,211	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	Beds 3 3 4 4 5 4 5 4 5	0.06		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211 1,211 806	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	Beds 3 3 4 4 4 5 4 5 2	0.06		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00		894 894 894 894 894 1,211 1,211	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 5 4 5 2 2	0.06		90 m2 83.50 90.50 100.00 130.00 92.00 111.00 150.00 69.00 75.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211 1,211 806 806	0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 4 5 2 2 3	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211 1,211 806 806	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 4 5 4 5 2 2 3	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2 2	0.06 No		90 m2 83.50 90.50 100.00 130.00 92.00 111.00 150.00 69.00 75.00 90.00 110.00 59.00 64.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2 3	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.		894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2 2	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00	180  Total  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  180.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00	3,000	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds  3  4  4  4  5  4  5  2  2  3  3  4  2  1	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00	180  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	180  Total  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  180.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00	3,000 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3  4  4  4  5  4  5  2  2  3  3  4  2  1	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	180  Total  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  180.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds 3 3 4 4 4 5 4 5 2 2 2 3 3 4 2 2 3 1 1	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 69.00 75.00 76.00 90.00 64.00 72.00 87.00 61.00 90.00 62.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Bromsgrove Brown	Industrial
Urban Infill	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	0.06 No		90 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	180  Total  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  180.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00  0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 145,080 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		Bromsgrove Brown	Industrial



Number	9	Units	Area ha	Density erage Unit Size	-	Density m2/ha		Total Cost	Rate £/m2	Locality een/Brov	wn rnative Use
Settlement Edge		169	4.23	39.95 96	16,215	3,833		14,005,774	863.75	Redditch Green	Agricultural
		Beds	No	m2	Total		BCIS	COST			
	Det 1	3		83.50	0.00		894	0			
	Det 2	3		90.50	0.00		894	0			
	Det 3	4		100.00	0.00		894	0			
	Det 4	4	37	130.00	4,810.00		894	4,300,140			
	Det 5	5	18	150.00	2,700.00		894	2,413,800			
	Det 6 Small Sc	4		92.00	0.00		1,211	0			
	Det 7 Small Sc	4		111.00	0.00		1,211	0			
	Det 8 Single	5		150.00			1,211	0			
	Semi 1	2		69.00	0.00		806	0			
	Semi 2	2	18	75.00			806	1,088,100			
	Semi 3	3		76.00			806	0			
	Semi 4	3	43	90.00			806	3,119,220			
	Semi 5	4		110.00			806	0			
	Ter 1	2		59.00			822	0			
	Ter 2	2	18	64.00			822	946,944			
	Ter 3	3	18	72.00			822	1,065,312			
	Ter 4	3		87.00			822	0			
	Flat 1	1	17	61.00		10%	940	1,072,258			
	Flat 2	2		76.00		10%	940	0			
	Flat 3	3		90.00		10%	940	0			
	Flat 1 High	1		62.00		10%	1,214	0			
	Flat 2 High	2		76.00		10%	1,214	0			
	Flat 3 High	3		90.00	0.00	10%	1,214	0			
					•		-				
Nessalaas	10	l laite	A	Danaita anna a Hait Cia	Davidanad	Danait	-	Tatal Cont	Data	Landikun en /Dueu	
Number	10	Units	Area	Density erage Unit Size		Density		Total Cost	Rate	Locality een/Brov	wn rnative Use
	10		ha	Units/ha m2	m2	m2/ha			£/m2		
Number Settlement Edge	10	Units <b>55</b>			m2			Total Cost 3,955,608		Locality een/Brov Redditch Green	wn rnative Use Paddock
	10	55	ha <b>1.37</b>	Units/ha m2 40.29 83	m2 <b>4,552</b>	m2/ha	всіѕ	3,955,608	£/m2		
			ha	Units/ha m2 40.29 83 m2	m2 <b>4,552</b> <b>Total</b>	m2/ha	<b>BCIS</b> 894		£/m2		
	Det 1 Det 2	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83	m2 <b>4,552</b> <b>Total</b> 0.00	m2/ha		3,955,608	£/m2		
	Det 1	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83  m2 83.50	m2 <b>4,552</b> <b>Total</b> 0.00 0.00	m2/ha	894	<b>3,955,608 COST</b> 0	£/m2		
	Det 1 Det 2	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83  m2 83.50 90.50	m2 4,552 Total 0.00 0.00 0.00	m2/ha	894 894	<b>3,955,608 COST</b> 0	£/m2		
	Det 1 Det 2 Det 3	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83  m2 83.50 90.50 100.00	m2 4,552 Total 0.00 0.00 0.00 910.00	m2/ha	894 894 894	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83  m2 83.50 90.50 100.00	m2 4,552 Total 0.00 0.00 0.00 910.00 0.00	m2/ha	894 894 894 894	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83  m2 83.50 90.50 100.00 130.00	m2 4,552 Total 0.00 0.00 0.00 910.00 0.00	m2/ha	894 894 894 894	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83  m2 83.50 90.50 100.00 130.00 150.00 92.00	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00	m2/ha <b>3,335</b>	894 894 894 894 894 1,211	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211 1,211 806	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	55 Beds	ha <b>1.37</b>	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211 1,211 806	3,955,608 COST 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	55 Beds	No	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	55 Beds	No	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	55 Beds	No	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 1,305,720 0 631,296	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	55 Beds	ha 1.37  No  18	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha <b>3,335</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 1,305,720 0 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	55 Beds	ha 1.37  No  18	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822 822	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	55 Beds	ha 1.37  No  18	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	55 Beds	ha 1.37  No  18  12 6	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	55 Beds	ha 1.37  No  18  12 6	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	55 Beds	ha 1.37  No  18  12 6	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2		
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	55 Beds	ha 1.37  No  18  12 6	Units/ha m2 40.29 83	m2 4,552  Total 0.00 0.00 0.00 910.00 0.00 0.00 0.00 0.	m2/ha 3,335	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	3,955,608  COST  0 0 0 813,540 0 0 0 0 0 0 1,305,720 0 631,296 355,104 0 378,444	£/m2		



Number	11	Units	Area ha	Density e Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Local	ty een/Brov	wn rnative Use
Village Edge		42	0.85	49.41	80	3,340	3,929		2,716,200	813.23	Redditch	Green	Paddock
		Beds	No	T	m2	Total		BCIS	COST				
	Det 1	3	1.0		83.50	0.00		894	0				
	Det 2	3			90.50	0.00		894	0				
	Det 3	4			100.00	0.00		894	0				
	Det 4	4			130.00	0.00		894	0				
	Det 5	5			150.00	0.00		894	0				
	Det 6 Small Sc	4			92.00	0.00		1,211	0				
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2	10		75.00	750.00		806	604,500				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3	12		90.00	1,080.00		806	870,480				
	Semi 5	4			110.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2	10		64.00	640.00		822	526,080				
	Ter 3	3			72.00	0.00		822	0				
	Ter 4	3	10		87.00	870.00		822	715,140				
	Flat 1	1			61.00	0.00	10%	940	0				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High Flat 3 High	3			76.00 90.00	0.00	10% 10%	1,214 1,214	0				
	riat 3 riigii	<u> </u>			50.00	0.00	10/0	1,217	U				
Number	12	Units	Area	Density e	rage Unit Size	Developed	Density		Total Cost	Rate	Locali	ty een/Brov	wn rnative Use
Number	12	Units	Area ha	-	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Local	ty een/Brov	wn rnative Use
Number  Village Edge	12	Units	Area ha <b>0.43</b>	Density e Units/ha <b>39.53</b>	rage Unit Size m2 93	Developed m2 <b>1,582</b>	Density m2/ha <b>3,679</b>		Total Cost 1,338,564	Rate £/m2 <b>846.12</b>	Locali Redditch		wn rnative Use Paddock
	12	_	ha	Units/ha	m2	m2	m2/ha			£/m2			
	12	_	ha	Units/ha	m2	m2	m2/ha	BCIS		£/m2			
	Det 1	17	ha <b>0.43</b>	Units/ha	m2 93 m2 83.50	m2 1,582 Total 0.00	m2/ha	894	1,338,564	£/m2			
	Det 1 Det 2	17	ha <b>0.43</b>	Units/ha	m2 93 m2 83.50 90.50	m2 1,582 Total 0.00 0.00	m2/ha	894 894	1,338,564	£/m2			
	Det 1 Det 2 Det 3	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00	m2 1,582 Total 0.00 0.00 0.00	m2/ha	894 894 894	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4	17	ha <b>0.43</b>	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00	m2 1,582  Total 0.00 0.00 0.00 650.00	m2/ha	894 894 894 894	1,338,564	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00	m2/ha	894 894 894 894 894	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00	Total 0.00 0.00 0.00 650.00 0.00	m2/ha	894 894 894 894 894 1,211	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00	m2/ha	894 894 894 894 1,211 1,211	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	17	No 5	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806	1,338,564  COST 0 0 0 581,100 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	17	No	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806	1,338,564 COST 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	17	No 5	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806	1,338,564  COST 0 0 0 581,100 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 435,240 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	17	No 5	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 0 435,240 0 0 263,040	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 435,240 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha 3,679	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 0 435,240 0 0 263,040	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha 3,679	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 0 435,240 0 0 263,040	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha 3,679	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 0 435,240 0 0 263,040	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 1,582  Total 0.00 0.00 0.00 650.00 0.00 0.00 0.00 0.	m2/ha 3,679	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	1,338,564  COST  0 0 0 581,100 0 0 0 0 0 0 435,240 0 0 263,040	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	17	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	1,338,564  COST 0 0 0 581,100 0 0 0 0 0 0 0 0 435,240 0 0 263,040 59,184 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds 3 3 4 4 4 5 5 4 4 5 2 2 3 3 3 1 2 3 1	ha	Units/ha	m2 93 m2 83.50 90.50 100.00 130.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 90.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	1,338,564  COST 0 0 0 581,100 0 0 0 0 0 0 0 0 435,240 0 0 263,040 59,184 0 0 0 0	£/m2			



Number	13	Units	Area ha	Density erage Un Units/ha	it Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locali	ty een/Browi	n rnative Use
Settlement Mixed		113	1.63	69.54	88	9,927	6,109		8,490,858	855.33	Redditch	Part Brow	n School
		Beds	No		m2	Total	T	BCIS	COST				
	Det 1	3			83.50	0.00		894	0				
	Det 2	3			90.50	0.00		894	0				
	Det 3	4		1	.00.00	0.00		894	0				
	Det 4	4	24	1	30.00	3,120.00		894	2,789,280				
	Det 5	5		1	50.00	0.00		894	0				
	Det 6 Small Sc	4			92.00	0.00		1,211	0				
	Det 7 Small Sc	4		1	11.00	0.00		1,211	0				
	Det 8 Single	5			50.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2	12		75.00	900.00		806	725,400				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3	24		90.00	2,160.00		806	1,740,960				
	Semi 5	4			10.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2	24		64.00	1,536.00		822	1,262,592				
	Ter 3	3			72.00	0.00		822	0				
	Ter 4	3	17		87.00	1,479.00		822	1,215,738				
	Flat 1	1	12		61.00	732.00	10%	940	756,888				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
Number	1.1	Unite	Aroa	Doncity arago Uni	i+ Cizo	Dovoloped	Doncity		Total Cost	Pato	Localit	turoon/Prow	a rnativo Uso
Number	14	Units		Density erage Un			Density m2/ha		Total Cost	Rate	Locali	ty een/Browi	n rnative Use
	14		ha	Units/ha	m2	m2	m2/ha			£/m2			
Number Settlement Brown	14	Units	ha		m2 <b>76</b>				Total Cost 3,987,700		Locali Redditch		n rnative Use Industrial
			ha	Units/ha <b>70.59</b>	m2 <b>76</b> m2	m2 <b>4,530</b> <b>Total</b>	m2/ha	BCIS		£/m2			
	Det 1	60	ha <b>0.85</b>	Units/ha <b>70.59</b>	m2 <b>76</b> m2 83.50	m2 4,530 Total 0.00	m2/ha	894	3,987,700	£/m2			
	Det 1 Det 2	60	ha <b>0.85</b>	Units/ha <b>70.59</b>	m2 76 m2 83.50 90.50	m2 4,530 Total 0.00 0.00	m2/ha	894 894	3,987,700	£/m2			
	Det 1 Det 2 Det 3	60	ha <b>0.85</b>	Units/ha 70.59	m2 76 m2 83.50 90.50	m2 4,530 Total 0.00 0.00 0.00	m2/ha	894 894 894	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4	60	ha <b>0.85</b>	Units/ha 70.59	m2 76 m2 83.50 90.50 .00.00	m2 4,530  Total 0.00 0.00 0.00 0.00	m2/ha	894 894 894 894	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5	60	ha <b>0.85</b>	Units/ha 70.59	m2 76 83.50 90.50 .00.00 .30.00	m2 4,530 Total 0.00 0.00 0.00 0.00	m2/ha	894 894 894 894 894	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	60	ha <b>0.85</b>	Units/ha 70.59  1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha	894 894 894 894 894 1,211	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	60	ha <b>0.85</b>	Units/ha 70.59  1 1 1	m2 76 m2 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha	894 894 894 894 894 1,211	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	60	ha <b>0.85</b>	Units/ha 70.59  1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 894 1,211 1,211	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	60	No No	Units/ha 70.59  1 1 1 1	m2 76 m2 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806	3,987,700 COST 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	60	ha <b>0.85</b>	Units/ha 70.59  1 1 1 1 1	m2 83.50 90.50 .00.00 .30.00 .50.00 .11.00 .50.00 69.00 75.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806	3,987,700	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	60	No 10	Units/ha 70.59  1 1 1 1 1	m2 83.50 90.50 .00.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	60	No No	Units/ha 70.59  1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806	3,987,700 COST 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	60	No 10	Units/ha 70.59  1 1 1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00 .10.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	60	No	Units/ha 70.59  1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	m2 83.50 90.50 .00.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00 .10.00 59.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 725,400 0 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	60	No 10	Units/ha 70.59  1 1 1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00 .10.00 59.00 64.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	60	No No 10 10	Units/ha 70.59  1 1 1 1 1 1 1	m2 76 83.50 90.50 .00.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00 .10.00 59.00 64.00 72.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	60	No No 10 10 10	Units/ha 70.59	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00 .10.00 59.00 64.00 72.00 87.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha <b>5,329</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0 715,140	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	60	10 10 10 10	Units/ha 70.59  1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 75.00 76.00 90.00 .10.00 59.00 64.00 72.00 87.00 61.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 5,329	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0 715,140 630,740	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	60	No No 10 10 10	Units/ha 70.59  1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	m2 83.50 90.50 .00.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 76.00 90.00 .10.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 4,530  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 5,329	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0 715,140	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	60	10 10 10 10	Units/ha 70.59	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 90.00 .10.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 5,329  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0 715,140 630,740	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	60	10 10 10 10	Units/ha 70.59  1 1 1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 .92.00 .11.00 .50.00 .69.00 .75.00 .76.00 .90.00 .64.00 .72.00 .87.00 .87.00 .61.00 .76.00 .90.00	70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 5,329  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0 715,140 630,740	£/m2			
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	60	10 10 10 10	Units/ha 70.59  1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	m2 76 83.50 90.50 .00.00 .30.00 .50.00 92.00 .11.00 .50.00 69.00 75.00 90.00 .10.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	70tal 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha 5,329  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	3,987,700  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 725,400 0 526,080 0 715,140 630,740	£/m2			

Base Site make up



Number	15	Units	Area ha	Density erage Unit Units/ha	Size Develope m2 m	_		Total Cost	Rate £/m2	Locality	een/Brov	n rnative Use
Urban Infill		28	0.40	70.00	72 2,01			1,860,460	922.85	Redditch	Brown	Industrial
		Beds	No		m2 Tot	ıl	BCIS	COST				
	Det 1	3		8	.50 0.0	0	894	0				
	Det 2	3		9	.50 0.0	0	894	0				
	Det 3	4		10	.00 0.0	0	894	0				
	Det 4	4		13	.00 0.0	0	894	0				
	Det 5	5		15	.00 0.0	0	894	0				
	Det 6 Small Sc	4		9	.00 0.0	0	1,211	0				
	Det 7 Small Sc	4		11	.00 0.0	0	1,211	0				
	Det 8 Single	5		15	.00 0.0	0	1,211	0				
	Semi 1	2		6	.00 0.0	0	806	0				
	Semi 2	2		7	.00 0.0	0	806	0				
	Semi 3	3		7	.00 0.0	0	806	0				
	Semi 4	3		9	.00 0.0	0	806	0				
	Semi 5	4		11	.00 0.0	0	806	0				
	Ter 1	2		5	.00 0.0	0	822	0				
	Ter 2	2	7	6	.00 448.0	0	822	368,256				
	Ter 3	3		7	.00 0.0	0	822	0				
	Ter 4	3	7	8	.00 609.0	0	822	500,598				
	Flat 1	1	7	6	.00 427.0	0 10%	940	441,518				
	Flat 2	2	7	7	.00 532.0	0 10%	940	550,088				
	Flat 3	3		9	.00 0.0	0 10%	940	0				
		1		6	.00 0.0	0 10%	1,214	0				
	Flat 1 High	1					<u> </u>					
	Flat 1 High Flat 2 High	2		7	.00 0.0	0 10%	1,214	0				
		2 3			.00 0.0		1,214 1,214	0				
	Flat 2 High	2						0				
Number	Flat 2 High	2 3 Units	Area	9 Density erage Unit	.00 0.0	d Density		0 0 Total Cost	Rate	Locality	een/Brow	n rnative Use
Number	Flat 2 High Flat 3 High	2 3 Units	Area ha	9	.00 0.0	d Density		Ŭ	Rate £/m2	Locality	een/Brow	n rnative Use
Number <b>Urban Infill</b>	Flat 2 High Flat 3 High	2 3 Units		9 Density erage Unit	.00 0.0	10% d Density 2 m2/ha		Ŭ			een/Brow Brown	n rnative Use Industrial
	Flat 2 High Flat 3 High	7	ha <b>0.10</b>	Density erage Unit Units/ha	.00 0.0 Size Develope m2 m 76 53	Density m2/ha 5,320	1,214	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16		ha	Density erage Unit Units/ha <b>70.00</b>	.00 0.0  Size Develope m2 m 76 53	Density m2/ha 5,320	1,214 BCIS	Total Cost	£/m2			
	Flat 2 High Flat 3 High  16  Det 1	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0	Density m2/ha 5,320	1,214 BCIS 894	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0	Density 2 m2/ha 5,320	1,214 BCIS 894 894	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00 8 9	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0	10% Density 2 m2/ha 2 5,320	1,214 BCIS 894 894 894	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00 8 9	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0 .00 0.0	Density 2 m2/ha 5,320	BCIS 894 894 894 894	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00 8 9	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0	Density 2 m2/ha 5,320	BCIS 894 894 894 894 894	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00 8 9 10 13 15 9	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0 .00 0.0 .00 0.0 .00 0.0	Density 2 m2/ha 5,320	BCIS 894 894 894 894 894 1,211	Total Cost <b>550,088</b>	£/m2			
	Plat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	7	ha <b>0.10</b>	9 Density erage Unit Units/ha 70.00	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0	Density 2 m2/ha 2 5,320	BCIS 894 894 894 894 1,211 1,211	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00 8 9 10 13 15 9 11 15	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0	Density m2/ha 2 5,320	BCIS 894 894 894 894 1,211 1,211	Total Cost <b>550,088</b>	£/m2			
	Plat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00 8 9 10 13 15 9 11 15	.00 0.0  Size Develope m2 m 76 53  m2 Tot .50 0.0 .50 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0 .00 0.0	Density m2/ha 2 5,320	BCIS 894 894 894 894 1,211 1,211	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	7	ha <b>0.10</b>	9 Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320  10%	1,214  BCIS  894  894  894  1,211  1,211  1,211  806  806	Total Cost <b>550,088</b>	£/m2			
	Plat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320  10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,214  BCIS  894  894  894  1,211  1,211  1,211  806  806  806	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320  10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,214  BCIS  894  894  894  1,211  1,211  1,211  806  806  806  806	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	7	ha <b>0.10</b>	9 Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320  10%	1,214  BCIS  894  894  894  894  1,211  1,211  1,211  806  806  806  806  806	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320  10%	1,214  BCIS  894  894  894  1,211  1,211  1,211  806  806  806  806	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density 2 m2/ha 2 5,320	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  806  822  822	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  806  806  8	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320  10%  10%  10%  10%  10%  10%  10%  1	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  822  822  822	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320   II  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1,214  BCIS  894  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  822  822  822  822	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	7	ha <b>0.10</b>	Density erage Unit Units/ha 70.00	.00	Density m2/ha 2 5,320	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  822  822  822	Total Cost <b>550,088</b>	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	7	No No	Density erage Unit Units/ha 70.00	.00	Density m2/ha 5,320  10%  10%  10%  10%  10%  10%  10%  1	1,214  BCIS  894  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  822  822  822  822	Total Cost  550,088  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	7	No No	Density erage Unit Units/ha 70.00	Size         Develope           m2         Tot           .50         0.0           .50         0.0           .50         0.0           .00         0.0	Density m2/ha 2 5,320	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  822  822  822	Total Cost  550,088  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	7	No No	Density erage Unit Units/ha 70.00	.00         0.0           size         Develope           m2         Tot           .50         0.0           .50         0.0           .50         0.0           .00         0.0	Density m2/ha 2 5,320  10%  10%  10%  10%  10%  10%  10%  1	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  822  822  822  822	Total Cost  550,088  COST  0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2			

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	-	rown field	Site 1 Bromsgrovero Green	Green	Green	Green	Green	Brown	Brown	Brown	Green	Site 10 Redditch Green	Site 11 Redditch Green		art Brown	Site 14 Redditch Brown	<b>Site 15</b> Redditch Brown	<b>Site 16</b> Redditch Brown	
	Use	,	Agricultural <u>.</u> g	gricultural	Paddock	Paddock	Paddock	Industrial	Industrial	Industrial (	gricultural	Paddock	Paddock	Paddock	School	Industrial	Industrial	Industrial	
Site Area		ha	6.50	2.10	2.10	1.00	0.10	1.00	0.40	0.06	6.50	2.10	1.00	0.50	2.50	1.00	0.40	0.10	
Units	Net	ha	4.23 125	1.37 55	1.36 41	0.85 26	0.10	0.85 38	0.40 12	0.06 2	4.23 169	1.37 55	0.85 42	0.43 17	1.63 113	0.85 60	0.40 28	0.10 7	
Average (	Unit Size	m2	96.74	82.76	98.44	99.27	111.00	76.37	85.00	90.00	95.95	82.76	79.52	93.06	87.85	75.50	72.00	76.00	
Mix		liate to Buy	10.45%	10.45%	10.45%	10.45%		7.57%	7.57%		7.95%	7.95%	7.95%	7.95%	7.95%	7.95%	7.95%		
	Affordab Social Re		10.45% 10.46%	10.45% 10.46%	10.45% 10.46%	10.45% 10.46%		7.57% 7.57%	7.57% 7.57%		14.46%	14.46%	14.46%	14.46%	14.46%	14.46%	14.46%		
Price	Market	£/m2	2,500	2,550	3,000	3,000	3,000	2,100	2,150	2,200	2,250	2,500	2,800	3,000	2,050	2,000	2,000	2,000	
	Intermed Affordab	-	1,750 1,320	1,785 1,320	2,100 1,320	2,100 1,320	2,100 1,320	1,470 1,320	1,505 1,320	1,540 1,320	1,575 1,320	1,750 1,320	1,960 1,320	2,100 1,320	1,435 1,320	1,400 1,320	1,400 1,320	1,400 1,320	70%
	Social Re	-	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	
Grant and	<b>d</b> Intermed Affordab Social Re	le £/unit																	
Sales per Unit Build			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	ve Use Val	u f/ha	25,000	25,000	50,000	50,000	50,000	450,000	450,000	450,000	25,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000	
Up Lift %		%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Addition	al Uplift	£/ha	250,000	250,000	250,000	250,000	250,000				250,000	250,000	250,000	250,000					
Easemen Legals Ac		£ % land	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	
Planning		£/unit	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385	
	>50	£/unit	115	115	115	115	113	115	113	113	113	115	115	115	115	113	113	115	
Architect QS / PM	:S	% %	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	
	Consultan		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 Pro	ofessional	%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
	st - BCIS Ba	sı£/m2	851	869	854	852	1,211	883	806	806	864	869	813	846	855	880	923	1,034	
CfSH Energy		% £/m2	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	
Lifetime		£/m2	11	11	11	11	11	11	11	11	3	3	3	3	3	3	3	3	5.000/
SUDS Over-exti	ra 3	£/m2 £/m2						44	40	40					43	44	46	52	5.00%
Over-exti		£/m2 %	20%	17%	17%	15%	10%	15%	12%	10%	20%	17%	17%	15%	20%	17%	15%	10%	
Pre CIL s1		£/Unit	20%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Post CIL s	s <b>10</b> 6	£/Unit £/m2	2,000	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	2,000 40	
Continge	-	%	2.50%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	2.50%	2.50%	2.50%	2.50%	5.00%	5.00%	5.00%	5.00%	
Abnorma	IIS	% £/site						10.00%	10.00%	10.00% 25,000				10.00%	5.00% 200,000	10.00%	10.00%	10.00% 25,000	
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		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	
SALES	Agents Legals	% %	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 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	
Develope	er % of cost % of GDV	s (before in	20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	



SITE NAME Site 1																								
INCOME Av Size m2		Number 125		Price £/m2		GIA m2		DEVELOPME	NT COSTS						]	Planning fee c		rate		]	Build Cost	/m2 851		
Market Housing 96.7		86		2,500				LAND	Land		/unit or m2 24,086	Total	3,010,762	]		No dwgs under	125 75	385	28,875		CfSH Energy	17 0	2.009	%
Shared Ownership 96.7	10%	13		1,750	2,211,325	1,264			Stamp Duty Easements etc. Legals Acquisit		1.50%	150,538 0 45,161	195,700			No dwgs over	5 75	Total			Over-extra 1 Over-extra 2 Over-extra 3	11 0		
Affordable Rent 96.7				1,320				PLANNING		1011	1.5070									-	Over-extra 4 Infrastructure	0 170	209	%
Social Rent 96.7  Grant and Subsidy Shared Owner		13		1,050	1,328,064	1,265			Planning Fee Architects QS / PM		6.00% 0.50%	37,500 814,891 67,908				Stamp duty ca Land payment 125,000		1%	3,010,762			1,049		
Affordable Re Social Rent	•			C	0 0				Planning Consu Other Profession		1.00% 3.50%	135,815 475,353	1,531,466			250,000 500,000	1% 3%	3% 4%						
SITE AREA - Net 4.23 SITE AREA - Gross 6.50		30 19			25,957,231	12,092		CONSTRUCT	ION Build Cost - BC s106 / CIL	IS Based	1,049	12,682,449 581,998				1,000,000 above	4% 5%	5% 5% <b>Total</b>						
Sales per Quarter 0 Unit Build Time 3	Quarters								Contingency Abnormals		2.50%	317,061 0	13,581,508			Stamp duty ca Land payment 125,000		1%	1,820,000					
	Whole Site		Per ha GROSS		RUN Residual	MACRO ctrl+r osing balance =	0	FINANCE	Fees		7 00%	10,000				250,000 500,000	1% 3% 4%	3% 4%						
Residual Land Value Alternative Use Value Uplift 20%	<b>3,010,762</b> 162,500 32,500	· · · · · · · · · · · · · · · · · · ·	<b>463,194</b> 25,000 5,000		RUN CIL MACI	RO ctrl+l osing balance =	0		Interest Legal and Valua	ation	7.00%	10,000	20,000			1,000,000 above	4% 5%							
Plus /ha 25000000% Viability Threshold			250,000 <b>280,000</b>		Check on phasing o	lwgs nos r <b>rect</b>		SALES	Agents Legals		3.0% 0.5%	129,786				Pre CIL s106		£/ Unit (all) Total	0	]				
Additional Profit	1,606,613	£/m2 <b>194</b>						Developers Pr	Misc.  ofit  % of costs (befo	ore interest)	0.00%	5,000	913,503	19,252,939	]	Post CIL s106 CIL	2,000 40							
RESIDUAL CASH FLOW FOR INTE	EREST	Year 1				Year 2			% of GDV	Year 3	20.00%			5,191,446 Year 4	•			Year 5		<u>'</u>		Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			5	8 0 0	8 0 0	0 0	8 829,995 88,453	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	8 1,327,992 141,525	1,327,992 141,525	8 1,327,992 141,525	1,327,992 141,525	1,327,992 141,525	1,327,992 141,525	1,327,992 141,525	0	0
Affordable Rent Social Rent				0	0 0	0	66,719 53,123	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	106,750 84,996	0	0 0
Grant and Subsidy INCOME	0	0	0	0	0	0	1,038,289	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	<b>0</b>	0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	150,538 0 45,161																							
Planning Fee Architects	37,500 407,445		407,445																					
QS Planning Consultants Other Professional	33,954 67,908 237,676		33,954 67,908 237,676																					
Build Cost - BCIS Base s106/CIL		0	169,099 581,998	439,658	710,217	811,677	811,677	811,677	811,677	811,677	811,677	811,677	811,677	811,677	811,677	811,677	811,677	811,677	541,118	270,559	0	0	0	0
Contingency Abnormals		0	4,227 0	10,991 0	17,755 0	20,292 0	20,292 0	20,292 0	20,292	20,292 0	20,292	20,292 0	13,528 0	6,764 0	0	0 0	0 0	0 0						
Finance Fees Legal and Valuation	10,000 10,000																							
Agents Legals	0 0	0 0	0 0	0 0	0 0	0 0	31,149 5,191	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	0 0	0 0
Misc.  COSTS BEFORE LAND INT AND I	1,000,182	0	5,000 <b>1,507,308</b>	450,650	727,973	831,969	868,309	890,113	890,113	890,113	890,113	890,113	890,113	890,113	890,113	890,113	890,113	890,113	612,790	335,467	58,144	58,144	0	0
For Residual Valuatio Land	3,010,762																							
Interest Profit on Costs Profit on GDV		70,192	71,420	99,048	108,667	123,309	140,026	139,502	128,448	117,201	105,756	94,112	82,264	70,208	57,942	45,461	32,761	19,839	6,691	0	0	0	0	0 0 5,191,446
Cash Flow Opening Balar		-70,192	-1,578,728	-549,697	-836,640	-955,277	29,955	631,648	642,702	653,949	665,394	677,038	688,886	700,942	713,208	725,689	738,389	751,311	1,041,781	1,325,796	1,603,119	1,603,119	0	-5,191,446
Closing Balan	-4,010,945	-4,081,136	-5,659,864	-6,209,561	-7,046,201	-8,001,478	-7,971,523	-7,339,875	-6,697,173	-6,043,224	-5,377,830	-4,700,792	-4,011,906	-3,310,965	-2,597,757	-1,872,067	-1,133,679	-382,368	659,413	1,985,209	3,588,328	5,191,446	5,191,446	0
CASH FLOW FOR CIL ADDITIONA	L PROFIT Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	<b>Year 4</b> Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	1,038,289	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	1,661,263	0	0
EXPENDITURE Land	1,820,000																							
Stamp Duty Easements etc.	91,000 0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
Legals Acquisition  Planning Fee	27,300 37,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	407,445 33,954	0	407,445 33,954 67,908	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0
Planning Consultants Other Professional	67,908 237,676	0	67,908 237,676	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	0 -271,064	0	169,099 <b>134,120</b>	439,658 134,120	710,217 134,120 23,280	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 134,120 37,248	811,677 37 248	811,677 37 248	541,118 37 248	270,559	0	0	0	0
Post CIL s106 Contingency Abnormals	0 0	0 0	4,227 0	10,991 0	23,280 17,755 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 20,292 0	37,248 13,528 0	37,248 6,764 0	0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation	10,000 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 0	0 0	0 0	0 0	0 0	0 0						
Agents Legals	0	0	0	0	0	0	31,149 5,191	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	49,838 8,306	0	0 0
Misc.  COSTS BEFORE LAND INT AND I	0 <b>2,471,719</b>	0 <b>0</b>	5,000 <b>1,059,430</b>	0 <b>584,769</b>	885,372	0 <b>1,003,336</b>	0 <b>1,039,676</b>	0 <b>1,061,481</b>	0 1,061,481	0 <b>1,061,481</b>	927,361	9 <b>27,361</b>	0 <b>650,038</b>	0 <b>372,715</b>	0 <b>58,144</b>	0 <b>58,144</b>	0 <b>0</b>	0 <b>0</b>						
For CIL calculation		40.055	44.040	00.000	74.000	04.40=	440.001	440.77	404.055	05.000	00.550	<del></del>	00.40-	50.407	40.075	40.015	00.075	47.040	E 440	•		2	2	•
Interest Profit on cost Profit on GDV		43,255	44,012	63,322	74,664	91,465	110,624	112,584	104,058	95,383	86,556	77,574	68,435	59,137	49,676	40,049	30,253	17,940	5,410	0	0	0	0	0 0 5,191,446
Cash Flow Opening Balan		-43,255	-1,103,442	-648,092	-960,036 5 336 543	-1,094,801	-112,011	487,199	495,725	504,400	513,227	522,208	531,347	540,645	550,107	559,734	703,649	715,963	1,005,815	1,288,548	1,603,119	1,603,119	0	-5,191,446
Closing Balan	<i>-∠</i> ,4/1,/19	-∠,514,974	-ა,ხ18,415	-4,266,507	-5,226,543	-0,321,344	-0,433,355	-5,946,156	-5,450,432	-4,946,032	-4,432,805	-3,910,597	-3,379,250	-∠,838,605	-2,288,498	-1,728,765	J -1,025,116	-309,154	o96,661	1,985,209	J,588,328	5,191,446	ე,191,446	0



SITE NAME Site 2																								
NCOME Av Size		Number 55		Price £/m2		GIA E m2	A 2	DEVELOPMEN	IT COSTS							Planning fee ca		rate			Build Cost BCIS	/m2 869		
larket Housing 82.8	3 69%	38	3	2,550	7,967,457	3,124	1		Land Stamp Duty		/unit or m2 23,187		1,275,271			No dwgs under		385 115	1,925 575		CfSH Energy Over-extra 1	17 0	2.00%	Ď
nared Ownership 82.8	3 10%	6	5	1,785	849,096	6 476	5		Easements etc. Legals Acquisition		1.50%	0	82,893			No dwgs over 5		Total	2,500		Over-extra 2 Over-extra 3	0		
ffordable Rent 82.8 ocial Rent 82.8				1,320 1,050				PLANNING	Planning Fee			2,500				Stamp duty cal	c - Posidual			1	Over-extra 4 Infrastructure	0 148 <b>1,045</b>		6
rant and Subsidy Shared Owne			)	0 0	499,940	)			Architects QS / PM		6.00% 0.50%	306,669				Land payment 125,000	0%		1,275,271			1,043	1	
Affordable Re Social Rent	ent			0	0	)			Planning Consul Other Professio		1.00% 3.50%					250,000 500,000 1,000,000	1% 3% 4%	3% 4% 5%						
SITE AREA - Net 1.37 SITE AREA - Gross 2.10		40 26			9,944,402	2 4,552	2		Build Cost - BCI s106 / CIL	IS Based	1,045	234,980				above	5%	5% Total	63,764					
Sales per Quarter 0 Unit Build Time 3	Quarters	]			RUN Residual	MACRO ctrl+r			Contingency Abnormals		2.50%	118,931 0	5,111,156			Stamp duty cal Land payment 125,000 250,000	c - Add Profit 0% 1%		588,000					
Residual Land Value	Whole Site 1,275,271	934,265			С	Closing balance =	: 0		Fees Interest		7.00%					500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value Uplift 20% Plus /ha 250,000 Viability Threshold	52,500 10,500 525,000 <b>588,000</b>	) )	25,000 5,000 250,000 <b>280,000</b>	_	RUN CIL MACE C Check on phasing de	Closing balance =	: 0 <b>7</b>	SALES	Legal and Valua Agents	ition	3.0%	10,000 298,332	20,000			above Pre CIL s106	5%	5% Total £/ Unit (all)	29,400	1				
additional Profit		£/m2	3			rrect	]		Legals Misc.		0.5%			7,407,102		Post CIL s106		Total	0					
			_						ofit % of costs (befo % of GDV	re interest)	0.00% 20.00%			0 1,988,880		CIL	40	£/m2 <b>Total</b>	234,980					
RESIDUAL CASH FLOW FOR INT	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
JNITS Started Market Housing Shared Ownership			5	5 0 0	5 0 0	5 0 0	5 724,314 77,191	5 724,314 77,191	5 724,314 77,191	5 724,314 77,191	5 724,314 77,191	5 724,314 77,191	5 724,314 77,191	724,314 77,191	724,314 77,191	724,314 77,191	724,314 77,191	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0 0	0	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	57,082 45,450	0	0	0	0 0	0	0	0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	9 <b>04,037</b>	9 <b>04,037</b>	904,037	9 <b>04,037</b>	9 <b>04,037</b>	9 <b>04,037</b>	0 <b>904,037</b>	0 <b>904,037</b>	0 <b>904,037</b>	0 <b>904,037</b>	9 <b>04,037</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>
EXPENDITURE Stamp Duty	63,764																							
Easements etc. Legals Acquisition	0 19,129																							
Planning Fee Architects	2,500 153,335		153,335																					
ହS Planning Consultants Other Professional	12,778 25,556 89,445		12,778 25,556 89,445																					
Build Cost - BCIS Base		0	144,159 234,980	288,318	432,477	432,477	432,477	432,477	432,477	432,477	432,477	432,477	432,477	288,318	144,159	0	0	0	0	0	0	0	0	0
s106/CIL Contingency Abnormals		0 0	234,980 3,604 0	7,208 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	7,208 0	3,604 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Finance Fees Legal and Valuation	10,000 10,000																							
Agents	0	0	0	0	0	0	27,121	27,121	27,121	27,121	27,121	27,121	27,121	27,121	27,121	27,121	27,121	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND	0 <b>386,506</b>	<b>0</b>	5,000 <b>668,856</b>	295,526	0 <b>443,289</b>	0 443,289	4,520 <b>474,930</b>	4,520 <b>474,930</b>	4,520 <b>474,930</b>	4,520 <b>474,930</b>	4,520 <b>474,930</b>	4,520 <b>474,930</b>	4,520 <b>474,930</b>	4,520 <b>327,167</b>	4,520 <b>179,404</b>	4,520 <b>31,641</b>	4,520 <b>31,641</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		1	•	·			, -	, -		·	·	·	·	•	·	·								
For Residual Valuati Land Interest Profit on Costs	t S	29,081	29,590	41,813	47,716	56,309	65,052	58,681	52,198	45,603	38,891	32,062	25,114	18,044	8,265	0	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-1,661,778	-29,081	-698,446	-337,339	-491,005	-499,598	364,055	370,426	376,908	383,504	390,215	397,044	403,992	558,825	716,367	872,395	872,395	n	n	٥	0	n	n	1,988,88
Cash Flow Opening Bala Closing Balan	ır O	-29,081 -1,690,859	-698,446 -2,389,305	-337,339 -2,726,644	-491,005 -3,217,649	-499,598 -3,717,246	-3,353,192	-2,982,766	-2,605,858	-2,222,354	-1,832,139	-1,435,095	-1,031,103	-472,278	716,367 244,090	872,395 1,116,485	1,988,880	1,988,880	1,988,880	1,988,880	1,988,880	1,988,880	1,988,880	-1,988,88
CASH FLOW FOR CIL ADDITIONA	AL PROFIT	Year 1	ı			Year 2	2			Year 3				Year 4				Year 5				Year 6		
NCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME EXPENDITURE	0	0	0	0	0	0	904,037	904,037	904,037	904,037	904,037	904,037	904,037	904,037	904,037	904,037	904,037	U	U	0	0	0	0	0
Land	588,000	0	0	0		0	0	0		٥	0	^	0	0	0	0	0	^	Λ	۸		0	0	0
Stamp Duty Easements etc. Legals Acquisition	29,400 0 8,820	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0	0 0	0 0	0 0	0 0	0 0 0						
Planning Fee	2,500 153,335	0	0 153,335	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	12,778 25,556	0	12,778 25,556	0	0 0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0
Other Professional Suild Cost - BCIS Base	89,445 0	0	89,445 144,159	0 288,318	0 432,477	0 432,477	0 432,477	0 432,477	0 432,477	0 432,477	0 432,477	0 432,477	0 432,477	0 288,318	0 144,159	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	-112,114	J	107,128	107,128	107,128 21,362	107,128 21,362	107,128 21,362	107,128 21,362	107,128 21,362	107,128 21,362	107,128 21,362	21,362	21,362	21,362	21,362	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0 0	0	3,604 0	7,208 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	10,812 0	7,208 0	3,604 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0 0
inance Fees egal and Valuation	10,000 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 0	0 0	0 0	0 0	0 0	0 0						
gents egals	0 0	0 0	0 0	0 0	0	0 0	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	27,121 4,520	0 0	0 0	0 0	0	0 0	0 0	0 0
disc. COSTS BEFORE LAND INT AND	0 817,719	0	5,000 <b>541,005</b>	0 <b>402,654</b>	571,779	0 <b>571,779</b>	0 <b>603,420</b>	0 <b>603,420</b>	0 <b>603,420</b>	0 <b>603,420</b>	0 <b>603,420</b>	0 496,292	0 <b>496,292</b>	0 348,529	0 200,766	0 31,641	0 31,641	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0
or CIL calculation																								
Interest Profit on cost Profit on GDV	t	14,310	14,561	24,283	31,754	42,316	53,063	48,731	44,323	39,837	35,274	30,630	24,031	17,316	7,897	0	0	0	0	0	0	0	0	0 0 1,988,88
Cash Flow	-817,719	-14,310	-555,565	-426,937	-603,533	-614,095	247,554	251,886	256,294	260,779	265,343	377,114	383,714	538,192	695,373	872,395	872,395	0	0	0	0	0	0	-1,988,88
Opening Bala Closing Balan		-832,029	-1,387,594	-1,814,531	-2,418,064	-3,032,159	-2,784,605	-2,532,719	-2,276,425	-2,015,646	-1,750,303	-1,373,189	-989,475	-451,283	244,090	1,116,485	1,988,880	1,988,880	1,988,880	1,988,880	1,988,880	1,988,880	1,988,880	0



SITE NAME	Site 3																								
INCOME	Av Size m2		Number 41		Price £/m2		GIA E m2		DEVELOPME	NT COSTS						]	Planning fee of Planning app for	e dwgs	rate			Build Cost BCIS	/m2 854	0.0004	
Market Housing	98.4	69%	28		3,000	8,310,931	2,770	)	LAND	Land Stamp Duty		/unit or m2 50,409		2,066,752			No dwgs No dwgs under No dwgs over		385 115	15,785 0		CfSH Energy Over-extra 1	17 0 11	2.00%	
Shared Ownership	98.4		4		2,100					Easements etc		1.50%	(	)					Total	15,785		Over-extra 2 Over-extra 3	0		
Affordable Rent Social Rent	98.4 98.4		4		1,320 1,050				PLANNING	Planning Fee			15,78				Stamp duty ca	alc - Posidual				Over-extra 4 Infrastructure	0 145 <b>1,028</b>	17%	
Grant and Subsidy	Shared Owners Affordable Ren Social Rent	ship	7		(	) (	) )	-		Architects QS / PM Planning Const		6.00% 0.50% 1.00% 3.50%	266,670 22,222 44,445	) 2 5			Land payment 125,000 250,000 500,000		1% 3% 4%	2,066,752			1,020		
SITE AREA - Net SITE AREA - Gross	1.36 h 2.10 h		30 20			10,196,631	4,03 <del>6</del>	5	CONSTRUCT	FION Build Cost - BO s106 / CIL	CIS Based	1,028	4,147,982 192,812				1,000,000 above	4% 5%	5% 5% <b>Total</b>	103,338					
Sales per Quarter Unit Build Time	0 3 0	Quarters				RUN Residual	l MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	103,700 (	) 4,444,494			Land payment 125,000 250,000	0% 1%	3%	651,000					
Residual Land Value Alternative Use Value Uplift		Whole Site 2,066,752 105,000 21,000	Per ha NET 1,519,670	Per ha GROSS 984,167 50,000 10,000		RUN CIL MAC				Fees Interest Legal and Valu	ation	7.00%	10,000				500,000 1,000,000 above	3% 4% 5%	4% 5% 5% <b>Total</b>	32,550					
Plus /ha		525,000 <b>651,000</b>		250,000 310,000	_	Check on phasing	losing balance = dwgs nos rrect		SALES	Agents Legals		3.0% 0.5%	50,983	3			Pre CIL s106		£/ Unit (all) Total	0					
Additional Profit		1,678,241	C/m2 <b>606</b>	l				_	Developers P	Misc.  rofit % of costs (bef	ore interest)	0.00%	5,000	361,882	7,532,146		Post CIL s106 CIL	2,000 40	` ,	192,812					
RESIDUAL CASH FL	LOW FOR INTE		Year 1				Year 2			% of GDV	Year 3	20.00%			2,039,326 Year 4				Year 5				Year 6		
INCOME UNITS Started		Q1	Q2	<b>Q3</b>	<b>Q4</b>	Q1 5	<b>Q2</b> 5	<b>Q3</b>	<b>Q4</b>	Q1 5	<b>Q2</b>	<b>Q3</b>	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3 Q	Q4 
Market Housing Shared Ownership					0	0	0	1,013,528 108,012	1,013,528 108,012	1,013,528 108,012	1,013,528 108,012	1,013,528 108,012	1,013,528 108,012	1,013,528 108,012	1,013,528 108,012	202,706 21,602	0	0	0	0	0	0	0	0 (	0
Affordable Rent Social Rent Grant and Subsidy					0 0 0	0 0 0	0 0 0	67,893 54,058 0	67,893 54,058 0	67,893 54,058 0	67,893 54,058 0	67,893 54,058 0	67,893 54,058 0	67,893 54,058 0	67,893 54,058 0	13,579 10,812 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	) 0 0
EXPENDITURE	<u> </u>	103,338	0	0	0	0	0	1,243,492	1,243,492	1,243,492	1,243,492	1,243,492	1,243,492	1,243,492	1,243,492	248,698	0	0	0	0	0	0	0	0 (	<u>)                                    </u>
Stamp Duty Easements etc. Legals Acquisition		0 31,001																							
Planning Fee Architects QS Planning Consultants Other Professional	;	15,785 133,335 11,111 22,222 77,779		133,335 11,111 22,222 77,779																					
Build Cost - BCIS Bas s106/CIL Contingency	ase		0	168,617 192,812 4,215	337,234 8,431	505,852 12,646	505,852 12,646	505,852 12,646	505,852 12,646	505,852 12,646	505,852 12,646	370,958 9,274	202,341 5,059	33,723 843	0	0	0	0	0	0	0	0	0	0 (	0
Abnormals  Finance Fees  Legal and Valuation		10,000 10,000	U	U	U	0	U	U	Ü	0	U	U	U	0	U	U	U	0	0	U	U		U	0 (	J
Agents		0	0	0	0	0	0	37,305 6,217	37,305 6,217	37,305 6,217	37,305 6,217	37,305 6,217	37,305 6,217	37,305 6,217	37,305 6,217	7,461 1,243	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LA	AND INT AND I	414,571	0	5,000 <b>615,092</b>	345,665	518,498	518,498	562,020	562,020	562,020	562,020	423,754	250,921	78,089	43,522	8,704	0	0	0	0		0	<u> </u>	0	<u>o</u>
	Interest Profit on Costs Profit on GDV		43,423	44,183	55,720	62,745	72,916	83,266	72,798	62,146	51,308	40,280	26,639	9,735	0	0	0	0	0	0	0	0	0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 <mark>0</mark> 9,32
	Cash Flow Opening Balar Closing Balan		-43,423 -2,524,746	-659,275 -3,184,021	-401,386 -3,585,407	-581,242 -4,166,649	-591,414 -4,758,063	598,205 -4,159,858	608,674	619,326 -2,931,858	630,164	779,458	965,931 -556,305	1,155,668 599,363	1,199,969 1,799,332	239,994 2,039,326	0 2,039,326	0 2,039,326	0 2,039,326	0 2,039,326	0 2,039,326	0 2,039,326	2,039,326	0 -2,039 2,039,326 0	9,326 0
CASH FLOW FOR C	CIL ADDITIONAL		Year 1		04	01	Year 2		04	01	Year 3		04	01	Year 4		04	04	Year 5	03			Year 6	Q3 Q	Q4
INCOME INCOME	As Above	Q1 <b>0</b>	Q2 <b>0</b>	Q3 <b>0</b>	Q4 <b>0</b>	Q1 <b>0</b>	Q2 <b>0</b>	Q3 <b>1,243,492</b>	Q4 1,243,492	Q1 1,243,492	Q2 <b>1,243,492</b>	Q3 <b>1,243,492</b>	Q4 1,243,492	Q1 1,243,492	Q2 <b>1,243,492</b>	Q3 <b>248,698</b>	Q4 <b>0</b>	Q1 <b>0</b>	Q2 <b>0</b>	Q3 <b>0</b>	Q4 <b>0</b>	Q1 0	Q2 <b>0</b>		بر 0
<b>EXPENDITURE</b> Land		651,000																							
Stamp Duty Easements etc.		32,550 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 (	0
Legals Acquisition Planning Fee		9,765 15,785	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0
Architects QS		133,335 11,111	0	133,335 11,111	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0 (	0
Planning Consultants Other Professional	3	22,222 77,779	0 0	22,222 77,779	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0	0 0	0 (	0
Build Cost - BCIS Ba POTENTIAL CIL	ase	0 -179,592	0 <b> </b>	168,617 <b>265,405</b>	337,234 265,405	505,852 265,405	505,852 265,405	505,852 265,405	505,852 265,405	505,852 265,405	505,852	370,958	202,341	33,723	0	0	0	0	0	0	0	0	0	0 (	٥
Post CIL s106 Contingency Abnormals		0	0	4,215 0	8,431 0	23,514 12,646 0	23,514 12,646 0	23,514 12,646 0	23,514 12,646 0	23,514 12,646 0	23,514 12,646 0	23,514 9,274 0	23,514 5,059 0	4,703 843 0	0 0 0	0 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		10,000	0	0	0 0	0	0 0	0 37,305	0 37,305	0 37,305	0 37,305	0 37,305	0 37,305	0 37,305	0 37,305	0 7,461	0 0	0	0	0	0 0	0	0	0 (	0
Agents		0	0	5,000	0 0 611,070	0 0 0 <b>807,416</b>	0 0 807,416	6,217 0 <b>850,938</b>	6,217 0 <b>850,938</b>	6,217 0 <b>850,938</b>	6,217 0 <b>585,534</b>	6,217 0 <b>447,268</b>	6,217 0 <b>274,435</b>	6,217 0 <b>82,791</b>	6,217 0 <b>43,522</b>	1,243 0 <b>8,704</b>	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0
Agents Legals Misc. COSTS BEFORE LA	AND INT AND	793,955	0	687,685	011,070	,																			
Legals Misc. COSTS BEFORE LA  For CIL calculation	Interest		<b>0</b> 13,894	14,137	26,419	37,575	52,363	67,409	61,719	55,929	50,038	39,400	26,155	9,654	0	0	0	0	0	0	0	0	0	00	)
Legals Misc. COSTS BEFORE LA  For CIL calculation			<b>0</b> 13,894 -13,894				52,363 -859,779	67,409 325,144	61,719	55,929 336,624	50,038	39,400 756,824	26,155 942,901	9,654 1,151,046	1,199,969	239,994	0	0	0	0	0	0	0	0 (0 2,039 0 -2,039	

SITE NAME Site 4							-																	
NCOME Av Size m2		Number 26		Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee c	e dwgs				Build Cost BCIS	/m2 852		
arket Housing 99.3	69%	18	3	3,000	5,314,795	1,772	2	LAND	Land Stamp Duty		/unit or m2 52,366		1,361,511			No dwgs No dwgs under No dwgs over t		385	10,010		CfSH Energy Over-extra 1	17 0	2.009	%
hared Ownership 99.3	10%	3	3	2,100	566,400	270			Easements etc. Legals Acquisiti	on	1.50%	C	)			ino dwgs over s		Total	10,010		Over-extra 2 Over-extra 3	0		
ffordable Rent 99.3	10%	3	3	1,320	356,023	270		PLANNING													Over-extra 4 Infrastructure	0 128	159	5%
ocial Rent 99.3		3	3	1,050	283,471	270			Planning Fee Architects		6.00%		9			Stamp duty ca Land payment			1,361,511			1,008		
rant and Subsidy Shared Owner Affordable Re Social Rent	-			( (		) }			QS / PM Planning Consul Other Professio		0.50% 1.00% 3.50%	27,898	3			125,000 250,000 500,000	0% 1% 3%	1% 3% 4%						
SITE AREA - Net 0.85 SITE AREA - Gross 1.00		31 26			6,520,690	2,581		CONSTRUCT	<b>ION</b> Build Cost - BC	IS Based	1,008	3 2,601,902	2			1,000,000 above	4% 5%	5% 5% <b>Total</b>	68,076					
		1					•		s106 / CIL Contingency		2.50%	122,864 65,048	4 3			Stamp duty ca	ılc - Add Profit							
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE	Abnormals			(	2,789,813			Land payment 125,000 250,000	0% 1%		310,000					
Residual Land Value	Whole Site <b>1,361,511</b>		Per ha GROSS 1,361,511			osing balance =	0		Fees Interest		7.00%	10,000	)			500,000 1,000,000	3% 4%	4%						
Alternative Use Value Jplift 20%	50,000 10,000		50,000 10,000	) )	RUN CIL MACE	RO ctrl+l losing balance =	0		Legal and Valua	tion		10,000	20,000			above	5%	5% Total	15,500					
Plus /ha 250,000 Viability Threshold	250,000 <b>310,000</b>		250,000 <b>310,00</b> 0		Check on phasing d		1	SALES	Agents		3.0%					Pre CIL s106		£/ Unit (all)	0					
Additional Profit	1,228,299	£/m2	1		Cor	rect	1		Legals Misc.		0.5%	32,603 5,000		4,809,936		Post CIL s106		£/ Unit (all)	<u>U</u>					
			•					Developers Pr	r <b>ofit</b> % of costs (befo % of GDV	re interest)	0.00% 20.00%			0 1,304,138		CIL	40		122,864					
RESIDUAL CASH FLOW FOR INTE	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	Q4
NCOME JNITS Started	~1	~-	2	4	4	4	4	4	4	-				~ <del>-</del>	40			~~		<b>~</b> 7		~ <del>-</del>		<b>Q</b> 1
Market Housing Shared Ownership				0	0	0	408,830 43,569	817,661 87,139	817,661 87,139	817,661 87,139	817,661 87,139	817,661 87,139	817,661 87,139	0	0	0	0 0	0	0	0	0	0	0	0
Affordable Rent Social Rent Grant and Subsidy				υ 0 0	0 0	0 0 0	27,386 21,805 0	54,773 43,611 0	54,773 43,611 0	54,773 43,611 0	54,773 43,611 0	54,773 43,611 0	54,773 43,611 0	υ 0 0	0 0 0	υ 0 0	0 0	υ 0 0	0 0	0 0 0	0	0 0	υ 0 0	0 0 0
INCOME	0	0	0	0	0	0	<b>501,592</b>	1,003,183	1,003,183	1,003,183	1,003,183	1,003,183	1,003,183	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE  Stamp Duty  Easements etc.  Legals Acquisition	68,076 0 20,423																							
Planning Fee	10,010																							
Architects QS	83,694 6,975		83,694 6,975																					
Planning Consultants Other Professional	13,949 48,822		13,949 48,822																					
Build Cost - BCIS Base s106/CIL		0	66,715 122,864	200,146	333,577	400,293	400,293	400,293	400,293	266,862	133,431	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	1,668 0	5,004 0	8,339 0	10,007 0	10,007 0	10,007 0	10,007 0	6,672 0	3,336 0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	10,000	-	-	-		-	-	-		-	-	-		-	-	-		-	-	-		-	-	· ·
Legal and Valuation	10,000	0	0	0	0	0	15,048	30,095	30,095	30,095	30,095	30,095	30,095	0	0	0	0	0	0	0	0	0	0	0
Agents ∟egals Misc.	0	0	0 5,000	0	o o	0	2,508	5,016	5,016	5,016	5,016	5,016	5,016	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	271,948	0	349,687	205,150	341,917	410,300	427,856	445,411	445,411	308,645	171,878	35,111	35,111	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Land	1,361,511	28,586	29,086	35,714	39,929	46,612	54,608	54,273	45,462	36,496	24,981	10,870	0	0	0	0	0	0	0	0		0	0	0
Interest Profit on Costs Profit on GDV		28,586	29,086	35,714	39,929	40,012	54,608	54,273	45,462	30,490	24,981	10,870		U	U	U	0	U	U	U	0	U	U	0 1,304,1
Cash Flow	-1,633,459	-28,586	-378,773	-240,864	-381,846	-456,912	19,128	503,499	512,310	658,042	806,324	957,202	968,072	0	0	0	0	0	0	0	0	0	0	-1,304,1
Opening Balar Closing Balan		-1,662,044	-2,040,817	-2,281,681	-2,663,527	-3,120,439	-3,101,311	-2,597,812	-2,085,502	-1,427,460	-621,135	336,066	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	1,304,138	0
CASH FLOW FOR CIL ADDITIONA	L PROFIT	Year 1				Year 2	!			Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1 0	Q2 <b>0</b>	Q3	Q4 	Q1 0	Q2 	Q3 <b>501,592</b>	Q4 1,003,183	Q1 1,003,183	Q2 1,003,183	Q3 1,003,183	Q4 1,003,183	Q1 1,003,183	Q2 0	Q3	Q4 	Q1 0	Q2	Q3	Q4 	Q1 <b>0</b>	Q2 0	Q3 0	Q4
EXPENDITURE				U		<b>U</b>	301,332	1,003,103	1,003,103	1,003,103	1,000,100	1,003,103	1,003,103		<u> </u>			<u> </u>	<b>U</b>	0	<u> </u>			
Land Starrag Duty	310,000	0	0	0		0	0	0		0	0	0	0	0	0	0	0	0	0	0		0	0	0
Stamp Duty Easements etc. Legals Acquisition	15,500 0 4,650	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0	0 0 0	0	0
Planning Fee	10,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS	83,694 6,975	0 0	83,694 6,975	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Planning Consultants Other Professional	13,949 48,822	0	13,949 48,822	0	0	0	0	0	0	0	0	0	0 0	0	0 0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0 -242,668	0	66,715 <b>294,193</b>	200,146 294,193	333,577 294,193	400,293 294,193	400,293 294,193	400,293	400,293	266,862	133,431	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0	1,668	5,004	9,451 8,339	18,902 10,007	18,902 10,007	18,902 10,007	18,902 10,007	18,902 6,672	18,902 3,336	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Abnormals	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	10,000 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	0	0	0	0	0	0
Agents Legals	0 0	0 0	0 0	0 0	0	0 0	15,048 2,508	30,095 5,016	30,095 5,016	30,095 5,016	30,095 5,016	30,095 5,016	30,095 5,016	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0
Misc. COSTS BEFORE LAND INT AND I	0 <b>270,932</b>	0 <b>0</b>	5,000 <b>521,016</b>	0 <b>499,343</b>	0 <b>645,561</b>	723,395	7 <b>40,951</b>	0 464,313	0 464,313	0 <b>327,547</b>	0 190,780	0 <b>35,111</b>	0 <b>35,111</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0
ior Cili polovistico																								
or CIL calculation Interest Profit on cost		4,741	4,824	14,026	23,010	34,710	47,977	53,006	44,503	35,852	24,655	10,870	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								1,304,1
	270.022	-4,741	-525,841	-513,370	-668,571	-758,106	-287,337	485,864	494,367	639,785	787,747	957,202	968,072	0	0	0	0	0	0	0	0	0	0	-1,304,1
Cash Flow Opening Balar																					1,304,138			



SITE NAME	Site 5																								
INCOME	Av Size m2	%	Number 3		Price £/m2		GIA m2		DEVELOPME	ENT COSTS							Planning fee calc	dwgs	rate			Build Cost BCIS	/m2 1,211		
Market Housing	111.0	100%	3		3,000	999,000	333		LAND	Land Stamp Duty		/unit or m2 47,894	<b>Total</b> 1,437	143,681			No dwgs No dwgs under	3 3 0	385 115	1,155		CfSH Energy Over-extra 1	24 0	2.00%	,
Shared Ownership	111.0	0%	0		2,100	0	0			Easements etc. Legals Acquisiti		1.50%	0 2,155	3,592			No dwgs over 5		Total	1,155		Over-extra 2 Over-extra 3	0		
Affordable Rent	111.0	0%	0		1,320		0		PLANNING	DI : 5											ı	Over-extra 4 Infrastructure	0 121	10%	
Social Rent  Grant and Subsidy St	111.0 hared Ownershi	0% ip	0		1,050 0		) 0			Planning Fee Architects QS / PM		6.00% 0.50%	1,155 29,161 2,430				Stamp duty calc - Land payment 125,000	· Residual	1%	143,681			1,367		
Af	fordable Rent ocial Rent	P			0	0 0	)			Planning Consu		1.00%	4,860 17,011	54,617			250,000 500,000	1% 3%	0% 0%						
SITE AREA - Net SITE AREA - Gross	0.10 ha 0.10 ha		30 30			999,000	333		CONSTRUCT	FION Build Cost - BC s106 / CIL	CIS Based	1,367	455,318 19,320				1,000,000 above	4% 5%	0% 1% <b>Total</b>	1,437					
Sales per Quarter Unit Build Time		uarters				RUN Residual			FINANCE	Contingency Abnormals		2.50%	11,383	486,020			Stamp duty calc - Land payment 125,000 250,000	0% 1%	1% 0%	31,000					
Residual Land Value Alternative Use Value		Whole Site 143,681 5,000	1,436,811	Per ha GROSS 1,436,811 50,000	]	RUN CIL MAC	losing balance = RO ctrl+I	U		Fees Interest Legal and Valua	ation	7.00%	10,000 10,000	20,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 1%						
Uplift Plus /ha <b>Viability</b>	20% 250,000 y Threshold	1,000 25,000 <b>31,000</b>		10,000 250,000 <b>310,000</b>	) <del>-</del>	Check on phasing o	losing balance =	0	SALES	Agents Legals		3.0% 0.5%	29,970 4,995				Pre CIL s106	0 £/ l To	Total Unit (all)	310					
Additional Profit		£/ <b>120,554</b>	m2 <b>362</b>					1	Developers P	Misc.	ore interest)	0.00%	5,000	39,965	747,876		Post CIL s106 CIL		£/ Unit (all) £/m2 Total	19,320					
RESIDUAL CASH FLO	W FOR INTER	EST	Year 1				Year 2	!		% of GDV	Year 3	20.00%			199,800 Year 4				Year 5	,			Year 6		
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership				1	1 0 0	0 0	0	333,000 0	333,000 0	333,000	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent					0 0	0 0	0	0	0	0 0	0	0	0 0	0	0	0	0 0	0	0	0	0	0 0	0	0	0
Grant and Subsidy INCOME		0	0	0	0 <b>0</b>	0	0 <b>0</b>	333,000	333,000	333,000	0 <b>0</b>	0	0 <b>0</b>	0	<b>0</b>	<b>0</b>	0	0	<b>0</b>	0	0 <b>0</b>	0	0	0 <b>0</b>	<b>0</b>
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition		1,437 0 2,155																							
Planning Fee Architects		1,155 14,581		14,581																					
QS Planning Consultants Other Professional		1,215 2,430 8,505		1,215 2,430 8,505																					
Build Cost - BCIS Base s106/CIL			0	50,591 19,320	101,182	151,773	101,182	50,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals			0 0	1,265 0	2,530 0	3,794 0	2,530 0	1,265 0	0	0	0 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0 0	0	0	0	0 0	0
Finance Fees Legal and Valuation		10,000 10,000																							
Agents Legals		0 0	0	0	0 0	0	0 0	9,990 1,665	9,990 1,665	9,990 1,665	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0	0 0
Misc. COSTS BEFORE LAND	D INT AND I	51,478	0	5,000 <b>102,907</b>	103,711	155,567	103,711	63,511	11,655	11,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	143,681																							
Pro	Interest ofit on Costs		3,415	3,475	5,337	7,245	10,094	12,086	7,581	2,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ca		-195,159	-3,415	-106,382	-109,048	-162,812	-113,806	257,404	313,764	319,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	199,800 -199,800
	pening Balar	0 -195,159	-198,575	-304,956	-414,004	-576,816	-690,622	-433,218	-119,455	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	0
CASH FLOW FOR CIL		PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME AS	s Above	0	0	0	0	0	0	333,000	333,000	333,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land		31,000																							
Stamp Duty Easements etc. Legals Acquisition		310 0 465	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects		1,155 14,581	0 0	0 14,581	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
QS Planning Consultants Other Professional		1,215 2,430 8,505	0 0 0	1,215 2,430 8,505	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Build Cost - BCIS Base POTENTIAL CIL		0	0	50,591 <b>120,554</b>	101,182	151,773	101,182	50,591	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals		0 0	0 0	1,265 0	2,530 0	6,440 3,794 0	6,440 2,530 0	6,440 1,265 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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 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 Agents		0	0	0	0	0	0	9,990	9,990	9,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND	D INT AND I	0 0 <b>79,661</b>	0 0	0 5,000 <b>204,141</b>	0 0 <b>103,711</b>	0 0 <b>162,007</b>	0 0 <b>110,151</b>	1,665 0 <b>69,951</b>	1,665 0 <b>11,655</b>	1,665 0 <b>11,655</b>	0 0	0	0 0	0 0	0 0	0 0	0 0	0	0 0	0	0 0	0 0	0	0 0	0
	- III ANU I	1 3,00 l	U	∠U4,141	103,711	102,007	110,131	v9,931 	11,000	11,000	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
	Interest Profit on cost rofit on GDV		1,394	1,418	5,016	6,918	9,875	11,975	7,581	2,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 199,800
Ca	ash Flow	-79,661 0	-1,394	-205,559	-108,727	-168,925	-120,026	251,074	313,764	319,255	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-199,800
	pening Balar losing Balan	0 -79,661	-81,055	-286,614	-395,341	-564,267	-684,292	-433,218	-119,455	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	199,800	0

SITE NAME Site 6																								
INCOME Av Siz		Number 38		Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee ca Planning app fe	dwgs	rate			Build Cost BCIS	/m2 883		
Market Housing 76.	4 77%	29	)	2,100	4,710,207	2,243		LAND	Land Stamp Duty		/unit or m2 2,872		109,131			No dwgs No dwgs under No dwgs over 5		385 115	14,630 0		CfSH Energy Over-extra 1	18 0 11	2.009	<b>)</b> %
Shared Ownership 76.		3	3	1,470					Easements etc. Legals Acquisiti		1.50%	1,637	7 1,637	,		ango over		Total	14,630		Over-extra 3	44		
Affordable Rent 76.  Social Rent 76.		3		1,320 1,050				PLANNING	Planning Fee			14,630	1			Stamp duty ca	lc - Posidual			1	Over-extra 4 Infrastructure	0 132 <b>1,088</b>	159	5%
Grant and Subsidy Shared Own		3	)	0	230,003				Architects QS / PM		6.00% 0.50%	208,878	3			Land payment 125,000	0%	0%	109,131			1,000		
Affordable R Social Rent	ent			0	0	<b>,</b>			Planning Consu Other Profession		1.00% 3.50%			3		250,000 500,000	1% 3%	0% 0%						
	5 ha 0 ha	45 38			5,553,784	2,902		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,088	165,718	3			1,000,000 above	4% 5%	0% 0% <b>Total</b>	0					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual I	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	157,885	5 ) 3,481,297	,		Stamp duty ca Land payment 125,000 250,000	0% 1%		540,000					
Residual Land Value Alternative Use Value	Whole Site 109,131 450,000	128,390	Per ha GROSS 109,131 450,000		RUN CIL MACE	losing balance =	0		Fees Interest Legal and Valua	ation	7.00%	10,000		)		500,000 1,000,000 above	3% 4% 5%							
Uplift 20% Plus /ha 0 Viability Threshol	90,000 0 <b>d 540,000</b>		90,000 0 <b>540,000</b>		Check on phasing d	losing balance =	0	SALES	Agents Legals		3.0% 0.5%					Pre CIL s106		£/ Unit (all) Total	0	]				
Additional Profit	-456,504	£/m2 <b>-204</b>		'			•	Developers P	Misc.	are interest\	0.00%	5,000		4,209,020		Post CIL s106 CIL		£/ Unit (all)	165 710					
RESIDUAL CASH FLOW FOR IN	TEREST	Year 1				Year 2			% of GDV	Year 3	20.00%			1,110,757 Year 4				Year 5	165,718			Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			3	5 0 0	5 0 0	5 0	5 371,858 25,495	5 619,764 42,491	5 619,764 42,491	5 619,764 42,491	619,764 42,491	619,764 42,491	619,764 42,491	619,764 42,491	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	25,495 22,893 18,210	38,155 30,351	38,155 30,351	38,155 30,351	42,491 38,155 30,351	42,491 38,155 30,351	38,155 30,351	38,155 30,351	0	0	0 0	0	0	0	0	0	0	0 0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>438,457</b>	7 <b>30,761</b>	730,761	7 <b>30,761</b>	0 <b>730,761</b>	7 <b>30,761</b>	730,761	7 <b>30,761</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 0	0 0	0 0	0 <b>0</b>
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	0 0 1,637																							
Planning Fee	14,630		404 400																					
Architects QS Planning Consultants Other Professional	104,439 8,703 17,406 60,923		104,439 8,703 17,406 60,923																					
Build Cost - BCIS Base s106/CIL		0	83,097 165,718	221,593	360,088	415,486	415,486	415,486	415,486	415,486	276,991	138,495	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	4,155 0	11,080 0	18,004 0	20,774 0	20,774 0	20,774 0	20,774	20,774 0	13,850 0	6,925 0	0	0	0 0	0 0	0	0	0	0 0	0	0	0	0
Finance Fees Legal and Valuation	10,000 10,000																							
Agents Legals	0	0	0	0	0	0	13,154 2,192	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND	227,738	0	5,000 <b>449,442</b>	232,672	378,092	436,260	451,606	461,837	461,837	461,837	316,417	170,997	25,577	25,577	0	0	0	0	0	0	0	0		0
For Residual Valuatia Lan	d 109,131																							
Interes Profit on Cost	st	5,895	5,998	13,969	18,285	25,221	33,297	34,110	30,001	25,820	21,565	14,692	5,153	0	0	0	0	0	0	0	0	0	0	0
Profit on GD  Cash Flow	-336,870	-5,895	-455,440	-246,641	-396,377	-461,482	-46,447	234,814	238,923	243,104	392,779	545,072	700,031	705,184	0	0	0	0	0	0	0	0		1,110,757 -1,110,757
Opening Bala Closing Bala	ar 0	-342,765	-798,205	-1,044,846	-1,441,223	-1,902,705	-1,949,152	-1,714,338	-1,475,415	-1,232,310	-839,531	-294,459	405,572	1,110,757	1,110,757	-	1,110,757	1,110,757	1,110,757	1,110,757	1,110,757	1,110,757	1,110,757	
CASH FLOW FOR CIL ADDITION	IAL PROFIT	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME EXPENDITURE	0	0	0	0	0	0	438,457	730,761	730,761	730,761	730,761	730,761	730,761	730,761	0	0	0	0	0	0	0	0	0	0
Land Stamp Duty	540,000	0	0	0	0	0	0	0	0	0	0	0	0	0	n	0	0	0	0	0	0	0	0	Ω
Easements etc. Legals Acquisition	0 8,100	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0
Planning Fee Architects	14,630 104,439	0 0	0 104,439	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
QS Planning Consultants	8,703 17,406	0	8,703 17,406	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0
Other Professional  Build Cost - BCIS Base	60,923	0	60,923 83,097	0 221,593	0 360,088	0 415,486	0 415,486	0 415,486	0 415,486	0 415,486	0 276,991	0 138,495	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106		•	-76,084	-76,084	-76,084 13,083	-76,084 21,805	-76,084 21,805	-76,084 21,805	21,805	21,805	21,805	21,805	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	4,155 0	11,080 0	18,004 0	20,774 0	20,774 0	20,774 0	20,774	20,774 0	13,850 0	6,925 0	0	0	0	0	0	0	0	0	0	0	0	0 0
Finance Fees Legal and Valuation	10,000 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	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
Agents Legals	0 0	0 0	0 0	0 0	0 0	0 0	13,154 2,192	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	21,923 3,654	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Misc.  COSTS BEFORE LAND INT AND	0 774,201	0 <b>0</b>	5,000 <b>207,639</b>	0 <b>156,588</b>	0 <b>315,091</b>	0 <b>381,981</b>	0 <b>397,327</b>	0 <b>407,558</b>	0 483,642	0 <b>483,642</b>	0 <b>338,222</b>	0 <b>192,802</b>	0 <b>25,577</b>	0 <b>25,577</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 0	0 0	0 <b>0</b>	0 <b>0</b>
For CIL calculation Interes	st	13,549	13,786	17,661	20,710	26,586	33,736	33,607	28,539	24,714	20,822	14,317	5,153	0	0	0	0	0	0	0	0	0	0	0
Profit on GD	st	, -	, -	·			,	,	,	,	•	·			-									0 1,110,757
Cook Flour	-774,201	-13,549	-221,425	-174,249	-335,801	-408,568	7,393	289,596	218,580	222,405	371,717	523,642	700,031	705,184	0	0	0	0	0	0	0			-1,110,757
Cash Flow Opening Bal		ŕ								,	<b>3</b> ,	0_0,0	7 55,55	700,101	-	· ·		Ü	O	Ü		· ·	-	

SITE NAME Site 7																								
INCOME Av Size m2	%	Number 12		Price £/m2		GIA m2	2	DEVELOPME	ENT COSTS							Planning fee calc	dwgs	rate			Build Cost BCIS	/m2 806		
Market Housing 85.0	77%	9		2,150	1,694,970	788	3	LAND	Land Stamp Duty		/unit or m2 14,974	<b>Total</b> 1,797	179,687			No dwgs No dwgs under No dwgs over 5	12 12 0	385 115	4,620 0		CfSH Energy Over-extra 1	16 0 11	2.00	)%
Shared Ownership 85.0		1		1,505			7		Easements etc Legals Acquisit		1.50%	0 2,695	4,492					Total	4,620		Over-extra 2 Over-extra 3	40		
Affordable Rent 85.0 Social Rent 85.0		1		1,320 1,050			7	PLANNING	Planning Fee			4,620				Stamp duty calc	- Residual			1	Over-extra 4 Infrastructure	0 97 <b>970</b>	12	2%
Grant and Subsidy Shared Owners	ship	·		0	0	,,			Architects QS / PM		6.00% 0.50%	65,673 5,473				Land payment 125,000	0%	<mark>-</mark> 1%	179,687					
Affordable Ren Social Rent	t			0	0				Planning Consu Other Profession		1.00% 3.50%	10,946 38,309	125,021			250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
SITE AREA - Net 0.40 h		30 30			1,994,174	1,020		CONSTRUCT	Build Cost - BC s106 / CIL	CIS Based	970	989,543 55,534				above	5%	1% Total	1,797	1				
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual			FINANCE	Contingency Abnormals		5.00%	49,477 0	1,094,554			Stamp duty calc Land payment 125,000 250,000	0% 1%	1% 0%	216,000					
Residual Land Value Alternative Use Value	Whole Site 179,687 180,000	Per ha NET 449,218	Per ha GROSS 449,218 450,000		RUN CIL MACI	osing balance =	: 0		Fees Interest Legal and Valu	ation	7.00%	10,000	20,000			500,000 1,000,000 above	3% 4% 5%	0% 0% 1%						
Uplift 20% Plus /ha 0  Viability Threshold	36,000 0 <b>216,000</b>		90,000 0 <b>540,000</b>		Check on phasing d	osing balance =	· 0 <b>7</b>	SALES	Agents		3.0%	59,825	_5,			Pre CIL s106	0 £	Total  / Unit (all)	2,160	] ]				
Additional Profit	-34,387	E/m2 -44			cor	rect	1	Developers P	Legals Misc.		0.5%	9,971 5,000	74,796	1,498,551		Post CIL s106 CIL	2,000 40	£/ Unit (all) £/m2	0	]				
									% of costs (before % of GDV		0.00% 20.00%			<b>0</b> 398,835				Total	55,534					
RESIDUAL CASH FLOW FOR INTE	REST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing			2	2 0	2 0	2 0	2 282,495	2 282,495	282,495	282,495	282,495	282,495	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent				0 0 0	0 0 0	0 0 0	19,368 16,987 13,512	19,368 16,987 13,512	19,368 16,987 13,512	19,368 16,987 13,512	19,368 16,987 13,512	19,368 16,987 13,512	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	332,362	332,362	332,362	332,362	332,362	332,362	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 0	0 <b>0</b>	0 <b>0</b>
EXPENDITURE Stamp Duty Easements etc.	1,797 0 2,695																							
Legals Acquisition Planning Fee	4,620																							
Architects QS Planning Consultants Other Professional	32,837 2,736 5,473 19,155		32,837 2,736 5,473 19,155																					
Build Cost - BCIS Base s106/CIL		0	54,975 55,534	109,949	164,924	164,924	164,924	164,924	109,949	54,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	2,749	5,497 0	8,246 0	8,246 0	8,246 0	8,246 0	5,497 0	2,749 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Finance Fees Legal and Valuation	10,000 10,000																							
Agents	0	0	0	0	0	0	9,971 1,662	9,971 1,662	9,971 1,662	9,971 1,662	9,971 1,662	9,971 1,662	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND I	89,313	0	5,000 <b>178,458</b>	115,447	173,170	173,170	184,803	184,803	127,079	69,356	11,633	11,633	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Land	179,687																							
Interest Profit on Costs		4,707	4,790	7,997	10,157	13,365	16,630	14,338	12,007	8,625	4,173	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-269,000	-4,707	-183,248	-123,443	-183,327	-186,535	130,930	133,221	193,276	254,382	316,557	320,730	0	0	0	0	0	0	0	0	0	0	0	398,835 -398,835
Opening Balar Closing Balan	0-269,000	-273,707	-456,955	-580,399	-763,726	-950,261	-819,331	-686,109	-492,833	-238,452	78,105	398,835	398,835	398,835	398,835	5 398,835	398,835	398,835	398,835	398,835	398,835	398,835	398,835	
CASH FLOW FOR CIL ADDITIONAL	_ PROFIT	Year 1				Year 2	2			Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME EXPENDITURE	0	0	0	0	U	0	332,362	332,362	332,362	332,362	332,362	332,362	U	0	U	U	U	U	U	0	0	0	0	U
Land Stamp Duty	216,000 2,160	0	Ω	0	n	0	Ω	0	0	Ω	n	0	Ω	0	Λ	0	0	0	n	Ω	n	Ω	Λ	Λ
Easements etc. Legals Acquisition	0 3,240	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0
Planning Fee Architects	4,620 32,837	0 0	0 32,837	0	0 0	0 0	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0 0	0	0 0
QS Planning Consultants	2,736 5,473	0	2,736 5,473	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0
Other Professional  Build Cost - BCIS Base	19,155 0	0	19,155 54,975	0 109,949	0 164,924	0 164,924	0 164,924	0 164,924	0 109,949	0 54,975	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	^		-34,387		9,256	9,256	9,256	9,256	9,256	9,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	2,749 0	5,497 0	8,246 0	8,246 0	8,246 0	8,246 0	5,497 0	2,749 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	10,000 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 0	0 0	0	0 0	0 0	0 0	0 0	0	0 0	0	0 0
Agents Legals	0 0	0 0	0 0	0 0	0 0	0 0	9,971 1,662	9,971 1,662	9,971 1,662	9,971 1,662	9,971 1,662	9,971 1,662	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0
Misc.  COSTS BEFORE LAND INT AND I	0 <b>306,220</b>	0 <b>0</b>	5,000 <b>88,537</b>	0 115,447	0 <b>182,426</b>	0 <b>182,426</b>	0 <b>194,058</b>	0 194,058	0 136,335	7 <b>8,612</b>	0 11,633	0 11,633	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0 <b>0</b>
For CIL calculation		E 050	E 450	7.007	0.040	40.500	40.000	40.000	44.004	0.405	4.470		0	0	2		0	0	^	^		0	0	•
Interest Profit on cost Profit on GDV		5,359	5,453	7,097	9,242	12,596	16,009	13,869	11,691	8,465	4,173	U	U	U	U	U	U	U	U	U	U	U	U	0 0 398,835
Cash Flow	-306,220	-5,359	-93,990	-122,544	-191,668	-195,022	122,295	124,435	184,336	245,285	316,557	320,730	0	0	0	0	0	0	0	0	0	0	0	-398,835
Opening Balar Closing Balan	-306,220	-311,579	-405,569	-528,113	-719,781	-914,803	-792,508	-668,073	-483,737	-238,452	78,105	398,835	398,835	398,835	398,835	398,835	398,835	398,835	398,835	398,835	398,835	398,835	398,835	0

SITE NAME Site 8																								
INCOME Av Siz		Number 2	•	Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee ca		rate			Build Cost BCIS	/m2 806		
Market Housing 90.	.0 100%	2		2,200	396,000	180		LAND	Land Stamp Duty		/unit or m2 8,933	Total	17,865			No dwgs No dwgs under No dwgs over 5		385 115	770		CfSH Energy Over-extra 1	16 0	2.00%	6
Shared Ownership 90.	.0 0%	0		1,540		0			Easements etc. Legals Acquisiti		1.50%	0 268	268			No dwgs over s		Total	770		Over-extra 2 Over-extra 3	40 0		
Affordable Rent 90.  Social Rent 90.				1,320				PLANNING	Diagning Foo			770				Stomp duty on	lo Docidual				Over-extra 4 Infrastructure	0 81	10%	6
Social Rent 90.  Grant and Subsidy Shared Owner Affordable R Social Rent	ership Rent	0		1,050 0 0	0 0				Planning Fee Architects QS / PM Planning Consu Other Profession		6.00% 0.50% 1.00% 3.50%	770 12,991 1,083 2,165 7,578				Stamp duty ca Land payment 125,000 250,000 500,000	0% 1% 3%	0%	17,865			954		
	96 ha 96 ha	33 33			396,000	180		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	954	171,724 11,200				1,000,000 above	4% 5%	0% 0% <b>Total</b>	0					
Sales per Quarter 0 Unit Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Contingency Abnormals Fees		5.00%	8,586 25,000 10,000	216,510			Stamp duty ca Land payment 125,000 250,000 500,000	0% 1% 3%	0%	32,400					
Residual Land Value  Alternative Use Value  Uplift 20%  Plus /ha 0	<b>17,865</b> 27,000 5,400 0		450,000 90,000 0		RUN CIL MACI	RO ctrl+I losing balance =	0	SALES	Interest Legal and Valua	ation	7.00%	10,000	20,000			1,000,000 above	4% 5%	0% <b>Total</b>	0					
Viability Threshol		£/m2	540,000		Check on phasing o	dwgs nos rrect			Agents Legals Misc.		3.0% 0.5%	11,880 1,980 5,000		298,089		Pre CIL s106  Post CIL s106	2,000		0					
RESIDUAL CASH FLOW FOR IN	TEDEST	Voor 4				Voca 2		Developers P	rofit % of costs (befo % of GDV		0.00% 20.00%			79,200		CIL	40	Total	11,200			Vacu C		
INCOME	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			1	0	0 0	0	198,000 0	0	198,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent Grant and Subsidy INCOME	0	0	0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 198,000	0 0 0 0	0 0 0 0 198,000	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	0 0 268																							
Planning Fee Architects	770 6,495		6,495																					
QS Planning Consultants Other Professional	541 1,083 3,789		541 1,083 3,789																					
Build Cost - BCIS Base s106/CIL Contingency Abnormals		0 0 0	28,621 11,200 1,431 4,167	28,621 1,431 4,167	57,241 2,862 8,333	28,621 1,431 4,167	28,621 1,431 4,167	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Finance Fees Legal and Valuation Agents	10,000 10,000 0	0	0	0	0	0	5,940	0	5,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND	0 0 32,946	0	0 5,000 <b>62,326</b>	0 <b>34,218</b>	0 <b>68,437</b>	0 <b>34,218</b>	990 <b>41,148</b>	0	990 <b>6,930</b>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>0</b>
			02,020	04,210	50,407	04,210	41,140	<u> </u>	0,300	<u> </u>	<u> </u>	J	<u>_</u>	<u>_</u>	<u> </u>	<u> </u>		<u> </u>		J	<u>v</u>	<u> </u>	<u>v</u>	v
For Residual Valuatio Lan Interes Profit on Cost Profit on GD	st ts	889	905	2,011	2,645	3,889	4,556	1,891	1,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 79,200
Cash Flow Opening Bala Closing Bala		-889 -51,700	-63,231 -114,931	-36,230 -151,161	-71,082 -222,243	-38,108 -260,351	152,296 -108,055	-1,891 -109,946	189,146 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	-79,200 0
CASH FLOW FOR CIL ADDITION	IAL PROFIT	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	198,000	0	198,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	32,400		2	•		2	•	-		2	2	_	2	2	-	-		2	2		^	2	-	
Stamp Duty Easements etc. Legals Acquisition	0 0 486	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects	770 6,495	0	0 6,495	0 0	0	0 0	0 0	0 0	0	0	0 0	0 0	0 0	0 0	0	0 0	0	0 0	0 0	0	0 0	0 0	0	0
QS Planning Consultants Other Professional	541 1,083 3,789	0 0 0	541 1,083 3,789	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0
Build Cost - BCIS Base	0	0	28,621	28,621	57,241	28,621	28,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106 Contingency	0	0	1,431	1,431	5,600 2,862	0 1,431	5,600 1,431	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0 <b> </b>
Abnormals Finance Fees	10,000	0	4,167 0	4,167 0	8,333 0	4,167 0	4,167 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation  Agents	10,000	0	0	0	0 0	0	0 5,940	0	0 5,940	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.  COSTS BEFORE LAND INT AND	0 0 0 <b>65,564</b>	0 0 <b>0</b>	0 5,000 <b>36,419</b>	0 0 <b>34,218</b>	0 0 74,037	0 0 34,218	990 0 <b>46,748</b>	0 0 <b>0</b>	990 0 <b>6,930</b>	0 0 0	0 0 <b>0</b>	0 0 0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 0	0 0 <b>0</b>	0 0 0	0 0 0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 0	0 0 <b>0</b>	0 0 <b>0</b>
For CIL calculation  Interes  Profit on cos  Profit on GD	st	1,147	1,167	1,825	2,456	3,795	4,460	1,891	1,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 79,200
Cash Flow Opening Bala Closing Bala	-65,564 ar 0	-1,147 -66,711	-37,586 -104,298	-36,044 -140,341	-76,493 -216,834	-38,013 -254,847	146,792	-1,891 -109,946	189,146 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	0 79,200	-79,200 0
12 239 23	, -	<u>, , , , , , , , , , , , , , , , , , , </u>	, - <del></del>	,	,	, ·	,3	,	,		-	, -	, -	, -	, - <del>-</del>	,	· · · · ·		<u> </u>		, -		,	



SITE NAME	Site 9								]																
INCOME	Av Size m2	%	Number 169		Price £/m2		GIA m2		DEVELOPME	NT COSTS							Planning fee can Planning app fe	dwgs	rate			Build Cost BCIS	/m2 864		
Market Housing	95.9	78%	131		2,250	0 28,307,742	12,581		LAND	Land Stamp Duty		/unit or m2 16,939	<b>Total</b> 143,138	2,862,761	]		No dwgs No dwgs under No dwgs over 5		385			CfSH Energy Over-extra 1	17 0 3	2.00%	
Shared Ownership	95.9	8%	13		1,575	5 2,030,321	1,289			Easements etc. Legals Acquisiti		1.50%	0 42,941	186,079			ino awgs over a		Total			Over-extra 2 Over-extra 3	0		
Affordable Rent	95.9		0		1,320		0 0 4 5		PLANNING	Diam're Fre			50 500				0	la Basilaal			I	Over-extra 4 Infrastructure	173	20%	
Social Rent  Grant and Subsidy	95.9  V Shared Owners		24		1,050	0 2,461,923	2,345			Planning Fee Architects QS / PM		6.00% 0.50%	59,500 1,104,320 92,027				Stamp duty ca Land payment 125,000	lc - Residual	1%	2,862,761			1,057		
,	Affordable Rer Social Rent	•			(	0 0				Planning Consu Other Profession		1.00% 2.50%	184,053 460,133	1,900,033			250,000 500,000	1% 3%	3% 4%						
SITE AREA - Net SITE AREA - Gros			40 26			32,799,986	16,215		CONSTRUCT	I <b>ON</b> Build Cost - BC	IS Based	1,057	17,135,689				1,000,000 above	4% 5%	5% 5% <b>Total</b>	143,138					
OTTE /TITLE/T GIGG	0.00	TIG.		7114						s106 / CIL Contingency	10 Bassa	2.50%	841,249 428,392				Stamp duty ca	lc - Add Profit	1000	110,100					
Sales per Quarter Unit Build Time		Quarters				RUN Residual	MACRO otrlur		FINANCE	Abnormals			0	18,405,330			Land payment 125,000 250,000	0% 1%		1,820,000					
Residual Land Va	alue	Whole Site <b>2,862,761</b>	Per ha NET <b>676,776</b>	Per ha GROSS <b>440,425</b>			osing balance =	0	FINANCE	Fees Interest		7.00%	10,000				500,000	3% 4%	4%						
Alternative Use Va Uplift Plus	20%	162,500 32,500 1,625,000		25,000 5,000 250,000		RUN CIL MACE	RO ctrl+l losing balance =	0	SALES	Legal and Valua	ation		10,000	20,000			above	5%	5% <b>Total</b>	91,000					
	iability Threshold	1,820,000		280,000		Check on phasing d			JALLO	Agents Legals		3.0% 0.5%	984,000 164,000				Pre CIL s106	0	£/ Unit (all) Total	0					
Additional Profit		1,441,059	£/m2 115					•		Misc.			5,000	1,153,000	24,527,204		Post CIL s106	2,000	, ,						
									Developers P	rofit % of costs (befo % of GDV	ore interest)	0.00% 20.00%			0 6,559,997		CIL	40	£/m2 <b>Total</b>	841,249					
RESIDUAL CASH	I FLOW FOR INTE		Year 1	02	04	04	Year 2		04	04	Year 3		04	04	Year 4		04		Year 5		04	01	Year 6		
INCOME UNITS Started		Q1	Q2	<b>Q3</b>	Q4 10	Q1 10	<b>Q2</b>	<b>Q3</b>	Q4 10	Q1 10	<b>Q2</b>	Q3 10	<b>Q4</b>	Q1 10	Q2 10	Q3 10	Q4 10	Q1 10	<b>Q2</b>	<b>Q3</b>	Q4	Q1	Q2	Q3	Q4
Market Housing Shared Ownership	)				0	0	0	1,507,513 108,124	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	1,675,014 120,137	0
Affordable Rent Social Rent Grant and Subsidy	,				0 0 0	0 0	0 0 0	0 131,108 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	0 145,676 0	145,676 0	0 145,676 0	0 145,676 0	0 0 0
INCOL		0	0	0	0	0	0	1,746,745	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	0
EXPENDITURE Stamp Duty Easements etc.		143,138 0																							
Legals Acquisition		42,941																							
Planning Fee Architects QS		59,500 552,160 46,013		552,160 46,013																					
Planning Consultar Other Professional		92,027 230,067		92,027 230,067																					
Build Cost - BCIS s106/CIL	Base		0	304,184 841,249	642,166	980,148	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	1,013,946	675,964	337,982	0	0	0
Contingency Abnormals			0 0	7,605 0	16,054 0	24,504 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	25,349 0	16,899 0	8,450 0	0 0	0 0	0 0
Finance Fees Legal and Valuatio	on.	10,000 10,000																							
Agents		0	0	0	0	0	0	52,402	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	58,225	0
Legals Misc. COSTS BEFORE	LAND INT AND	0 <b>1,185,846</b>	0	0 5,000 <b>2,078,304</b>	65 <b>8,220</b>	0 <b>1,004,652</b>	0 1, <b>039,295</b>	8,734 <b>1,100,431</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>1,107,224</b>	9,704 <b>760,792</b>	9,704 <b>414,361</b>	9,704 <b>67,929</b>	9,704 <b>67,929</b>	0
				_,0.0,004		.,557,552	.,000,200	.,	.,,44	.,,227	.,. <b>,</b>	.,. <b>v.,~~</b>	.,. <b>,</b>	.,. <b>V.,427</b>	-,. <b>v</b> 1, <b>447</b>	-, . VI , <b>447</b>	.,.v., <b>447</b>	-,,227	-,. <b>-,.44</b>	.,.V.,££7	. 30,1 02	,001	J., J <b>.</b> Z.	J.,U2U	
For Residual Valu	<b>Jati</b> Land Interest Profit on Costs	2,862,761	70,851	72,091	109,722	123,161	142,898	163,587	155,139	143,266	131,185	118,892	106,385	93,659	80,710	67,534	54,128	40,487	26,607	12,485	0	0	0	0	0
	Profit on GDV																								6,559,997
	Cash Flow Opening Balar Closing Balan	-4,048,607 0 -4,048,607	-70,851 -4,119,458	-2,150,394 -6,269,852	-767,942 -7,037,795	-1,127,813 -8,165,608	-1,182,193 -9,347,801	482,727 -8,865,073	678,465 -8,186,608	690,338	702,419 -6,793,851	714,711	727,219 -5,351,920	739,945	752,894 -3,859,081	766,070 -3,093,011	779,476	793,117 -1,520,418	806,997 -713,421	821,119 107,698	1,180,035 1,287,733	1,526,467 2,814,200	1,872,899 4,687,099	1,872,899 6,559,997	-6,559,99 <sup>°</sup>
0.500				J,200,002	.,001,180		· ·	, ,	5,100,000	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			5,50 1,52U	1,011,010			2,010,000	1 1,020,710		·	.,201,100	<u> </u>			<u> </u>
INCOME	As Above	<b>L PROFIT</b> Q1	<b>Year 1</b> Q2	Q3	Q4	Q1	<b>Year 2</b> Q2	Q3	Q4	Q1	<b>Year 3</b> Q2	Q3	Q4	Q1	<b>Year 4</b> Q2	Q3	Q4	Q1	<b>Year 5</b> Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCO		0	0	0	0	0	0	1,746,745	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	1,940,828	0
EXPENDITURE Land		1,820,000																							
Stamp Duty Easements etc.		91,000 0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0 0
Legals Acquisition Planning Fee		27,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	0	0	()	_	-	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0
QS		59,500 552,160 46,013	0 0 0	0 552,160 46,013	0 0 0	0 0	0 0	0 0	0	0	0	U	o l			^	0	. 0	_						O
QS Planning Consultar	nts	59,500 552,160	0 0 0 0		0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0	0	0 0	0 0	0	0	0	0	0	0 0	0	0 0	0	0
QS Planning Consultar Other Professional Build Cost - BCIS	nts Il	59,500 552,160 46,013 92,027	0 0 0 0 0	46,013 92,027	0 0 0 0 0 0 642,166 96,071	0 0 0 0 0 980,148 96,071	0 0 0 0 1,013,946 96,071	0 0 0 0 1,013,946 96,071	0 0 0 0 1,013,946 96,071	0 0 0 1,013,946 96,071	0 0 0 1,013,946 96,071	0 0 0 1,013,946 96,071	0 0 0 1,013,946 96,071	0 0 1,013,946 96,071	0 0 1,013,946 96,071	0 0 1,013,946 96,071	0 1,013,946 96,071	0 1,013,946 96,071	0 0 1,013,946	0 0 1,013,946	0 0 675,964	0 0 337,982	0 0	0 0	0 0
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency	nts Il	59,500 552,160 46,013 92,027 230,067	0 0 0 0 0	46,013 92,027 230,067 304,184						96,071 49,778 25,349								96,071 49,778 25,349	0 0 1,013,946 49,778 25,349	0 0 1,013,946 49,778 25,349	0 0 675,964 49,778 16,899	0 0 337,982 49,778 8,450	0 0 0 0	0 0 0 0	0 0 0 0 0
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals	nts Il	59,500 552,160 46,013 92,027 230,067	0 0 0 0 0	46,013 92,027 230,067 304,184 <b>96,071</b>	96,071	96,071 44,800	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778	49,778	49,778	49,778	49,778	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuatio	nts I Base	59,500 552,160 46,013 92,027 230,067 0		46,013 92,027 230,067 304,184 <b>96,071</b>	96,071	96,071 44,800	96,071 49,778	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	96,071 49,778 25,349 0 0	49,778 25,349 0 0	49,778 25,349 0 0	49,778 16,899 0 0	49,778 8,450 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuatio	nts I Base	59,500 552,160 46,013 92,027 230,067 0 0		46,013 92,027 230,067 304,184 <b>96,071</b>	96,071	96,071 44,800	96,071 49,778	96,071 49,778	96,071 49,778	96,071 49,778 25,349	96,071 49,778	96,071 49,778 25,349	49,778	49,778	49,778	49,778	0 0 0 0 0 0 0 58,225 9,704 0	0 0 0 0 0 0 0 0 58,225 9,704 0							
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuatio Agents Legals Misc.	nts Il Base	59,500 552,160 46,013 92,027 230,067 0 0 10,000 10,000	0 0 0 0 0 0 0 0	46,013 92,027 230,067 304,184 <b>96,071</b> 7,605 0 0	96,071	96,071 44,800	96,071 49,778	96,071 49,778 25,349 0 0 0 52,402	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	96,071 49,778 25,349 0 0 0 58,225	49,778 25,349 0 0 0 58,225	49,778 25,349 0 0 0 58,225	49,778 16,899 0 0 0 58,225	49,778 8,450 0 0 0 58,225	9,704		0 0 0 0 0 0 0 0
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuatio Agents Legals Misc. COSTS BEFORE	nts I Base	59,500 552,160 46,013 92,027 230,067 0 0 10,000 10,000	0 0 0 0 0 0 0 0 0 0 0	46,013 92,027 230,067 304,184 <b>96,071</b> 7,605 0 0 0 0 5,000 <b>1,333,126</b>	96,071  16,054 0 0 0 0 754,291	96,071 44,800 24,504 0 0 0 0 1,145,522	96,071 49,778 25,349 0 0 0 0	96,071 49,778 25,349 0 0 0 52,402 8,734 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0	49,778 25,349 0 0 0 58,225 9,704 0	49,778 25,349 0 0 0 58,225 9,704 0 1,157,002	49,778 16,899 0 0 0 58,225 9,704 0	49,778 8,450 0 0 0 58,225 9,704 0	9,704 0	9,704 0	0 0 0 0 0 0 0 0 0
QS Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuatio Agents Legals Misc. COSTS BEFORE	nts Il Base	59,500 552,160 46,013 92,027 230,067 0 0 10,000 10,000	0 0 0 0 0 0 0 0 0 0 0	46,013 92,027 230,067 304,184 <b>96,071</b> 7,605 0 0 0 0	96,071 16,054 0 0 0 0	96,071 44,800 24,504 0 0 0 0	96,071 49,778 25,349 0 0 0 0 1,185,143	96,071 49,778 25,349 0 0 52,402 8,734 0 1,246,279	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 0 58,225 9,704 0	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 0 58,225 9,704 0 1,253,072	49,778 25,349 0 0 0 58,225 9,704 0 1,157,002	49,778 25,349 0 0 0 58,225 9,704 0	49,778 16,899 0 0 0 58,225 9,704 0 <b>810,570</b>	49,778 8,450 0 0 0 58,225 9,704 0	9,704 0	9,704 0	0 0 0 0 0 0 0 0 0 0 0 0 0
Planning Consultar Other Professional Build Cost - BCIS POTENTIAL CIL Post CIL s106 Contingency Abnormals Finance Fees Legal and Valuatio Agents Legals	nts I Base I LAND INT AND I Interest Profit on cost	59,500 552,160 46,013 92,027 230,067  0  0  10,000 10,000 0 0 2,938,067	0 0 0 0 0 0 0 0 0 0 0 0 0	46,013 92,027 230,067 304,184 <b>96,071</b> 7,605 0 0 0 0 5,000 <b>1,333,126</b>	96,071  16,054 0 0 0 0 754,291	96,071 44,800 24,504 0 0 0 0 1,145,522	96,071 49,778 25,349 0 0 0 0 1,185,143	96,071 49,778 25,349 0 0 52,402 8,734 0 1,246,279	96,071 49,778 25,349 0 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 58,225 9,704 0 1,253,072	96,071 49,778 25,349 0 0 0 58,225 9,704 0 1,253,072	49,778 25,349 0 0 0 58,225 9,704 0 1,157,002	49,778 25,349 0 0 0 58,225 9,704 0 1,157,002	49,778 16,899 0 0 0 58,225 9,704 0 <b>810,570</b>	49,778 8,450 0 0 0 58,225 9,704 0	9,704 0	9,704 0	0							



SITE NAME Site 10  INCOME Av Size	2 01	Numbe		Price	e GDV	' GIA		DEVELOPME	NT COSTS						1	Planning fee c	alc				Build Cost	/m2		
m2		55		£/m2		m2		LAND	VI COS13		/unit or m2	Total				Planning app fe					BCIS CfSH	869	2.00%	<u>,                                    </u>
Market Housing 82.8	8 78%	43	3	2,500	8,829,742	3,532	2		Land Stamp Duty		26,677		1,467,245			No dwgs under	5	385 115	1,925 575		Energy Over-extra 1	0	2.00%	0
Shared Ownership 82.8	8 8%	4	l.	1,750	633,297	362			Easements etc. Legals Acquisit	on	1.50%	(	1			No dwgs over s	J 3	Total	2,500		Over-extra 2 Over-extra 3	0		
Affordable Rent 82.8	8 0%	C	)	1,320	) 0	0	)	PLANNING	Logaio / toquion	011	1.5070	22,000	30,071								Over-extra 4 Infrastructure	0 148	17%	,
Social Rent 82.8	8 14%	3	3	1,050	691,130	658	3		Planning Fee Architects		6.00%	2,500 305,408				Stamp duty ca Land payment	ılc - Residual		1,467,245			1,037		
Grant and Subsidy Shared Owne Affordable Re Social Rent	•			0 0 0	0 0	) )			QS / PM Planning Consu Other Profession		0.50% 1.00% 2.50%	25,451 50,901				125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	1% 3% 4% 5%						
SITE AREA - Net 1.37 SITE AREA - Gross 2.10	7 ha O ha	40 26			10,154,169	4,552		CONSTRUCT	Build Cost - BC s106 / CIL	IS Based	1,037	251,276	;			above	5%	5% Total	73,362					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	118,021 (				Stamp duty ca Land payment 125,000 250,000	0% 1%		651,000					
Residual Land Value	Whole Site 1,467,245	1,074,905	·			losing balance =	0		Fees Interest		7.00%					500,000 1,000,000	3% 4%	5%						
Alternative Use Value Uplift 20%	105,000 21,000		50,000 10,000		RUN CIL MAC	RO ctrl+l losing balance =	0		Legal and Valua	ition		10,000	20,000			above	5%	5% <b>Total</b>	32,550					
Plus /ha 250,000 Viability Threshold	525,000 d <b>651,000</b>		250,000 <b>310,000</b>		Check on phasing o	dwgs nos rrect	]	SALES	Agents Legals		3.0% 0.5%					Pre CIL s106	0	£/ Unit (all) Total	0					
Additional Profit	994,108	£/m2	1		COI	11661	1		Misc.		0.370	5,000		7,544,650		Post CIL s106	2,000							
	,		1						<b>ofit</b> % of costs (befo % of GDV	re interest)	0.00% 20.00%			0 2,030,834		CIL	40	` ,	251,276					
RESIDUAL CASH FLOW FOR INT	TEREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started	٦,١	7-	5	5	5	5	5	5	5	5	5	5	5	~-		<b>4</b> 7		~~		~7		~-	~~	~7
Market Housing Shared Ownership				0	0	0	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	802,704 57,572	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0	0	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0 62,830	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	<b>0</b>	0	<b>0</b>	923,106	923,106	923,106	9 <b>23,106</b>	923,106	923,106	923,106	923,106	923,106	923,106	923,106	<b>0</b>	<b>0</b>	0	<b>0</b>	<b>0</b>	<b>0</b>	0
EXPENDITURE Stamp Duty	73,362																							
Easements etc. Legals Acquisition	0 22,009																							
Planning Fee	2,500																							
Architects QS	152,704 12,725		152,704 12,725																					
Planning Consultants Other Professional	25,451 63,627		25,451 63,627																					
Build Cost - BCIS Base		0	143,055	286,111	429,166	429,166	429,166	429,166	429,166	429,166	429,166	429,166	429,166	286,111	143,055	0	0	0	0	0	0	0	0	0
s106/CIL Contingency Abnormals		0	251,276 3,576 0	7,153 0	10,729	10,729 0	10,729	10,729 0	10,729	10,729 0	10,729	10,729	10,729	7,153	3,576	0	0	0	0	0	0	0	0	0
Finance Fees	10,000	U	Ü	U		O	U	Ü		U	U	U		U	U	Ü	O O	Ü	O	U	0	Ü	U	Ü
Legal and Valuation	10,000																							
Agents Legals	0	0 0	0 0	0 0	0 0	0 0	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	27,693 4,616	0 0	0 0	0 0	0	0 0	0 0	0 0
Misc.  COSTS BEFORE LAND INT AND	372,377	0	5,000 <b>657,414</b>	293,264	439,895	439,895	472,204	472,204	472,204	472,204	472,204	472,204	472,204	325,572	178,941	32,309	32,309	0	0	0	0	0	0	0
For Residual Valuatio Land	d 1,467,245	1																						
Interes:	st	32,193	32,757	44,835	50,751	59,338	68,074	61,375	54,558	47,622	40,565	33,384	26,077	18,643	8,512	0	0	0	0	0	0	0	0	0
Profit on GDV																								2,030,834
Cash Flow Opening Bala		-32,193	-690,171	-338,098	-490,647	-499,233	382,828	389,527	396,344	403,280	410,337	417,518	424,825	578,891	735,653	890,798	890,798	0	0	0	0	0	0	-2,030,834
Closing Balar	n -1,839,622	-1,871,816	-2,561,986	-2,900,085	-3,390,732	-3,889,965	-3,507,137	-3,117,610	-2,721,266	-2,317,986	-1,907,649	-1,490,131	-1,065,306	-486,415	249,239	1,140,036	2,030,834	2,030,834	2,030,834	2,030,834	2,030,834	2,030,834	2,030,834	0
CASH FLOW FOR CIL ADDITION	AL PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	923,106	923,106	923,106	923,106	923,106	923,106	923,106	923,106	923,106	923,106	923,106	0	0	0	0	0	0	0
EXPENDITURE							0_0,100		0_0,100	0_0,100	<u> </u>		323,133				020,100							
Land	651,000																							
Stamp Duty Easements etc.	32,550	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	9,765	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	2,500 152,704 12,725	0	0 152,704 12,725	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants Other Professional	25,451 63,627	0	25,451 63,627	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	143,055	286,111	429,166	429,166	429,166	429,166	429,166	429,166	429,166	429,166	429,166	286,111	143,055	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			110,456	110,456	110,456 22,843	110,456 22,843	110,456 22,843	110,456 22,843	110,456 22,843	110,456 22,843	110,456 22,843	22,843	22,843	22,843	22,843	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0 0	3,576 0	7,153 0	10,729 0	10,729 0	10,729 0	10,729 0	10,729 0	10,729 0	10,729 0	10,729 0	10,729 0	7,153 0	3,576 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	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
Agents Legals Misc.	0	0 0	0 0 5,000	0 0 0	0	0 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	27,693 4,616 0	0 0	0 0	0 0	0	0 0	0 0	0 0
COSTS BEFORE LAND INT AND	970,321	0	5,000 <b>516,595</b>	403,720	573,195	573,195	605,504	605,504	605,504	605,504	6 <b>05,504</b>	495,047	495,047	348,416	201,784	32,309	32,309	0	0	0	0	0	0	0
For CIL calculation																								
Interes Profit on cos	t	16,981	17,278	26,621	34,152	44,780	55,595	51,010	46,344	41,597	36,767	31,852	24,919	17,864	8,119	0	0	0	0	0	0	0	0	0
Profit on GDV																								2,030,834
																								2 020 924
Cash Flow Opening Bala		-16,981	-533,872	-430,341	-607,347	-617,975	262,008	266,593	271,258	276,005	280,835	396,206	403,140	556,827	713,203	890,798	890,798	0	0	0	0 2,030,834	0	0	-2,030,834 0

Cont   Fine   Part	SITE NAME Site 11																								
Martin   M										ENT COSTS						7	Planning app fe	e dwgs				BCIS	813		
The content of the	Market Housing 79.	.5 78%	33		2,800	7,256,217	2,592		LAND						)		No dwgs under	42	385	16,170 0		Energy	16 0 3	2.00%	
Martin   M	Shared Ownership 79.	.5 8%	3		1,960	520,439	266			Easements etc		1.50%	C	)	3		TVO GWGS OVER			16,170		Over-extra 2	0		
Company			0				) 0		PLANNING	Diagning Foo			16 170				Stomp duty of	ala Basidual			٦			17%	
Company   Comp			6		1,050	) 507,112	2 483 )			Architects			210,661				Land payment			1,751,810	<mark>)</mark>		971		
Control   Cont	Affordable R	Rent			0	0 0	) )			-		1.00%	35,110	)	2		250,000 500,000	1% 3%	3% 4%						
The column						8,283,768	3,340		CONSTRUC	Build Cost - BO s106 / CIL	CIS Based		187,660	)			above		5%	87,591					
The column		Quarters				DIIN Pasidual	MACRO otal a		EINANCE			2.50%			3		Land payment 125,000	0%		310,000	<mark>)</mark>				
No section   1	Residual Land Value							0	FINANCE			7.00%	10,000	)			500,000	3%	4%						
Column	Uplift 20%	10,000		10,000				0	SVI ES	Legal and Valu	ation		10,000	20,000	)		above	5%		15,500					
Continue					_			]	JALLS								Pre CIL s106	0		0					
THE	Additional Profit			1					Developers F	Misc.			5,000	294,932	2 6,058,897	<u>7</u> 7	Post CIL s106		` '		]				
Part	RESIDUAL CASH FLOW FOR IN	TEREST	Year 1				Year 2	r		% of costs (bef		20.00%								187,660			Year 6		
Mart 19 1	INCOME	ī		Q3	Q4				Q4	Q1			Q4	Q1			Q4	Q1		Q3	Q4	Q1			Q4
Column   C	Market Housing			2	•	0	4 0 0				691,068	691,068	691,068						0	0	· ·	0	0	0	0
Part	Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Section   Sect	-	0	0	0	0 <b>0</b>	0 0	0 <b>0</b>	0 <b>394,465</b>	7 <b>88,930</b>		7 <b>88,930</b>	7 <b>88,930</b>	0 <b>788,930</b>	788,930	0 <b>788,930</b>		7 <b>88,930</b>	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>
March   Marc	Stamp Duty	87,591																							
March   Marc		•																							
Part																									
Part	QS Planning Consultants	8,778 17,555		8,778 17,555																					
Campaigne		43,888	0		154,395	257,325	308,790	308,790	308,790	308,790	308,790	308,790	308,790	308,790	205,860	102,930	0	0	0	0	0	0	0	0	0
Part	s106/CIL Contingency		0	187,660			7,720			7,720					5,147		0		0	0		0	0	0	0
Page		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
Contine   Cont	Legal and Valuation	10,000	^	2	^		^	44.001	00.000	00.000	00.000	00.000	00.000	00.000	00.000	00.000	00.000	00.000	^	^	2		^	^	2
Control properties   Control	Legals		0	0 0 5,000		0	0												0	0		0	0	0	0
Proper   P	COSTS BEFORE LAND INT AND	325,588	0		158,255	263,758	316,510	330,316	344,123	344,123	344,123	344,123	344,123	344,123	238,619	133,116	27,613	27,613	0	0	0	0	0	0	0
Patis   Case   Patis   Case   Patis   Case   Patis   Case   Patis   Case   Patis   Case   Patis   Pa			36,354	36,991	45,005	48,562	54,028	60,512	60,448	53,722	46,878	39,914	32,829	25,619	18,283	8,973	0	0	0	0	0	0	0	0	0
Control   Cont	Profit on Cost	ts	·	,	·		·	ŕ	·		,	·	ŕ	·	,	,									0 1,656,754
Control   Cont			-36,354	-457,953	-203,260	-312,320	-370,538	3,637	384,359	391,086	397,930	404,893	411,979	419,189	532,028	646,842	761,318	761,318	0	0	0	0	0	0	-1,656,754
NOME   To Action   Column			-2,113,753	-2,571,707	-2,774,966	-3,087,287	-3,457,824	-3,454,187	-3,069,828	-2,678,742	-2,280,813	-1,875,919	-1,463,940	-1,044,751	-512,724	134,118	895,436	1,656,754	1,656,754	1,656,754	1,656,754	1,656,754	1,656,754	1,656,754	0
NOTINE   COLUMN   C					Q4	Q1			Q4	Q1			Q4	Q1			Q4	Q1		Q3	Q4	Q1			Q4
Samp Date   15-50   0   0   0   0   0   0   0   0   0		0	0	0	0	0	0	394,465	788,930	788,930	788,930	788,930	788,930	788,930	788,930	788,930	788,930	788,930	0	0	0	0	0	0	0
Consequence of Cons		310,000																							
Puring Fee 15,170 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	0	0 0	0	0	0
Archresies 105,330 0 105,330 0 0 0,300 0 0 0 0 0 0 0 0 0 0 0 0 0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional 43,888 0 43,889 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Architects QS	105,330 8,778	0	8,778	0 0	0 0	0 0	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0
POTENTIAL CIL PO			0		0	0	0	0 0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0 0
Contingency  0 0 1,287 3,880 6,433 7,720 7	POTENTIAL CIL	0	0			174,036	174,036	174,036	174,036	174,036	174,036	174,036	174,036				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	Contingency	0	0	1,287	3,860 0					7,720							0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0
Agents 0 0 0 0 0 0 11,834 23,668 23,6	Finance Fees		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals 0 0 0 0 0 0 0 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	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Interest Profit on cost Profit on GDV  Cash Flow Opening Balar O  Profit on CDV  Profit on CDV  Cash Flow Opening Balar O  Profit on CDV  Profit on CDV  Cash Flow Opening Balar O  Profit on CDV  Profit on CDV  Cash Flow Opening Balar O  Profit on CDV  Profit on CDV  Cash Flow Opening Balar O  Cash Flow Opening Balar O  Profit on CDV  Cash Flow Opening Balar O  Cash Flow Opening Balar Op	Legals Misc.	0	0		0	0	0	1,972 0	3,945 0	3,945 0	3,945 0	3,945 0	3,945 0	3,945 0	3,945 0	3,945 0	3,945 0	3,945 0	0 0	0	0	0	0	0	0
Interest Profit on cost Profit on GDV Cash Flow Opening Balar 0	COSTS BEFORE LAND INT AND	541,871	0		332,291	446,730	508,418	522,224	536,031	536,031	536,031	536,031	536,031	361,995	256,492	150,988	27,613	27,613	0	0	0	0	0	0	0
Profit on cost Profit on GDV  Cash Flow -541,871 -9,483 -416,987 -349,237 -469,788 -539,697 -168,483 209,228 212,889 216,615 220,405 224,262 402,223 514,765 629,277 761,318 761,318 0 0 0 0 0 0 0 0 0 -1,656,754 Opening Balar 0		st	9,483	9,649	16,946	23,058	31,279	40,724	43,672	40,011	36,285	32,494	28,637	24,713	17,674	8,665	0	0	0	0	0	0	0	0	0
Opening Balar 0	Profit on cos	st																							0 1,656,754
				-416,987			-539,697	-168,483				220,405		402,223		629,277	761,318		0	0	-	0	0	Ü	-1,656,754
			-551,354	-968,340	-1,317,577	-1,787,365	-2,327,062	-2,495,545	-2,286,317	-2,073,428	-1,856,814	-1,636,409	-1,412,146	-1,009,923	-495,159	134,118	895,436	1,656,754	1,656,754	1,656,754	1,656,754	1,656,754	1,656,754	1,656,754	0



SITE NAME Site 12																								
INCOME Av Size m2		Number		Price £/m2		GIA m2		DEVELOPME	NT COSTS						]	Planning fee ca		s rate			Build Cost BCIS	/m2 846		
Market Housing 93.1	78%	13	<b>i</b>	3,000	3,682,421	1,227		LAND	Land Stamp Duty		/unit or m2 57,122		971,081			No dwgs No dwgs under No dwgs over 5			6,545		CfSH Energy Over-extra 1	17 0 3	2.00%	)
Shared Ownership 93.1	8%	1		2,100		126			Easements etc. Legals Acquisiti		1.50%	(	)			ino dwgs over 5		Total	6,545		Over-extra 2 Over-extra 3	0		
Affordable Rent 93.1	0%			1,320		0		PLANNING	Diagrams Foo			G E A F				Stomp duty only	lo Bosiduol				Over-extra 4 Infrastructure	0 127	15%	ó
Social Rent 93.1  Grant and Subsidy Shared Owners	14% ship	2		1,050 0	240,195	229			Planning Fee Architects QS / PM		6.00% 0.50%					Stamp duty cal Land payment 125,000	ic - Residuai 0%	6 1%	971,081			993	l	
Affordable Rer Social Rent	nt			C	0 0				Planning Consu Other Profession		1.00% 2.50%					250,000 500,000	19 39	4%						
SITE AREA - Net 0.43 SITE AREA - Gross 0.50		40 34			4,186,731	1,582		CONSTRUCT	I <b>ON</b> Build Cost - BC	IS Based	993	3 1,570,866	<b>i</b>			1,000,000 above	5% 5%	6 0% 6 4% <b>Total</b>	38,843					
							•		s106 / CIL Contingency		2.50%	83,099 39,272	2			Stamp duty cal	lc - Add Profit		455.000					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE	Abnormals			(	1,693,236			Land payment 125,000 250,000	0% 1%		155,000					
Residual Land Value	Whole Site 971,081	2,258,328				osing balance =	0		Fees Interest		7.00%					500,000 1,000,000	3% 4%	% 4% % 0%						
Alternative Use Value Uplift 20% Plus /ha 250,000	25,000 5,000 125,000		50,000 10,000 250,000		RUN CIL MACI	RO ctrl+I osing balance =	0	SALES	Legal and Valua	ation		10,000	20,000			above	5%	6 4% Total	6,200					
Viability Threshold	155,000		310,000		Check on phasing o	lwgs nos rrect			Agents Legals		3.0% 0.5%	20,934	ļ			Pre CIL s106		0 £/ Unit (all) Total	0					
Additional Profit	947,317	£/m2 <b>772</b>	]					Developers Pr	Misc.			5,000	151,536	3,065,131	] 1	Post CIL s106	2,000							
									% of costs (befo	ore interest)	0.00% 20.00%			<b>0</b> 837,346		OIL .		Total	83,099					
RESIDUAL CASH FLOW FOR INTE	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started Morket Housing			1	2	2	2	2	2	2	2	2							^				2		-
Market Housing Shared Ownership Affordable Rent				0 0	0 0	0 0 0	216,613 15,536 0	433,226 31,072 0	433,226 31,072 0	433,226 31,072 0	433,226 31,072 0	433,226 31,072 0	433,226 31,072 0	433,226 31,072 0	433,226 31,072 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0 0
Social Rent Grant and Subsidy				0	0 0	0	14,129 0	28,258 0	28,258 0	28,258 0	28,258 0	28,258 0	28,258 0	28,258 0	28,258 0	0	0	0	0	0	0 0	0	0	0
INCOME EXPENDITURE	0	0	0	0	0	0	246,278	492,557	492,557	492,557	492,557	492,557	492,557	492,557	492,557	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc.	38,843 0 14,566																							
Legals Acquisition Planning Fee	6,545																							
Architects QS	50,797 4,233		50,797 4,233																					
Planning Consultants Other Professional	8,466 21,165		8,466 21,165																					
Build Cost - BCIS Base s106/CIL		0	30,801 83,099	92,404	154,006	184,808	184,808	184,808	184,808	184,808	184,808	123,205	61,603	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	770 0	2,310 0	3,850 0	4,620 0	4,620 0	4,620 0	4,620 0	4,620 0	4,620 0	3,080 0	1,540 0	0 0	0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0
Finance Fees Legal and Valuation	10,000 10,000																							
Agents Legals	0	0	0	0	0	0	7,388 1,231	14,777 2,463	14,777 2,463	14,777 2,463	14,777 2,463	14,777 2,463	14,777 2,463	14,777 2,463	14,777 2,463	0	0	0	0	0	0	0	0	0
Misc.  COSTS BEFORE LAND INT AND I	164,616	0	5,000 <b>204,332</b>	94,714	157,857	189,428	198,048	206,667	206,667	206,667	206,667	143,525	80,382	17,239	17,239	0	0	0	0	0	0	0	0	0
For Residual Valuati Land	971,081																							
Interest Profit on Costs	01 1,001	19,875	20,223	24,152	26,232	29,454	33,284	33,023	28,598	24,095	19,514	14,852	9,004	1,948	0	0	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-1,135,697	-19,875	-224,555	-118,866	-184,089	-218,882	14,946	252,866	257,292	261,794	266,376	334,180	403,171	473,369	475,317	0	0	0	0	0	0	0	0	-837,34
Opening Balar Closing Balan	0	-1,155,572	-1,380,127	-1,498,993	-1,683,082	-1,901,964	-1,887,018	-1,634,151	-1,376,860	-1,115,065	-848,690	-514,510	-111,340	362,029	837,346	837,346	837,346	837,346	837,346	837,346	837,346	837,346	837,346	0
CASH FLOW FOR CIL ADDITIONAL	L PROFIT	Year 1				Year 2	!			Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME EXPENDITURE	0	0	0	0	0	0	246,278	492,557	492,557	492,557	492,557	492,557	492,557	492,557	492,557	0	0	0	0	0	0	0	0	0
Land	155,000																							
Stamp Duty Easements etc. Legals Acquisition	6,200 0 2,325	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Planning Fee	6,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants	50,797 4,233 8,466	0 0 0	50,797 4,233 8,466	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Other Professional	21,165	0	21,165	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0	0	30,801 <b>135,331</b>	92,404 135,331	154,006 135,331	184,808 135,331	184,808 135,331	184,808 135,331	184,808 135,331	184,808	184,808	123,205	61,603	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals	0 0	0 0	770 0	2,310 0	4,888 3,850 0	9,776 4,620 0	9,776 4,620 0	9,776 4,620 0	9,776 4,620 0	9,776 4,620 0	9,776 4,620 0	9,776 3,080 0	9,776 1,540 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  Agents	10,000 0	0	0	0	0	0	0 7,388	0 14,777	14,777	0 14,777	0 14,777	0 14,777	0 14,777	0 14,777	0 14,777	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0 5,000	0	0	0 0	1,231 0	2,463 0	2,463 0	2,463 0	2,463 0	2,463 0	2,463 0	2,463 0	2,463 0	0	0	0	0	0	0 0	0	0	0
COSTS BEFORE LAND INT AND	274,732	0	256,564	230,045	298,076	334,535	343,155	351,775	351,775	216,444	216,444	153,301	90,158	17,239	17,239	0	0	0	0	0	0	0	0	0
For CIL calculation Interest		4,808	4,892	9,467	13,659	19,114	25,303	27,441	25,458	23,440	19,018	14,519	8,836	1,948	0	0	0	0	0	0	0	0	0	0
Profit on cost Profit on GDV																								0 837,34
Cash Flow Opening Balar		-4,808	-261,456	-239,512	-311,735	-353,649	-122,180	113,341	115,324	252,673	257,095	324,737	393,562	473,369	475,317	0	0	0	0	0	0	0	0	-837,34
Closing Balan	-274,732	-279,540	-540,996	-780,508	-1,092,243	-1,445,892	-1,568,072	-1,454,731	-1,339,407	-1,086,734	-829,639	-504,902	-111,340	362,029	837,346	837,346	837,346	837,346	837,346	837,346	837,346	837,346	837,346	0



SITE NAME Site 13								]																
INCOME Av Size		Numbe 113		Price £/m2		GIA m2		DEVELOPME	NT COSTS						]	Planning fee c		s rate	)		Build Cost BCIS	/m2 858		
larket Housing 87.8	3 78%	88	3	2,050	15,789,837	7,702	2	LAND	Land Stamp Duty		<b>/unit or m2</b> 491		55,484			No dwgs No dwgs under No dwgs over t		385			CfSH Energy Over-extra 1	17 (	2.00	9%
Shared Ownership 87.8	8%	g	)	1,435	5 1,132,497	789	9		Easements etc. Legals Acquisit		1.50%	832	) 2 832			No awgs over s		Total			Over-extra 2 Over-extra 3	4:	3	
Affordable Rent 87.8  Social Rent 87.8				1,320 1,050		1,435	)	PLANNING	Planning Fee			31,500	1			Stamp duty ca	lo - Posidual			٦	Over-extra 4 Infrastructure	17 <sup>,</sup> <b>1,08</b> 9		9%
Grant and Subsidy Shared Owne	rship	TC.	)	1,030	) 1,507,210	1,433			Architects QS / PM		6.00% 0.50%	725,275 60,440	5			Land payment 125,000	0%			<mark>1</mark>		1,003	2	
Affordable Re Social Rent	ent			0	0 0	) 			Planning Consu Other Profession		1.00% 2.50%					250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%	)					
SITE AREA - Net 1.63 SITE AREA - Gross 2.50		70 45			18,429,550	9,927	<u>'</u>		Build Cost - BC	CIS Based	1,089					above	5%			D				
Sales per Quarter 0	Overstone								s106 / CIL Contingency Abnormals		5.00%	534,094 540,659 200,000	9			Stamp duty ca		00/	1,350,000	<mark>)</mark>				
	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual	MACRO ctrl+r osing balance =	: 0	FINANCE	Fees			10,000	)			125,000 250,000 500,000	0% 1% 3%	0%	)					
Residual Land Value  Alternative Use Value  Uplift 20%	55,484 1,125,000 225,000		<b>22,194</b> 450,000 90,000		RUN CIL MACE	RO ctrl+l osing balance =	. 0		Interest Legal and Valua	ation	7.00%	10,000	20,000			1,000,000 above	4% 5%		)					
Plus /ha 0  Viability Threshold	0		90,000 0 <b>540,000</b>		Check on phasing d	lwgs nos	]		Agents		3.0%					Pre CIL s106	C	£/ Unit (all)						
Additional Profit	-1,421,963	£/m2 -185	5		cor	rect	1		Legals Misc.		0.5%	92,148 5,000		14,054,566	_	Post CIL s106	2,000	Total  £/ Unit (all)	)	<u>'</u>				
									ofit % of costs (befo % of GDV	ore interest)	0.00% 20.00%			0 3,685,910		CIL	40	£/m2 <b>Total</b>	I 534,094	1				
RESIDUAL CASH FLOW FOR INT	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year ( Q2	Q3	Q4
INCOME UNITS Started Market Housing			4	8	8 0	8	8 558,932	8 1,117,865	8 1,117,865	8 1,117,865	8 1,117,865	8 1,117,865	8 1,117,865	8 1,117,865	8 1,117,865	8 1,117,865	5 1,117,865	1,117,865	1,117,865	1,117,865	698,665	٥	n	0
Shared Ownership Affordable Rent				0	0 0	0	40,088 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	80,177 0	50,110 0	0	0	0
Social Rent Grant and Subsidy INCOME	0	0	0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	53,353 0 <b>652,373</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	106,706 0 <b>1,304,747</b>	66,691 0 <b>815,467</b>	0 0 <b>0</b>	0 0	0 0
EXPENDITURE Stamp Duty	n										•					. •		· •			·			-
Easements etc. Legals Acquisition	0 832																							
Planning Fee Architects	31,500 362,638		362,638																					
QS Planning Consultants Other Professional	30,220 60,440		30,220 60,440																					
Build Cost - BCIS Base	151,099	0	151,099	382,767	637,945	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	669,842	414,664	159,486	0	0	0	0	0
s106/CIL Contingency Abnormals		0	534,094 6,379 2,360	19,138 7,080	31,897 11,799	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	38,277 14,159	33,492 12,389	20,733 7,670	7,974 2,950	0 0	0	0	0	0
Finance Fees	10,000 10,000		·	·	,	ŕ	,	,	·	ŕ	,	,	,	,	·	,	·	·	·					
Legal and Valuation Agents	0	0	0	0	0	0	19,571	39,142	39,142	39,142	39,142	39,142	39,142	39,142	39,142	39,142	39,142	39,142	39,142	39,142	24,464	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND	0 <b>656,728</b>	<b>0</b>	5,000 1,279,819	0 <b>408,985</b>	681,642	817,970	3,262 <b>840,803</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>863,636</b>	6,524 <b>761,390</b>	6,524 <b>488,733</b>	6,524 <b>216,077</b>	6,524 <b>45,666</b>	4,077 <b>28,541</b>	0	0	<b>0</b>
	,	ı	, ,	,	,	,	·	·		,	,	,		,	,	,		,	·	,				
For Residual Valuati Land Interest Profit on Costs	t ·	12,464	12,682	35,301	43,076	55,758	71,048	75,589	69,193	62,684	56,062	49,323	42,467	35,491	28,392	21,170	13,821	4,554	0	0	0	0	0	0
Profit on GDV	740.040	12.464	1 202 501	444 296	704 747	072 720	250 479	265 524	274 049	279 426	205.040	204 707	200 644	40F 620	440.740	410.041	F20 F26	944 460	1 000 670	1 250 091	706 005	0	0	3,685,9
Cash Flow Opening Balan Closing Balan		-12,464 -724,676	-1,292,501 -2,017,177	-444,286 -2,461,462	-724,717 -3,186,180	-873,728 -4,059,908	-259,478 -4,319,386	365,521 -3,953,865	371,918 -3,581,947	378,426 -3,203,521	385,049 -2,818,472	391,787	398,644	405,620 -1,622,421	412,718 -1,209,703	419,941 -789,762	529,536 -260,226	811,460 551,233	1,088,670 1,639,904	1,259,081 2,898,985	786,925 3,685,910	3,685,910	3,685,910	-3,685,9 0
CASH FLOW FOR CIL ADDITIONA	AL PROFIT	Year 1	ı			Year 2	2			Year 3	<b>;</b>			Year 4	ļ			Year 5	<b>,</b>			Year (	6	
INCOME As Above	Q1 <b>0</b>	Q2 <b>0</b>	Q3	Q4	Q1	Q2 <b>0</b>	Q3 <b>652,373</b>	Q4 <b>1,304,747</b>	Q1 1,304,747	Q2 <b>1,304,747</b>	Q3 <b>1,304,747</b>	Q4 <b>1,304,747</b>	Q1 1,304,747	Q2 <b>1,304,747</b>	Q3 <b>1,304,747</b>	Q4 <b>1,304,747</b>	Q1 1,304,747	Q2 <b>1,304,747</b>	Q3 <b>1,304,747</b>	Q4 <b>1,304,747</b>	Q1 <b>815,467</b>	Q2 0	Q3 0	Q4 <b>0</b>
EXPENDITURE		<u> </u>	U	U		U	032,313	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	1,304,747	013,40/	U	U	U
Land Stamp Duty	1,350,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 20,250	0 0	0 0	0	0	0 0	0 0	0 0	0	0 0	0 0	0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
Planning Fee Architects	31,500 362,638	0 0	0 362,638	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
QS Planning Consultants Other Professional	30,220 60,440 151,099	0 0 0	30,220 60,440 151,099	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0						
Build Cost - BCIS Base	0	0	127,589	382,767	637,945	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	765,534	669,842	414,664	159,486	0	0	0	0	0
POTENTIAL CIL Post CIL s106 Contingency	0	0	<b>-109,382</b> 6,379	-109,382 19,138	-109,382 18,906 31,897	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	-109,382 37,812 38,277	37,812 38,277	37,812 33,492	37,812 20,733	23,632 7,974	0 0	0 0	0 0	0 0	0 0
Abnormals	0 10,000	0	2,360	7,080	11,799	14,159	14,159	14,159	14,159	14,159	14,159	14,159 0	14,159	14,159	14,159	14,159	12,389	7,670 0	2,950	0	0	0	0	0
inance Fees egal and Valuation	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
Agents .egals ⁄lisc.	0 0 0	0 0 0	0 0 5,000	0 0 0	0 0 0	0 0 0	19,571 3,262 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	39,142 6,524 0	24,464 4,077 0	0 0 0	0 0 0	0 0 0
COSTS BEFORE LAND INT AND	2,026,146	0	636,343	299,603	591,166	746,400	769,234	792,067	792,067	792,067	792,067	792,067	792,067	792,067	792,067	901,448	799,202	526,545	239,709	45,666	28,541	0	0	0
for CIL calculation		35,458	36,078	47,845	53,926	65,215	79,418	82,853	75,331	67,677	59,890	51,966	43,904	35,700	27,353	18,860	12,132	3,497	0	0	0	0	0	0
Profit on cost Profit on GDV	t																							3,685,9
Cash Flow Opening Balar		-35,458	-672,421	-347,449	-645,092	-811,615	-196,278	429,827	437,349	445,003	452,790	460,714	468,777	476,980	485,327	384,439	493,413	774,704	1,065,038	1,259,081	786,925	0	0	-3,685,9
Closing Balan	-2,026,146	-2,061,604	-2,734,025	-3,081,473	-3,726,565	-4,538,181	-4,734,459	-4,304,632	-3,867,282	-3,422,280	-2,969,489	-2,508,775	-2,039,998	-1,563,018	-1,077,690	-693,251	-199,838	574,866	1,639,904	2,898,985	3,685,910	3,685,910	3,685,910	0



SITE NAME Site 14																								
INCOME Av Size		Number 60		Price £/m2		GIA m2		DEVELOPME	ENT COSTS							Planning fee of Planning app fe	e dwgs				Build Cost BCIS	/m2 880		
Market Housing 75.5	5 78%	47		2,000	7,029,654	3,515		LAND	Land Stamp Duty		/unit or m2 -833		-49,974	4		No dwgs No dwgs under No dwgs over:		385	3,850 1,150		CfSH Energy Over-extra 1	18 0 3	2.00%	
Shared Ownership 75.5		5		1,400	504,189	360			Easements etc Legals Acquisi		1.50%	- <b>75</b> 0	-750	)		Tto dwgs over		Total	5,000		Over-extra 2 Over-extra 3	44 0		
Affordable Rent 75.5		0		1,320		) 0		PLANNING	Diagning Foo			E 000				Stomp duty of	ula Dacidual			٦	Over-extra 4 Infrastructure	0 150	17%	
Social Rent 75.5  Grant and Subsidy Shared Owner		9		1,050	687,790	) 655			Planning Fee Architects QS / PM		6.00% 0.50%	5,000 328,011 27,334				Stamp duty ca Land payment 125,000	iic - Residuai	6 0%	-49,974	L L		1,095		
Affordable Ro Social Rent	•			0	0	) )			Planning Cons Other Professi		1.00% 2.50%	54,668	3	5		250,000 500,000	1% 3%	0% 6 0%						
SITE AREA - Net 0.85 SITE AREA - Gross 1.00		71 60			8,221,633	4,530		CONSTRUC	Build Cost - B0 s106 / CIL	CIS Based	1,095	260,593	}			1,000,000 above	4% 5%	6 0% 6 0% <b>Total</b>	0					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual	MACRO ctrl+r		FINANCE	Contingency Abnormals		5.00%	247,917 C		3		Stamp duty ca Land payment 125,000 250,000			540,000	<mark>)</mark>				
Residual Land Value	Whole Site -49,974 450,000	Per ha NET -58,793	Per ha GROSS -49,974 450,000		CI RUN CIL MACI	losing balance =	0		Fees Interest	untion	7.00%	10,000		n		500,000 1,000,000	3% 4% 5%	6 0%						
Alternative Use Value Uplift 20% Plus /ha 0 Viability Threshold	90,000 0		90,000 0 <b>540,000</b>	_		losing balance =	o <b>]</b>	SALES	Legal and Valu	Jation	3.0%	246,649	)	)		above Pre CIL s106		Total  D £/ Unit (all)	0					
Additional Profit	-635,584	E/m2 -181			cor	rrect	I	Developers F	Legals Misc.  Profit		0.5%	41,108 5,000		6,280,567	, ,	Post CIL s106 CIL	2,000	* *	0	<u>)</u>				
RESIDUAL CASH FLOW FOR INT	FREST	Year 1				Year 2		·	% of costs (bef % of GDV	fore interest)  Year 3	0.00% 20.00%			1,644,327 Year 4				Total Year 5	260,593	3		Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	<b>Q</b> 3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			5	5 0 0	5 0 0	5 0 0	5 585,805 42,016	5 585,805 42,016	5 585,805 42,016	5 585,805 42,016	5 585,805 42,016	5 585,805 42,016	5 585,805 42,016	5 585,805 42,016	585,805 42,016	585,805 42,016	585,805 42,016	585,805 42,016	0	0	0	0	0	0
Affordable Rent Social Rent				0	0 0	0	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0 57,316	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>685,136</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	<b>0</b>
EXPENDITURE Stamp Duty	0																							
Easements etc. Legals Acquisition	0 -750																							
Planning Fee Architects	5,000 164,005		164,005																					
QS Planning Consultants	13,667 27,334		13,667 27,334																					
Other Professional  Build Cost - BCIS Base	68,336	0	68,336 137,732	275,463	413,195	413,195	413,195	413,195	413,195	413,195	413,195	413,195	413,195	413,195	275,463	137,732	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	260,593 6,887	13,773	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	20,660	13,773	6,887	0	0	0	0	0	0	0	0
Abnormals 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	10,000	0	0	0		0	20,554	20,554	20,554	20,554	20,554	20,554	20,554	20,554	20,554	20,554	20,554	20,554	0	0	0	Ω	0	0
Agents Legals Misc.	0	0	0 5,000	0	0	0	3,426	3,426	3,426	3,426	3,426	3,426	3,426	3,426	3,426	3,426	3,426	3,426	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	297,593	0	683,554	289,236	433,855	433,855	457,834	457,834	457,834	457,834	457,834	457,834	457,834	457,834	313,216	168,598	23,980	23,980	0	0	0	0	0	0
For Residual Valuatio Land		4,333	4,409	16,449	21,798	29,772	37,885	34,571	31,198	27,766	24,274	20,721	17,106	13,428	9,685	3,346	0	0	0	0	0	0	0	0
Profit on Costs Profit on GDV	S	·	,	·	,	·	,	,		,	,	,	,	,	,	·								0 1,644,327
Cash Flow Opening Bala	-247,619 ar 0	-4,333	-687,963	-305,685	-455,653	-463,626	189,416	192,731	196,104	199,536	203,028	206,581	210,196	213,874	362,235	513,192	661,156	661,156	0	0	0	0	0	-1,644,327
Closing Balar	n -247,619	-251,952	-939,915	-1,245,600	-1,701,253	-2,164,879 Year 2	-1,975,463	-1,782,732	-1,586,628	-1,387,092	-1,184,064	-977,484	-767,288	-553,414 Vacan	-191,179	322,014	983,170	1,644,327	1,644,327	1,644,327	1,644,327	1,644,327	1,644,327	0
INCOME As Above	Q1	<b>Year 1</b> Q2	Q3	Q4	Q1	<b>Year 2</b> Q2	Q3	Q4	Q1	<b>Year 3</b> Q2	Q3	Q4	Q1	<b>Year</b> 4 Q2	<b>4</b> Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME	0	0	0	0	0	0	685,136	685,136	685,136	685,136	685,136	685,136	685,136	685,136	685,136	685,136	685,136	685,136	0	0	0	0	0	0
EXPENDITURE Land	540,000																							
Stamp Duty Easements etc. Legals Acquisition	0 0 8,100	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects	5,000 164,005	0 0	0 164,005	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
QS Planning Consultants Other Professional	13,667 27,334 68,336	0 0 0	13,667 27,334 68,336	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Build Cost - BCIS Base POTENTIAL CIL	0	0	137,732 -63,558	275,463 -63,558	413,195 -63,558	413,195 -63,558	413,195 -63,558	413,195 -63,558	413,195 -63,558	413,195 -63,558	413,195 -63,558	413,195 -63,558	413,195	413,195	275,463	137,732	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0	6,887	13,773	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 20,660	21,716 13,773	21,716 6,887	0 0	0	0	0	0 0	0	0	0
Abnormals 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	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
Agents Legals Misc.	0 0 0	0 0 0	0 0 5,000	0 0 0	0 0	0 0 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	20,554 3,426 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
COSTS BEFORE LAND INT AND	846,442	0	359,402	225,678	392,012	392,012	415,992	415,992	415,992	415,992	415,992	415,992	479,550	479,550	334,932	190,314	23,980	23,980	0	0	0	0	0	0
For CIL calculation Interes	t	14,813	15,072	21,625	25,953	33,267	40,710	36,712	32,645	28,506	24,295	20,010	15,650	12,326	8,944	2,972	0	0	0	0	0	0	0	0
Profit on GDV	t	,010	. 5,012	_ 1,520		55 <u>,</u> 201	.0,1 10	50,712	32,040	_0,000	,200	_5,510	.5,500	,020	<u> </u>	-, UI		v	v	V		Š		0 1,644,327
Cash Flow Opening Bala	-846,442 or 0	-14,813	-374,474	-247,303	-417,965	-425,280	228,434	232,432	236,499	240,638	244,849	249,134	189,936	193,259	341,260	491,850	661,156	661,156	0	0	0	0	0	-1,644,327
Closing Balar		-861,255	-1,235,729	-1,483,032	-1,900,998	-2,326,278	-2,097,843	-1,865,411	-1,628,912	-1,388,274	-1,143,425	-894,291	-704,355	-511,096	-169,836	322,014	983,170	1,644,327	1,644,327	1,644,327	1,644,327	1,644,327	1,644,327	0



SITE NAME Site 15																								
INCOME Av Size m2		Numbe 28		Price		GIA		DEVELOPME	NT COSTS							Planning fee c		rate			Build Cost BCIS	/m2 923		
Market Housing 72.0	78%	22	2	2,000	3,128,429	1,564	ı.	LAND	Land		/unit or m2 -4,461		-124,919			No dwgs No dwgs under		385			CfSH Energy	18	2.00	1%
Shared Ownership 72.0	8%	2	2	1,400	224,381	160	)		Stamp Duty Easements etc. Legals Acquisiti		1.50%	-1,87	) 1 -1,874			No dwgs over !		115 <b>Total</b>			Over-extra 1 Over-extra 2 Over-extra 3	46 (	; )	
Affordable Rent 72.0				1,320		) (		PLANNING												1	Over-extra 4 Infrastructure	0 138		5%
Social Rent 72.0  Grant and Subsidy Shared Owner		2		1,050		) 292	2		Planning Fee Architects QS / PM		6.00% 0.50%		)			Stamp duty ca Land payment 125,000	lc - Residual	0%	-124,919			1,129	1	
Affordable Red Social Rent	•			(	0	) )			Planning Consu		1.00% 2.50%	25,082	2			250,000 500,000	1% 3%	0% 0%						
SITE AREA - Net 0.40		70			3,658,899	2,016	5	CONSTRUCT		NO Deced	4.400	0.075.000				1,000,000 above	4% 5%	0% 0%						
SITE AREA - Gross 0.40	) na	70	) /ha				1		Build Cost - BC s106 / CIL Contingency	IS Based	1,129 5.00%	118,569	9			Stamp duty ca	lc - Add Profit	Total	0	]				
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals		0.0070	(				Land payment 125,000	0%	0%	216,000					
Residual Land Value	Whole Site -124,919		Per ha GROSS -312,299		RUN Residual	MACRO ctrl+r losing balance =	0	FINANCE	Fees Interest		7.00%	10,000	)			250,000 500,000 1,000,000	1% 3% 4%	0%						
Alternative Use Value Uplift 20%	180,000 36,000		450,000 90,000		RUN CIL MACI	RO ctrl+l losing balance =	0		Legal and Valua	ation	7.00%	10,000	20,000			above	5%	0% 0% <b>Total</b>	0					
Plus /ha 0  Viability Threshold	0		5 <b>40,000</b>	_	Check on phasing o	dwgs nos	1	SALES	Agents		3.0%					Pre CIL s106		£/ Unit (all)		, ]				
Additional Profit	-360,659	£/m2	1		CO	rrect	1		Legals Misc.		0.5%	5,000 5,000		2,796,033		Post CIL s106		Total £/ Unit (all)	0	] 1				
Additional Profit	-360,039	-23	ı					Developers Pr	r <b>ofit</b> % of costs (befo	ore interest)	0.00%	)		0	]	CIL	40	£/m2 Total	118,569					
									% of GDV		20.00%			731,780										
RESIDUAL CASH FLOW FOR INTE	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing			4	4 0	4 0	4 0	4 446,918	4 446,918	4 446,918	446,918	446,918	446,918	446,918	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	32,054	32,054	32,054	32,054	32,054	32,054	32,054	0	0	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy INCOME	0	0	0	0 0 <b>0</b>	0 0	0 0 <b>0</b>	43,727 0 <b>522,700</b>	43,727 0 <b>522,700</b>	43,727 0 <b>522,700</b>	43,727 0 <b>522,700</b>	43,727 0 <b>522,700</b>	43,727 0 <b>522,700</b>	43,727 0 <b>522,700</b>	0 0 <b>n</b>	0 0	0 0 <b>0</b>	0 0 n	0 0	0 0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 n	0 0	0 0 <b>0</b>
EXPENDITURE		<u> </u>	<u> </u>				,: 00	,: <b>V</b> V		,. ••	,. 00	,, 00	,. ••	<u> </u>		<u> </u>		<u> </u>		<u> </u>				
Stamp Duty Easements etc. Legals Acquisition	0 0 -1,874																							
Planning Fee	10,780																							
Architects QS	75,245 6,270		75,245 6,270																					
Planning Consultants Other Professional	12,541 31,352		12,541 31,352																					
Build Cost - BCIS Base s106/CIL		0	108,372 118,569	216,744	325,116	325,116	325,116	325,116	325,116	216,744	108,372	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	5,419 0	10,837 0	16,256 0	16,256 0	16,256 0	16,256 0	16,256 0	10,837 0	5,419 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
Finance Fees Legal and Valuation	10,000 10,000																							
Agents	0	0	0	0	0	0	15,681	15,681	15,681	15,681	15,681	15,681	15,681	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	0	0 5,000	0	0	0	2,613	2,613	2,613	2,613	2,613	2,613	2,613	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	154,315	U	362,767	227,581	341,371	341,371	359,666	359,666	359,666	245,875	132,085	18,294	18,294	0	0	0	0	0	U	0	0	0	0	0
For Residual Valuativ Land Interest	t	514	523	6,881	10,984	17,150	23,424	20,981	18,495	15,966	11,401	4,765	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs Profit on GDV																								731,78
Cash Flow Opening Balar	-29,395 r 0	-514	-363,291	-234,462	-352,355	-358,522	139,610	142,053	144,539	260,858	379,214	499,641	504,405	0	0	0	0	0	0	0	0	0	0	-731,78
Closing Balan		-29,910	-393,200	-627,662	-980,018	-1,338,540	-1,198,930	-1,056,877	-912,339	-651,480	-272,266	227,374	731,780	731,780	731,780	731,780	731,780	731,780	731,780	731,780	731,780	731,780	731,780	0
CASH FLOW FOR CIL ADDITIONA	AL PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	<b>6</b> Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	522,700	522,700	522,700	522,700	522,700	522,700	522,700	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	216,000	ı																						
Stamp Duty	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 3,240	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0	0 0	0 0	0	0 0	0 0	0
Planning Fee Architects	10,780 75,245	0	0 75,245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	6,270 12,541	0	6,270 12,541	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0
Other Professional	31,352	0	31,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	U	U	108,372 -72,132	216,744 -72,132	325,116 -72,132 16,938	325,116 -72,132 16,938	325,116 -72,132 16,938	325,116 16,938	325,116 16,938	216,744 16,938	108,372 16,938	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0 0	5,419 0	10,837 0	16,256	16,256 0	16,256 0	16,256	16,256	10,837	5,419 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  Agents	10,000	0	0	0	0	0	0 15,681	0 15,681	0 15,681	0 15,681	0 15,681	0 15,681	0 15,681	0	0	0	0	0	0	0	0	0	0	0
_egals	0 0	0 0	0 5,000	0 0	0 0	0 0	2,613 0	2,613 0	2,613 0	2,613 0	2,613 0	2,613 0	2,613 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0
lisc.	375,428	0	172,067	155,449	286,178	286,178	304,473	376,604	376,604	262,814	149,023	18,294	18,294	0	0	0	0	0	0	0	0	0	0	0
Лisc.	010,420				1				1				1								1			
Misc. COSTS BEFORE LAND INT AND I		6,570	6,685	9,813	12,705	17,936	23,258	19,846	17,636	15,388	11,110	4,765	0	0	0	0	0	0	0	0	0	0	0	0
Misc. COSTS BEFORE LAND INT AND I	t t	6,570	6,685	9,813	12,705	17,936	23,258	19,846	17,636	15,388	11,110	4,765	0	0	0	0	0	0	0	0	0	0	0	0 0 731,78
Misc.  COSTS BEFORE LAND INT AND I  For CIL calculation  Interest  Profit on cost	-375,428	6,570	-178,752	9,813	-298,883	-304,114	23,258 194,970	19,846 126,250	17,636 128,459	15,388 244,498	11,110 362,567	4,765	0 504,405	0	0	0	0	0	0	0	0	0	0	0 0 731,780



SITE NAME Site	e 16																							
INCOME A	Av Size m2	% Numbe	er 7	Price £/m2		GIA m2		DEVELOPME	ENT COSTS							Planning fee calc	dwgs	rate			Build Cost BCIS	/m2 1,034		
Market Housing	76.0 1009	%	7	2,000	1,064,000	532	<b>!</b>	LAND	Land Stamp Duty		/unit or m2 -9,223	Total	-64,564			No dwgs No dwgs under No dwgs over 5	7 7 0	385 115	2,695 0		CfSH Energy Over-extra 1	21 0 3	2.00	%
Shared Ownership	76.0		0	1,400		0			Easements etc Legals Acquisi		1.50%	0 -968	-968					Total	2,695		Over-extra 2 Over-extra 3	52 0		
Affordable Rent Social Rent	76.0 09 76.0 09		0	1,320 1,050		) 0		PLANNING	Planning Fee			2,695				Stamp duty calc	- Residual				Over-extra 4 Infrastructure	103 <b>1,213</b>	109	%
Grant and Subsidy Shared	d Ownership able Rent			(		) )			Architects QS / PM Planning Const	ultants	6.00% 0.50% 1.00%	44,264 3,689 7,377				Land payment 125,000 250,000	0% 1%	0% 0%	-64,564					
Social SITE AREA - Net SITE AREA - Gross	0.10 ha 0.10 ha		70 /ha 70 /ha		1, <b>064,000</b>	532		CONSTRUCT	Other Professi  FION  Build Cost - BO	onal	2.50%	18,443 645,199	76,469			500,000 1,000,000 above	3% 4% 5%	0% 0% 0% Total	0					
Sales per Quarter CUnit Build Time 3	0 3 Quarters				RUN Residual	MACPO otrlur		FINANCE	s106 / CIL Contingency Abnormals		5.00%	35,280 32,260 25,000	737,739			Stamp duty calc Land payment 125,000 250,000	- Add Profit 0% 1%	0% 0%	54,000					
Residual Land Value	-64,56	64 -645,63	•	S <b>8</b>	CI	losing balance =	0	1	Fees Interest		7.00%	10,000	22.222			500,000 1,000,000	3% 4%	0% 0%						
Alternative Use Value Uplift 20 Plus /ha (  Viability Three	45,00 0% 9,00 0 reshold <b>54,00</b>	00 0	450,000 90,000 ( <b>540,00</b> 0	0 0	Check on phasing o	losing balance =	0	SALES	Legal and Valu	ation	3.0% 0.5%	10,000 31,920 5,320	20,000			above Pre CIL s106		0% Total  / Unit (all)	0					
Additional Profit	-122,18	£/m2 <b>5 -23</b>	80		COI	rrect	1	Developers P	Legals Misc.  Profit % of costs (bef	ore interest)	0.00%	5,000	42,240	810,916		Post CIL s106 CIL	2,000	£/ Unit (all) £/m2 Total	35,280					
RESIDUAL CASH FLOW FO	OR INTEREST	Year	1			Year 2			% of GDV	Year 3	20.00%			212,800 Year 4				Year 5		l		Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			1	2 0 0	0 0	0	152,000 0	304,000 0	304,000	304,000	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent Grant and Subsidy				0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
INCOME	0	0	0	0	0	0	152,000	304,000	304,000	304,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc. Legals Acquisition	0 0 -968																							
Planning Fee Architects QS	2,695 22,132 1,844		22,132 1,844																					
Planning Consultants Other Professional	3,689 9,222		3,689 9,222																					
Build Cost - BCIS Base s106/CIL		0	30,724 35,280 1,536	92,171	153,619 7,681	184,343	122,895 6 145	61,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0	1,536 1,190	4,609 3,571	7,681 5,952	9,217 7,143	6,145 4,762	3,072 2,381	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	10,000 10,000																							
Agents Legals Misc.	0	0	0 0 5,000	0 0	0	0 0	4,560 760	9,120 1,520	9,120 1,520	9,120 1,520	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0	0 0
COSTS BEFORE LAND INT	T AND   58,613	0	110,617	100,351	167,252	200,703	139,122	77,541	10,640	10,640	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Land -64,564 Interest	0	0	1,832	3,620	6,610	10,238	10,192	6,407	1,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Profit o	on GDV																							0 212,800
Cash F Openin Closing	ng Balar 0	0 5,950	-110,617 -104,667	-102,183 -206,850	-170,872 -377,722	-207,313 -585,035	2,640 -582,394	216,267 -366,127	286,953 -79,174	291,974 212,800	0 212,800	0 212,800	0 212,800	0 212,800	0 212,800	212,800	0 212,800	0 212,800	0 212,800	0 212,800	0 212,800	0 212,800	0 212,800	-212,800 0
CASH FLOW FOR CIL ADD		Year				Year 2		2:	2:	Year 3				Year 4			0.1	Year 5	00			Year 6	0.5	
INCOME As Abo	Q1 ove <b>0</b>	Q2 <b>0</b>	Q3 <b>0</b>	Q4 <b>0</b>	Q1 <b>0</b>	Q2 <b>0</b>	Q3 <b>152,000</b>	Q4 <b>304,000</b>	Q1 <b>304,000</b>	Q2 <b>304,000</b>	Q3 0	Q4 <b>0</b>	Q1 0	Q2 <b>0</b>	Q3 <b>0</b>	Q4 0	Q1 0	Q2 <b>0</b>	Q3 <b>0</b>	Q4 <b>0</b>	Q1 0	Q2 <b>0</b>	Q3 <b>0</b>	Q4 <b>0</b>
<b>EXPENDITURE</b> Land	54,000																							
Stamp Duty Easements etc. Legals Acquisition	0 0 810	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects	2,695 22,132	0 0	0 22,132	0 0	0	0	0	0	0	0 0	0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0	0 0	0
QS Planning Consultants Other Professional	1,844 3,689 9,222	0 0 0	1,844 3,689 9,222	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Build Cost - BCIS Base POTENTIAL CIL	0	0	30,724 <b>-122,185</b>	92,171	153,619	184,343	122,895	61,448	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals	0	0	1,536 1,190	4,609 3,571	5,040 7,681 5,952	10,080 9,217 7,143	10,080 6,145 4,762	10,080 3,072 2,381	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	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  Agents	10,000	0	0	0	0	0	4,560	9,120	9,120	9,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT	0 0 <b>T AND   114,392</b>	0 0 <b>0</b>	0 5,000 <b>-46,847</b>	0 0 <b>100,351</b>	0 0 <b>172,292</b>	0 0 <b>210,783</b>	760 0 <b>149,202</b>	1,520 0 <b>87,621</b>	1,520 0 <b>10,640</b>	1,520 0 <b>10,640</b>	0 0 0	0 0 <b>0</b>	0 0 0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 0	0 0 <b>0</b>	0 0 <b>0</b>	0 0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>
For CIL calculation			·	·	,	•		·																
		2,002	2,037	1,253	3,031	6,099	9,894	10,019	6,407	1,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 212,800
	ng Balar 0	-2,002	44,810	-101,604	-175,323	-216,881	-7,096	206,361	286,953	291,974	0	0	0	0	0	0	0	0	0	0	0	0	0	-212,800
Liosing	g Balan -114,392	-116,394	-71,583	-173,187	-348,510	-565,392	-572,488	-366,127	-79,174	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	212,800	U

	Location Green/bro Use		Site 1 Bromsgrove Green Agricultural	Site 2 Bromsgrove Green Agricultural	Site 3 Bromsgrove Green Paddock	Site 4 Bromsgrove Green Paddock	Site 5 Bromsgrove Green Paddock	Site 6 Bromsgrove Brown Industrial	Site 7 Bromsgrove Brown Industrial	Site 8 Bromsgrove Brown Industrial	Site 9 Redditch Green Agricultural	Site 10 Redditch Green Paddock	Site 11 Redditch Green Paddock	Site 12 Redditch Green Paddock	Site 13 Redditch Part Brown School	Site 14 Redditch Brown Industrial	Site 15 Redditch Brown Industrial	Site 16 Redditch Brown Industrial
Site Area	Gross	ha	6.5	2.1	2.1	1	0.1	1	0.4	0.06	6.5	2.1	1	0.5	2.5	1	0.4	0.1
	Net	ha	4.23	1.365	1.36	0.85	0.1	0.85	0.4	0.06	4.23	1.365	0.85	0.43	1.625	0.85	0.4	0.1
Units			125	55	41	26	3	38	12	2	169	55	42	17	113	60	28	7
Mix	Market		68.64%	68.64%	68.64%	68.64%	100.00%	77.29%	77.29%	100.00%	77.59%	77.59%	77.59%	77.59%	77.59%	77.59%	77.59%	100.00%
	Intermedi	iate to Buy	10.45%	10.45%	10.45%	10.45%	0.00%	7.57%	7.57%	0.00%	7.95%	7.95%	7.95%	7.95%	7.95%	7.95%	7.95%	0.00%
	Affordabl	e Rent	10.45%	10.45%	10.45%	10.45%	0.00%	7.57%	7.57%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rer	nt	10.46%	10.46%	10.46%	10.46%	0.00%	7.57%	7.57%	0.00%	14.46%	14.46%	14.46%	14.46%	14.46%	14.46%	14.46%	0.00%
Alternati	ve Land Valu	u(£/ha	25,000	25,000	50,000	50,000	50,000	450,000	450,000	450,000	25,000	50,000	50,000	50,000	450,000	450,000	450,000	450,000
		£ site	162,500	52,500	105,000	50,000	5,000	450,000	180,000	27,000	162,500	105,000	50,000	25,000	1,125,000	450,000	180,000	45,000
Uplift		£/ha	255,000	255,000	260,000	260,000	260,000	90,000	90,000	90,000	255,000	260,000	260,000	260,000	90,000	90,000	90,000	90,000
		£ site	1,657,500	535,500	546,000	260,000	26,000	90,000	36,000	5,400	1,657,500	546,000	260,000	130,000	225,000	90,000	36,000	9,000
Viability <sup>-</sup>	Threshold	£/ha	280,000	280,000	310,000	310,000	310,000	540,000	540,000	540,000	280,000	310,000	310,000	310,000	540,000	540,000	540,000	540,000
		£ site	1,820,000	588,000	651,000	310,000	31,000	540,000	216,000	32,400	1,820,000	651,000	310,000	155,000	1,350,000	540,000	216,000	54,000
Residual	Value	£/ha	463,194	607,272	984,167	1,361,511	1,436,811	109,131	449,218	297,753	440,425	698,688	1,751,810	1,942,162	22,194	-49,974	-312,299	-645,638
		£ site	3,010,762	1,275,271	2,066,752	1,361,511	143,681	109,131	179,687	17,865	2,862,761	1,467,245	1,751,810	971,081	55,484	-49,974	-124,919	-64,564
Additiona	al Profit	£ site	1,606,613	852,038	1,678,241	1,228,299	120,554	-456,504	-34,387	-14,707	1,441,059	994,108	1,740,357	947,317	-1,421,963	-635,584	-360,659	-122,185
		£/m2	194	273	606	693	362	-204	-44	-82	115	281	672	772	-185	-181	-231	-230

## Appendix 4 Residential Appraisals – Bromsgrove Strategic Sites

The pages in this appendix are not numbered.







Number	1	Units	NET Area ha	Density e	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	n/ Brown rnative Use
Norton Farm		316	12.00	26.33	89	27,994	2,333		23,863,100	852.44	Bromsgrove NE	Green Agricultural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds	
	Det 1	3			83.50	0.00	Circulation	894	0		1	0 0.00%
	Det 2	3			90.50	0.00		894	0		2	79 25.00%
	Det 3	4	63		100.00	6,300.00		894	5,632,200		3	111 35.13%
	Det 4	4	63		120.00	7,560.00	_	894	6,758,640		4	126 39.87%
	Det 5	5	- 5		150.00	0.00	_	894	0,730,010		5	0 0.00%
	Det 6 Small Sc	4	<del></del>		92.00	0.00		1,211	0		3	316 100.00%
	Det 7 Small Sc	4	<del></del>		111.00	0.00		1,211	0			310 100.0070
	Det 8 Single	5	<del></del>		150.00	0.00		1,211	0			
	Semi 1	2	<del></del>		69.00	0.00		806	0			
	Semi 2	2	40		75.00	3,000.00		806	2,418,000			
	Semi 3	3	38		76.00	2,888.00		806	2,327,728			
	Semi 4	3	38		85.00	3,230.00		806	2,603,380			
	Semi 5	<u> </u>	36		110.00	0.00		806	2,003,380			
	Ter 1	2			59.00	0.00		822	0			
	Ter 2	2	39		64.00	2,496.00		822	2,051,712			
	Ter 3	2	35		72.00	2,520.00		822	2,071,440			
	Ter 4	3	33		87.00	0.00		822	2,071,440			
	Flat 1	1			61.00	0.00	10%	940	0			
	Flat 2	2			76.00	0.00	10%	940	0			
	Flat 3	2		_	90.00	0.00	10%	940	0			
	Flat 1 High	1			62.00	0.00	10%	1,214	0			
	Flat 2 High	2		_	76.00	0.00	10%	1,214	0			
	Flat 3 High	3			90.00	0.00	10%	1,214	0			
	riac 3 riigii	<u> </u>	<u> </u>		50.00	0.00	1070	1,214	<u> </u>			
Number	2									<b>-</b> .		
Number	2	Units	NET Area	Density e	rage Unit Size	Developed	Density		Total Cost	Rate	Locality e	en/Brown rnative Use
Number	2	_	NET Area ha	Units/ha	m2	Developed m2	m2/ha		Total Cost	£/m2	Locality ee	en/Brown rnative Use
Perryfields Rd	2	1300	_	•	-	•	•		Total Cost 99,085,030		Locality ee	en/Brown rnative Use Green Agricultural
	2	_	ha	Units/ha	m2 <b>89</b> <b>m2</b>	m2	m2/ha	BCIS		£/m2	·	•
	Det 1	1300	ha <b>75.00</b>	Units/ha	m2 89 m2 83.50	m2 115,311  Total 0.00	m2/ha <b>1,537</b>	894	99,085,030	£/m2	Bromsgrove NW	Green Agricultural  39 3.00%
		1300 Beds	75.00 No	Units/ha	m2 <b>89</b> <b>m2</b>	m2 115,311  Total  0.00 0.00	m2/ha <b>1,537</b>		99,085,030	£/m2	Bromsgrove NW  Beds	Green Agricultural
	Det 1	1300 Beds 3	No 273	Units/ha	m2 89 m2 83.50	m2 115,311  Total 0.00	m2/ha <b>1,537</b>	894	99,085,030 COST 0	£/m2	Bromsgrove NW  Beds  1	Green Agricultural  39 3.00%
	Det 1 Det 2 Det 3 Det 4	1300 Beds 3	75.00 No	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00	m2/ha <b>1,537</b>	894 894 894 894	99,085,030 COST 0 0	£/m2	Bromsgrove NW  Beds  1 2	Green Agricultural  39 3.00% 325 25.00%
	Det 1 Det 2 Det 3 Det 4 Det 5	1300 Beds 3	No 273	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 894	99,085,030 COST 0 0 24,406,200	£/m2	Bromsgrove NW  Beds  1 2	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	1300 Beds 3	No 273	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 894 1,211	99,085,030 COST 0 0 24,406,200	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	1300  Beds 3 3 4 4 5	No 273	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211	99,085,030 COST 0 0 24,406,200	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	1300  Beds 3 3 4 4 5	No 273	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211	99,085,030  COST  0  24,406,200  29,287,440  0  0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No 273 273	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806	99,085,030  COST  0  24,406,200  29,287,440  0  0  0  0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273  273  162	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 0.00 12,150.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	1300  Beds 3 3 4 4 4 5 4 4	No 273 273 273 162 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 7,963,280	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273  273  162	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	1300  Beds 3 3 4 4 4 5 4 4	No 273 273 273 162 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 7,963,280	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273  273  273  162  130  130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	99,085,030  COST  0  24,406,200 29,287,440  0  0  0  0  9,792,900 7,963,280 8,906,300  0  0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273  273  273  162  130  130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273  273  273  162  130  130	Units/ha	m2 89  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 0.00 0.00 0.00 0.00 9,880.00 11,050.00 0.00 0.00 0.00	m2/ha <b>1,537</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	99,085,030  COST  0  24,406,200 29,287,440  0  0  0  0  9,792,900 7,963,280 8,906,300  0  0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273 273 273  162 130 130 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00 9,360.00 0.00	m2/ha 1,537  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104 7,693,920 0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273  273  273  162  130  130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00 9,360.00 0.00 2,379.00	m2/ha 1,537  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	1300  Beds  3 3 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2	ha 75.00  No  273 273 273  162 130 130 130	Units/ha	m2 89  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 0.00 2,379.00 0.00	m2/ha 1,537  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104 7,693,920 0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	1300  Beds 3 3 4 4 4 5 4 4	ha 75.00  No  273 273 273  162 130 130 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00 9,360.00 0.00 2,379.00 0.00 0.00	10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 8,575,104 7,693,920 0 2,459,886 0 0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	1300  Beds  3 3 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2	ha 75.00  No  273 273 273  162 130 130 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00 9,360.00 0.00 2,379.00 0.00 0.00 0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104 7,693,920 0 2,459,886 0 0 0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	1300  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 3 1 2 3 1 2	ha 75.00  No  273 273 273  162 130 130 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00 76.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00 9,360.00 0.00 2,379.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214 1,214	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104 7,693,920 0 2,459,886 0 0 0 0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	1300  Beds  3 3 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2	ha 75.00  No  273 273 273  162 130 130 130	Units/ha	m2 89 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 115,311  Total 0.00 0.00 27,300.00 32,760.00 0.00 0.00 0.00 0.00 12,150.00 9,880.00 11,050.00 0.00 0.00 10,432.00 9,360.00 0.00 2,379.00 0.00 0.00 0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	99,085,030  COST  0 0 24,406,200 29,287,440 0 0 0 0 0 9,792,900 7,963,280 8,906,300 0 0 8,575,104 7,693,920 0 2,459,886 0 0 0	£/m2	Bromsgrove NW  Beds  1  2  3  4	Green Agricultural  39 3.00% 325 25.00% 390 30.00% 546 42.00% 0 0.00%



Number	3	Units	NET Area ha	Density erage Unit S Units/ha	Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality e	en/Brown r	native Use
Whitford Rd		490	24.00	20.42	89	43,426	1,809		37,312,408	859.22	Bromsgrove SW	Green 4	gricultural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3		83	3.50	0.00		894	0		1	15	3.06%
	Det 2	3		90	).50	0.00		894	0		2	123	25.10%
	Det 3	4	103	100	0.00	10,300.00		894	9,208,200		3	147	30.00%
	Det 4	4	102		0.00	12,240.00		894	10,942,560		4	205	41.84%
	Det 5	5			0.00	0.00		894	, ,		5	0	0.00%
	Det 6 Small Sc	4			2.00	0.00		1,211	0		· ·	490	100.00%
	Det 7 Small Sc	4		111		0.00		1,211	0				
	Det 8 Single	5			0.00	0.00		1,211	0				
	Semi 1	2			0.00	0.00		806	0				
	Semi 2	2	62		5.00	4,650.00		806	3,747,900				
	Semi 3	2	49		5.00	3,724.00		806	3,001,544				
	Semi 4	2	49		5.00	4,165.00		806	3,356,990				
	Semi 5	3	49		0.00	0.00		806	3,330,990				
	Ter 1	2			0.00	0.00		822	0				
		2	61					822	3,209,088				
	Ter 2	2	61		1.00	3,904.00							
	Ter 3	3	49		2.00	3,528.00		822	2,900,016				
	Ter 4	3	45		7.00	0.00	4.00/	822	046.440				
	Flat 1	1	15		.00	915.00	10%	940	946,110				
	Flat 2	2			5.00	0.00	10%	940	0				
	Flat 3	3			0.00	0.00	10%	940	0				
	Flat 1 High	1			2.00	0.00	10%	1,214	0				
	Flat 2 High	2			5.00	0.00	10%	1,214	0				
	Flat 3 High	3		90	0.00	0.00	10%	1,214	0				
Number	4												
Number	4	Units	NET Area	Density erage Unit S	Size	Developed	Density		Total Cost	Rate	Locality e	en/Brown r	native Use
Number	4	_	ha	Units/ha	m2	Developed m2			Total Cost	£/m2	·	en/Brown r	
St Goldwalds Rd	4	181				-	-		Total Cost 14,516,756		Locality ee	en/Brown r Green	Paddock
	4	_	ha	Units/ha 23.21	m2	m2	m2/ha	BCIS		£/m2	·		
	Det 1	181	ha <b>7.80</b>	Units/ha <b>23.21</b>	m2 <b>92</b>	m2 <b>16,670</b>	m2/ha <b>2,137</b>	<b>BCIS</b> 894	14,516,756	£/m2	Bromsgrove SE		
		181 Beds	ha <b>7.80</b>	Units/ha 23.21	m2 <b>92</b> m2	m2 16,670 Total	m2/ha <b>2,137</b>		14,516,756	£/m2	Bromsgrove SE	Green	Paddock
	Det 1	181 Beds 3	ha <b>7.80</b>	Units/ha 23.21  83	m2 <b>92</b> <b>m2</b> 3.50	m2 16,670  Total 0.00	m2/ha <b>2,137</b>	894	14,516,756	£/m2	Bromsgrove SE  Beds  1	Green 8	Paddock 4.42%
	Det 1 Det 2	181 Beds 3	ha 7.80 No	Units/ha 23.21  83  90 100	m2 92 3.50 0.50	m2 16,670  Total 0.00 0.00	m2/ha <b>2,137</b>	894 894	14,516,756 COST 0 0	£/m2	Bromsgrove SE  Beds  1	Green 8 39	Paddock 4.42% 21.55%
	Det 1 Det 2 Det 3	181 Beds 3	No 48	Units/ha 23.21  83  90  100	m2 92 3.50 0.50	m2 16,670 Total 0.00 0.00 4,800.00	m2/ha <b>2,137</b>	894 894 894	14,516,756 COST 0 0 4,291,200	£/m2	Bromsgrove SE  Beds  1	Green 8 39 38	Paddock  4.42% 21.55% 20.99%
	Det 1 Det 2 Det 3 Det 4	181 Beds 3	No 48	Units/ha 23.21  83  90  100  120	m2 92 8.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00	m2/ha <b>2,137</b>	894 894 894 894 894	14,516,756 COST 0 0 4,291,200	£/m2	Bromsgrove SE  Beds  1  2  3  4	Green 8 39 38 96	Paddock  4.42% 21.55% 20.99% 53.04%
	Det 1 Det 2 Det 3 Det 4 Det 5	181 Beds 3	No 48	Units/ha 23.21  83  90  100  120	m2 92 3.50 0.50 0.00 0.00 0.00 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00	m2/ha <b>2,137</b>	894 894 894 894 894 1,211	14,516,756 COST 0 0 4,291,200	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	181 Beds 3	No 48	Units/ha 23.21  83  90  100  120  150  92  111	m2 92 3.50 0.50 0.00 0.00 0.00 2.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211	14,516,756 COST 0 0 4,291,200	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	Beds 3 3 4 4 4 5 4 5 4 5	No 48	Units/ha 23.21  83  90  100  120  150  92  111	m2 92 3.50 0.50 0.00 0.00 0.00 2.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00	m2/ha <b>2,137</b>	894 894 894 894 894 1,211	14,516,756 COST 0 0 4,291,200	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	181  Beds  3 3 4 4 5 4 4 5 4	No No 48	Units/ha 23.21  83  90  100  120  150  92  111  150  69	m2 92 3.50 0.50 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 4 5 4 5 2	ha 7.80  No  48 48 20	Units/ha 23.21  83  90  100  120  150  92  111  150  69	m2 92 3.50 0.50 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 0.00 1,500.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 4 5 2 2	ha 7.80  No  48  48  20  10	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75	m2 92 3.50 0.50 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000  612,560	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 4 5 4 5 2 2	ha 7.80  No  48 48 20	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4	ha 7.80  No  48  48  20  10	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  85	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000  612,560	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	Beds 3 3 4 4 4 5 4 5 2 2	10 10	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000  612,560  685,100  0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4	19	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110  59	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000  612,560  685,100  0  999,552	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4	10 10	Units/ha 23.21  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 0.00 1,216.00 1,296.00	m2/ha <b>2,137</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000  612,560  685,100  0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	19 18	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  72  87	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00	m2/ha 2,137  Circulation	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	14,516,756  COST  0 4,291,200 5,149,440 0 0 0 1,209,000 612,560 685,100 0 999,552 1,065,312 0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	19	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  72  87	m2 92 m2 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00 488.00	m2/ha 2,137  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940	14,516,756  COST  0  4,291,200  5,149,440  0  0  0  1,209,000  612,560  685,100  0  999,552	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 2 2 3 3 4 2 2 2 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 2	19 18	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  72  87	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00 488.00 0.00	m2/ha 2,137  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	14,516,756  COST  0 4,291,200 5,149,440 0 0 0 1,209,000 612,560 685,100 0 999,552 1,065,312 0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	19 18	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  77  87  61  76  90	m2 92 m2 3.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00 488.00 0.00 0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940	14,516,756  COST  0 4,291,200 5,149,440 0 0 0 1,209,000 612,560 685,100 0 999,552 1,065,312 0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3  3  4  4  4  5  4  5  2  2  3  3  4  2  3  1  2  3  1	19 18	Units/ha 23.21  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  72  87  61  90  62	m2 92 m2 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00 488.00 0.00 0.00 0.00 0.00	m2/ha 2,137  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	14,516,756  COST  0 4,291,200 5,149,440 0 0 0 1,209,000 612,560 685,100 0 999,552 1,065,312 0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 3 1 2 3 1 2 3 1	19 18	Units/ha 23.21  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64 72 87 61 90 62 76	m2 92 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00 488.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214 1,214	14,516,756  COST  0 0 4,291,200 5,149,440 0 0 0 0 1,209,000 612,560 685,100 0 999,552 1,065,312 0 504,592 0 0 0 0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3  3  4  4  4  5  4  5  2  2  3  3  4  2  3  1  2  3  1	19 18	Units/ha 23.21  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64 72 87 61 90 62 76	m2 92 m2 3.50 0.50 0.00	m2 16,670  Total 0.00 0.00 4,800.00 5,760.00 0.00 0.00 0.00 1,500.00 760.00 850.00 0.00 1,216.00 1,296.00 0.00 488.00 0.00 0.00 0.00 0.00	m2/ha 2,137  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	14,516,756  COST  0 4,291,200 5,149,440 0 0 0 1,209,000 612,560 685,100 0 999,552 1,065,312 0	£/m2	Bromsgrove SE  Beds  1  2  3  4	8 39 38 96 0	4.42% 21.55% 20.99% 53.04% 0.00%



28 Birmingham R	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 5 4 4	No 9	Units/ha m. 45.00 8  m. 83.5 90.5 100.0 120.0	9 2,390  2 Total 0 0.00 0 0.00	m2/ha 3,983  Circulation	BCIS	2,057,900	£/m2 <b>861.05</b>			native Use
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 3 4 4 5 4		83.5 90.5 100.0 120.0	0 0.00 0 0.00	Circulation				Alvechurch N	Green	Paddock
	Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 3 4 4 5 4		83.5 90.5 100.0 120.0	0 0.00 0 0.00			COST		Beds		
	Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	4 4 5 4	9	100.0 120.0		1	894	0		1	2	7.41%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	4 5 4	9	120.0	0.00		894	0		2	4	14.81%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	-	9		<del></del> .		894	0		3	12	44.44%
	Det 6 Small Sc Det 7 Small Sc Det 8 Single	-		150.0	0 1,080.00		894	965,520		4	9	33.33%
	Det 7 Small Sc Det 8 Single	-		130.0			894	0		5	0	0.00%
	Det 8 Single	4		92.0			1,211	0			27	100.00%
				111.0			1,211	0				
		5		150.0			1,211	0				
	Semi 1	2		69.0			806	0				
	Semi 2	2		75.0	+		806	0				
	Semi 3	3	4	76.0			806	245,024				
	Semi 4	3	4	85.0	+		806	274,040				
	Semi 5	4		110.0			806	0				
	Ter 1	2		59.0			822	0				
	Ter 2	2	4	64.0			822	210,432				
	Ter 3	3	4	72.0			822	236,736				
	Ter 4	3	<u> </u>	87.0	+		822	0				
	Flat 1	1	2	61.0		10%	940	126,148				
	Flat 2	2		76.0		10%	940	0				
	Flat 3	3		90.0		10%	940	0				
	Flat 1 High	1		62.0		10%	1,214	0				
	Flat 2 High	2		76.0	+	10%	1,214	0				
	Flat 3 High	3		90.0		10%	1,214	0				
	riac 3 riigii	3		30.0	51 0.00	10/0	1,214	<u> </u>				
umber	6	Units	NET Area	Density erage Unit Size	e Developed	Density		Total Cost	Rate	Locality e	en/Brown r	native Use
			ha	Units/ha mi		m2/ha			£/m2	•	•	
irmingham Rd / F	Rectory Ln	25	1.06	23.58 7	9 1,979	1,867		1,627,202	822.23	Alvechurch N	Green	Paddock
					<u> </u>	a I	200	2225				
	Dat 1	Beds	No	m:		Circulation	BCIS	COST		Beds	0	0.000/
	Det 1	3		83.5			894	0		1	0	0.00%
	Det 2	3		90.5	+		894	0		2	4	16.00%
	Det 3	4		100.0			894	0		3	19	76.00%
	Det 4	4		120.0			894	214,560		4	2	8.00%
	Det 5	5		150.0			894	0		5	0	0.00%
	Det 6 Small Sc	4		92.0			1,211	0			25	100.00%
	Det 7 Small Sc	4		111.0			1,211	0				
	Det 8 Single	5		150.0			1,211	0				
	Semi 1	2		69.0			806	0				
	Semi 2	2		75.0			806	0				
		21	6	76.0			806	367,536				
	Semi 3	3		85.0			806	479,570				
	Semi 3 Semi 4	3	7		ለI ለ ለሳላ		806	0				
	Semi 3 Semi 4 Semi 5		7	110.0			822	0				
	Semi 3 Semi 4 Semi 5 Ter 1		7	59.0	0.00							
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 4 2 2	7	59.0 64.0	0 0.00 0 256.00		822	210,432				
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 4 2 2 3	7 4 6	59.0 64.0 72.0	0 0.00 0 256.00 0 432.00		822 822	210,432 355,104				
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	3 4 2 2	4 6	59.0 64.0 72.0 87.0	0 0.00 0 256.00 0 432.00 0 0.00		822 822 822					
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 4 2 2 3	7 4 6	59.0 64.0 72.0 87.0 61.0	0 0.00 0 256.00 0 432.00 0 0.00 0 0.00	10%	822 822 822 940					
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 4 2 2 3	4 6	59.0 64.0 72.0 87.0 61.0 76.0	0 0.00 0 256.00 0 432.00 0 0.00 0 0.00 0 0.00	10%	822 822 822 940 940					
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 4 2 2 3	4 6	59.0 64.0 72.0 87.0 61.0	0 0.00 0 256.00 0 432.00 0 0.00 0 0.00 0 0.00		822 822 822 940					
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 4 2 2 3 3 1 2	4 6	59.0 64.0 72.0 87.0 61.0 76.0	0 0.00 0 256.00 0 432.00 0 0.00 0 0.00 0 0.00 0 0.00	10%	822 822 822 940 940					
	Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 4 2 2 3 3 1 2	7 4 6	59.0 64.0 72.0 87.0 61.0 76.0 90.0	0 0.00 0 256.00 0 432.00 0 0.00 0 0.00 0 0.00 0 0.00 0 0.00	10% 10%	822 822 822 940 940 940					
	Semi 3 Semi 4 Semi 5 Ter 1	3 4 2	7	59.0	0.00			210,432				



Number	7	Units	NET Area ha	Density erag Units/ha	ge Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	en/Brown rnative Use
Kendal End Rd		88	5.00	17.60	87	7,683	1,537		6,645,158	864.92	Barnt Green NW	Green Agricultural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds	
	Det 1	3			83.50	0.00		894	0		1	9 10.23%
	Det 2	3			90.50	0.00		894	0		2	31 35.23%
	Det 3	4			100.00	0.00		894	0		3	19 21.59%
	Det 4	4	29		120.00	3,480.00		894	3,111,120		4	29 32.95%
	Det 5	5			150.00	0.00		894	0		5	0 0.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0			88 100.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0			200.0070
	Det 8 Single	5			150.00	0.00		1,211	0			
	Semi 1	2			69.00	0.00		806	0			
	Semi 2	2	17		75.00	1,275.00		806	1,027,650			
	Semi 3	3	6		76.00	456.00		806	367,536			
	Semi 4	3	7		85.00	595.00		806	479,570			
	Semi 5	1	<del>'</del>		110.00	0.00		806	173,370			
	Ter 1	2			59.00	0.00		822	0			
	Ter 2	2	14		64.00	896.00		822	736,512			
	Ter 3	3	6		72.00	432.00		822	355,104			
	Ter 4	3	<u> </u>		87.00	0.00		822	0			
	Flat 1	1	9		61.00	549.00	10%	940	567,666			
	Flat 2	2	9		76.00	0.00	10%	940	307,000			
	Flat 3	2	+		90.00	0.00	10%	940	0			
		3	+		62.00	0.00	10%	1,214	0			
	Flat 1 High	1							0			
	Flat 2 High	2			76.00 90.00	0.00	10% 10%	1,214	0			
	Flat 3 High	3			90.00	0.00	10%	1,214	0			
Number	8	11										
Nullibel	O	Units	NET Area	Density erag	ge Unit Size	Developed	Density		Total Cost	Rate	Locality ee	en/Brown rnative Use
Number	8	Units	NET Area ha	-	ge Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	en/Brown rnative Use
Church Rd	0	80		-	_	Developed m2 <b>6,656</b>	Density m2/ha <b>1,102</b>			Rate £/m2 <b>852.76</b>	Locality ee Catshill	en/Brown rnative Use Green Agricultural
	8	_	ha	Units/ha	m2	m2	m2/ha		Total Cost <b>5,675,984</b>	£/m2	·	
		_	ha	Units/ha	m2	m2	m2/ha	BCIS		£/m2	·	
	Det 1	80	ha <b>6.04</b>	Units/ha	m2 <b>83</b>	m2 <b>6,656</b>	m2/ha <b>1,102</b>	<b>BCIS</b> 894	5,675,984	£/m2	Catshill	
		80 Beds	ha <b>6.04</b>	Units/ha	m2 83 m2	m2 6,656 Total	m2/ha <b>1,102</b>		5,675,984	£/m2	Catshill	Green Agricultural
	Det 1	80 Beds 3	ha <b>6.04</b>	Units/ha	m2 83 m2 83.50	m2 6,656 Total 0.00	m2/ha <b>1,102</b>	894	<b>5,675,984 COST</b> 0	£/m2	Catshill Beds 1	Green Agricultural 4 5.00%
	Det 1 Det 2	80 Beds 3	ha 6.04 No	Units/ha	m2 83 m2 83.50 90.50	m2 6,656 Total 0.00 0.00	m2/ha <b>1,102</b>	894 894	5,675,984 COST 0 0 1,072,800	£/m2	Catshill  Beds  1 2	Green Agricultural  4 5.00%  34 42.50%
	Det 1 Det 2 Det 3	80 Beds 3	No 12	Units/ha	m2 83 m2 83.50 90.50 100.00	m2 6,656 Total 0.00 0.00 1,200.00 1,440.00	m2/ha <b>1,102</b>	894 894 894	<b>5,675,984 COST</b> 0 0	£/m2	Catshill  Beds  1 2	Green Agricultural  4 5.00%  34 42.50%  18 22.50%  24 30.00%
	Det 1 Det 2 Det 3 Det 4 Det 5	80  Beds  3  4 4	No 12	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00	m2 6,656 Total 0.00 0.00 1,200.00 1,440.00 0.00	m2/ha <b>1,102</b>	894 894 894 894	5,675,984 COST 0 0 1,072,800	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	80  Beds 3 3 4 4 5	No 12	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00	m2 6,656 Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00	m2/ha <b>1,102</b>	894 894 894 894 894 1,211	5,675,984 COST 0 0 1,072,800	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00%  34 42.50%  18 22.50%  24 30.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	80  Beds 3 3 4 4 5	No 12	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211	5,675,984 COST 0 0 1,072,800	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	80  Beds 3 3 4 4 5	No 12	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 6,656 Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00	m2/ha <b>1,102</b>	894 894 894 894 894 1,211 1,211	5,675,984 COST 0 0 1,072,800	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	80  Beds 3 3 4 4 5	No 12 12	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806	5,675,984  COST  0  1,072,800  1,287,360  0  0  0  0  0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	80  Beds  3 3 4 4 5 4 5 2	ha 6.04  No  12 12 12	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806	5,675,984  COST  0  1,072,800  1,287,360  0  0  0  1,088,100	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	80  Beds  3  4  4  4  5  4  5  2  2  3	ha 6.04  No  12  12  12  6  6  18  6  6  18	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806 806	5,675,984  COST  0 0 1,072,800 1,287,360 0 0 0 1,088,100 367,536	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	80  Beds  3 3 4 4 5 4 5 2	ha 6.04  No  12 12 12	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	5,675,984  COST  0  1,072,800  1,287,360  0  0  0  1,088,100	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	80  Beds  3  4  4  4  5  4  5  2  2  3	ha 6.04  No  12  12  12  6  6  18  6  6  18	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 1,088,100 367,536 411,060 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	80  Beds  3 3 4 4 4 5 2 2 3 3 4 4 2	ha 6.04  No  12  12  12  6  6  6  6  6	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 806	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 1,088,100 367,536 411,060 0 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	80  Beds  3  4  4  4  5  4  5  2  2  3	12 12 12 12 16	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 0.00 1,024.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	5,675,984  COST  0  1,072,800  1,287,360  0  0  0  1,088,100  367,536  411,060  0  841,728	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	80  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	ha 6.04  No  12  12  12  6  6  6  6  6	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 0.00 1,024.00 432.00	m2/ha <b>1,102</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 1,088,100 367,536 411,060 0 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	80  Beds  3 3 4 4 4 5 2 2 3 3 4 4 2	12 12 12 12 16	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 1,024.00 432.00 0.00	m2/ha 1,102  Circulation	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	80  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	12 12 12 12 16	Units/ha	m2 83 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 0.00 1,024.00 432.00 0.00 244.00	m2/ha 1,102  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0 252,296	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	80  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 2 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 3 3 3 3	12 12 12 12 16	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 1,024.00 432.00 0.00 244.00 0.00	m2/ha 1,102  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	80  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	12 12 12 12 16	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 1,024.00 432.00 0.00 244.00 0.00 0.00	10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0 252,296	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	80  Beds  3  4  4  4  5  4  5  2  2  3  3  4  2  3  1  2  3  1	12 12 12 12 16	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 0.00 1,024.00 432.00 0.00 244.00 0.00 0.00 0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0 252,296 0 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	80  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 2 2 3 1 2 3 1 2	12 12 12 12 16	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 1,024.00 432.00 0.00 244.00 0.00 0.00 0.00 0.00 0.0	10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 1,214 1,214	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0 252,296 0 0 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	80  Beds  3  4  4  4  5  4  5  2  2  3  3  4  2  3  1  2  3  1	12 12 12 12 16	Units/ha	m2 83 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 6,656  Total 0.00 0.00 1,200.00 1,440.00 0.00 0.00 0.00 0.00 1,350.00 456.00 510.00 0.00 0.00 1,024.00 432.00 0.00 244.00 0.00 0.00 0.00	10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	5,675,984  COST  0 1,072,800 1,287,360 0 0 0 0 1,088,100 367,536 411,060 0 841,728 355,104 0 252,296 0 0	£/m2	Catshill  Beds  1  2  3  4	Green Agricultural  4 5.00% 34 42.50% 18 22.50% 24 30.00% 0 0.00%



Number	9	Units	NET Area ha	Density erage Unit : Units/ha	ize Developed m2 m2	•		Total Cost	Rate £/m2	Locality ∋e	n/ Brown r	native Use
Egghill Ln		66	6.60	10.00	89 <b>5,903</b>			5,068,514	858.63	Rubery	Green A	gricultural
		Beds	No		m2 Total	Circulation	BCIS	COST		Beds		
	Det 1	3	140		50 0.00		894	0		1	2	3.03%
	Det 2	3			50 0.00		894	0		2	17	25.76%
	Det 3	4	13	100			894	1,162,200		2	20	30.30%
		4				+				3		
	Det 4	4	14	120			894	1,501,920		4	27	40.91%
	Det 5	5		150			894	0		5	0	0.00%
	Det 6 Small Sc	4			0.00		1,211	0			66	100.00%
	Det 7 Small Sc	4		111			1,211	0				
	Det 8 Single	5		150			1,211	0				
	Semi 1	2			0.00		806	0				
	Semi 2	2	5	75	.00 375.00		806	302,250				
	Semi 3	3	6	76	.00 456.00		806	367,536				
	Semi 4	3	8	85	.00 680.00		806	548,080				
	Semi 5	4		110	.00 0.00		806	0				
	Ter 1	2		59	.00 0.00		822	0				
	Ter 2	2	12		.00 768.00		822	631,296				
	Ter 3	3			00.00		822	0				
	Ter 4	3	6		.00 522.00		822	429,084				
	Flat 1	1	2		00 122.00		940					
		1						126,148				
	Flat 2	2			0.00		940	0				
	Flat 3	3			0.00		940	0				
	Flat 1 High	1			0.00		1,214	0				
	Flat 2 High	2			0.00		1,214	0				
	Flat 3 High	3		90	0.00	10%	1,214	0				
Number	10	Units	NET Area	Density erage Unit	ize Developed	Density		Total Cost	Rate	Locality e	en/Brown ri	native Use
Number	10	Units	NET Area ha	Density erage Unit : Units/ha				Total Cost	Rate f/m2	Locality e	en/Brown ri	native Use
	10	_	ha	Units/ha	m2 m2	m2/ha			£/m2	,	·	
Number  Kidderminster Rd	10	Units 175				m2/ha		Total Cost 13,734,958		Locality ee	·	native Use gricultural
	10	_	ha	Units/ha <b>17.86</b>	m2 m2	m2/ha <b>1,610</b>	BCIS		£/m2	,	·	
	10 Det 1	175	ha <b>9.80</b>	Units/ha <b>17.86</b>	m2 m2 <b>90 15,781</b>	m2/ha 1,610  Circulation	<b>BCIS</b> 894	13,734,958	£/m2	Hagley SE	·	
	Det 1	175 Beds	ha <b>9.80</b>	Units/ha 17.86	m2 m2 90 15,781 m2 Total 50 0.00	m2/ha 1,610  Circulation	894	13,734,958	£/m2	Hagley SE	Green A	gricultural 6.86%
	Det 1 Det 2	175 Beds 3	9.80 No	Units/ha 17.86	m2 m2 90 15,781 m2 Total .50 0.00 .50 0.00	m2/ha 1,610  Circulation	894 894	13,734,958 COST 0 0	£/m2	Hagley SE	Green A 12 40	gricultural 6.86% 22.86%
	Det 1 Det 2 Det 3	175 Beds 3	No 42	Units/ha 17.86  83 90	m2 m2 90 15,781 m2 Total 50 0.00 50 0.00 00 4,200.00	m2/ha 1,610  Circulation	894 894 894	13,734,958 COST 0 0 3,754,800	£/m2	Hagley SE	12 40 39	gricultural 6.86% 22.86% 22.29%
	Det 1 Det 2 Det 3 Det 4	175 Beds 3	9.80 No	Units/ha 17.86  83  90  100	m2     m2       90     15,781       m2     Total       50     0.00       50     0.00       00     4,200.00       00     5,040.00	m2/ha 1,610  Circulation	894 894 894 894	13,734,958 COST 0 0	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84	6.86% 22.86% 22.29% 48.00%
	Det 1 Det 2 Det 3 Det 4 Det 5	175 Beds 3	No 42	Units/ha 17.86  83  90  100  120	m2 m2 90 15,781 m2 Total 50 0.00 50 0.00 00 4,200.00 00 5,040.00 00 0.00	m2/ha 1,610  Circulation	894 894 894 894 894	13,734,958 COST 0 0 3,754,800	£/m2	Hagley SE	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	175 Beds 3	No 42	Units/ha 17.86  83  90  100  120  150	m2 m2 90 15,781  m2 Total 50 0.00 50 0.00 00 4,200.00 00 5,040.00 00 0.00 00 0.00	m2/ha 1,610  Circulation	894 894 894 894 894 1,211	13,734,958 COST 0 0 3,754,800	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84	6.86% 22.86% 22.29% 48.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	175 Beds 3	No 42	Units/ha 17.86  83  90  100  120  150  92  111	m2 m2 90 15,781  m2 Total .50 0.00 .50 0.00 .50 0.00 .00 4,200.00 .00 5,040.00 .00 0.00 .00 0.00 .00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211	13,734,958 COST 0 0 3,754,800	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 4 5 4 5 5	No 42	Units/ha 17.86  83  90  100  120  150  92  111	m2 m2 90 15,781  m2 Total 50 0.00 50 0.00 00 4,200.00 00 5,040.00 00 0.00 00 0.00 00 0.00 00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211	13,734,958 COST 0 0 3,754,800	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	175 Beds 3	No No 42 42	Units/ha 17.86  83  90  100  120  150  92  111  150  69	m2 m2 90 15,781  m2 Total 50 0.00 50 0.00 00 4,200.00 00 5,040.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 0	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 4 5 4 5 2 2	ha 9.80  No  42 42 42	Units/ha 17.86  83  90  100  120  150  92  111  150  69	m2 m2 90 15,781  m2 Total 50 0.00 50 0.00 00 4,200.00 00 5,040.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 2 2 3	9.80 No 42 42 42 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 4 5 4 5 2 2	ha 9.80  No  42 42 42	Units/ha 17.86  83 90 100 120 150 92 111 150 69	m2 m2 90 15,781  m2 Total 50 0.00 50 0.00 00 4,200.00 00 5,040.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00 00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 2 2 3	9.80 No 42 42 42 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 988.00  00 1,105.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 4 5 2 2 3	9.80 No 42 42 42 13	Units/ha 17.86  83  90  100  120  150  92  111  150  69  75  76  85	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 988.00  00 1,105.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Beds 3 3 4 4 4 5 2 2 3	9.80 No 42 42 42 13	Units/ha 17.86  83  90  100  120  150  92  111  150  69  75  76  85  110	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 988.00  00 1,105.00  00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	Beds 3 3 4 4 4 5 2 2 3	9.80  No  42 42 42  13 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69 75 76 85	m2 m2 90 15,781  m2 Total .50 0.00 .50 0.00 .50 0.00 .00 4,200.00 .00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 0	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds 3 3 4 4 4 5 2 2 3	9.80 No 42 42 42 13 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00  00 0.00  00 1,105.00  00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	Beds 3 3 4 4 4 5 5 2 2 2 3 3 4 2 2 3 3	9.80 No 20 13 13 20 13	Units/ha 17.86  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  72  87	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 988.00  00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160 769,392 0	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	9.80 No 42 42 42 13 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64 72 87	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00  00 0.00  00 0.00  00 1,105.00  00 0.00	m2/ha 1,610  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2 3 3 1 2	9.80 No 20 13 13 20 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64 77 87	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 5,040.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00  00 0.00  00 0.00  00 1,105.00  00 0.00	m2/ha 1,610  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160 769,392 0	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	9.80 No 20 13 13 20 13	Units/ha 17.86  83  90  100  120  150  92  111  150  69  75  76  85  110  59  64  77  87  90	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 0.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00  00 0.00  00 0.00  00 1,105.00  00 0.00	m2/ha 1,610  Circulation  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160 769,392 0	£/m2	Hagley SE  Beds  1  2  3  4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3 3 4 4 4 5 5 4 4 5 2 2 3 3 3 1 2 3 1	9.80 No 20 13 13 20 13	Units/ha 17.86  83 90 100 120 150 92 111 150 69 75 76 85 110 59 64 72 87 61 90 62	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00  00 0.00  00 0.00  00 1,280.00  00 0.00	m2/ha 1,610  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160 769,392 0	£/m2	Hagley SE  Beds 1 2 3 4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2 3 3 1 2 3 1 2	9.80 No 20 13 13 20 13	Units/ha 17.86  83  90  100  120  150  92  111  150  69  75  76  85  110  59  61  76  90  62  76	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00	m2/ha 1,610  Circulation  10% 10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214 1,214	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160 769,392 0 756,888 0 0 0 0 0	£/m2	Hagley SE  Beds 1 2 3 4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3 3 4 4 4 5 5 4 4 5 2 2 3 3 3 1 2 3 1	9.80 No 20 13 13 20 13	Units/ha 17.86  83  90  100  120  150  92  111  150  69  75  76  85  110  59  61  76  90  62  76	m2 m2  90 15,781  m2 Total  50 0.00  50 0.00  00 4,200.00  00 0.00  00 0.00  00 0.00  00 0.00  00 1,500.00  00 0.00  00 0.00  00 0.00  00 1,280.00  00 0.00	m2/ha 1,610  Circulation  10% 10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	13,734,958  COST  0 0 3,754,800 4,505,760 0 0 0 1,209,000 796,328 890,630 0 1,052,160 769,392 0	£/m2	Hagley SE  Beds 1 2 3 4	12 40 39 84 0	6.86% 22.86% 22.29% 48.00% 0.00%



Number	11	Units	NET Area ha	Density s Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	en/Brown r	native Use
<b>Brook Crescent</b>		38	1.71	22.22	92	3,500	2,047		3,059,880	874.25	Hagley SE	Green	Paddock
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	0	0.00%
	Det 2	3			90.50	0.00		894	0		2	15	39.47%
	Det 3	4	11		100.00	1,100.00		894	983,400		3	0	0.00%
	Det 4	4	12		120.00	1,440.00		894	1,287,360		4	23	60.53%
	Det 5	5			150.00	0.00		894	0		5	0	0.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0			38	100.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2			75.00	0.00		806	0				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3			85.00	0.00		806	0				
	Semi 5	4			110.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2	15		64.00	960.00		822	789,120				
	Ter 3	3	13		72.00	0.00	+	822	0				
	Ter 4	3			87.00	0.00	+	822	0				
	Flat 1	1			61.00	0.00	10%	940	0				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
	i iat 3 i iigii	<u> </u>			30.00	0.00	10/0	1,214					
Maria la ara	40												
Niimner	1)	Units	NFT Area	Densitye	erage Unit Size	Developed	Density		Total Cost	Rate	Locality ee	n/Rrown r	native Hse
Number	12	Units	NET Area ha	-	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate f/m2	Locality ee	en/Brown r	native Use
	12	_	ha	Units/ha	m2	m2	m2/ha			£/m2	•		
Western Rd	12	Units <b>70</b>		-	-	-	-		Total Cost <b>5,224,238</b>		Locality ee Hagley 2	en/Brown r Green	Paddock
	12	70	ha <b>4.25</b>	Units/ha	m2 <b>88</b>	m2 <b>6,157</b>	m2/ha <b>1,449</b>	BCIS	5,224,238	£/m2	Hagley 2		
	Det 1	_	ha	Units/ha	m2 <b>88</b> <b>m2</b>	m2 <b>6,157</b> Total	m2/ha	<b>BCIS</b> 894		£/m2	•		Paddock
	Det 1	70	ha <b>4.25</b>	Units/ha	m2 88 m2 83.50	m2 6,157 Total 0.00	m2/ha <b>1,449</b>	894	5,224,238	£/m2	Hagley 2 Beds 1	Green 0	Paddock 0.00%
	Det 1 Det 2	70	ha 4.25 No	Units/ha	m2 88 m2 83.50 90.50	m2 6,157  Total 0.00 0.00	m2/ha <b>1,449</b>	894 894	<b>5,224,238 COST</b> 0 0	£/m2	Hagley 2  Beds  1 2	Green 0 12	Paddock 0.00% 17.14%
	Det 1 Det 2 Det 3	70	ha 4.25  No  12	Units/ha	m2 88 m2 83.50 90.50 100.00	m2 6,157 Total 0.00 0.00 1,200.00	m2/ha <b>1,449</b>	894 894 894	5,224,238  COST 0 0 1,072,800	£/m2	Hagley 2 Beds 1	Green 0 12 33	Paddock 0.00% 17.14% 47.14%
	Det 1 Det 2 Det 3 Det 4	70	ha 4.25 No	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00	m2/ha <b>1,449</b>	894 894 894 894	<b>5,224,238 COST</b> 0 0	£/m2	Hagley 2  Beds 1 2 3 4	Green 0 12 33 25	0.00% 17.14% 47.14% 35.71%
	Det 1 Det 2 Det 3 Det 4 Det 5	70	ha 4.25  No  12	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 894	5,224,238  COST 0 0 1,072,800	£/m2	Hagley 2  Beds 1 2 3	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	70	ha 4.25  No  12	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 894 1,211	5,224,238  COST 0 0 1,072,800	£/m2	Hagley 2  Beds 1 2 3 4	Green 0 12 33 25	0.00% 17.14% 47.14% 35.71%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	70	ha 4.25  No  12	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211	5,224,238  COST 0 0 1,072,800	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	70	ha 4.25  No  12	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 894 1,211 1,211	5,224,238  COST 0 0 1,072,800	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	70	ha 4.25  No  12 13	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  0	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	70	ha 4.25  No  12 13	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 0.00 450.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	70	ha 4.25  No  12  13  6  11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 0.00 450.00 836.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	70	ha 4.25  No  12 13	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	70	ha 4.25  No  12  13  6  11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 0.00 384.00 792.00	m2/ha <b>1,449</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00 792.00 0.00	m2/ha 1,449  Circulation	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00 792.00 0.00	m2/ha 1,449  Circulation	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00 792.00 0.00 0.00 0.00	m2/ha 1,449  Circulation  10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 384.00 792.00 0.00 0.00 0.00 0.00	10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00 792.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha 1,449  Circulation  10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	70  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 3 1 2	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00 792.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214 1,214	5,224,238  COST  0 1,072,800 1,394,640 0 0 0 0 362,700 673,816 753,610 0 0 315,648 651,024 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	70	ha 4.25  No  12 13  6 11 11	Units/ha	m2 88 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 6,157  Total 0.00 0.00 1,200.00 1,560.00 0.00 0.00 0.00 450.00 836.00 935.00 0.00 0.00 384.00 792.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha 1,449  Circulation  10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	5,224,238  COST  0  1,072,800  1,394,640  0  0  0  0  362,700  673,816  753,610  0  0  315,648	£/m2	Hagley 2  Beds 1 2 3 4	Green  0 12 33 25 0	0.00% 17.14% 47.14% 35.71% 0.00%



Number	13	Units	NET Area ha	Density s Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	en/Brown r	native Use
Algoa House		18	1.44	12.50	88	1,583	1,099		1,374,798	868.48	Hagley S	Brown	Garden
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	1	5.56%
	Det 2	3			90.50	0.00		894	0		2	4	22.22%
	Det 3	4	4		100.00	400.00		894	357,600		3	5	27.78%
	Det 4	4	4		120.00	480.00		894	429,120		4	8	44.44%
	Det 5	5			150.00	0.00		894	0		5	0	0.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0			18	100.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2			75.00	0.00		806	0				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3	2		85.00	170.00		806	137,020				
	Semi 5	4			110.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2	4		64.00	256.00		822	210,432				
	Ter 3	3	3		72.00	216.00		822	177,552				
	Ter 4	3			87.00	0.00		822	0				
	Flat 1	1	1		61.00	61.00	10%	940	63,074				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
						•	•	•					
Number	14	Units	NET Area	Density 8	erage Unit Size	Developed	Density		Total Cost	Rate	Locality e	n/Brown r	native Use
Number	14	Units		-	erage Unit Size m2	-			Total Cost	Rate £/m2	Locality ee	en/Brown r	native Use
Number  Bleakhouse Fm	14	Units <b>178</b>		-	_	-			Total Cost 13,258,340		Locality ee Wythall W		native Use gricultural
	14	178	ha <b>6.30</b>	Units/ha	m2 <b>87</b>	m2 <b>15,506</b>	m2/ha <b>2,461</b>		13,258,340	£/m2	Wythall W		
		_	ha	Units/ha	m2 <b>87</b> <b>m2</b>	m2 15,506 Total	m2/ha	BCIS		£/m2	Wythall W Beds		
	Det 1	178  Beds  3	ha <b>6.30</b>	Units/ha	m2 87 m2 83.50	m2 15,506 Total 0.00	m2/ha <b>2,461</b>	894	13,258,340	£/m2	Wythall W	Green A	gricultural
	Det 1 Det 2	178 Beds	ha 6.30 No	Units/ha	m2 87 m2 83.50 90.50	m2 15,506 Total 0.00 0.00	m2/ha <b>2,461</b>	894 894	13,258,340 COST 0 0	£/m2	Wythall W Beds	Green A	gricultural 0.00%
	Det 1 Det 2 Det 3	178  Beds  3	No 32	Units/ha	m2 87 m2 83.50 90.50 100.00	m2 15,506 Total 0.00 0.00 3,200.00	m2/ha <b>2,461</b>	894 894 894	13,258,340 COST 0 0 2,860,800	£/m2	Wythall W  Beds  Beds	Green A 0 85	gricultural 0.00% 47.75%
	Det 1 Det 2 Det 3 Det 4	178  Beds  3	ha 6.30 No	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00	m2 15,506 Total 0.00 0.00 3,200.00 3,960.00	m2/ha <b>2,461</b>	894 894 894 894	13,258,340 COST 0 0	£/m2	Wythall W  Beds  Beds  1	0 85 60	0.00% 47.75% 33.71%
	Det 1 Det 2 Det 3 Det 4 Det 5	178  Beds  3	No 32	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00	m2 15,506 Total 0.00 0.00 3,200.00 3,960.00 0.00	m2/ha <b>2,461</b>	894 894 894 894	13,258,340 COST 0 0 2,860,800	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33	0.00% 47.75% 33.71% 18.54%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	178  Beds  3	No 32	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00	m2 15,506 Total 0.00 0.00 3,200.00 3,960.00 0.00	m2/ha <b>2,461</b>	894 894 894 894 894 1,211	13,258,340 COST 0 0 2,860,800	£/m2	Wythall W  Beds  Beds  1	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	178  Beds  3	No 32	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00	m2/ha <b>2,461</b>	894 894 894 894 894 1,211	13,258,340  COST  0  0  2,860,800  3,540,240  0  0  0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33	0.00% 47.75% 33.71% 18.54%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 5 4 5 4 5	No 32	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00	m2/ha <b>2,461</b>	894 894 894 894 894 1,211 1,211	13,258,340 COST 0 0 2,860,800	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	178  Beds  3	No No 32 33	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806	13,258,340  COST 0 0 2,860,800 3,540,240 0 0 0 0 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 5 4 5 4 5	No	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 0.00 1,350.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806	13,258,340  COST  0  0  2,860,800  3,540,240  0  0  0  1,088,100	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 5 4 5 4 5	No  No  18 24	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806	13,258,340  COST  0  0  2,860,800  3,540,240  0  0  0  1,088,100  1,470,144	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 5 4 5 4 5	No	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	13,258,340  COST  0  2,860,800 3,540,240  0  0  1,088,100 1,470,144 1,507,220	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Beds 3 3 4 4 5 4 5 2 2 3 3 4	No  No  18 24	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	13,258,340  COST  0  0  2,860,800  3,540,240  0  0  0  1,088,100  1,470,144	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	Beds 3 3 4 4 5 4 5 4 5	18 24 22	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,870.00 0.00 0.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	13,258,340  COST  0  2,860,800  3,540,240  0  0  0  1,088,100  1,470,144  1,507,220  0  0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	Beds 3 3 4 4 5 4 5 2 2 3 3 4	ha 6.30  No  18 24 22 20	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 806	13,258,340  COST  0 0 2,860,800 3,540,240 0 0 0 1,088,100 1,470,144 1,507,220 0 0 1,052,160	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds 3 3 4 4 5 4 5 2 2 3 3 4	18 24 22	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00 1,656.00	m2/ha <b>2,461</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822 822	13,258,340  COST  0  2,860,800  3,540,240  0  0  0  1,088,100  1,470,144  1,507,220  0  0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	Beds 3 3 4 4 5 4 5 2 2 3 3 4	ha 6.30  No  18 24 22 20 23	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00 1,656.00 0.00	m2/ha 2,461  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	13,258,340  COST  0 2,860,800 3,540,240 0 0 0 1,088,100 1,470,144 1,507,220 0 1,052,160 1,361,232 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds 3 3 4 4 5 4 5 2 2 3 3 4	ha 6.30  No  18 24 22 20	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00 1,656.00 0.00 366.00	m2/ha 2,461  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822	13,258,340  COST  0 0 2,860,800 3,540,240 0 0 0 1,088,100 1,470,144 1,507,220 0 0 1,052,160	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds 3 3 4 4 5 4 5 2 2 3 3 4	ha 6.30  No  18 24 22 20 23	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 1,280.00 1,656.00 0.00 366.00 0.00	m2/ha 2,461  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	13,258,340  COST  0 2,860,800 3,540,240 0 0 0 1,088,100 1,470,144 1,507,220 0 1,052,160 1,361,232 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds 3 3 4 4 5 4 5 2 2 3 3 4	ha 6.30  No  18 24 22 20 23	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00 1,656.00 0.00 366.00 0.00 0.00	m2/ha 2,461  Circulation  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	13,258,340  COST  0 0 2,860,800 3,540,240 0 0 0 0 1,088,100 1,470,144 1,507,220 0 0 1,052,160 1,361,232 0 378,444 0 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 3 1	ha 6.30  No  18 24 22 20 23	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00 1,656.00 0.00 366.00 0.00 0.00	m2/ha 2,461  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	13,258,340  COST  0 2,860,800 3,540,240 0 0 0 1,088,100 1,470,144 1,507,220 0 1,052,160 1,361,232 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	Beds  3 3 4 4 4 5 2 2 3 3 1 2 3 1 2	ha 6.30  No  18 24 22 20 23	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00 62.00	Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 0.00 1,350.00 1,870.00 0.00 0.00 1,280.00 1,656.00 0.00 366.00 0.00 0.00 0.00	m2/ha 2,461  Circulation  10% 10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214 1,214	13,258,340  COST  0 2,860,800 3,540,240 0 0 0 0 1,088,100 1,470,144 1,507,220 0 1,052,160 1,361,232 0 378,444 0 0 0 0 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 3 1	ha 6.30  No  18 24 22 20 23	Units/ha	m2 87 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 15,506  Total 0.00 0.00 3,200.00 3,960.00 0.00 0.00 0.00 0.00 1,350.00 1,824.00 1,870.00 0.00 0.00 1,280.00 1,656.00 0.00 366.00 0.00 0.00	m2/ha 2,461  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	13,258,340  COST  0 0 2,860,800 3,540,240 0 0 0 0 1,088,100 1,470,144 1,507,220 0 0 1,052,160 1,361,232 0 378,444 0 0	£/m2	Wythall W  Beds Beds 1 2 3 4	0 85 60 33 0	0.00% 47.75% 33.71% 18.54% 0.00%



Number	15	Units	NET Area ha	Density a Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	n/Brown rnative Use
Selsdon Cls		76	3.10	24.52	93	7,048	2,274		6,183,360	877.32	Wythall N	Green Agricultural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds	
	Det 1	3			83.50	0.00		894	0		1	4 5.26%
	Det 2	3			90.50	0.00		894	0		2	15 19.74%
	Det 3	4	22		100.00	2,200.00		894	1,966,800		3	13 17.11%
	Det 4	4	22		120.00	2,640.00		894	2,360,160		4	44 57.89%
	Det 5	5			150.00	0.00		894	0		5	0 0.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0			76 100.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0			
	Det 8 Single	5			150.00	0.00		1,211	0			
	Semi 1	2			69.00	0.00		806	0			
	Semi 2	2			75.00	0.00		806	0			
	Semi 3	3	4		76.00	304.00		806	245,024			
	Semi 4	3	4		85.00	340.00		806	274,040			
	Semi 5	4			110.00	0.00		806	0			
	Ter 1	2	4.5		59.00	0.00		822	700.420			
	Ter 2	2	15 5		64.00	960.00		822	789,120			
	Ter 3		5		72.00	360.00		822	295,920			
	Ter 4	3	4		87.00	0.00	100/	822 940	252.206			
	Flat 1 Flat 2	2	4		61.00 76.00	244.00 0.00	10% 10%	940	252,296 0			
		3							0			
	Flat 3	3			90.00 62.00	0.00	10% 10%	940 1,214	0			
	Flat 1 High				02.001	0.001	111761	1,214	U			
	Flat 1 High	2							Λ			
Number	Flat 1 High Flat 2 High Flat 3 High	2 3 Units	NET Area	-	76.00 90.00 erage Unit Size	0.00 0.00 Developed	10% 10% Density	1,214 1,214	0 0 Total Cost	Rate	Locality ee	n/Brown rnative Use
Number ##	Flat 2 High Flat 3 High	3	ha	Density a Units/ha #VALUE!	76.00 90.00	0.00	10% 10%	1,214	0	Rate £/m2 <b>#DIV/0!</b>	Locality ee	en/Brown rnative Use ## ##
	Flat 2 High Flat 3 High	Units	ha	Units/ha	76.00 90.00 erage Unit Size m2	0.00 0.00 Developed m2	10% 10% Density m2/ha	1,214	0 Total Cost	£/m2		
	Flat 2 High Flat 3 High	3 Units 0 ##	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0!	0.00 0.00 Developed m2 <b>0</b>	10% 10% Density m2/ha #VALUE!	1,214 1,214	Total Cost  0	£/m2	##	
	Flat 2 High Flat 3 High  16	Units  0 ##  Beds	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0!	0.00 0.00  Developed m2 0	10% 10% Density m2/ha #VALUE!	1,214 1,214 BCIS	Total Cost  0	£/m2	##	## ##
	Flat 2 High Flat 3 High  16  Det 1	Units  O ##  Beds  3	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0! m2 83.50	0.00 0.00 Developed m2 0	10% 10% Density m2/ha #VALUE!	1,214 1,214 BCIS 894	Total Cost  0  COST 0	£/m2	## Beds 1	## ## 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2	3 Units 0 ## Beds 3 3	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0! m2 83.50 90.50	0.00 0.00  Developed m2 0  Total 0.00 0.00	10% 10% Density m2/ha #VALUE!	1,214 1,214 BCIS 894 894	Total Cost  0  COST  0 0	£/m2	## Beds 1	## ##  0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3	3 Units  0 ##  Beds  3 3 4	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0! m2 83.50 90.50 100.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha #VALUE!	1,214 1,214 BCIS 894 894 894	0 Total Cost 0 COST 0 0	£/m2	## Beds 1	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Plat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	3 Units  0 ##  Beds 3 3 4 4 4	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 BCIS 894 894 894 894 894 1,211	Total Cost  0  COST  0  0  0  0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Plat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 4 5 4 4 6 6 6 6 6 6 6 6 6	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 894 894 894 894 1,211 1,211	0 Total Cost 0 COST 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 4 5 5	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 8CIS 894 894 894 894 1,211 1,211 1,211	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Plat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214 894 894 894 894 1,211 1,211 1,211 806	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	3 Units  0 ##  Beds 3 3 4 4 4 5 4 5 4 4 5 5 2 2 2 2	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214 894 894 894 894 1,211 1,211 1,211 806 806	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214 894 894 894 894 1,211 1,211 1,211 806 806 806	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 3 3	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214 894 894 894 894 1,211 1,211 1,211 806 806 806 806	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	3 Units  0 ##  Beds  3 3 4 4 4 5 5 4 4 5 5 2 2 2 2 3 3 3 4 4	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214  894 894 894 1,211 1,211 1,211 806 806 806 806 806 806	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214  894 894 894 1,211 1,211 1,211 806 806 806 806 806 806 806 822	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 2 1 2 1 2 1 1 1 1 1 1 1 1 1 1	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 5 6 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE!	1,214 1,214 1,214 1,214  894 894 894 1,211 1,211 1,211 806 806 806 806 806 806 822 822 822	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 4 4 2 2 2 3 3 3 3	ha	Units/ha	76.00 90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE! Circulation	1,214 1,214 1,214 1,214  894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822	0 Total Cost  0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 3 4 4 2 2 2 3 3 3 3 3 1 1	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 87.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10%  Density m2/ha #VALUE!  Circulation	1,214 1,214 1,214 1,214 1,214 1,211 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 940	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1 1 2 2	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 87.00 61.00 76.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha #VALUE! Circulation	1,214 1,214 1,214 1,214  894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 822 940 940	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 3 4 4 2 2 2 3 3 3 3 3 1 1	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 87.00 61.00 90.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha #VALUE! Circulation	1,214 1,214 1,214 1,214 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 822 940 940 940	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	3 Units  0 ##  Beds  3	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00 62.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% 10% Density m2/ha #VALUE! Circulation  10% 10% 10% 10%	1,214 1,214 1,214 1,214 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 940 940 940 1,214	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!
	Flat 2 High Flat 3 High  16  Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 Units  0 ##  Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1 1 2 2	ha	Units/ha	76.00 90.00  erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 87.00 61.00 90.00	0.00 0.00 Developed m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10% Density m2/ha #VALUE! Circulation	1,214 1,214 1,214 1,214 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 822 940 940 940	0 Total Cost 0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	## ##  0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0! 0 #DIV/0!



			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	
	Location	<b>n</b> Br			msgrove SW o					Catshill	Rubery	Hagley SE	Hagley SE	Hagley 2	Hagley S		Wythall N	##	
		brown field	Green	Green	•	Green	Green	Green		Green	Green	Green	Green	Green	Brown	Green	Green	##	
	Use			Agricultural		Paddock	Paddock		Agricultural				Paddock	Paddock		Agricultural		##	
			J	J	· ·					· ·	J	· ·				· ·	J		
Site Area		ha	12.00	75.00		7.80	0.60	1.06		6.04	6.60	9.80	1.71	4.25	1.44	6.30	3.10		
l luite	Net	ha	12.00	75.00		7.80	0.60	1.06	5.00	6.04	6.60	9.80	1.71	4.25	1.44	6.30	3.10		
Units			316	1,300	490	181	27	25	88	80	66	175	38	70	18	178	76	0	
Average l	Jnit Size	e m2	88.59	88.70	88.62	92.10	88.52	79.16	87.31	83.20	89.44	90.18	92.11	87.96	87.94	87.11	92.74	#DIV/0!	
Ü																		•	
Mix		ediate to Buy		10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	7.57%	10.45%	10.45%		
		ible Rent	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	10.45%	7.57%	10.45%	10.45%		
	Social R	Rent	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	10.46%	7.57%	10.46%	10.46%		
Price	Market	£/m2	2,300	2,300	2,300	2,300	2,750	2,750	2,600	2,150	3,000	2,750	2,750	2,750	2,750	2,750	2,800		
-		edia£/m2	1,610	1,610		1,610	1,925	1,925	1,820	1,505	2,100	1,925	1,925	1,925	1,925	1,925	1,960	0	70%
	Afforda	ıble £/m2	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	
	Social R	Ren £/m2	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	
•		. Jr. 67																	
Grant and		edia£/unit able£/unit																	
		Ren: £/unit																	
	Jocial IV	<i></i> uiiit																	
Sales per	Quarter																		
Unit Build	l Time		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Ale **	a Herry	aless C /le -	25.000	25.000	25.000	-F0 000	F0 000	F0 600	25.000	25.000	35.000	25.000	F0 000	F0 000	450.000	25.000	25.000		
Alternativ Up Lift %	e Use Va	alu:£/ha %	25,000 20%	25,000 20%		50,000 20%	50,000 20%	50,000	25,000 20%	25,000 20%	25,000 20%	25,000 20%	50,000 20%	50,000 20%	450,000 20%	25,000 20%	25,000 20%	20%	
Additiona	l Uplift	% £/ha	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	20%	250,000	250,000	2070	
71441110114		2,110	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000		230,000	230,000		
Easement	ts etc	£	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals Acc	quisition	% 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%	
<b>5</b> 1	<b>.</b>	61			22-	22-	25-				2.5-		2	25-			22-	2	
Planning I	<b>F</b> <50 >50	£/unit £/unit	385 115			385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	
	/30	£/ UIIIL	115	115	115	113	115	115	113	115	115	113	113	113	113	115	115	113	
Architects	s	%	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 (			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 Pro	ofessional	I %	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	
Build Cost	t - RCIC P	lase f/m?	852	859	859	871	861	822	865	853	859	870	874	849	868	855	877	#DIV/0!	
CfSH Cost	DCI3 D	%	2.00%			2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	#DIV/0! 2.00%	
CfSH		£/m2	2.3070	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Lifetime		£/m2	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	
SUDS		£/m2	43	43	43	44	43	41	43	43	43	44	44	42	43	43	44	#DIV/0!	5.00%
Over-extr		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Over-extr		£/m2	2004	20%	0	20%	150/	150/	20%	20%	150/	20%	150/	150/	15%	20%	0	0	
Infrastruc Pre CIL s1		% £/Unit	20%	20%	20%	20%	15%	15%	20%	20%	15% 0	20%	15%	15% 0	15%	20%	20%	n	
Pre CIL SI		£/Unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	-	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Continger	-	%	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%	
Abnorma	ls	%																	
		£/site	3,460,068	13,794,657	4,134,851	1,021,461	146,380	162,279	300,801	588,456	323,816	1,313,704	295,305	553,699	89,317	2,548,661	1,130,561		
FINANCE	Fees	£	25,000	50,000	25,000	25,000	5,000	5,000	25,000	25,000	25,000	25,000	5,000	25,000	5,000	25,000	25,000	25,000	
INTANCE	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%	
	Legal ar		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	
	J			, ,	•	•	•	•	•	•	•	•	•	•	•	,	,	,	
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%	
	Misc.	£	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	
Develope	<b>"</b> 0/ Cα-±-		00/	004	00/	00/	00/	00/	00/	00/	00/	00/	00/	00/	00/	00/	00/	00/	
Develope	r % Costs % GDV		0% 20%	0% 20%		0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	
	,0 GDV		20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	20/0	



SITE NAME Site 1								]																
INCOME Av Size m2	%	Number 316		Price £/m2		GIA m2		DEVELOPMEN	T COSTS							Planning fee ca Planning app fee		s rate			Build Cost BCIS	/m2 852		
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	69%			2,300		19,215		LAND	Land		/unit or m2 7,374		2,330,035			No dwgs No dwgs under 5	316	5			CfSH Energy	17 0	2.009	6
ared Ownership 88.6				1,610					Stamp Duty Easements etc.			116,502 0				No dwgs over 50			30,590		Over-extra 1 Over-extra 2	11 43		
fordable Rent 88.6	10%	33	3	1,320	3,861,492	2,925		PLANNING	Legals Acquisiti	on	1.50%	34,951	151,452								Over-extra 3 Over-extra 4	0	200	0/
cial Rent 88.6	10%	33	3	1,050	3,074,581	2,928		PLANNING	Planning Fee Architects		6.00%	133,000 2,090,369				Stamp duty calc	: - Residual		2,330,035		Infrastructure	170 <b>1,094</b>	209	'o
ant and Subsidy Shared Owners Affordable Ren Social Rent	•			0	0				QS / PM Planning Consul Other Professio		0.50% 1.00% 3.50%	174,197 348,395				125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	3% 4%						
TE AREA - Net 12.00 H		26 26			55,840,612	27,994	1		Build Cost - BC s106 / CIL	S Based	1,094	0				above	5%							
ales per Quarter 0 nit Build Time 3	Quarters  Whole Site	Per ha NFT	Per ha GROSS		RUN Residual M	MACRO ctrl+r losing balance =		FINANCE	Contingency Abnormals Fees		2.50%	765,352 3,460,068 25,000	34,839,491			Stamp duty cald Land payment 125,000 250,000 500,000	0% 0% 1% 3%	3%						
esidual Land Value ernative Use Value olift 20% Plus /ha 25000000%	2,330,035 300,000 60,000 3,000,000	194,170			RUN CIL MACR	_	: O	SALES	Interest Legal and Valua	tion	7.00%					1,000,000 above	4% 5%	5%						
Viability Threshold	3,360,000	£/m2	280,000		Check on phasing dw		]		Agents Legals Misc.		3.0% 0.5%	1,675,218 279,203 10,000		43,285,743		Pre CIL s106		£/ Unit (all) Total	0					
dditional Profit	-1,363,725	-/1	1						ofit % Cost % GDV		0.00% 20.00%			0 11,168,122		Post CIL s106 CIL	0	£/ Unit (all) £/m2 Total						
RESIDUAL CASH FLOW FOR INTE	EREST Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INITS Started Market Housing	16	30 2,237,706	40 4,195,698	40 5,594,264	40 5,594,264	40 5,594,264	40 5,594,264	40 5,594,264	30 5,594,264	4,195,698	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent		238,473 195,519 155,675	447,138 366,597 291,891	596,184 488,797 389,187	596,184 488,797 389,187	596,184 488,797 389,187	596,184 488,797 389,187	596,184 488,797 389,187	596,184 488,797 389,187	447,138 366,597 291,891	0 0 0	0 0 0	0 0	0 0 0	0 0	0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0	0
rant and Subsidy INCOME	0	0 2,827,373	0 5,301,324	7,068,432	7,068,432	7,068,432	7,068,432	7,068,432	7,068,432	0 5,301,324	0 0	0 0	0 0	0 0	0 <b>0</b>	0 0	0 <b>0</b>	0 0	0 0	0 0	0 0	0 0	0 0	0 0
XPENDITURE	· ·	,- ,	-,,-	, , .	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,	, , .	,,,,,,	,,,,,,	-,,-						-		· · · · · · · · · · · · · · · · · · ·		-	· ·		· · · · · ·	
tamp Duty asements etc. egals Acquisition	116,502 0 34,951																							
anning Fee chitects	133,000 2,090,369		0																					
nning Consultants ner Professional	174,197 348,395 1,219,382		0 0 0																					
ld Cost - BCIS Base 06/CIL		1,550,080 0	2,906,399 0	3,875,199 0	3,875,199 0	3,875,199 0	3,875,199 0	3,875,199 0	3,875,199 0	2,906,399 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0
ntingency normals ance Fees	25,000	38,752 175,193	72,660 328,487	96,880 437,983	96,880 437,983	96,880 437,983	96,880 437,983	96,880 437,983	96,880 437,983	72,660 328,487	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0	0	0 0	0 0	0 0	0
gal and Valuation	10,000																							
gents gals	0 0	84,821 14,137	159,040 26,507	212,053 35,342	212,053 35,342	212,053 35,342	212,053 35,342	212,053 35,342	212,053 35,342	159,040 26,507	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
OSTS BEFORE LAND INT AND	4,151,796	1,862,983	10,000 <b>3,503,093</b>	4,657,457	4,657,457	4,657,457	4,657,457	4,657,457	4,657,457	3,493,093	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or Residual Valuatio Land	2,330,035	452 700	447.000	204.204	475.000	40.500	0	0		0	0	0		0	0	0		0	0		0	0	0	0
Interest Profit on Costs Profit on GDV		453,728	417,982	321,364	175,092	18,580	Ü	0	0	Ü	0	0	0	0	0	U	U	Ü	Ü	U	U	0	U	0 0 11,168,1
Cash Flow	-6,481,831	510,662	1,380,249	2,089,610	2,235,883	2,392,395	2,410,975	2,410,975	2,410,975	1,808,231	0	0	0	0	0	0	0	0	0	0	0	0	0	-11,168,1
Opening Balar Closing Balan		-5,971,169	-4,590,920	-2,501,310	-265,427	2,126,968	4,537,942	6,948,917	9,359,891	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	
ASH FLOW FOR CIL ADDITIONAL	L PROFIT																							
ICOME As Above INCOME	Year 1	2,827,373	5,301,324	7,068,432	Year 5 7,068,432	7,068,432	7,068,432	7,068,432	7,068,432	5,301,324	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 2
XPENDITURE and	3,360,000	2,021,013	3,301,324	7,000,432	7,000,432	7,000,432	7,000,432	7,000,432	7,000,432	3,301,324	<u> </u>	<u> </u>			<u> </u>	<u> </u>	U	<u> </u>				<u> </u>		
tamp Duty asements etc.	168,000 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
egals Acquisition	50,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Fee rchitects S	133,000 2,090,369 174,197	0 0	0	0	0	0	0	0 0 0	0	0 0 0	0	0 0	0 0	0	0 0	0 0	0 0	0	0	0	0	0	0	0
lanning Consultants ther Professional	348,395 1,219,382	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0	0	0	0
ild Cost - BCIS Base DTENTIAL CIL	0 -151,525	1,550,080 -151,525	2,906,399 -151,525	3,875,199 -151,525	3,875,199 -151,525	3,875,199 -151,525	3,875,199 -151,525	3,875,199 -151,525	3,875,199 -151,525	2,906,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0
st CIL s106 entingency	0	0 38,752	0 72,660	0 96,880	0 96,880	0 96,880	0 96,880	0 96,880	0 96,880	0 72,660	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0
normals nance Fees	0 25,000	175,193 0	328,487 0	437,983 0	437,983	437,983 0	437,983 0	437,983 0	437,983	328,487 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gal and Valuation	25,000 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
ents gals	0	84,821 14,137	159,040 26,507	212,053 35,342	212,053 35,342	212,053 35,342	212,053 35,342	212,053 35,342	212,053 35,342	159,040 26,507	0	0	0	0	0 0	0 0	0	0	0	0	0	0	0	0 0
SC.  DSTS BEFORE LAND INT AND	7, <b>427,219</b>	0 <b>1,711,458</b>	10,000 <b>3,351,568</b>	0 <b>4,505,932</b>	0 <b>4,505,932</b>	0 <b>4,505,932</b>	0 <b>4,505,932</b>	0 <b>4,505,932</b>	0 <b>4,505,932</b>	0 <b>3,493,093</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>
r CIL calculation Interest		519,905	478,185	375,175	222,062	58,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost Profit on GDV Cash Flow	-7,427,219	596,009	1,471,571	2,187,325	2,340,438	2,504,268	2,562,500	2,562,500	2,562,500	1,808,231	0	0	0	0	0	0	0	0	0	0	0	0	0	0 11,168, <sup>2</sup> -11,168,
	0 -7,427,219	-6,831,210	-5,359,638	-3,172,313	-831,876		4,234,892	6,797,392	9,359,891	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	11,168,122	0



SITE NAME Site 2																								
NCOME Av Size		% <b>Numbe</b>		Price £/m2		/ GIA	A 2	DEVELOPMEN	T COSTS						]	Planning fee ca		s rate			Build Cost BCIS	/m2 859		
Market Housing 88.7				2,300		2 79,149	9	LAND	Land		/unit or m2 4,633		6,022,959			No dwgs No dwgs under	1300 5 1250	) ) 385	481,250		CfSH Energy	17 0	2.009	%
Shared Ownership 88.7	7 10%	5 13	6	1,610	19,400,499	9 12,050	О		Stamp Duty Easements etc.		4.500	301,148	)			No dwgs over 5	( 1250	) 115 <b>Tota</b> l			Over-extra 1 Over-extra 2	11 43		
offordable Rent 88.7	7 10%	5 13	66	1,320	15,905,999	9 12,050	0	PLANNING	Legals Acquisition	on	1.50%	90,344	4 391,492								Over-extra 3 Over-extra 4 Infrastructure	0 0 172	209	ı%
ocial Rent 88.7	7 10%	5 13	66	1,050	12,664,607	7 12,062	2		Planning Fee Architects		6.00%	625,000 8,644,724				Stamp duty cal	c - Residual		6,022,959	<mark>)</mark>	mirastractare	1,102		70
Grant and Subsidy Shared Owner Affordable R Social Rent	•			(	) (	) )			QS / PM Planning Consult Other Profession		0.50% 1.00% 3.50%	720,394 1,440,787	1			125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	6 1% 6 3% 6 4% 6 5%						
SITE AREA - Net 75.00 SITE AREA - Gross 75.00		1 1		l	230,014,888	3 115,31	1	CONSTRUCTION	ON  Build Cost - BCI s106 / CIL  Contingency	IS Based	1,102 2.50%	(	)			above	5%	5% Total		3				
Sales per Quarter 0 Unit Build Time 3	Quarters Whole Site	Per ha NET	Per ha GROSS		RUN Residual	<b>MACRO ctrl+r</b> Closing balance =	- 0	FINANCE	Abnormals		2.5076	13,794,657 50,000	7 144,078,726			Land payment 125,000 250,000 500,000	0% 1% 3%	3%		<mark>)</mark>				
Residual Land Value Alternative Use Value Uplift 20% Plus /ha 250,000	6,022,959 1,875,000 375,000 18,750,000	80,30			RUN CIL MACF	_	= 0	SALES	Interest Legal and Valua	ation	7.00%					1,000,000 above	4% 5%	<b>5</b> %						
Viability Threshok Additional Profit		£/m2	280,000	]	Check on phasing do	wgs nos rrect			Agents Legals Misc.		3.0% 0.5%		1	175,087,359	9	Pre CIL s106  Post CIL s106		O £/ Unit (all)  Total  O £/ Unit (all)	0	]				
			_					Developers Pro	ofit % Cost % GDV		0.00% 20.00%			46,002,978	<b>D</b>	CIL	(	` '		)				
RESIDUAL CASH FLOW FOR INT	TEREST Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started Market Housing	25	50 3,500,842	75 7,001,684	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	75 10,502,526	25 10,502,526	3,500,842	0	0	0	0
Shared Ownership Affordable Rent		373,087 305,885	746,173 611,769	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	1,119,260 917,654	373,087 305,885	0 0	0	0	0 0
Social Rent Grant and Subsidy INCOME	0	243,550 0 4,423,363	487,100 0 <b>8,846,726</b>	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	730,650 0 13,270,090	243,550 0 4,423,363	0	0	0	0
EXPENDITURE	U	<del>-,4</del> ∠3,303	0,040, <i>12</i> 0	13,210,090	13,210,090	13,410,090	13,210,090	13,210,090	13,210,090	13,210,090	13,210,090	13,210,090	13,210,030	13,410,090	13,210,090	13,210,090	13,210,090	13,210,090	10,410,090	<del>-,+</del> 23,303		<u> </u>	U	U
Stamp Duty Easements etc. Legals Acquisition	301,148 0 90,344																							
Planning Fee Architects	625,000 8,644,724		0																					
QS Planning Consultants Other Professional	720,394 1,440,787 5,042,755		0 0 0																					
Build Cost - BCIS Base s106/CIL		2,444,354 0	4,888,708 0	7,333,062 0	7,333,062 0	7,333,062 0	7,333,062 0	7,333,062 0	7,333,062	7,333,062 0	7,333,062 0	7,333,062 0	7,333,062 0	2,444,354 0	0 0	0 0	0 0	0						
Contingency Abnormals Finance Fees	50,000	61,109 265,282	122,218 530,564	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	61,109 265,282	0	0 0	0	0 0
Legal and Valuation	10,000	122 701	265 402	398,103	209 402	398,103	209 402	209 402	209 102	209 402	398,103	209 102	398,103	200 102	209 402	209 402	209 402	398,103	209 402	122 701	0	0	0	0
Agents Legals Misc.	0	132,701 22,117	265,402 44,234 10,000	66,350	398,103 66,350	66,350	398,103 66,350	398,103 66,350	398,103 66,350	398,103 66,350	66,350	398,103 66,350	66,350	398,103 66,350	398,103 66,350	398,103 66,350	398,103 66,350	66,350	398,103 66,350	132,701 22,117	0	0	0	0
COSTS BEFORE LAND INT AND	16,925,152	2,925,562	5,861,125	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	8,776,687	2,925,562	0	0	0	0
For Residual Valuatio Land	d 6,022,959	1,606,368	1,613,967	1,517,953	1,309,672	1,086,811	848,349	593,195	320,181	28,055	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs Profit on GD\		, ,	, ,	, , , , , , , , , , , , , , , , , , ,		, ,	·	,		·														0 46,002,978
Cash Flow	-22,948,111	-108,567	1,371,634	2,975,449	3,183,731	3,406,592	3,645,053	3,900,207	4,173,221	4,465,347	4,493,402	4,493,402	4,493,402	4,493,402	4,493,402	4,493,402	4,493,402	4,493,402	4,493,402	1,497,801	0	0	0	-46,002,978
Opening Bala Closing Balar		-23,056,678	-21,685,044	-18,709,595	-15,525,865	-12,119,273	-8,474,219	-4,574,013	-400,791	4,064,556	8,557,958	13,051,361	17,544,763	22,038,165	26,531,567	31,024,970	35,518,372	40,011,774	44,505,177	46,002,978	46,002,978	46,002,978	46,002,978	0
CASH FLOW FOR CIL ADDITION	AL PROFIT																							
INCOME As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME  EXPENDITURE  Land	21,000,000	4,423,363	8,846,726	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	13,270,090	4,423,363	0	U	U	0
Stamp Duty	1,050,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	315,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	625,000 8,644,724	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
QS Planning Consultants	720,394 1,440,787	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Other Professional	5,042,755	0	0 4,888,708	7 222 062	0	0	0	0	7 222 062	0	7 222 062	0	7 222 062	7 222 062	0	0	7 222 062	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	-1,312,659	2,444,354 -1,312,659 0	-1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	7,333,062 -1,312,659 0	2,444,354	0	0	0	0
Contingency Abnormals	0 0	61,109 265,282	122,218 530,564	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	183,327 795,846	61,109 265,282	0	0	0	0
Finance Fees Legal and Valuation	50,000 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	0 0	0	0	0	0 0	0	0 0	0 0	0 0
Agents	0	132,701	265,402	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	398,103	132,701	0	0	0	0
Legals Misc.	0 0	22,117	44,234 10,000	66,350 0	66,350	66,350	66,350 0	66,350 0	66,350	66,350 0	66,350	66,350 0	66,350	66,350 0	66,350 0	66,350	66,350	66,350	66,350	22,117 0	0	0	0 0	0 0
COSTS BEFORE LAND INT AND	37,586,001	1,612,903	4,548,466	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	7,464,028	2,925,562	0	0	0	0
For CIL calculation  Interes  Profit on CON	st	2,631,020	2,618,459	2,500,873	2,269,510	2,021,951	1,757,064	1,473,634	1,170,364	845,865	498,651	127,133	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GD\  Cash Flow	-37,586,001	179,440	1,679,801	3,305,188	3,536,551	3,784,110	4,048,998	4,332,427	4,635,697	4,960,196	5,307,410	5,678,929	5,806,061	5,806,061	5,806,061	5,806,061	5,806,061	5,806,061	5,806,061	1,497,801	0	0	0	-46,002,978 -46,002,978
Opening Bala	ar 0		-35,726,760								-1,816,182	3,862,747	9,668,809	15,474,870			32,893,054			46,002,978	46,002,978	46,002,978	46,002,978	



SITE NAME Site 3																								
NCOME Av Siz		Number 490		Price £/m2		GIA E m2	A 2	DEVELOPMEN	т соѕтѕ							Planning fee ca Planning app fee		rate			Build Cost BCIS	/m2 859		
larket Housing 88.				2,300		5 29,808	3	LAND	Land		/unit or m2 7,738	Total	3,791,642			No dwgs No dwgs under 5	490				CfSH Energy	17 0	2.00%	6
hared Ownership 88.	.6 10%	51		1,610	7,306,207	7 4,538	3		Stamp Duty Easements etc.			189,582 0	)			No dwgs over 50	440	115 <b>Total</b>			Over-extra 1 Over-extra 2	11 43		
ffordable Rent 88.	.6 10%	51		1,320	5,990,182	2 4,538	3		Legals Acquisition	on	1.50%	56,875	5 246,457								Over-extra 3 Over-extra 4	0		
Social Rent 88.	.6 10%	51		1,050	4,769,478	3 4,542	2	PLANNING	Planning Fee		6.00%	220,000				Stamp duty calc	c - Residual		2 704 642		Infrastructure	172 <b>1,102</b>	20%	6
Grant and Subsidy Shared Own Affordable R	•			0	0 0	) )			Architects QS / PM Planning Consult	tants	6.00% 0.50% 1.00%	3,191,754 265,980 531,959	)			Land payment 125,000 250,000	0% 1%	1% 3%	3,791,642					
Social Rent SITE AREA - Net 24.0	00 ha	20		0	86,623,362	) 2 43,426	6	CONSTRUCTION	Other Profession	nal	3.50%	1,861,857				500,000 1,000,000 above	3% 4% 5%	4% 5% 5%						
	00 ha	20	/ha				J		Build Cost - BCIS s106 / CIL Contingency	S Based	1,102 2.50%	0 1,196,611	) 			Stamp duty cale	c - Add Profit	Total	·					
Sales per Quarter 0 Unit Build Time 3	Quarters Whole Site	Danka NET	Per ha GROSS		RUN Residual I		0	FINANCE	Abnormals			4,134,851 25,000				Land payment 125,000 250,000 500,000	0% 1% 3%	3%						
Residual Land Value Alternative Use Value Uplift 20%	3,791,642 600,000 120,000	157,985			RUN CIL MACR	Closing balance = RO ctrl+l Closing balance =			Fees Interest Legal and Valuat	tion	7.00%	10,000				1,000,000 above	4% 5%	5%						
Plus /ha 250,000  Viability Threshol	6,000,000		250,000 <b>280,000</b>		Check on phasing dv			SALES	Agents Legals		3.0% 0.5%	2,598,701 433,117				Pre CIL s106		£/ Unit (all) Total	0					
Additional Profit	-4,266,332	£/m2 -143	I				_	Developers Pro	Misc.			10,000		66,382,372		Post CIL s106 CIL	0	£/ Unit (all)						
									% Cost % GDV		0.00% 20.00%			0 17,324,672				Total	0					
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started Market Housing Shared Ownership	20	30 2,798,265 298,213	40 4,197,398 447,319	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	40 5,596,530 596,425	5,596,530 596,425	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent		296,213 244,497 194,673	366,746 292,009	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	488,994 389,345	0	0	0	0	0	0	0	0	0 0	0
Grant and Subsidy  INCOME	0	3,535,647	0 5,303,471	7,071,295	7,071,295	0 7,071,295	7,071,295	0 7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0 <b>0</b>	0 <b>0</b>
EXPENDITURE																								
Stamp Duty Easements etc.	189,582 0																							
Legals Acquisition  Planning Fee	56,875 220,000																							
Architects QS	3,191,754 265,980		0 0																					
Planning Consultants Other Professional	531,959 1,861,857		0 0																					
Build Cost - BCIS Base		1,953,651	2,930,476	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	3,907,302	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0 48,841	0 73,262	0 97,683	97,683	0 97,683	0 97,683	0 97,683	97,683	97,683	0 97,683	0 97,683	97,683	0 97,683	0	0	0	0	0	0	0	0	0	0
Abnormals Finance Fees	25,000	168,769	253,154	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	U	U	0	U	U	U	U	U	U	U
Legal and Valuation	10,000		.==													_	_	_	_	_		_	_	
Agents Legals Misc.	0	106,069 17,678	159,104 26,517 10,000	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	0	0 0	0	0	0	0 0	0	0	0	0
COSTS BEFORE LAND INT AND	6,353,006	2,295,009	3,452,514	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	4,590,018	0	0	0	0	0	0	0	0	0	0
For Residual Valuati Lan	and 3,791,642	]																						
Interes Profit on Cost	ts	710,125	672,989	590,532	458,180	316,563	165,033	2,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GD		F20 F42	4 477 000	4 000 745	2.022.007	2.464.744	2 240 244	0.470.204	2 404 277	0 404 077	2 404 277	2 404 277	2 404 277	0.404.077	0	0	0			0	0			17,324,67
Cash Flow Opening Bala Closing Bala		530,513 -9,614,135	1,177,968 -8,436,167	1,890,745 -6,545,423	2,023,097 -4,522,325	2,164,714	2,316,244 -41,368	2,478,381 2,437,013	2,481,277 4,918,289	2,481,277 7,399,566	2,481,277 9,880,843	2,481,277 12,362,119	2,481,277 14,843,396	2,481,277 17,324,672	17,324,672	Ü	17,324,672	17,324,672	17,324,672	17,324,672	17,324,672	17,324,672	17,324,672	-17,324,67 0
<u> </u>				· · ·			·					<u> </u>		, ,	· ·					, , ,	, ,	· · ·	· ·	
CASH FLOW FOR CIL ADDITION	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME As Above INCOME	0	3,535,647	5,303,471	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	7,071,295	0	0	0	0	0	0	0	0	0	0
<b>EXPENDITURE</b> Land	6,720,000	l																						
Stamp Duty	336,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 100,800	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Planning Fee	220,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Richard Consultants	3,191,754 265,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	531,959 1,861,857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0 -328,179	1,953,651 -328,179	2,930,476 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302 -328,179	3,907,302	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0 48,841	0 73,262	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 97,683	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Abnormals	0	168,769	253,154	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	337,539	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	25,000 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 0	0	0 0	0	0	0	0 0	0	0
Agents Legals	0	106,069 17,678	159,104 26,517	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	212,139 35,356	0	0	0	0	0	0	0	0	0	0
Legals Misc.  COSTS BEFORE LAND INT AND	0 0 0 12,935,170	1,966,830	10,000 <b>3,124,334</b>	4,261,839	0 4,261,839	4,261,839	4,261,839	0 4,261,839	0 4,261,839	35,356 0 <b>4,261,839</b>	4,261,839	4,261,839	0 4,261,839	4,590,018	0	0 0	0	0	0	0 0	0 <b>n</b>	0	0	0 <b>n</b>
TOTAL DIVE PUMP HAT WAL	.2,000,170	.,000,000	J, 127,UJ4	.,201,003	-1,201,003	-,-01,003	-,,201,003	-,,=01,003	-1,201,003	-,201,000	.,=01,000	.,_01,003	.,201,000	.,550,010	<u> </u>	<u> </u>		<u> </u>	<u> </u>	<b>v</b>		<u> </u>		<u> </u>
For CIL calculation Interes	st	905,462	859,027	766,619	623,621	470,612	306,893	131,714	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					1								1				Ī				1			0
Profit on GD'																								17,324,67
Profit on cos	-12,935,170	663,356	1,320,110	2,042,837	2,185,835	2,338,844	2,502,563	2,677,742	2,809,456	2,809,456	2,809,456	2,809,456	2,809,456	2,481,277	0	0	0	0	0	0	0	0	0	17,324,672 -17,324,67

SITE NAME Site 4								]																
NCOME Av Size m2		Number 181		Price £/m²		GIA		DEVELOPMEN	IT COSTS						]	Planning fee cal		rato		]	Build Cost	/m2 871		
arket Housing 92.1		124		2,300		2 11,442		LAND	Land		/unit or m2 8,534		1,544,739			No dwgs under 5	181				CfSH Energy	17 0	2.00%	6
nared Ownership 92.1	10%	19	)	1,610	0 2,804,644	1,742			Stamp Duty Easements etc.		4.500/	77,237 0		•		No dwgs over 50	131	115 <b>Total</b>			Over-extra 1 Over-extra 2	11 44		
ffordable Rent 92.1	10%	19	9	1,320	0 2,299,460	1,742		PLANNING	Legals Acquisition	on	1.50%	23,171	100,408								Over-extra 3 Over-extra 4 Infrastructure	0 0 174	20%	6
ocial Rent 92.1		19	)	1,050	0 1,830,866	1,744			Planning Fee Architects		6.00%					Stamp duty cald Land payment			1,544,739			1,117		
rant and Subsidy Shared Owner Affordable Re Social Rent	nt			(	0 0 0 0 0 0	) )			QS / PM Planning Consul Other Professio		0.50% 1.00% 3.50%	201,066				125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	3% 4% 5%						
SITE AREA - Net 7.80 SITE AREA - Gross 7.80		23 23			33,252,232	2 16,670		CONSTRUCT	ON Build Cost - BCl s106 / CIL Contingency	IS Based	1,117 2.50%	0				above Stamp duty cald	5% c - Add Profit	5% <b>Total</b>		] ]				
	Quarters Whole Site		Per ha GROSS		RUN Residual M	MACRO ctrl+r Closing balance =		FINANCE	Abnormals Fees			1,021,461 25,000				Land payment 125,000 250,000 500,000	0% 1% 3%	3% 4%						
Residual Land Value Alternative Use Value Uplift 20% Plus /ha 250,000	1,544,739 390,000 78,000 1,950,000	198,043	50,000 10,000 250,000		RUN CIL MACR	RO ctrl+l Closing balance =		SALES	Interest Legal and Valua	tion	7.00%	10,000				1,000,000 above	4% 5%	5% <b>Total</b>						
Viability Threshold		£/m2 - <b>9</b> 6	310,000		Check on phasing dw	wgs nos rrect			Agents Legals Misc.		3.0% 0.5%			25,237,803		Pre CIL s106  Post CIL s106	0	£/ Unit (all) Total £/ Unit (all)	0	]				
			-					Developers Pro	ofit % Cost % GDV		0.00% 20.00%			0 6,650,446		CIL	0	£/m2 <b>Total</b>	0					
RESIDUAL CASH FLOW FOR INTE	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INITS Started Market Housing			10	10 0	10	10 0	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	10 1,453,992	11 1,453,992	1,453,992	1,453,992	1,453,992	1,599,392
hared Ownership ffordable Rent				0	0 0	0	154,953 127,042 101 153	154,953 127,042 101 153	154,953 127,042 101,153	154,953 127,042 101,153	154,953 127,042 101,153	154,953 127,042 101 153	154,953 127,042 101,153	154,953 127,042 101 153	154,953 127,042 101,153	154,953 127,042 101,153	154,953 127,042 101 153	154,953 127,042 101,153	154,953 127,042 101 153	154,953 127,042 101,153	154,953 127,042 101,153	154,953 127,042 101 153	154,953 127,042 101,153	170,448 139,746 111,268
ocial Rent rant and Subsidy INCOME	0	0	0	0 0 <b>0</b>	0	0 0	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	101,153 0 <b>1,837,140</b>	111,268 0 <b>2,020,854</b>
XPENDITURE							, ,	, ,	, ,	, ,		. ,	, ,	, ,		. ,	, ,	, ,	, ,	, ,		. ,		, ,
Stamp Duty Easements etc. egals Acquisition	77,237 0 23,171																							
Planning Fee Architects	65,500 603,198		603,198																					
S lanning Consultants ther Professional	50,267 100,533 351,866		50,267 100,533 351,866																					
uild Cost - BCIS Base		0	342,903 0 8 573	685,807 0 17,145	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,028,710 0 25,718	1,063,000 0 26,575	720,097 0 18,002	377,194 0 9,430	0	0
ontingency bnormals		0	8,573 18,811	37,623	56,434	56,434	56,434	56,434	56,434	56,434	25,718 56,434	56,434	56,434	56,434	56,434	56,434	56,434	56,434	56,434	26,575 58,315	39,504	20,693	0	0
inance Fees egal and Valuation	25,000 10,000																							
Agents ∟egals	0 0	0 0	0 0	0 0	0	0 0	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	55,114 9,186	60,626 10,104
lisc. OSTS BEFORE LAND INT AND I	1,306,771	0	10,000 <b>1,486,150</b>	740,575	1,110,862	1,110,862	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,175,162	1,212,191	841,903	471,616	64,300	70,730
For Residual Valuatio Land	1,544,739																							
Interest Profit on Costs Profit on GDV		49,901	50,775	77,671	91,990	113,040	134,458	125,227	115,834	106,276	96,551	86,656	76,588	66,344	55,920	45,314	34,523	23,542	12,370	1,001	0	0	0	0 0 6,650,446
Cash Flow Opening Balar Closing Balan		-49,901 -2,901,411	-1,536,925 -4,438,336	-818,246 -5,256,582	-1,202,852 -6,459,434	-1,223,902 -7,683,336	527,520	536,751	546,144	555,702	565,427	575,322	585,390 -3,791,081	595,634	606,058	616,664	627,455	638,436	649,608	623,948 566,722	995,237	1,365,524	1,772,840 4,700,322	-4,700,322
				-0,200,302	-0,400,404			-0,019,000	-0,072,921			-4,070,471	-3,731,001			-1,972,720	-1,040,270	·	·	500,722	1,001,909			0
CASH FLOW FOR CIL ADDITIONA INCOME As Above	Q1	<b>Year 1</b> Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	<b>Year 5</b> Q2	Q3	Q4	Q1	<b>Year 6</b> Q2	Q3	Q4
INCOME	0	0	0	0	0	0	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	1,837,140	2,020,854
EXPENDITURE Land	2,418,000																							
Stamp Duty Easements etc.	120,900 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
egals Acquisition	36,270 65,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects QS	65,500 603,198 50,267	0 0	0 603,198 50,267	0 0	0 0	0 0 0	0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0	0 0	0 0 0	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Planning Consultants Other Professional	100,533 351,866	0 0	100,533 351,866	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
Build Cost - BCIS Base	0	0	342,903 <b>-68,322</b>	685,807 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710 -68,322	1,028,710	1,063,000	720,097	377,194	0	0
Post CIL s106 Contingency	0	0	8,573	17,145	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 25,718	0 26,575	0 18,002	0 9,430	0	0
bnormals inance Fees	0 25,000	0	18,811 0	37,623 0	56,434	56,434 0	56,434 0	56,434 0	56,434	56,434 0	56,434 0	56,434 0	56,434 0	56,434 0	56,434 0	56,434 0	56,434 0	56,434 0	56,434 0	58,315 0	39,504	20,693	0	0
egal and Valuation	10,000	Ö	0	Ö	0	Ö	0	0	0	0	0	0	ő	Ö	0	0	ő	0	0	0	o o	0	0	0
gents egals isc. OSTS BEFORE LAND INT AND I	0 0 0	0 0 0	0 0 10,000 1 417 828	0 0 0	0 0 0	0 0 0	55,114 9,186 0 1 106 840	55,114 9,186 0	55,114 9,186 0	55,114 9,186 0	55,114 9,186 0 1 106 840	55,114 9,186 0 1 106 840	55,114 9,186 0 1106,840	55,114 9,186 0	55,114 9,186 0 1 106 840	55,114 9,186 0 1 106 840	55,114 9,186 0 1 106 840	55,114 9,186 0	55,114 9,186 0	55,114 9,186 0 1 212 191	55,114 9,186 0	55,114 9,186 0	55,114 9,186 0	60,626 10,104 0
or CIL calculation	3,781,533	U	1,417,828	672,252	1,042,540	1,042,540	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,106,840	1,175,162	1,212,191	841,903	471,616	64,300	70,730
Interest Profit on cost		66,177	67,335	93,325	106,723	126,835	147,299	137,097	126,715	116,153	105,405	94,469	83,342	72,021	60,501	48,779	36,853	24,717	12,370	1,001	0	0	0	0
Profit on GDV Cash Flow	-3,781,533	-66,177	-1,485,163	-765,578	-1,149,263	-1,169,375	583,001	593,204	603,585	614,148	624,895	635,831	646,958	658,280	669,800	681,521	693,448	705,583	649,608	623,948	995,237	1,365,524	1,772,840	-4,700,322
Opening Balar	0		-5,332,873																					
	<del></del>					<del></del>	<del></del>													<del></del>				

SITE NAME Site 5		<b></b> -		<del>-</del> -	<del>-</del> -			DEVELOR:	IT 00075						İ	Diam't 1					D. a.s. C		ฉ	
ICOME Av Siz		Number 27		Price £/m2	GDV £	GIA m2		DEVELOPMEN	IT COSTS							Planning fee calc	dwgs	rate			Build Cost BCIS	/m2 861	1	
arket Housing 88.	.5 69%	19		2,750	4,511,364	1,640		LAND	Land		/unit or m2 31,056	Total	838,506			No dwgs No dwgs under 5	27 27	385	10,395		CfSH Energy	17 C	2.00	)%
ared Ownership 88.	.5 10%	3		1,925	480,778	250			Stamp Duty Easements etc.			33,540				No dwgs over 50	0	115 <b>Total</b>	0 10,395		Over-extra 1 Over-extra 2	11 43	3	
ordable Rent 88.	.5 10%	3		1,320	329,677	250		DI ANININO	Legals Acquisitio	n	1.50%	12,578	46,118								Over-extra 3 Over-extra 4	0		F0/
cial Rent 88.	.5 10%	3		1,050	262,494	250		PLANNING	Planning Fee		0.000/	10,395				Stamp duty calc	- Residual		000 500		Infrastructure	129 <b>1,061</b>		5%
ant and Subsidy Shared Owne Affordable R	•			0	0				Architects QS / PM Planning Consults	ante	6.00% 0.50% 1.00%	164,804 13,734 27,467				Land payment 125,000 250,000	0% 1%	1% 3%	838,506					
Social Rent				0	0				Other Profession		3.50%	96,136				500,000 1,000,000	3% 4%	3% 4% 0%						
	60 ha 60 ha	45 45	/ha /ha		5,584,313	2,390		CONSTRUCTI	ON Build Cost - BCIS	S Based	1,061	2,536,928				above	5%	4% <b>Total</b>	33,540					
	75 114		7.10						s106 / CIL Contingency	, Buoou	2.50%	0 63,423				Stamp duty calc	- Add Profit		00,010					
Sales per Quarter 0 Unit Build Time 3	Quarters								Abnormals			146,380	2,746,731			Land payment 125,000	0%	<mark>-</mark> 1%	186,000					
	Whole Site	Per ha NET	Per ha GROSS		RUN Residual M	IACRO ctrl+r losing balance = (	0	FINANCE	Fees			5,000				250,000 500,000	1% 3%	3% 4%						
Residual Land Value Alternative Use Value	<b>838,506</b> 30,000		<b>1,397,510</b> 50,000		RUN CIL MACRO				Interest Legal and Valuati	on	7.00%	10,000	15,000			1,000,000 above	4% 5%	0% 4%						
Jplift 20% Plus /ha 250,000	6,000 150,000		10,000 250,000		Cl	losing balance = (	0	SALES										Total	7,440					
Viability Threshol			310,000		Check on phasing dwg				Agents Legals		3.0% 0.5%	27,922				Pre CIL s106		:/ Unit (all) <sup>-</sup> otal	0					
Additional Profit	750,322	£/m2 <b>457</b>							Misc.			10,000	205,451	4,164,341		Post CIL s106	0	£/ Unit (all)						
								Developers Pro	% Cost		0.00%			0		CIL	0	£/m2 <b>Total</b>	0					
25051141 0401151 014 505 INI		V 4				ν			% GDV		20.00%			1,116,863				· -				V 4	_	
RESIDUAL CASH FLOW FOR INT	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
NCOME JNITS Started Market Housing			3	3 0	3	3	3 501,263	3 501,263	3 501,263	3 501,263	3 501,263	501,263	501,263	501,263	501,263	0	n	Ω	0	Λ	0	0	0	0
Shared Ownership  Affordable Rent				0	0	0	53,420 36,631	53,420 36,631	53,420 36,631	53,420 36,631	53,420 36,631	53,420 36,631	53,420 36,631	53,420 36,631	53,420 36,631	0	0	0	0	0	0	0	0	0
Social Rent Grant and Subsidy				0	0	0	29,166	29,166 0	29,166	29,166	29,166	29,166 0	29,166 0	29,166	29,166 0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	620,479	620,479	620,479	620,479	620,479	620,479	620,479	620,479	620,479	0	0	0	0	0	0	0	0	0
EXPENDITURE Stamp Duty	33,540																							
Easements etc. Legals Acquisition	0 12,578																							
Planning Fee	10,395																							
Architects QS	82,402 6,867		82,402 6,867																					
Planning Consultants Other Professional	13,734 48,068		13,734 48,068																					
Build Cost - BCIS Base		0	93,960	187,921	281,881	281,881	281,881	281,881	281,881	281,881	281,881	187,921	93,960	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0	0 2,349	0 4,698	0 7,047	0 7,047	0 7,047	0 7,047	0 7,047	0 7,047	0 7,047	0 4,698	0 2,349	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
bnormals		0	5,421	10,843	16,264	16,264	16,264	16,264	16,264	16,264	16,264	10,843	5,421	0	0	0	0	0	0	0	0	0	0	0
inance Fees egal and Valuation	5,000 10,000																							
Agents	0	0	0	0	0	0	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	0	0	0	0	0	0	0	0	0
.egals ⁄lisc. COSTS BEFORE LAND INT AND	222,583	0	10,000 <b>262,801</b>	203,462	305,192	305,192	3,102	326,909	326,909	3,102	3,102	225,178	123,448	21,717	21,717	0	0	0	<u> </u>	<u> </u>	0			0
3313 BEI ORE LAND INT AND	222,363	<u> </u>	202,001	203,402	303,132	303,192	320,909	320,909	320,909	320,909	320,909	223,176	123,446	21,717	21,717	U	<u> </u>	<u> </u>	<u> </u>	<u> </u>				
For Residual Valuatio Land		18,569	18,894	23,824	27,801	33,629	39,558	35,113	30,590	25,988	21,305	16,540	9,912	1,387	0	0	0	0	0	0	0	0	0	0
Profit on Cost Profit on GD\	ts	10,000	10,001	20,02 1	21,001	00,020	00,000	30,110	30,000	20,000	21,000	. 6,6 . 6	0,0.12	1,001	Ç	Ů	Ü	Ç	Ü	Ü		Ü	Ü	0 1,116,86
Cash Flow	-1,061,089	-18,569	-281,695	-227,285	-332,994	-338,821	254,012	258,457	262,980	267,583	272,265	378,761	487,120	597,375	598,762	0	0	0	0	0	0	0	0	-1,116,86
Opening Bala Closing Bala	ar 0	-1,079,658	-1,361,353	-1,588,638	-1,921,632	-2,260,453	-2,006,441	-1,747,983	-1,485,003	-1,217,421	-945,155	-566,395	-79,275	518,100	1,116,863	1,116,863	1,116,863	1,116,863	1,116,863	1,116,863	1,116,863	1,116,863	1,116,863	
	•																				•			
CASH FLOW FOR CIL ADDITION	Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	<b>Q</b> 3	Q4
NCOME As Above INCOME	0	0	0	0	0	0	620,479	620,479	620,479	620,479	620,479	620,479	620,479	620,479	620,479	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Land	186,000					•	•								0			0	0					0
Stamp Duty Easements etc.	7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals Acquisition	2,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	10,395 82,402	0	0 82,402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ୟର Planning Consultants Other Professional	6,867 13,734 48,068	0	6,867 13,734 48,068	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	40,000	0	93,960	187,921	281,881	281,881	281,881	281,881	281,881	281,881	281,881	187,921	93,960	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106			107,189	107,189	107,189	107,189	107,189	107,189	107,189	0	201,001	0	93,900	0	0		0	0	0	0		0	0	0
Contingency Abnormals	0	0	2,349 5,421	4,698 10,843	7,047 16,264	7,047 16,264	7,047 16,264	7,047 16,264	7,047 16,264	7,047 16,264	7,047 16,264	4,698 10,843	2,349 5,421	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	5,000	0	0,721	0	0	0	n 0,204	10,20 <del>4</del> 0	0	0	0	.0,040	0	0	0	0	0	0	0	0	0	0	0	n
Legal and Valuation	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
Agents Legals	0	0 0	0 0	0 0	0 0	0 0	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	18,614 3,102	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
lisc	0 372,695	0 <b>0</b>	10,000 <b>369,990</b>	0 <b>310,650</b>	0 <b>412,381</b>	0 <b>412,381</b>	0 434,098	0 434,098	0 434,098	326,909	326,909	0 <b>225,178</b>	0 123,448	0 <b>21,717</b>	0 <b>21,717</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 0	<b>0</b>	0 <b>0</b>
OSTS BEFORE LAND INT AND	1		, -	, -		· · · · · · · · · · · · · · · · · · ·	, - <del>-</del>	, · - <del>-</del>		<u> </u>	<u> </u>	<u> </u>	, -	<u> </u>										
OSTS BEFORE LAND INT AND									i e												1			
	st	6,522	6,636	13,227	18,895	26,442	34,122	31,457	28,746	25,988	21,305	16,540	9,912	1,387	0	0	0	0	0	0	0	0	0	0
or CIL calculation Interes Profit on COS	st	6,522	6,636	13,227	18,895	26,442	34,122	31,457	28,746	25,988	21,305	16,540	9,912	1,387	0	0	0	0	0	0	0	0	0	0 0 1,116,86
or CIL calculation Interes Profit on cos	-372,695	6,522	-376,626	13,227 -323,878	18,895 -431,276	-438,824	34,122 152,259	31,457 154,924	28,746 157,635	25,988	21,305	16,540 378,761	9,912	1,387 597,375	598,762	0	0	0	0	0	0	0	0	0 0 1,116,86

SITE NAME Site 6								]																
INCOME Av Size m2		Number 25		Price £/m2		GIA m2		DEVELOPMEN	IT COSTS							Planning fee ca Planning app fee	e dwgs				Build Cost BCIS	/m2 822		
Market Housing 79.2	2 69%	17	,	2,750	3,735,560	1,358		LAND	Land Stamp Duty		/unit or m2 29,283		732,086			No dwgs No dwgs under 5 No dwgs over 50					CfSH Energy Over-extra 1	16 0 11	2.00	%
Shared Ownership 79.2			3	1,925					Easements etc. Legals Acquisition	on	1.50%	0	)			Two dwgs over or		Total			Over-extra 2 Over-extra 3	41 0		
Affordable Rent 79.2  Social Rent 79.2			3	1,320 1,050				PLANNING	Planning Fee			9,625				Stamp duty calo	r - Residual			1	Over-extra 4 Infrastructure	0 123 <b>1,014</b>	15	%
Grant and Subsidy Shared Owner Affordable Re Social Rent	ership		,	0 0 0	0 0	201			Architects QS / PM Planning Consult Other Profession		6.00% 0.50% 1.00% 3.50%	133,164 11,097 22,194				Land payment 125,000 250,000 500,000	0% 1% 3%	3% 4%				1,017		
SITE AREA - Net 1.06 SITE AREA - Gross 1.06		24 24			4,623,998	1,979			Build Cost - BCI s106 / CIL	S Based	1,014	0	)			1,000,000 above	4% 5%	6 0% 6 4% Total						
Sales per Quarter 0 Unit Build Time 3	Quarters Whole Site	Por ba NET	Per ha GROSS		RUN Residual M	IACRO ctrl+r losing balance = (			Contingency Abnormals Fees		2.50%	50,174 162,279 5,000	2,219,408			Stamp duty cald Land payment 125,000 250,000 500,000	c - Add Profit 0% 1% 3%	3%						
Residual Land Value Alternative Use Value Uplift 20% Plus /ha 250,000	<b>732,086</b> 53,000 10,600 265,000	690,647			RUN CIL MACRO	_	0	SALES	Interest Legal and Valua	tion	7.00%					1,000,000 above	4% 5%	0%						
Viability Threshold		£/m2	310,000		Check on phasing dwg				Agents Legals Misc.		3.0% 0.5%		)	3,432,359		Pre CIL s106		) £/ Unit (all) Total	0					
Additional Profit	463,972	342							ofit % Cost % GDV		0.00% 20.00%			0 924,800		Post CIL s106 CIL	0	£/ Unit (all) £/m2 Total						
RESIDUAL CASH FLOW FOR INT	EREST Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME UNITS Started Market Housing			1	3	3	3	3 149,422	3 448,267	3 448,267	3 448,267	3 448,267	448,267	448,267	448,267	448,267	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent				0	0	0	15,924 10,919	47,772 32,758	47,772 32,758	47,772 32,758	47,772 32,758	47,772 32,758	47,772 32,758	47,772 32,758	47,772 32,758	0 0	0 0	0	0	0 0	0 0	0	0	0
Social Rent Grant and Subsidy INCOME	0	0	0	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	8,694 0 <b>184,960</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	26,082 0 <b>554,880</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>	0 0 <b>0</b>
EXPENDITURE Stamp Duty Easements etc.	29,283 0						·	·	·	,	,	,	,		·									
Legals Acquisition Planning Fee	10,981 9,625																							
Architects QS Planning Consultants Other Professional	66,582 5,549 11,097 38,840		66,582 5,549 11,097 38,840																					
Build Cost - BCIS Base s106/CIL		0	26,759 0	107,038 0	187,316 0	240,835 0	240,835 0	240,835 0	240,835 0	240,835 0	240,835 0	160,556 0	80,278 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
Contingency Abnormals Finance Fees	5,000	0 0	669 2,164	2,676 8,655	4,683 15,146	6,021 19,473	6,021 19,473	6,021 19,473	6,021 19,473	6,021 19,473	6,021 19,473	4,014 12,982	2,007 6,491	0	0	0	0 0	0	0	0	0	0	0	0
Legal and Valuation	10,000	0	0	0	0	0	F F 40	40.040	40.040	16,646	10.040	10.040	40.040	40.040	40.040	0		0	0	0	0	0	0	0
Agents Legals Misc.	0	0	0 0 10,000	0	0	0	5,549 925	16,646 2,774	16,646 2,774	2,774	16,646 2,774	16,646 2,774	16,646 2,774	16,646 2,774	16,646 2,774	0	0	0	0 0	0	0	0	0	0
COSTS BEFORE LAND INT AND	186,957	0	161,660	118,368	207,145	266,329	272,803	285,750	285,750	285,750	285,750	196,973	108,197	19,421	19,421	0	0	0	0	0	0	0	0	0
For Residual Valuatia Land Interest Profit on Costs Profit on GDV	t	16,083	16,365	19,480	21,892	25,901	31,015	33,095	28,964	24,761	20,485	16,133	10,152	2,513	0	0	0	0	0	0	0	0	0	0 0 924,800
Cash Flow Opening Balar	-919,043	-16,083	-178,024	-137,849	-229,037	-292,230	-118,857	236,035	240,166	244,369	248,645	341,773	436,530	532,946	535,459	0	0	0	0	0	0	0	0	-924,800
Closing Balan		-935,127	-1,113,151	-1,250,999	-1,480,037	-1,772,266	-1,891,124	-1,655,088	-1,414,922	-1,170,554	-921,908	-580,135	-143,605	389,341	924,800	924,800	924,800	924,800	924,800	924,800	924,800	924,800	924,800	0
CASH FLOW FOR CIL ADDITIONA	AL PROFIT Q1	Year 1	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	184,960	554,880	554,880	554,880	554,880	554,880	554,880	554,880	554,880	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	328,600																							
Stamp Duty Easements etc. Legals Acquisition	13,144 0 4,929	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee Architects	9,625 66,582	0 0	0 66,582	0	0	0	0 0	0 0	0	0 0	0	0	0	0 0	0	0 0	0	0	0	0	0	0	0	0
QS Planning Consultants Other Professional	5,549 11,097 38,840	0 0 0	5,549 11,097 38,840	0 0 0	0 0	0 0	0 0	0 0	0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	0	0	26,759 <b>66,282</b>	107,038 66,282	187,316 66,282 0	240,835 66,282 0	240,835 66,282 0	240,835 66,282 0	240,835 66,282 0	240,835 0	240,835 0	160,556 0	80,278	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0 0	0 0	669 2,164	2,676 8,655	4,683 15,146	6,021 19,473	6,021 19,473	6,021 19,473	6,021 19,473	6,021 19,473	6,021 19,473	4,014 12,982	2,007 6,491	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0	0 0
Finance Fees Legal and Valuation	5,000 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	0	0 0	0 0	0	0	0	0	0
Agents Legals Misc.	0 0 0	0 0 0	0 0 10,000	0 0 0	0 0 0	0 0 0	5,549 925 0	16,646 2,774 0	16,646 2,774 0	16,646 2,774 0	16,646 2,774 0	16,646 2,774 0	16,646 2,774 0	16,646 2,774 0	16,646 2,774 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
COSTS BEFORE LAND INT AND	493,365	0	227,941	184,650	273,426	332,611	339,084	352,031	352,031	285,750	285,750	196,973	108,197	19,421	19,421	0	0	0	0	0	0	0	0	0
For CIL calculation Interest Profit on cost Profit on GDV		8,634	8,785	12,928	16,385	21,457	27,653	30,834	27,824	24,761	20,485	16,133	10,152	2,513	0	0	0	0	0	0	0	0	0	0 0 924,800
Cash Flow Opening Balar	-493,365 ur 0	-8,634 -501,999	-236,726 -738,726	-197,578 -936,303	-289,812 -1,226,115	-354,068 -1,580,183	-181,778 -1,761,961	172,014	175,024	244,369 -1,170,554	248,645 -921,908	341,773 -580,135	436,530 -143,605	532,946 389,341	535,459 924,800	0 924,800	0 924,800	0 924,800	0 924,800	0 924,800	0 924,800	0 924,800	924,800	-924,800

SITE NAME Site 7								7																
NCOME Av Size		Number		Price		GIA		DEVELOPME	NT COSTS							Planning fee cal				]	Build Cost	/m2		
m2  Warket Housing 87.3		88		<b>£/m2</b> 2,600		. <b>m2</b> 5,274		LAND	Land		/unit or m2 21,564	Total	1,897,588			Planning app fee No dwgs No dwgs under 5	dwgs 88 38				BCIS CfSH Energy	865 17 0	2.00%	6
Shared Ownership 87.3			)	1,820					Stamp Duty Easements etc.			94,879 0				No dwgs over 50			4,370		Over-extra 1 Over-extra 2	11 43		
Affordable Rent 87.3	.3 10%	g	9	1,320	0 1,059,793	803		PLANNING	Legals Acquisitio	on	1.50%	28,464	123,343								Over-extra 3 Over-extra 4 Infrastructure	0	20%	/
Social Rent 87.3	.3 10%	g	)	1,050	0 843,824	804		LANNING	Planning Fee Architects		6.00%	19,000 542,266				Stamp duty calc	: - Residual		1,897,588	<u> </u>	mnastructure	1,109		0
Grant and Subsidy Shared Owne Affordable Re Social Rent	•			0 0 0	0 0 0 0 0 0				QS / PM Planning Consult Other Profession		0.50% 1.00% 3.50%	45,189 90,378 316,322	1,013,154			125,000 250,000 500,000	0% 1% 3%							
	00 ha 00 ha	18 18			17,076,236	7,683		CONSTRUCT	ION Build Cost - BCIS s106 / CIL	S Based	1,109	8,523,864 0				1,000,000 above	4% 5%	5% 5% <b>Total</b>		)				
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual N			FINANCE	Contingency Abnormals		2.50%	213,097 300,801	9,037,761			Stamp duty calc Land payment 125,000 250,000	0% 1%	3%		) 				
Residual Land Value Alternative Use Value Uplift 20%	Whole Site 1,897,588 125,000 25,000	379,518	Per ha GROSS 379,518 25,000 5,000		RUN CIL MACR	Closing balance = 0 CO ctrl+I Closing balance = 0			Fees Interest Legal and Valuat	ion	7.00%	25,000 10,000	35,000			500,000 1,000,000 above	3% 4% 5%	5%						
Plus /ha 250,000  Viability Threshold	1,250,000		250,000 <b>280,000</b>	-	Check on phasing dw			SALES	Agents Legals		3.0% 0.5%	512,287 85,381				Pre CIL s106		£/ Unit (all) Total						
Additional Profit	622,886	£/m2 118	3					Developers Pi	Misc.			10,000	607,668	12,714,515		Post CIL s106 CIL	0	£/ Unit (all) £/m2						
									% Cost % GDV		0.00% 20.00%			0 3,415,247				Total						
RESIDUAL CASH FLOW FOR INT	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			3	5 0 0	5 0	5	5 467,434 49,815	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	5 779,056 83,024	779,056 83,024	779,056 83,024	779,056 83,024	779,056 83,024
Affordable Rent Social Rent				0	0 0	0	36,129 28,767	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945	60,216 47,945
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 0	0 <b>0</b>	0 <b>582,144</b>	9 <b>70,241</b>	970,241	970,241	970,241	0 <b>970,241</b>	9 <b>70,241</b>	0 <b>970,241</b>	970,241	970,241	9 <b>70,241</b>	9 <b>70,241</b>	0 <b>970,241</b>	970,241	970,241	970,241	0 <b>970,241</b>	9 <b>70,241</b>
EXPENDITURE Stamp Duty	94,879																							
Easements etc. Legals Acquisition	0 28,464																							
Planning Fee Architects	19,000 271,133		271,133																					
QS Planning Consultants Other Professional	22,594 45,189 158,161		22,594 45,189 158,161																					
Build Cost - BCIS Base		0	96,862	258,299	419,736	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	484,310	322,874	161,437	0	0
s106/CIL Contingency Abnormals		0 0	0 2,422 3,418	0 6,457 9,115	0 10,493 14,812	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 12,108 17,091	0 8,072 11,394	0 4,036 5,697	0 0 0	0 0 0
Finance Fees Legal and Valuation	25,000 10,000																							
Agents Legals	0 0	0 0	0	0 0	0 0	0 0	17,464 2,911	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851
Misc.  COSTS BEFORE LAND INT AND	674,420	0	10,000 <b>609,779</b>	273,872	445,041	513,509	533,884	547,468	547,468	547,468	547,468	547,468	547,468	547,468	547,468	547,468	547,468	547,468	547,468	547,468	376,298	205,128	33,958	33,958
For Residual Valuatio Land	st	45,010	45,798	57,270	63,065	71,957	82,203	82,797	76,847	70,794	64,634	58,367	51,989	45,501	38,898	32,181	25,345	18,390	11,314	4,113	0	0	0	0
Profit on Costs Profit on GDV																								0 3,415,247
Cash Flow Opening Bala Closing Balar		-45,010 -2,617,018	-655,577 -3,272,595	-331,142 -3,603,737	-508,107 -4,111,844	-585,466 -4,697,310	-33,943 -4,731,253	339,976 -4,391,277	345,926 -4,045,351	351,979 -3,693,371	358,139 -3,335,232	364,407	370,784	377,272	383,875	390,592 -1,448,303	397,428 -1,050,875	404,383 -646,492	411,459 -235,033	418,660 183,627	593,943 777,570	765,113 1,542,683	936,282 2,478,965	-2,478,965 0
					, ,			, ,												·	,			
INCOME As Above	Q1	Year 1 Q2	Q3	Q4	Q1	<b>Year 2</b> Q2	Q3	Q4	Q1	<b>Year 3</b> Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	<b>Year 5</b> Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME	0	0	0	0	0	0	582,144	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241	970,241
Land Stamp Duty	1,400,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc. Legals Acquisition	70,000 0 21,000	0 0	0 0 0	0 0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Planning Fee	19,000 271,133	0	0 271,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants	22,594 45,189	0	22,594 45,189	0 0	0 0	0	0	0	0 0	0	0	0	0	0	0	0 0	0	0	0	0	0 0	0	0 0	0
Other Professional  Build Cost - BCIS Base	158,161 0	0	158,161 96,862	0 258,299	0 419,736	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 484,310	0 322,874	0 161,437	0	0
POTENTIAL CIL Post CIL s106		U	38,930	38,930	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	38,930 0	0	0	0	0	0	0
Contingency Abnormals	0 0	0 0	2,422 3,418	6,457 9,115	10,493 14,812	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	12,108 17,091	8,072 11,394	4,036 5,697	0	0
Finance Fees Legal and Valuation	25,000 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 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0	0 0
Agents Legals	0	0 0	0 0	0 0	0 0	0 0	17,464 2,911	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851	29,107 4,851
Misc.  COSTS BEFORE LAND INT AND	0 0 <b>2,042,077</b>	0 <b>0</b>	10,000 <b>648,709</b>	0 <b>312,802</b>	0 <b>483,972</b>	0 <b>552,440</b>	0 <b>572,815</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>586,398</b>	0 <b>547,468</b>	0 <b>547,468</b>	0 <b>376,298</b>	0 <b>205,128</b>	0 <b>33,958</b>	0 <b>33,958</b>
For CIL calculation							_					_	·											
Interes		35,736	36,362	48,350	54,671	64,097	74,886	76,034	70,647	65,166	59,589	53,915	48,141	42,266	36,289	30,206	24,018	17,721	11,314	4,113	0	0	0	0
Profit on cos Profit on GDV																								3.415.247
Profit on cost Profit on GDV Cash Flow Opening Bala	-2,042,077	-35,736	-685,071	-361,152	-538,642	-616,536	-65,556	307,809	313,196	318,677	324,254	329,928	335,702	341,577	347,554	353,636	359,825	366,122	411,459	418,660	593,943	765,113	936,282	-2,478,965

SITE NAME Site 8																								
INCOME Av S	ize % m2	Numbe		Price £/m2		/ GIA		DEVELOPMEN	IT COSTS						]	Planning fee ca		rate		]	Build Cost	/m2 853		
	3.2 69%			2,150		9 4,569		LAND	Land		/unit or m2 1,793		143,420			No dwgs No dwgs under t	80 5 30	385	11,550		CfSH Energy	17 0	2.00%	, )
Shared Ownership 8	3.2 10%	5 8	3	1,505	5 1,046,806	696			Stamp Duty Easements etc. Legals Acquisitio	un.	1.50%	1,434 0 2,151	3,585			No dwgs over 5	30	115 <b>Total</b>			Over-extra 1 Over-extra 2 Over-extra 3	11 43		
Affordable Rent 8	3.2 10%	5 8	8	1,320	918,129	9 696		PLANNING	Legais Acquisitio	//II	1.50 /6	2,131	3,303								Over-extra 4 Infrastructure	0 171	20%	
	3.2 10%	5 8	8	1,050	731,028	3 696			Planning Fee Architects		6.00%					Stamp duty cale Land payment		407	143,420	<mark>)</mark>		1,094		
Grant and Subsidy Shared Ow Affordable Social Ren	Rent			( ( (	0 0	)			QS / PM Planning Consult Other Profession		0.50% 1.00% 3.50%	80,522				125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	0% 0%						
	.04 ha .04 ha	13 13			12,518,621	6,656		CONSTRUCT	Build Cost - BCIS s106 / CIL	S Based	1,094	0				above	5%	0% 1% <b>Tota</b> l		<u> </u> <u> </u>				
Sales per Quarter 0 Unit Build Time 3	Quarters	]			RUN Residual I			FINANCE	Contingency Abnormals		2.50%	588,456	8,052,215			Stamp duty calc Land payment 125,000 250,000	0% 1%	0%		<mark>)</mark>				
Residual Land Value Alternative Use Value Uplift 20%	Whole Site 143,420 151,000 30,200	23,745	Per ha GROSS 23,745 25,000 5,000		RUN CIL MACR	Closing balance =  RO ctrl+I Closing balance =			Fees Interest Legal and Valuati	ion	7.00%	25,000 10,000				500,000 1,000,000 above	3% 4% 5%							
Plus /ha 250,000  Viability Thresh	1,510,000 old 1,691,200	)	250,000 <b>280,00</b> 0		Check on phasing dv			SALES	Agents Legals		3.0% 0.5%	62,593				Pre CIL s106		£/ Unit (all) Total	0	<u>-</u>				
Additional Profit	-1,491,006	£/m2 5 -326	6					Developers Pro	Misc.  ofit  % Cost		0.00%	10,000	448,152	9,583,115		Post CIL s106 CIL	0	£/ Unit (all) £/m2 <b>Total</b>						
RESIDUAL CASH FLOW FOR II	NTEREST	Year 1	1			Year 2			% GDV	Year 3	20.00%			2,503,724 Year 4		L		Year 5		2		Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			5	5 0 0	5 0 0	5 0 0	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	5 613,916 65,425	613,916 65,425	613,916 65,425	613,916 65,425	613,916 65,425	0	0
Affordable Rent Social Rent				0	0	0	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	57,383 45,689	0	0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>782,414</b>	7 <b>82,414</b>	782,414	7 <b>82,414</b>	0 <b>782,414</b>	7 <b>82,414</b>	7 <b>82,414</b>	0 <b>782,414</b>	7 <b>82,414</b>	7 <b>82,414</b>	782,414	7 <b>82,414</b>	0 <b>782,414</b>	0 <b>782,414</b>	782,414	0 <b>782,414</b>	0 <b>0</b>	0 <b>0</b>
<b>EXPENDITURE</b> Stamp Duty	1,434																							
Easements etc. Legals Acquisition	0 2,151																							
Planning Fee Architects	15,000 241,566		241,566																					
QS Planning Consultants Other Professional	20,131 40,261 140,914		20,131 40,261 140,914																					
Build Cost - BCIS Base	140,914	0	151,702	303,405	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	303,405	151,702	0	0	0	0
s106/CIL Contingency		0	0 3,793	0 7,585	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 11,378	0 7,585	0 3,793	0	0	0	0
Abnormals Finance Fees Legal and Valuation	25,000 10,000	0	12,260	24,519	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	24,519	12,260	0	0	0	0
Agents	0	0	0	0	0	0	23,472 3,912	23,472 3,912	23,472 3,912	23,472	23,472 3,912	23,472 3,912	23,472	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	0	0
Legals Misc. COSTS BEFORE LAND INT AN		0	10,000 <b>620,626</b>	335,509	503,263	503,263	530,648	530,648	530,648	3,912 <b>530,648</b>	530,648	530,648	3,912 <b>530,648</b>	530,648	530,648	530,648	530,648	530,648	362,893	195,139	27,384	27,384	0	0
	440.400	7																						
For Residual Valuati La Inter Profit on Co Profit on G	sts	11,198	11,394	22,454	28,719	38,028	47,501	43,926	40,289	36,588	32,823	28,991	25,092	21,126	17,089	12,983	8,804	4,552	226	0	0	0	0	0 0 2,503,724
Cash Flow Opening B	· ·	-11,198	-632,020	-357,963	-531,982	-541,292	204,265	207,840	211,477	215,178	218,943	222,775	226,674	230,640	234,677	238,783	242,962	247,214	419,295	587,275	755,029	755,029	0	-2,503,724
Closing Ba		-651,075	-1,283,095	-1,641,058	-2,173,040	-2,714,332	-2,510,066	-2,302,227	-2,090,750	-1,875,572	-1,656,628	-1,433,853	-1,207,180	-976,540	-741,863	-503,080	-260,118	-12,904	406,391	993,666	1,748,695	2,503,724	2,503,724	0
CASH FLOW FOR CIL ADDITIO	NAL PROFIT	Year 1	1 Q3	Q4	Q1	Year 2	Q3	Q4	Q1	<b>Year 3</b> Q2	Q3	Q4	Q1	<b>Year 4</b> Q2	Q3	Q4	Q1	<b>Year 5</b> Q2	Q3	Q4	Q1	Year 6	<u> </u>	Q4
INCOME As Above INCOME		0	0	0	0	0	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	782,414	0	0
EXPENDITURE Land	1,691,200																							
Stamp Duty Easements etc.	16,912 0	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	25,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects QS	15,000 241,566 20,131	0	0 241,566 20,131	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0
Planning Consultants Other Professional	40,261 140,914	0	40,261 140,914	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	0	151,702	303,405	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	455,107	303,405	151,702	0	0	0	0
POTENTIAL CIL Post CIL s106 Contingency	-2,198,211 0	0	<b>50,515</b> 3,793	50,515 7,585	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	50,515 0 11,378	0 11,378	0 11,378	0 7,585	0 3,793	0 1 0	0 0	0	0 0
Abnormals	0	0	12,260	24,519	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	36,779	24,519	12,260	0	0	0	0
Finance Fees Legal and Valuation	25,000 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 0	0	0 0	0	0 0	0	0 0
Agents _egals	0	0 0	0 0	0 0	0	0 0	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	23,472 3,912	0 0	0 0
Misc. Costs before Land int An	0 ID 28,141	0 <b>0</b>	10,000 <b>671,141</b>	0 <b>386,024</b>	0 <b>553,778</b>	0 <b>553,778</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>581,163</b>	0 <b>530,648</b>	0 <b>530,648</b>	0 <b>362,893</b>	0 <b>195,139</b>	0 <b>27,384</b>	0 <b>27,384</b>	0 <b>0</b>	0 <b>0</b>
or CIL calculation																								
Inter Profit on c Profit on G	ost	492	501	12,255	19,225	29,252	39,455	36,624	33,743	30,811	27,829	24,794	21,706	18,564	15,367	12,114	8,804	4,552	226	0	0	0	0	0 0 2,503,724
Cash Flow	-28,141	-492	-671,642	-398,278	-573,003	-583,030	161,796	164,627	167,508	170,440	173,423	176,457	179,545	182,688	185,885	189,138	242,962	247,214	419,295	587,275	755,029	755,029	0	-2,503,724
Opening Ba Closing Ba	alar 0 .lan -28,141	-28,634	-700,276	-1,098,554	-1,671,557	-2,254,587	-2,092,791	-1,928,163	-1,760,655	-1,590,215	-1,416,792	-1,240,335	-1,060,789	-878,102	-692,217	-503,080	-260,118	-12,904	406,391	993,666	1,748,695	2,503,724	2,503,724	0

SITE NAME Site 9								٦																
INCOME Av Size		Numb		Price		GIA		DEVELOPME	NT COSTS						1	Planning fee ca				]	Build Cost	/m2		
m2  Market Housing 89.4			66 45	<b>£/m2</b> 3,000		<b>m2</b> 3 4,052		LAND	Land		/unit or m2 41,294		2,725,390			Planning app fee No dwgs No dwgs under	66	6			BCIS CfSH Energy	859 17 0	2.00	)%
Shared Ownership 89.4			7	2,100					Stamp Duty Easements etc.			136,269 0				No dwgs over 5		6 115 <b>Total</b>	1,840	ı	Over-extra 1 Over-extra 2	11 43		
Affordable Rent 89.4	10%		7	1,320	814,260	) 617		PLANNING	Legals Acquisition	on	1.50%	40,881	177,150								Over-extra 3 Over-extra 4 Infrastructure	0 0 129	1	5%
Social Rent 89.4	10%		7	1,050	648,326	617		FLANNING	Planning Fee Architects		6.00%	8,000 403,713				Stamp duty call	c - Residual		2,725,390		Illinastructure	1,059	10	770
Grant and Subsidy Shared Owner Affordable Re	•			(	0 0	)			QS / PM Planning Consult		0.50% 1.00%	67,285				125,000 250,000	0% 1%	3%						
Social Rent  SITE AREA - Net 6.60  SITE AREA - Gross 6.60			10 /ha 10 /ha		14,913,457	5,903		CONSTRUCT	Build Cost - BCIS		3.50% 1,059					500,000 1,000,000 above	3% 4% 5%	5 4% 5 5% 5 5% Total						
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual N			FINANCE	s106 / CIL Contingency Abnormals		2.50%	323,816	6,728,549			Stamp duty call Land payment 125,000 250,000	0% 1%	3%						
Residual Land Value  Alternative Use Value  Uplift 20%  Plus /ha 250,000	Whole Site 2,725,390 165,000 33,000 1,650,000	412,93	Per ha GROSS 38 412,938 25,000 5,000 250,000		RUN CIL MACR	Closing balance =  RO ctrl+I  Closing balance =		SALES	Fees Interest Legal and Valuat	ion	7.00%	25,000 10,000				500,000 1,000,000 above	3% 4% 5%	5%						
Viability Threshold	1,848,000	£/m2	280,000	-	Check on phasing dw	wgs nos rrect		SALES	Agents Legals Misc.		3.0% 0.5%			10,946,201		Pre CIL s106	0	£/ Unit (all) Total	0					
Additional Profit	1,363,337	33	36					Developers Pr	ofit % Cost % GDV		0.00% 20.00%			0 2,982,691		Post CIL s106 CIL	0	£/ Unit (all) £/m2 Total						
RESIDUAL CASH FLOW FOR INTI	EREST Q1	Year Q2	r 1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6	Q3	Q4
INCOME UNITS Started			4	4	4	4	5	5	5	5	5	5	5	5	5	5			-					
Market Housing Shared Ownership Affordable Rent				0 0 0	0 0	0 0 0	736,694 78,510 49,349	736,694 78,510 49,349	736,694 78,510 49,349	736,694 78,510 49,349	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	920,868 98,137 61,686	0 0	0 0 0	0 0 0	0 0 0
Social Rent Grant and Subsidy				0 0	0	0 0	39,293 0	39,293 0	39,293 0	39,293 0	49,116 0	49,116 0	49,116 0	49,116 0	49,116 0	49,116 0	49,116 0	49,116 0	49,116 0	49,116 0	0	0 0	0	0
INCOME EXPENDITURE	0	0	0	0	0	0	903,846	903,846	903,846	903,846	1,129,807	1,129,807	1,129,807	1,129,807	1,129,807	1,129,807	1,129,807	1,129,807	1,129,807	1,129,807	0	0	0	0
Stamp Duty Easements etc.	136,269 0																							
Legals Acquisition  Planning Fee	40,881 8,000																							
Architects QS	201,856 16,821		201,856 16,821																					
Planning Consultants Other Professional	33,643 117,750		33,643 117,750																					
Build Cost - BCIS Base s106/CIL		0	126,233 0	252,465 0	378,698 0	378,698 0	410,256 0	441,815 0	473,373 0	473,373 0	473,373 0	473,373 0	473,373 0	473,373 0	473,373 0	473,373 0	315,582 0	157,791 0	0 0	0 0	0	0 0	0 0	0 0
Contingency Abnormals		0 0	3,156 6,542	6,312 13,083	9,467 19,625	9,467 19,625	10,256 21,261	11,045 22,896	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	7,890 16,354	3,945 8,177	0 0	0	0	0 0	0 0	0
Finance Fees Legal and Valuation	25,000 10,000																							
Agents Legals	0 0	0 0	0 0	0 0	0	0 0	27,115 4,519	27,115 4,519	27,115 4,519	27,115 4,519	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	33,894 5,649	0	0 0	0 0	0 0
Misc. COSTS BEFORE LAND INT AND I	590,221	0	10,000 <b>516,000</b>	271,861	407,791	407,791	473,408	507,391	541,373	541,373	549,282	549,282	549,282	549,282	549,282	549,282	379,369	209,456	39,543	39,543	0	0	0	0
For Residual Valuatio Land	2,725,390																							
Interest Profit on Costs		58,023	59,039	69,102	75,069	83,519	92,117	86,196	80,766	75,837	70,820	61,901	52,825	43,590	34,193	24,633	14,905	2,033	0	0	0	0	0	0
Profit on GDV Cash Flow	-3,315,610	-58,023	-575,039	-340,962	-482,859	-491,310	338,321	310,259	281,706	286,636	509,705	518,625	527,701	536,936	546,332	555,893	735,534	918,319	1,090,264	1,090,264	0	0	0	-2,982,69
Opening Balar Closing Balan	0	-3,373,633		-4,289,635	-4,772,494	-5,263,804	-4,925,483	-4,615,223	-4,333,517	-4,046,881	-3,537,176	-3,018,551	-2,490,850	-1,953,914	-1,407,582	-851,689	-116,155	802,163	1,892,427	2,982,691	2,982,691	2,982,691	2,982,691	
CASH FLOW FOR CIL ADDITIONA	AL PROFIT	Year	r 1			Year 2				Year 3	1			Year 4	ı			Year 5				Year 6		
INCOME As Above	Q1 0	Q2 	Q3 	Q4 0	Q1 0	Q2 	Q3 903,846	Q4 903,846	Q1 903,846	903,846	Q3 	Q4 	Q1 1,129,807	Q2 1,129,807	Q3 	Q4 1,129,807	Q1 1,129,807	Q2 1,1 <b>29,807</b>	Q3 	Q4 1,129,807	Q1 0	Q2 	Q3 	Q4 0
EXPENDITURE			•	<u> </u>		<u> </u>		000,010	333,213		.,,	.,0,00	.,,	.,,.	.,,	.,,	1,120,001	.,,	1,120,001	.,,		•		
Land Stamp Duty	1,848,000 92,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 27,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	8,000 201,856	0	0 201,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
QS Planning Consultants	16,821 33,643	0	16,821 33,643	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional  Build Cost - BCIS Base	117,750 0	0	117,750 126,233	0 252,465	0 378,698	0 378,698	0 410,256	0 441,815	0 473,373	0 473,373	0 473,373	0 473,373	0 473,373	0 473,373	0 473,373	0 473,373	0 315,582	0 157,791	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	-2,198,211	O	296,796	296,796	296,796 0	296,796 0	296,796 0	296,796 0	296,796 0	296,796 0	296,796 0	296,796 0	296,796 0	296,796 0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0 0	0 0	3,156 6,542	6,312 13,083	9,467 19,625	9,467 19,625	10,256 21,261	11,045 22,896	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	11,834 24,532	7,890 16,354	3,945 8,177	0 0	0 0	0 0	0 0	0 0	0 0
Finance Fees Legal and Valuation	25,000 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 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	27,115 4.519	27,115 4 519	27,115 4,519	27,115 4 519	33,894 5.649	33,894 5,649	33,894 5 649	33,894 5,649	33,894 5.649	33,894 5.649	33,894 5 649	33,894 5,649	33,894 5,649	33,894 5 649	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND I	0 0 <b>182,980</b>	0 0 <b>0</b>	0 10,000 <b>812,796</b>	0 0 <b>568,656</b>	0 0 <b>704,587</b>	0 0 <b>704,587</b>	4,519 0 <b>770,204</b>	4,519 0 <b>804,186</b>	4,519 0 <b>838,169</b>	4,519 0 <b>838,169</b>	5,649 0 <b>846,077</b>	5,649 0 <b>846,077</b>	5,649 0 <b>846,077</b>	5,649 0 <b>846,077</b>	5,649 0 <b>549,282</b>	5,649 0 <b>549,282</b>	5,649 0 <b>379,369</b>	5,649 0 <b>209,456</b>	5,649 0 <b>39,543</b>	5,649 0 <b>39,543</b>	0 0	0 0 <b>0</b>	0 0	0 0
		<u> </u>	,1 00			,	<del> </del>	23.,100	553,100		- · • ; • · ·	, :		, 1	J. 10,202	U, #V#	2.3,300	,	,- 10	22,070				
For CIL calculation Interest Profit on cost		3,202	3,258	17,539	27,798	40,614	53,655	52,256	51,426	51,177	50,923	46,849	42,703	38,485	34,193	24,633	14,905	2,033	0	0	0	0	0	0
Profit on GDV			_																					2,982,69
Cash Flow Opening Balar Closing Balan		-3,202 -186,182	-816,054 -1,002,236	-586,195 -1,588,431	-732,384 -2,320,815	-745,201 -3,066,016	79,987	47,404 -2,938,625	14,251 -2.924.374	14,501 -2.909.874	232,807	236,881	241,027 -2.199.159	245,245 -1,953,914	546,332 -1,407,582	555,893 -851,689	735,534	918,319 802,163	1,090,264 1,892,427	1,090,264 2,982,691	0 2,982,691	0 2,982,691	0 2,982,691	-2,982,69 0
Ciosing Baian	-10Z, <del>9</del> 8U	-100,18∠	- 1,002,236	-1,000,431	-2,320,815	-3,000,016	-2,500,U29	-∠,∀ᲐԾ,൛∠5	-2,324,3/4	-∠,७∪७,७/4	-Z,U11,U0b	-∠, <del>44</del> U,185	-2,133,133	-1,500,914	1,407,382	-001,00Y	1 -110,100	002,103	1,092,421	۷,۶0۷,۵9°۱	Z,90Z,09T	∠,50∠,09 l	∠,30∠,091	U

SITE NAME Site 10								1																
INCOME Av Size	%	Numbe	r	Price	e GDV	GIA	]	DEVELOPMEN	NT COSTS							Planning fee ca	ılc			7	Build Cost	/m2	]	
m2		175		£/m2	£	m2		LAND			/unit or m2			,		Planning app fee No dwgs	e dwgs 175	5			BCIS CfSH	870 17	2.00	%
Market Housing 90.2				2,750 1,925					Land Stamp Duty		25,000	218,746	4,374,925			No dwgs under 5 No dwgs over 50		5 115	14,375	5	Energy Over-extra 1	0 11		
Shared Ownership 90.2  Affordable Rent 90.2				1,320					Easements etc. Legals Acquisition	on	1.50%	65,624	284,370					Total	02,500	<u>/ </u>	Over-extra 2 Over-extra 3 Over-extra 4	0		
Social Rent 90.2				1,050				PLANNING	Planning Fee			62,500				Stamp duty cald	c - Residual			]	Infrastructure	174 <b>1,116</b>	209	%
Grant and Subsidy Shared Owner	•			0	0 0				Architects QS / PM	la uta	6.00% 0.50%	96,856				Land payment 125,000	0%			<mark>5</mark>				
Affordable Rei Social Rent	nt			0	0 0				Planning Consult Other Profession		1.00% 3.50%	193,711 677,989				250,000 500,000 1,000,000	1% 3% 4%							
SITE AREA - Net 9.80 SITE AREA - Gross 9.80		18 18			36,872,819	15,781		CONSTRUCT	ION Build Cost - BCI s106 / CIL	S Based	1,116	17,616,988 0				above	5%	5 5% Total		6				
Sales per Quarter 0 Unit Build Time 3	Quarters	Danka NET	Per ha GROSS		RUN Residual N			FINANCE	Contingency Abnormals		2.50%	1,313,704	19,371,116			Stamp duty cald Land payment 125,000 250,000 500,000	0% 1%	3%		) <mark>)</mark>				
Residual Land Value  Alternative Use Value Uplift 20% Plus /ha 250,000	Whole Site 4,374,925 245,000 49,000 2,450,000	446,421 )			RUN CIL MACR	closing balance =  O ctrl+l  closing balance =	0	SALES	Fees Interest Legal and Valuat	tion	7.00%	25,000 10,000				1,000,000 above	3% 4% 5%	5%						
Viability Threshold			280,000	i e	Check on phasing dw	rgs nos rect	]	JALES	Agents Legals Misc.		3.0% 0.5%	1,106,185 184,364 10,000		27,559,283		Pre CIL s106		£/ Unit (all) Total	(					
Additional Profit	2,054,591	190	0					Developers Pr	ofit % Cost		0.00%			0		Post CIL s106 CIL	C	£/ Unit (all) £/m2 <b>Total</b>						
RESIDUAL CASH FLOW FOR INTE	EREST	Year 1	1			Year 2			% GDV	Year 3	20.00%			7,374,564 Year 4				Year 5	5			Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			10	15 0 0	25 0 0	25 0 0	25 1,702,184 181,403	25 2,553,276 272,104	25 4,255,459 453,506	25 4,255,459 453,506	4,255,459 453,506	4,255,459 453,506	4,255,459 453,506	4,255,459 453,506	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent				0 0	0 0	0 0	181,403 124,390 99,042	272,104 186,586 148,562	453,506 310,976 247,604	453,506 310,976 247,604	453,506 310,976 247,604	453,506 310,976 247,604	453,506 310,976 247,604	453,506 310,976 247,604	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 2,107,018	0 <b>3,160,527</b>	0 5,267,546	5,267,546	5,267,546	5,267,546	0 <b>5,267,546</b>	5,267,546	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0
EXPENDITURE	040.740																							
Stamp Duty Easements etc. Legals Acquisition	218,746 0 65,624																							
Legals Acquisition Planning Fee	65,624																							
Architects QS	581,133 48,428		581,133 48,428																					
Planning Consultants Other Professional	96,856 338,995		96,856 338,995																					
Build Cost - BCIS Base s106/CIL		0	335,562 0	838,904 0	1,677,808 0	2,181,151 0	2,516,713 0	2,516,713 0	2,516,713 0	2,516,713 0	1,677,808 0	838,904 0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	8,389 25,023	20,973 62,557	41,945 125,115	54,529 162,649	62,918 187,672	62,918 187,672	62,918 187,672	62,918 187,672	41,945 125,115	20,973 62,557	0	0	0 0	0	0 0	0	0	0 0	0 0	0	0 0	0
Finance Fees	25,000	-	,	,		,	, <del>-</del>	, <del>-</del>	,2	,	, - <del>-</del>	,- <del></del>		-	-	-		-	-	-		-	-	-
Legal and Valuation	10,000	0	0	0		٥	63,211	94,816	158,026	158,026	158,026	158,026	158,026	158,026	0	0		Λ	0	0		0	^	٥
Agents Legals Misc.	0	0	0 0 10,000	0	0	0	10,535	15,803	26,338	26,338	26,338	26,338	26,338	26,338	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	1,447,282	0	1,444,385	922,434	1,844,868	2,398,329	2,841,048	2,877,921	2,951,666	2,951,666	2,029,232	1,106,798	184,364	184,364	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Land	4,374,925	104.000	400.070	400 700	140404	40.4.000	000 000	040440	0.45.500	000.070	470 405	440.754	40.040	0	0	2			0	0			۰	0
Interest Profit on Costs Profit on GDV		101,889	103,672	130,763	149,194	184,090	229,282	246,140	245,502	209,270	172,405	118,751	48,016	0	0	0	0	0	0	0	0	0	0	0 0 7,374,564
Cash Flow	-5,822,207	-101,889	-1,548,057	-1,053,197	-1,994,062	-2,582,418	-963,312	36,467	2,070,377	2,106,609	3,065,909	4,041,996	5,035,165	5,083,182	0	0	0	0	0	0	0	0	0	-7,374,564
Opening Balar Closing Balan		-5,924,096	-7,472,152	-8,525,349	-10,519,411	-13,101,829	-14,065,141	-14,028,674	-11,958,297	-9,851,688	-6,785,779	-2,743,783	2,291,382	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	0
CASH FLOW FOR CIL ADDITIONA	AL PROFIT	Year 1	1			Year 2				Year 3	3			Year 4				Year 5	<b>.</b>			Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME	0	0	0	0	0	0	2,107,018	3,160,527	5,267,546	5,267,546	5,267,546	5,267,546	5,267,546	5,267,546	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	2,744,000																							
Stamp Duty Easements etc.	137,200 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 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	41,160	0	0	0	, o	0	0	0	0	0	0	0	o o	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects	62,500 581,133	0 0	0 581,133	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
QS Planning Consultants Other Professional	48,428 96,856 338,995	0	48,428 96,856 338,995	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0
Other Professional  Build Cost - BCIS Base	338,995 0	0	338,995 335,562	0 838,904	1,677,808	0 2,181,151	0 2,516,713	0 2,516,713	2,516,713	0 2,516,713	0 1,677,808	0 838,904	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	-2,198,211	V	708,800	708,800	708,800	708,800 0	708,800	708,800 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0 0	0 0	8,389 25,023	20,973 62,557	41,945 125,115	54,529 162,649	62,918 187,672	62,918 187,672	62,918 187,672	62,918 187,672	41,945 125,115	20,973 62,557	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	25,000	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  Agents	10,000	0	0	0	0	0	0 63,211	0 94,816	0 158,026	0 158,026	0 158,026	0 158,026	0 158,026	0 158,026	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0 0	0 0	0 10,000	0	0 0	0 0	10,535 0	15,803 0	26,338 0	26,338 0	26,338 0	26,338 0	26,338 0	26,338 0	0	0 0	0 0	0 0	0 0	0	0 0	0 0	0	0
COSTS BEFORE LAND INT AND I	1,887,061	0	2,153,185	1,631,234	2,553,669	3,107,129	3,549,848	3,586,721	2,951,666	2,951,666	2,029,232	1,106,798	184,364	184,364	0	0	0	0	0	0	0	0	0	0
For CIL calculation		20.001	00.001	74.070	404.0==	440.440	005.445	000 0 17	045.500	000.075	470 405	440 751	40.040	2	2	^		•	2	2		2	^	2
Interest Profit on cost Profit on GDV		33,024	33,601	71,870	101,675	148,143	205,110	233,949	245,502	209,270	172,405	118,751	48,016	0	0	0	0	0	0	0	0	0	0	0 0 7,374,564
Cash Flow	-1,887,061	-33,024	-2,186,787	-1,703,105	-2,655,343	-3,255,272	-1,647,940	-660,143	2,070,377	2,106,609	3,065,909	4,041,996	5,035,165	5,083,182	0	0	0	0	0	0	0	0	0	-7,374,564
Opening Balar	0		-4,106,871												7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	7,374,564	

r Site 11  INCOME Av Size	%	Number	7	Price	GDV	GIA		DEVELOPMEN	IT COSTS						İ	Planning fee cal	c			7	Build Cost	/m2	]	
m2		38		£/m2	£	m2		LAND			/unit or m2					Planning app fee No dwgs	dwgs 38	3			BCIS CfSH	874 17	2.00%	%
Market Housing 92.1 Shared Ownership 92.1		26 4	5 L	2,750 1,925					Land Stamp Duty Easements etc.		28,516	54,180	1,083,596			No dwgs under 5 No dwgs over 50	38	385 ) 115 <b>Total</b>	0		Energy Over-extra 1 Over-extra 2	0 11 44		
Affordable Rent 92.1		4	1	1,320		366			Legals Acquisition	on	1.50%	16,254	70,434						. ,,,,,,	1	Over-extra 3 Over-extra 4	0		
Social Rent 92.1	10%	4	ŀ	1,050	384,405	366		PLANNING	Planning Fee Architects		6.00%	14,630 249,669				Stamp duty calc	- Residual		1,083,596		Infrastructure	131 <b>1,078</b>	159	%
Grant and Subsidy Shared Owners Affordable Rer	•			0	0 0				QS / PM Planning Consult		0.50% 1.00%	20,806 41,611				125,000 250,000	0% 1%	3%						
Social Rent SITE AREA - Net 1.71	ha	22	2 /ha	0	0 <b>8,177,864</b>	3,500		CONSTRUCT	Other Profession	nal	3.50%	145,640	472,356			500,000 1,000,000 above	3% 4% 5%							
SITE AREA - Gross 1.71		22			<b>0</b> ,, <b>00</b> .	0,000			Build Cost - BCI s106 / CIL	S Based	1,078	0						Total						
Sales per Quarter 0 Unit Build Time 3	Quarters								Contingency Abnormals		2.50%	94,289 295,305	4,161,147			Stamp duty calc Land payment 125,000	: - Add Profit 0%	o 1%	530,100	<mark>)</mark>				
	Whole Site		Per ha GROSS		RUN Residual M	IACRO ctrl+r losing balance =		FINANCE	Fees			5,000				250,000 500,000	1% 3%	3% 4%						
Residual Land Value Alternative Use Value Uplift 20%	<b>1,083,596</b> 85,500 17,100		2 <b>633,682</b> 50,000 10,000		RUN CIL MACRO	O ctrl+I losing balance =	0		Interest Legal and Valuat	ion	7.00%	10,000	15,000			1,000,000 above	4% 5%			5				
Plus /ha 250,000  Viability Threshold	427,500		250,000 <b>310,000</b>		Check on phasing dwg	gs nos		SALES	Agents			245,336				Pre CIL s106		£/ Unit (all)	· -	]				
Additional Profit	647,978	£/m2 <b>27</b> 0	<b>5</b>		corr	rect			Legals Misc.		0.5%	40,889 10,000	296,225	6,098,759		Post CIL s106	0	Total  £/ Unit (all)	0	<u>)</u> 7				
	011,010		1					Developers Pro	% Cost		0.00%			0		CIL	0	£/m2 Total		)				
RESIDUAL CASH FLOW FOR INTE	EREST	Year 1	ı			Year 2			% GDV	Year 3	20.00%			1,635,573 Year 4				Year 5				Year 6		
INCOME	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			2	0 0	0 0	0 0	4 347,716 37,056	4 695,432 74,113	695,432 74,113	4 695,432 74,113	4 695,432 74,113	4 695,432 74,113	695,432 74,113	695,432 74,113	695,432 74,113	695,432 74,113	0	0	0	0	0 0	0	0	0
Affordable Rent Social Rent				0	0	0	25,410 20,232	50,820 40,464	50,820 40,464	50,820 40,464	50,820 40,464	50,820 40,464	50,820 40,464	50,820 40,464	50,820 40,464	50,820 40,464	0	0	0	0	0	0	0	0
Grant and Subsidy INCOME	0	0	0	0	<b>0</b>	<b>0</b>	430,414	8 <b>60,828</b>	860,828	0 <b>860,828</b>	860,828	8 <b>60,828</b>	860,828	860,828	0 <b>860,828</b>	860,828	0 <b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	0	0 <b>0</b>	0	0
EXPENDITURE Stamp Duty	54,180																							
Easements etc. Legals Acquisition	16,254																							
Planning Fee Architects QS	14,630 124,834 10,403		124,834 10,403																					
Planning Consultants Other Professional	20,806 72,820		20,806 72,820																					
Build Cost - BCIS Base s106/CIL		0	66,168 0	198,503 0	330,838	397,006	397,006	397,006 0	397,006	397,006	397,006	397,006 0	264,670	132,335	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	1,654 5,181	4,963 15,542	8,271 25,904	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	6,617 20,723	3,308 10,362	0	0 0	0	0	0	0	0 0	0 0	0 0	0
Finance Fees Legal and Valuation	5,000 10,000																							
Agents	0	0	0	0	0	0	12,912	25,825	25,825	25,825	25,825	25,825	25,825	25,825	25,825	25,825	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND I	328,927	<b>0</b>	10,000 <b>311,866</b>	219,008	0 <b>365,013</b>	438,016	2,152 <b>453,080</b>	4,304 468,144	4,304 468,144	4,304 468,144	4,304 468,144	4,304 468,144	4,304 322,139	4,304 176,134	4,304 <b>30,129</b>	4,304 <b>30,129</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	0	<b>0</b>	<b>0</b>	<b>0</b>
For Residual Valuatio Land	1,083,596																							
Interest Profit on Costs	1,063,396	24,719	25,152	31,050	35,426	42,433	50,841	52,127	46,168	40,104	33,934	27,655	21,267	12,213	444	0	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-1,412,523	-24,719	-337,017	-250,057	-400,438	-480,449	-73,507	340,556	346,516	352,580	358,750	365,028	517,421	672,481	830,255	830,699	0	0	0	0	0	0	0	-1,635,573 -1,635,573
Opening Balar Closing Balan	0	-1,437,242	-1,774,260	-2,024,317	-2,424,755	-2,905,204	-2,978,711	-2,638,155	-2,291,640	-1,939,060	-1,580,311	-1,215,283	-697,862	-25,381	804,874	1,635,573	1,635,573	1,635,573	1,635,573	1,635,573	1,635,573	1,635,573	1,635,573	0
CASH FLOW FOR CIL ADDITIONA	L PROFIT	Year 1	l			Year 2				Year 3				Year 4				Year 5				Year 6		
INCOME As Above	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME EXPENDITURE	0	0	0	0	0	0	430,414	860,828	860,828	860,828	860,828	860,828	860,828	860,828	860,828	860,828	0	0	0	0	0	0	0	0
Land	530,100	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0		0	0	0
Stamp Duty Easements etc. Legals Acquisition	26,505 0 7,952	0 0 0	0 0 0	0 0 0	0	0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Planning Fee	14,630 124,834	0	0 124,834	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants	10,403 20,806	0	10,403 20,806	0	0	0	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0
Other Professional  Build Cost - BCIS Base	72,820	0	72,820 66,168	0 198,503	0 330,838	0 397,006	0 397,006	0 397,006	397,006	0 397,006	0 397,006	0 397,006	0 264,670	0 132,335	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	o o	Ü	80,997	80,997	80,997 0	80,997 0	80,997 0	80,997 0	80,997	80,997 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	0	1,654 5,181	4,963 15,542	8,271 25,904	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	9,925 31,085	6,617 20,723	3,308 10,362	0	0 0	0 0	0	0	0	0	0	0 0	0
Finance Fees Legal and Valuation	5,000 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 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
Agents Legals	0	0	0	0	0	0	12,912 2,152	25,825 4,304	25,825 4,304	25,825 4,304	25,825 4,304	25,825 4,304	25,825 4,304	25,825 4,304	25,825 4,304	25,825 4,304	0	0	0	0	0	0	0	0
Misc.  COSTS BEFORE LAND INT AND I	0 <b>823,050</b>	0	10,000 <b>392,863</b>	0 <b>300,005</b>	0 <b>446,010</b>	0 <b>519,013</b>	0 <b>534,077</b>	0 <b>549,142</b>	0 <b>549,142</b>	0 <b>549,142</b>	0 468,144	0 468,144	0 <b>322,139</b>	0 176,134	0 <b>30,129</b>	0 <b>30,129</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0 <b>0</b>	0	0
For CIL calculation																								
Interest Profit on cost		14,403	14,655	21,787	27,418	35,703	45,411	48,020	43,406	38,711	33,934	27,655	21,267	12,213	444	0	0	0	0	0	0	0	0	0
																								1,635,57
Profit on GDV Cash Flow	-823,050	-14,403	-407,518	-321,792	-473,429	-554,716	-149,074	263,666	268,280	272,975	358,750	365,028	517,421	672,481	830,255	830,699	n	Λ	Λ	Λ	0	n	<u> </u>	-1,635,57

SITE NAME Site 12								]																
INCOME Av Size		Numbe		Price £/m2		/ GIA		DEVELOPME	NT COSTS						]	Planning fee ca		rato		]	Build Cost	/m2 849		
m2 Narket Housing 88.0		70 48		£/m2 2,750		3 4,226		LAND	Land		/unit or m2 29,416		2,059,092			Planning app fe No dwgs No dwgs under	70	)			CfSH Energy	17 0	2.00	1%
hared Ownership 88.0		7	7	1,925	5 1,238,558	3 643			Stamp Duty Easements etc.			102,955		•		No dwgs over 5	5( 20		2,300		Over-extra 1 Over-extra 2	11 42		
ffordable Rent 88.0	10%	7	7	1,320	849,297	7 643		PLANNING	Legals Acquisition	on	1.50%	30,886	133,841								Over-extra 3 Over-extra 4 Infrastructure	0 0 127	15	5%
ocial Rent 88.0		7	7	1,050	676,223	3 644			Planning Fee Architects		6.00%					Stamp duty cal Land payment			2,059,092	2		1,046		
Grant and Subsidy Shared Owner  Affordable Rei  Social Rent	•			0	0 0	) )			QS / PM Planning Consult Other Profession		0.50% 1.00% 3.50%	71,560	1			125,000 250,000 500,000	0% 1% 3%	3%						
SITE AREA - Net 4.25 SITE AREA - Gross 4.25		10 10		-	14,386,031	1 6,157		CONSTRUCT			1,046					1,000,000 above	4% 5%	5% 5% Total		5				
Sales per Quarter 0 Unit Build Time 3	Quarters  Whole Site	Por ha NET	Per ha GROSS		RUN Residual I	<b>MACRO ctrl+r</b> Closing balance =	0	FINANCE	Contingency Abnormals		2.50%	161,032 553,699 25,000	7,156,029			Stamp duty call Land payment 125,000 250,000 500,000	lc - Add Profit  0% 1% 3%	3%		<mark>)</mark>				
Residual Land Value Alternative Use Value Uplift 20% Plus /ha 250,000	2,059,092 212,500 42,500 1,062,500	484,492			RUN CIL MACR	_		SALES	Interest Legal and Valuat	tion	7.00%					1,000,000 above	4% 5%	5%		5				
Viability Threshold	1,317,500		310,000		Check on phasing dv	wgs nos rrect	]		Agents Legals		3.0% 0.5%	71,930				Pre CIL s106	(	£/ Unit (all) Total	(					
Additional Profit	882,977	£/m2 <b>20</b> 9	9					Davelenero Pr	Misc.			10,000	513,511	10,694,636	<u>]</u>	Post CIL s106	(	£/ Unit (all)	)					
								Developers Pr	% Cost % GDV		0.00% 20.00%			0 2,877,206	) 3	CIL		0 £/m2 <b>Total</b>	l (	)				
RESIDUAL CASH FLOW FOR INTE	EREST Q1	Year 1	1 Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing			5	5	6 0	6	6 830,140	6 830,140	6 996,167	6 996,167	6 996,167	6 996,167	6 996,167	6 996,167	996,167	996,167	996,167	996,167	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent				0 0 0	0 0 0	0 0 0	88,468 60,664 48,302	88,468 60,664 48,302	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	106,162 72,797 57,962	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0	0 <b>0</b>	0 1,027,574	0 1,027,574	0 1,233,088	0 1,233,088	0 1,233,088	0 1,233,088	0	0 0	0	0	0 <b>0</b>	0 0						
<b>EXPENDITURE</b> Stamp Duty	102,955																							
Easements etc. Legals Acquisition	0 30,886																							
Planning Fee Architects	10,000 214,681		214,681																					
QS Planning Consultants	17,890 35,780		17,890 35,780																					
Other Professional	125,231	0	125,231	200 700	400.700	504 400	550.444	550 444	550.444	550.444	550 444	550 444	550.444	550 444	200.074	404.007		0	0	0		0	0	0
Build Cost - BCIS Base s106/CIL Contingency		0	153,364 0 3,834	306,728 0 7,668	490,766 0 12,269	521,438 0 13,036	552,111 0 13,803	552,111 0 13,803	552,111 0 13,803	552,111 0 13,803	552,111 0 13,803	552,111 0 13,803	552,111 0 13,803	552,111 0 13,803	368,074 0 9,202	184,037 0 4,601	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Abnormals		0	13,183	26,367	42,187	44,823	47,460	47,460	47,460	47,460	47,460	47,460	47,460	47,460	31,640	15,820	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	25,000 10,000																							
Agents Legals	0 0	0 0	0 0	0 0	0	0 0	30,827 5,138	30,827 5,138	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	36,993 6,165	0 0	0 0	0 0	0 0	0 0	0 0
Misc.  COSTS BEFORE LAND INT AND I	572,423	0	10,000 <b>573,963</b>	340,763	545,221	579,298	649,339	649,339	656,532	656,532	656,532	656,532	656,532	656,532	452,074	247,616	43,158	43,158	0	0	0	0	0	0
For Residual Valuatio Land	2,059,092																							
Interest Profit on Costs	-	46,052	46,857	57,722	64,695	75,369	86,825	81,726	76,537	67,787	58,883	49,824	40,606	31,227	21,684	8,395	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-2,631,515	-46,052	-620,821	-398,485	-609,917	-654,666	291,409	296,509	500,019	508,770	517,673	526,733	535,950	545,329	759,331	977,077	1,189,930	1,189,930	0	0	0	0	0	-2,877,206
Opening Balar Closing Balan	0 -2,631,515	-2,677,566	-3,298,387	-3,696,872	-4,306,789	-4,961,455	-4,670,046	-4,373,537	-3,873,518	-3,364,748	-2,847,074	-2,320,342	-1,784,392	-1,239,062	-479,731	497,346	1,687,276	2,877,206	2,877,206	2,877,206	2,877,206	2,877,206	2,877,206	0
CASH FLOW FOR CIL ADDITIONA	<b>L PROFIT</b> Q1	<b>Year</b> 2	<b>1</b> Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	<b>3</b> Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5	<b>Q</b> 3	Q4	Q1	Year 6	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	1,027,574	1,027,574	1,233,088	1,233,088	1,233,088	1,233,088	1,233,088	1,233,088	1,233,088	1,233,088	1,233,088	1,233,088	0	0	0	0	0	0
EXPENDITURE	1,317,500																							
Land Stamp Duty	65,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition	0 19,763	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Planning Fee Architects	10,000 214,681	0	0 214,681	0 0	0	0	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0 0	0	0 0
QS Planning Consultants	17,890 35,780	0	17,890 35,780	0 0	0 0	0	0	0	0 0	0	0	0 0	0 0	0 0	0	0	0	0	0	0	0 0	0 0	0	0
Other Professional  Build Cost - BCIS Base	125,231 0	0	125,231 153,364	0 306,728	0 490,766	0 521,438	0 552,111	0 552,111	0 552,111	0 552,111	0 552,111	0 552,111	0 552,111	0 552,111	0 368,074	0 184,037	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	U	U	88,298	306,728 88,298	88,298 0	521,438 88,298 0	552,111 88,298 0	552,111 88,298 0	88,298 0	552,111 88,298 0	552,111 88,298 0	552,111 88,298 0	0	0	0	104,037	0	0	0	0	0	0	0	0
Contingency Abnormals	0 0	0 0	3,834 13,183	7,668 26,367	12,269 42,187	13,036 44,823	13,803 47,460	13,803 47,460	13,803 47,460	13,803 47,460	13,803 47,460	13,803 47,460	13,803 47,460	13,803 47,460	9,202 31,640	4,601 15,820	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Finance Fees Legal and Valuation	25,000 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	0 0	0 0	0 0	0 0	0 0						
Agents	0	0	0	0	0	0	30,827	30,827	36,993	36,993	36,993	36,993	36,993	36,993	36,993	36,993	36,993	36,993	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND I	0 0 <b>1,841,719</b>	0 0	0 10,000 <b>662,261</b>	0 0 <b>429,061</b>	0 0 <b>633,519</b>	0 0 <b>667,595</b>	5,138 0 <b>737,637</b>	5,138 0 <b>737,637</b>	6,165 0 <b>744,830</b>	6,165 0 <b>744,830</b>	6,165 0 <b>744,830</b>	6,165 0 <b>744,830</b>	6,165 0 <b>656,532</b>	6,165 0 <b>656,532</b>	6,165 0 <b>452,074</b>	6,165 0 <b>247,616</b>	6,165 0 <b>43,158</b>	6,165 0 <b>43,158</b>	0 0 <b>0</b>	0 0	0 0	0 0 <b>0</b>	0 0	0 0 <b>0</b>
	.,071,719	<u> </u>	00 <b>2</b> ,201	723,UO I	000,019	JUI ,J3J	101,001	151,031	r <del>-11</del> ,03U	, 44,03U	1 74,03U	ı <del>11</del> ,03U	000,002	550,53 <u>Z</u>	732,014	441,010	73,130	70,100	U	U		U	U	
For CIL calculation Interest		32,230	32,794	44,958	53,253	65,271	78,097	74,389	70,617	63,309	55,872	48,305	40,606	31,227	21,684	8,395	0	0	0	0	0	0	0	0
Profit on cost Profit on GDV																								2,877,206
Cash Flow Opening Balar		-32,230	-695,055	-474,019	-686,772	-732,867	211,840	215,548	417,641	424,950	432,387	439,953	535,950	545,329	759,331	977,077	1,189,930	1,189,930	0	0	0	0	0	-2,877,206
Closing Balan	-1,841,719	-1,873,949	-2,569,004	-3,043,023	-3,729,795	-4,462,661	-4,250,821	-4,035,273	-3,617,632	-3,192,682	-2,760,295	-2,320,342	-1,784,392	-1,239,062	-479,731	497,346	1,687,276	2,877,206	2,877,206	2,877,206	2,877,206	2,877,206	2,877,206	0

SITE NAME	Site 13								٦																
INCOME	Av Size	%	Number	r	Price	g GDV	V GIA		DEVELOPMEN	T COSTS						1	Planning fee ca	lc			]	Build Cost	/m2		
	m2		18		£/m2		: m2		LAND			/unit or m2					Planning app fee	18	3			BCIS CfSH	868 17	2.00%	6
Market Housing	87.9 87.9	77%	14	1	2,750 1,925					Land Stamp Duty Easements etc.		36,262	26,109	652,713			No dwgs under 5		3 385 ) 115 <b>Tota</b>	5 0		Over-extra 1	0 11		
Shared Ownership  Affordable Rent	87.9 87.9	8% 8%	1	! 	1,925					Legals Acquisition	n	1.50%	9,791	35,899					Tota	l 6,930	<u>'1</u>	Over-extra 2 Over-extra 3 Over-extra 4	43 0 0		
Social Rent	87.9	8%	1	' 	1,050				PLANNING	Planning Fee			6,930				Stamp duty calo	c - Residual			7	Infrastructure	130 <b>1,071</b>	15%	6
Grant and Subsidy Sh	hared Ownershi ffordable Rent ocial Rent		·		() ()	0 0				Architects QS / PM Planning Consult Other Profession		6.00% 0.50% 1.00% 3.50%	109,581 9,132 18,264				Land payment 125,000 250,000 500,000	0% 1% 3%	3%				3,01.1		
SITE AREA - Net SITE AREA - Gross	1.44 ha 1.44 ha		13 13			3,879,310	0 1,583		CONSTRUCT			1,071					1,000,000 above	4% 5%	0%						
Sales per Quarter Unit Build Time		uarters	Danka NET	Darka ODOCC		RUN Residual I		0	FINANCE	Contingency Abnormals		2.50%	89,317	1,826,350			Stamp duty cald Land payment 125,000 250,000	0% 1%	3%	)					
Residual Land Value Alternative Use Value Uplift Plus /ha	20%	Whole Site  652,713  648,000  129,600  0	453,273	Per ha GROSS  453,273  450,000  90,000  0		RUN CIL MACR	Closing balance =  RO ctrl+I  Closing balance =		SALES	Fees Interest Legal and Valuat	ion	7.00%	5,000 10,000				500,000 1,000,000 above	3% 4% 5%	5 0%						
	y Threshold	777,600	£/m2 -117	540,000		Check on phasing dv	lwgs nos prrect			Agents Legals Misc.		3.0% 0.5%			2,883,567		Pre CIL s106  Post CIL s106		) £/ Unit (all) Total ) £/ Unit (all)	0	]				
Additional Front		140,000							Developers Pro	% Cost % GDV		0.00% 20.00%			0 775,862		CIL	C	£/m2 Tota						
RESIDUAL CASH FLOV	W FOR INTER	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing				2	2	2 0	2	2 373,847	2 373,847	2 373,847	2 373,847	2 373,847	373,847	373,847	373,847	373,847	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent					0 0	0 0	0 0	25,631 17,576	25,631 17,576	25,631 17,576	25,631 17,576	25,631 17,576	25,631 17,576	25,631 17,576	25,631 17,576	25,631 17,576	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Social Rent Grant and Subsidy				_	0	0	0	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	13,981	0	0	0	0	0	0	0	0	0
INCOME EXPENDITURE		0	0	0	0	0	0	431,034	431,034	431,034	431,034	431,034	431,034	431,034	431,034	431,034	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc. Legals Acquisition		26,109 0 9,791																							
Planning Fee Architects		6,930 54,791		54,791																					
QS Planning Consultants Other Professional		4,566 9,132 31,961		4,566 9,132 31,961																					
Build Cost - BCIS Base s106/CIL	ı		0	62,765 0	125,531 0	188,296 0	188,296 0	188,296 0	188,296 0	188,296 0	188,296 0	188,296 0	125,531 0	62,765 0	0 0	0	0 0	0	0 0	0 0	0	0	0 0	0 0	0 0
Contingency Abnormals		5.000	0	1,569 3,308	3,138 6,616	4,707 9,924	4,707 9,924	4,707 9,924	4,707 9,924	4,707 9,924	4,707 9,924	4,707 9,924	3,138 6,616	1,569 3,308	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		5,000 10,000																							
Agents Legals		0 0	0 0	0 0	0 0	0 0	0 0	12,931 2,155	12,931 2,155	12,931 2,155	12,931 2,155	12,931 2,155	12,931 2,155	12,931 2,155	12,931 2,155	12,931 2,155	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Misc.  COSTS BEFORE LAND	D INT AND I	158,278	0	10,000 <b>178,092</b>	135,285	202,928	202,928	218,014	218,014	218,014	218,014	218,014	150,371	82,729	15,086	15,086	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land Interest	652,713	14,192	14,441	17,810	20,489	24,399	28,377	25,146	21,858	18,513	15,109	11,645	6,938	964	0	0	0	0	0	0	0	0	0	0
Pro	ofit on Costs rofit on GDV																								0 775,862
Op	ash Flow Dening Balar Blosing Balan	-810,991 0 -810,991	-14,192 -825,184	-192,533 -1,017,716	-153,095 -1,170,812	-223,417 -1,394,229	-227,327 -1,621,555	184,643 -1,436,912	187,874 -1,249,038	191,162 -1,057,875	194,508 -863,368	197,912 -665,456	269,018 -396,439	341,368 -55,071	414,985 359,914	415,948 775,862	0 775,862	0 775,862	0 775,862	0 775,862	0 775,862	0 775,862	0 775,862	0 775,862	-775,862 0
CASH FLOW FOR CIL	ADDITIONAL	DDOEIT	Voor 1				Voor 2				Voor 2				Voor 4				Voor E				Voor 6		
	s Above	Q1	<b>Year 1</b> Q2	Q3	Q4	Q1	<b>Year 2</b> Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	<b>Year 6</b> Q2	Q3	Q4
INCOME	3 ABOVC	0	0	0	0	0	0	431,034	431,034	431,034	431,034	431,034	431,034	431,034	431,034	431,034	0	0	0	0	0	0	0	0	0
<b>EXPENDITURE</b> Land		777,600																							
Stamp Duty Easements etc. Legals Acquisition		31,104 0 11,664	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Planning Fee		6,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants Other Professional		54,791 4,566 9,132 31,961	0 0 0	54,791 4,566 9,132 31,961	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0
Build Cost - BCIS Base		0	0	62,765	125,531	188,296	188,296	188,296	188,296	188,296	188,296	188,296	125,531	62,765	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106 Contingency		0	0	<b>-20,516</b> 1,569	-20,516 3,138	-20,516 0 4,707	-20,516 0 4,707	-20,516 0 4,707	-20,516 0 4,707	-20,516 0 4,707	0 4,707	0 4,707	0 3,138	0 1,569	0	0	0	I 0 I 0	0	0	0	0 1 0	0	0	0
Abnormals		0	0	3,308	6,616	9,924	9,924	9,924	9,924	9,924	9,924	9,924	6,616	3,308	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation		5,000 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 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	12,931	12,931	12,931	12,931	12,931	12,931	12,931	12,931	12,931	0	0	0	0	0	0	0	0	0
Legals Misc.  COSTS BEFORE LAND	D INT AND I	0 0 <b>942,747</b>	0	10,000 <b>157,576</b>	0 0 <b>114,770</b>	0 0 182,412	0 0 <b>182,412</b>	2,155 0 <b>197,498</b>	2,155 0 <b>197,498</b>	2,155 0 <b>197,498</b>	2,155 0 <b>218,014</b>	2,155 0 <b>218,014</b>	2,155 0 <b>150,371</b>	2,155 0 <b>82,729</b>	2,155 0 <b>15,086</b>	2,155 0 <b>15,086</b>	0	0	0	0	0	0	0	0	0 0
SOUTO BLITORE LAND	- 111 AND	V74,141	U	131,310	1 1+, <i>1</i> / U	102,412	102,412	191,490	191,496	191,490	£10,U14	£10,U14	130,371	U2,1 23	13,000	13,000	U	U	U	U	U	U	U	U	U
	Interest Profit on cost rofit on GDV		16,498	16,787	19,838	22,194	25,774	29,418	25,846	22,211	18,513	15,109	11,645	6,938	964	0	0	0	0	0	0	0	0	0	0 0 775,862
Ca	ash Flow	-942,747	-16,498	-174,363	-134,608	-204,606	-208,187	204,118	207,690	211,325	194,508	197,912	269,018	341,368	414,985	415,948	0	0	0	0	0	0	0	0	-775,862
Cl	pening Balar losing Balan	-942,747	-959,245	-1,133,608	-1,268,216	-1,472,822	-1,681,009	-1,476,891	-1,269,200	-1,057,875	-863,368	-665,456	-396,439	-55,071	359,914	775,862	775,862	775,862	775,862	775,862	775,862	775,862	775,862	775,862	0



SITE NAME Site 14							_																	
INCOME Av Size m2	%	<b>Number</b> 178		Price £/m2		GIA 2 m2	2	DEVELOPMEN	NT COSTS							Planning fee calc Planning app fee	dwgs	rate			Build Cost BCIS	/m2 855		
larket Housing 87.1	69%	122	2	2,750	29,269,126	10,643	3	LAND	Land		/unit or m2 20,890	Total	3,718,356			No dwgs under 5	178 128	385	49,280		CfSH Energy	17	2.00%	
hared Ownership 87.1	10%	19	)	1,925	3,119,226	1,620	)		Stamp Duty Easements etc. Legals Acquisitio	n	1.50%	185,918 0 55,775				No dwgs over 50	128	115 <b>Total</b>	14,720 64,000		Over-extra 1 Over-extra 2 Over-extra 3	43		
Affordable Rent 87.1		19	)	1,320			)	PLANNING	g												Over-extra 4 Infrastructure	0 171	20%	ı
Social Rent 87.1		19	)	1,050			2		Planning Fee Architects		6.00%	64,000 1,198,952				Stamp duty calc Land payment			3,718,356			1,097		
Grant and Subsidy Shared Owner  Affordable Re  Social Rent	•			0	) 0 ) 0 ) 0	) )			QS / PM Planning Consulta Other Profession		0.50% 1.00% 3.50%	99,913 199,825 699,389				125,000 250,000 500,000	0% 1% 3%	1% 3% 4%						
SITE AREA - Net 6.30 SITE AREA - Gross 6.30		28 28			36,230,273	3 15,506	6	CONSTRUCT			1,097	17,008,658 0				1,000,000 above	4% 5%	5% 5% <b>Total</b>	185,918					
Sales per Quarter 0 Unit Build Time 3	Quarters	]			RUN Residual I	MACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	425,216 2,548,661				Stamp duty calc Land payment 125,000 250,000	- Add Profit 0% 1%	1% 3%	1,764,000					
Residual Land Value	Whole Site 3,718,356	590,215			RUN CIL MACR	Closing balance =	: 0		Fees Interest Legal and Valuati	on.	7.00%	25,000 10,000				500,000 1,000,000	3% 4% 5%	4% 5% 5%						
Alternative Use Value Uplift 20% Plus /ha 250,000	157,500 31,500 1,575,000	)	25,000 5,000 250,000			Closing balance =	0	SALES	Legai and Valuati	OII		10,000	33,000			above	376	Total	88,200					
Viability Threshold			280,000		Check on phasing dv	wgs nos rrect			Agents Legals		3.0% 0.5%	1,086,908 181,151				Pre CIL s106		/ Unit (all) otal	0					
Additional Profit	2,551,437	£/m2 240						Davelanara Br	Misc.			10,000	1,278,060	27,517,723		Post CIL s106	_	£/ Unit (all)						
								Developers Pr	% Cost % GDV		0.00% 20.00%			0 7,246,055		GIL	0	£/m2 <b>Total</b>	0					
RESIDUAL CASH FLOW FOR INTE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 2
UNITS Started Market Housing	10	18	25 2,959,799	25 4,110,832	25 4,110,832	25 4,110,832	25 4,110,832	25 4,110,832	4,110,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent		175,237 120,163 95,676	315,427 216,293 172,216	438,094 300,407 239,189	438,094 300,407 239,189	438,094 300,407 239,189	438,094 300,407 239,189	438,094 300,407 239,189	438,094 300,407 239,189	0 0 0	0 0	0	0 0	0 0	0	0	0 0	0	0 0 0	0 0	0 0	0 0 0	0 0 0	0
Grant and Subsidy  INCOME	0	2,035,409	3,663,735	5,088,521	0 5,088,521	5,088,521	5,088,521	5,088,521	5,088,521	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0
EXPENDITURE	405.015	<u>.</u>	<u> </u>	-		<u> </u>	- ·	<u>.</u>		-	-			-	-		-	-	-	-		-	-	_
Stamp Duty Easements etc. Legals Acquisition	185,918 0 55,775																							
Planning Fee	64,000																							
Architects QS	1,198,952 99,913		0 0																					
lanning Consultants Other Professional	199,825 699,389		0 0																					
Build Cost - BCIS Base 106/CIL		955,543 0	1,719,977 0	2,388,856 0	2,388,856	2,388,856 0	2,388,856 0	2,388,856 0	2,388,856 0	0 0	0 0	0	0	0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0
Contingency Abnormals		23,889 143,183	42,999 257,730	59,721 357,958	59,721 357,958	59,721 357,958	59,721 357,958	59,721 357,958	59,721 357,958	0	0	0	0 0	0	0	0 0	0	0	0	0	0 0	0	0	0 0
Finance Fees Legal and Valuation	25,000 10,000																							
Agents Legals	0	61,062 10,177	109,912 18,319	152,656 25,443	152,656 25,443	152,656 25,443	152,656 25,443	152,656 25,443	152,656 25,443	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Misc. COSTS BEFORE LAND INT AND I	2,538,772	1,193,854	10,000 <b>2,158,937</b>	2,984,634	2,984,634	2,984,634	2,984,634	2,984,634	2,984,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Land	3,718,356	]																						
Interest Profit on Costs		437,999	409,750	333,097	209,141	76,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV  Cash Flow	-6,257,128	403,556	1,095,049	1,770,791	1,894,746	2,027,378	2,103,887	2,103,887	2,103,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,246,05 -7,246,05
Opening Balar Closing Balan	0 -6,257,128	-5,853,572	-4,758,523	-2,987,732	-1,092,986	934,392	3,038,280	5,142,167	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	0
CASH FLOW FOR CIL ADDITIONA	L PROFIT																							
INCOME As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 2
INCOME EXPENDITURE	0	2,035,409	3,663,735	5,088,521	5,088,521	5,088,521	5,088,521	5,088,521	5,088,521	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land	1,764,000																							
Stamp Duty Easements etc.	88,200 0	0	0	0	0 0	0	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 Planning Fee	26,460 64,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 n
Architects QS	1,198,952 99,913	0	0	0	0 0	0	0	0	0	0	0	0	0 0	0	0	0 0	0	0	0	0	0 0	0	0	0
Planning Consultants Other Professional	199,825 699,389	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
Build Cost - BCIS Base POTENTIAL CIL	0 318,930	955,543 318,930	1,719,977 318,930	2,388,856 318,930	2,388,856 318,930	2,388,856 318,930	2,388,856 318,930	2,388,856 318,930	2,388,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency	0	0 23,889	0 42,999	0 59,721	0 59,721	0 59,721	0 59,721	0 59,721	0 59,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0	0 0
Abnormals	0	143,183	257,730	357,958	357,958	357,958	357,958	357,958	357,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	25,000 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
Agents Legals	0 0	61,062 10,177	109,912 18,319	152,656 25,443	152,656 25,443	152,656 25,443	152,656 25,443	152,656 25,443	152,656 25,443	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Misc. COSTS BEFORE LAND INT AND I	0 <b>4,494,668</b>	0 <b>1,512,783</b>	10,000 <b>2,477,866</b>	0 <b>3,303,564</b>	0 <b>3,303,564</b>	0 <b>3,303,564</b>	0 <b>3,303,564</b>	0 <b>3,303,564</b>	0 <b>2,984,634</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	<b>0</b>
or CII calculation																								
For CIL calculation Interest Profit on cost		314,627	300,067	238,061	129,778 	13,915	0	0	0 	0	0	0	I 0 	0	0	0 I	0	0	0	0	0	0	0	0
Profit on GDV																								7,246,0
Cash Flow Opening Balar		207,999	885,802	1,546,897	1,655,180	1,771,042	1,784,958	1,784,958	2,103,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-7,246,0
Closing Baland	-4,494,668	-4,286,670	-3,400,868	-1,853,971	-198,791	1,572,252	3,357,209	5,142,167	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	7,246,055	0

SITE NAME	Site 15								٦																
INCOME	Av Size	%	Number		Price		/ GIA		DEVELOPMEN	IT COSTS						1	Planning fee ca	ılc			]	Build Cost	/m2		
Market Housing	<b>m2</b> 92.7	69%	76 52		<b>£/m2</b> 2,800		£ <b>m2</b> 2 4,838		LAND	Land		/unit or m2 20,314		1,543,879	1		Planning app fee No dwgs No dwgs under t	76				BCIS CfSH Energy	877 18	2.00%	
Shared Ownership	92.7	10%	8	3	1,960					Stamp Duty Easements etc.		20,314	77,194 0				No dwgs over 5			2,990		Over-extra 1 Over-extra 2	11 44		
Affordable Rent	92.7	10%	8	3	1,320	0 972,20	1 737			Legals Acquisition	on	1.50%	23,158	100,352								Over-extra 3 Over-extra 4	0		
Social Rent	92.7	10%	8	3	1,050	0 774,082	2 737		PLANNING	Planning Fee Architects		6.00%	13,000 555,553				Stamp duty cale	c - Residual		1,543,879		Infrastructure	175 <b>1,125</b>		)
Grant and Subsidy	Shared Ownersl Affordable Rent Social Rent	•			(	0 (0	) ) )			QS / PM Planning Consult Other Profession		0.50% 1.00% 3.50%	46,296 92,592				125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	3% 4%						
SITE AREA - Net SITE AREA - Gross	3.10 h 3.10 h		25 25			16,735,546	6 7,048		CONSTRUCTION	ON  Build Cost - BCI s106 / CIL  Contingency	S Based	1,125 2.50%	0	1			above	5%	5% Total		  - 				
Sales per Quarter Unit Build Time	0 3 C	Quarters  Whole Site	Per ha NET	Per ha GROSS		RUN Residual	<b>MACRO ctrl+r</b> Closing balance =		FINANCE	Abnormals		2.0070	1,130,561 25,000	9,259,216			Land payment 125,000 250,000 500,000	0% 1% 3%	3%		) <mark>.</mark>				
Residual Land Value Alternative Use Value Uplift Plus /ha	e 20% a 250,000	<b>1,543,879</b> 77,500 15,500 775,000	498,025	25,000 5,000 250,000	) ) )	RUN CIL MACE	-	0	SALES	Interest Legal and Valuat	ion	7.00%	10,000	35,000			1,000,000 above	4% 5%	5% Total						
Viab	oility Threshold	868,000 811,533	£/m2 1 <b>68</b>	280,000	<u>D</u>	Check on phasing d	wgs nos prrect			Agents Legals Misc.		3.0% 0.5%			12,565,705		Pre CIL s106  Post CIL s106		£/ Unit (all) Total £/ Unit (all)	0	] ]				
									Developers Pro	ofit % Cost % GDV		0.00% 20.00%			0 3,347,109		CIL	0	£/m2 <b>Total</b>						
RESIDUAL CASH F	LOW FOR INTER	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing				4	6 0	6	6 0	6 712,931	6 1,069,397	6 1,069,397	6 1,069,397	6 1,069,397	6 1,069,397	6 1,069,397	6 1,069,397	6 1,069,397	1,069,397	1,069,397	1,069,397	1,069,397	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent					0 0 0	0 0	0 0 0	75,977 51,168 40,741	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	113,966 76,753 61,112	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Grant and Subsidy	<u> </u>	0	0	0	0 <b>0</b>	0 0	0 <b>0</b>	880,818	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 1,321,227	0 <b>0</b>	0 0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>
EXPENDITURE		77,194																							
Stamp Duty Easements etc. Legals Acquisition		0 23,158																							
Planning Fee		13,000																							
Architects QS Planning Consultants		277,776 23,148 46,296		277,776 23,148 46,296																					
Planning Consultants Other Professional		162,036		162,036																					
Build Cost - BCIS Ba s106/CIL	ase		0	139,130 0	347,824 0	556,519 0	626,084 0	626,084 0	626,084 0	626,084 0	626,084 0	626,084 0	626,084 0	626,084 0	626,084 0	626,084 0	417,389 0	208,695 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Contingency Abnormals			0 0	3,478 19,834	8,696 49,586	13,913 79,338	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	10,435 59,503	5,217 29,752	0 0	0 0	0	0	0 0	0	0 0
Finance Fees Legal and Valuation		25,000 10,000																							
Agents		0	0	0	0	0	0	26,425 4,404	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	39,637 6,606	0	0	0	0	0
Legals Misc. COSTS BEFORE LA	AND INT AND I	657,609	0	10,000 <b>681,699</b>	406,106	649,770	<b>730,991</b>	761,819	777,234	777,234	777,234	777,234	777,234	777,234	777,234	777,234	533,570	289,907	46,243	46,243	0	0	0	0	<b>0</b>
For Residual Valuat	in Land Interest Profit on Costs	1,543,879	38,526	39,200	51,816	59,830	72,248	86,304	85,732	77,713	69,553	61,250	52,802	44,206	35,460	26,560	17,505	4,028	0	0	0	0	0	0	0
	Profit on GDV																								3,347,109
	Cash Flow Opening Balar Closing Balan	-2,201,488 0 -2,201,488	-38,526 -2,240,014	-720,900 -2,960,914	-457,922 -3,418,836	-709,599 -4,128,435	-803,238 -4,931,673	32,695 -4,898,978	458,262 -4,440,717	466,281 -3,974,436	474,441 -3,499,995	482,744 -3,017,251	491,192 -2,526,059	499,788 -2,026,272	508,534	517,433	770,152 -230,153	1,027,293 797,141	1,274,984 2,072,125	1,274,984 3,347,109	0 3,347,109	0 3,347,109	0 3,347,109	0 3,347,109	-3,347,109 0
	Olosing Balani	2,201,400	2,240,014	2,300,314	3,410,000	4,120,430	4,001,070	4,030,070	4,440,717	0,074,400	0,400,000	0,017,201	2,020,000	2,020,212	1,017,700	1,000,000	200,100	101,141	2,072,123	3,347,100	3,047,100	3,347,100	0,047,100	3,547,100	0
CASH FLOW FOR C		. <b>PROFIT</b> Q1	<b>Year 1</b> Q2	<b>1</b> Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	<b>Year 3</b> Q2	Q3	Q4	Q1	<b>Year 4</b> Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
INCOME INCOME	As Above	0	0	0	0	0	0	880,818	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	1,321,227	0	0	0	0	0
<b>EXPENDITURE</b> Land		868,000																							
Stamp Duty Easements etc.		43,400 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Acquisition		13,020	0	0	0	o o	0	0	0	o o	0	0	0	o o	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects		13,000 277,776	0 0	0 277,776	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
QS Planning Consultants	3	23,148 46,296	0	23,148 46,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Professional  Build Cost - BCIS Ba	ase	162,036 0	0	162,036 139,130	347,824	556,519	626,084	626,084	626,084	626,084	626,084	626,084	626,084	626,084	626,084	626,084	417,389	208,695	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106				73,776	73,776	73,776 0	73,776 0	73,776 0	73,776 0	73,776 0	73,776 0	73,776 0	73,776 0	73,776 0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		0 0	0 0	3,478 19,834	8,696 49,586	13,913 79,338	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	15,652 89,255	10,435 59,503	5,217 29,752	0 0	0 0	0	0	0 0	0 0	0 0
Finance Fees Legal and Valuation		25,000 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	0	0	0	0 0	0 0
Agents		0	0	0	0	0	0	26,425	39,637	39,637	39,637	39,637	39,637	39,637	39,637	39,637	39,637	39,637	39,637	39,637	0	0	0	0	0
Legals Misc.  COSTS BEFORE LA	AND INT AND I	0 0 <b>1,481,677</b>	0	0 10,000 <b>755,475</b>	0 0 <b>479,882</b>	0 0 <b>723,545</b>	0 0 <b>804,766</b>	4,404 0 <b>835,595</b>	6,606 0 <b>851,009</b>	6,606 0 <b>851,009</b>	6,606 0 <b>851,009</b>	6,606 0 <b>851,009</b>	6,606 0 <b>851,009</b>	6,606 0 <b>851,009</b>	6,606 0 <b>777,234</b>	6,606 0 <b>777,234</b>	6,606 0 <b>533,570</b>	6,606 0 <b>289,907</b>	6,606 0 <b>46,243</b>	6,606 0 <b>46,243</b>	0	0	0	0	0
COSTS BEFORE LA	AND INT AND I	1,461,077	0	755,475	4/3,002	723,343	604,766	633,393	651,009	651,009	051,009	651,009	651,009	831,009	111,234	111,234	333,370	209,907	40,243	40,243	<u> </u>	0	<u> </u>	<u> </u>	0
For CIL calculation	Interest Profit on cost Profit on GDV		25,929	26,383	40,066	49,165	62,687	77,868	78,439	71,583	64,607	57,508	50,286	42,937	35,460	26,560	17,505	4,028	0	0	0	0	0	0	0 0 3,347,109
	Cash Flow Opening Balar	-1,481,677 0 -1,481,677	-25,929 -1,507,606	-781,858 -2,289,464	-519,947 -2,809,412	-772,710 -3,582,122	-867,454 -4,449,575	-32,644 -4,482,220	391,779 -4,090,441	398,635 -3,691,805	405,611	412,710 -2,873,484	419,932 -2,453,552	427,281 -2,026,272	508,534	517,433	770,152 -230,153	1,027,293 797,141	1,274,984 2,072,125	1,274,984 3,347,109	0 3,347,109	0 3,347,109	0 3,347,109	0 3,347,109	-3,347,109 0
-																									

	Location Green/bro Use		Site 1 Bromsgrove NE 3rd Green Agricultural	Site 2 omsgrove NW Br Green Agricultural	Site 3 romsgrove SW B Green Agricultural	Site 4 romsgrove SE Green Paddock	Site 5 Alvechurch N Green Paddock	Site 6 Alvechurch N3a Green Paddock	Site 7 Irnt Green NW Green Agricultural	Site 8 Catshill Green Agricultural	Site 9 Rubery Green Agricultural	Site 10 Hagley SE Green Agricultural	Site 11 Hagley SE Green Paddock	Site 12 Hagley 2 Green Paddock	Site 13 Hagley S Brown Garden	Site 14 Wythall W Green Agricultural	Site 15 Wythall N Green Agricultural	Site 16 ## ## ##
Site Area	Gross Net	ha ha	12 12	75 75	24 24	7.8 7.8	0.6 0.6	1.06 1.06	5 5	6.04 6.04	6.6 6.6	9.8 9.8	1.71 1.71	4.25 4.25	1.44 1.44	6.3 6.3	3.1 3.1 #	0
Units	0	) (	0 316	1300	490	181	27	25	88	80	66	175	38	70	18	178	76	0
Mix	Market Intermedi Affordable Social Ren		68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	77.29% 7.57% 7.57% 7.57%	68.64% 10.45% 10.45% 10.46%	68.64% 10.45% 10.45% 10.46%	100.00% 0.00% 0.00% 0.00%
Alternativ	e Land Valu	u£/ha £ site	25,000 300,000	25,000 1,875,000	25,000 600,000	50,000 390,000	50,000 30,000	50,000 53,000	25,000 125,000	25,000 151,000	25,000 165,000	25,000 245,000	50,000 85,500	50,000 212,500	450,000 648,000	25,000 157,500	25,000 77,500	0 0
Uplift		£/ha £ site	255,000 3,060,000	255,000 19,125,000	255,000 6,120,000	260,000 2,028,000	260,000 156,000	260,000 275,600	255,000 1,275,000	255,000 1,540,200	255,000 1,683,000	255,000 2,499,000	260,000 444,600	260,000 1,105,000	90,000 129,600	255,000 1,606,500	255,000 790,500	0 0
Viability T	hreshold	£/ha £ site	280,000 3,360,000	280,000 21,000,000	280,000 6,720,000	310,000 2,418,000	310,000 186,000	310,000 328,600	280,000 1,400,000	280,000 1,691,200	280,000 1,848,000	280,000 2,744,000	310,000 530,100	310,000 1,317,500	540,000 777,600	280,000 1,764,000	280,000 868,000	0 0
Residual \	/alue	£/ha £ site	194,170 2,330,035	80,306 6,022,959	157,985 3,791,642	198,043 1,544,739	1,397,510 838,506	690,647 732,086	379,518 1,897,588	23,745 143,420	412,938 2,725,390	446,421 4,374,925	633,682 1,083,596	484,492 2,059,092	453,273 652,713	590,215 3,718,356	498,025 1,543,879	#DIV/0! 188,592
Additiona	l Profit	£ site £/m2	-1,363,725 -71	-24,940,522 -315	-4,266,332 -143	-1,093,158 -96	750,322 457	463,972 342	622,886 118	-1,491,006 -326	1,363,337 336	2,054,591 190	647,978 270	882,977 209	-143,609 -117	2,551,437 240	811,533 168	109,570 #DIV/0!

## Appendix 5 Residential Appraisals – Redditch Strategic Sites

The pages in this appendix are not numbered.







	1	Units	NET Area ha	Density er Units/ha	rage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	n/ Brown rr	ative Use
Brockhill East		1025	23.40	43.80	85	86,767	3,708		74,736,698	861.35	Redditch NW	Green 4	gricultural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00	Circulation	894	0		1	100	9.76%
	Det 2	3			90.50	0.00		894	0		2	308	30.05%
	Det 3	4	77	_	100.00	7,700.00	_	894	6,883,800		3	309	30.15%
	Det 4	4	154	_	120.00	18,480.00	_	894	16,521,120		4	308	30.05%
	Det 5	5	13.	_	150.00	0.00	_	894	0		5	0	0.00%
	Det 6 Small Sc	4		_	92.00	0.00	_	1,211	0		3	1025	100.00%
	Det 7 Small Sc	4		_	111.00	0.00	_	1,211	0			1023	100.0070
	Det 8 Single	5		_	150.00	0.00	_	1,211	0				
	Semi 1	2		_	69.00	0.00	_	806	0				
	Semi 2	2	154	_	75.00	11,550.00	_	806	9,309,300				
	Semi 3	2	103	_	76.00	7,828.00		806	6,309,368				
	Semi 4	3	103	_	85.00	8,755.00	_	806	7,056,530				
	Semi 5	3	77	_	110.00	8,470.00	_	806	6,826,820				
	Ter 1	2	77	_	59.00	0.00		822	0,820,820				
	Ter 2	2	103		64.00	6,592.00	_	822	5,418,624				
	Ter 3	2	103	_	72.00		_	822					
	Ter 4	3	105	_		7,416.00	_	822	6,095,952				
		3	100	_	87.00	0.00	100/						
	Flat 1	1	100	_	61.00	6,100.00	10%	940	6,307,400				
	Flat 2	2	51		76.00	3,876.00	10%	940	4,007,784				
	Flat 3	3		_	90.00	0.00	10%	940	0				
	Flat 1 High	1		_	62.00	0.00	10%	1,214	0				
	Flat 2 High	2		_	76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
Number	2	Units	NET Area	Density er	age Unit Size	Developed	Density		Total Cost	Rate	Locality ee	n/Brown rr	ative Use
		_	ha	Units/ha	m2	m2	m2/ha			£/m2			
Matchborough DC		17	0.92	18.48	86	1,456	1,583		1,247,944	857.10	Matchborough	Brown	Brown
		Beds	No	T	2								
	Det 1	2			m2	Total	Circulation	BCIS	COST		Beds		
	Det 2	3			83.50	<b>Total</b> 0.00	Circulation	<b>BCIS</b> 894	<b>COST</b> 0		Beds 1	2	11.76%
		3					Circulation		0 0		_	2	11.76% 23.53%
	Det 3				83.50	0.00	Circulation	894	0		1		
	Det 3 Det 4	3	4		83.50 90.50	0.00 0.00	Circulation	894 894	0		1 2	4	23.53%
		3	4		83.50 90.50 100.00	0.00 0.00 0.00	Circulation	894 894 894	0 0 0		1 2	4 6	23.53% 35.29%
	Det 4	3 4 4	4		83.50 90.50 100.00 120.00	0.00 0.00 0.00 480.00	Circulation	894 894 894 894	0 0 0		1 2 3 4	4 6 5	23.53% 35.29% 29.41%
	Det 4 Det 5	3 4 4 5	4		83.50 90.50 100.00 120.00 150.00	0.00 0.00 0.00 480.00 0.00	Circulation	894 894 894 894	0 0 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc	3 4 4 5 4	4		83.50 90.50 100.00 120.00 150.00 92.00	0.00 0.00 0.00 480.00 0.00	Circulation	894 894 894 894 894 1,211	0 0 0 429,120 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	3 4 4 5 4	4		83.50 90.50 100.00 120.00 150.00 92.00 111.00	0.00 0.00 0.00 480.00 0.00 0.00	Circulation	894 894 894 894 1,211 1,211	0 0 0 429,120 0 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 4 4 5 4 4 5	2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00	Circulation	894 894 894 894 894 1,211 1,211	0 0 0 429,120 0 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	3 4 4 5 4 4 5 2	2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00	Circulation	894 894 894 894 1,211 1,211 1,211 806	0 0 0 429,120 0 0 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	3 4 4 5 4 4 5 2	2 2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 0.00 150.00	Circulation	894 894 894 894 1,211 1,211 1,211 806	0 0 0 429,120 0 0 0 0 120,900		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	3 4 4 5 4 4 5 2	2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 150.00 152.00	Circulation	894 894 894 894 1,211 1,211 1,211 806 806	0 0 0 429,120 0 0 0 0 0 120,900 122,512		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	3 4 4 5 4 4 5 2	2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 150.00 152.00 170.00	Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806	0 0 429,120 0 0 0 0 0 120,900 122,512 137,020		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	3 4 4 5 4 4 5 2	2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 150.00 152.00 170.00 110.00	Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806	0 0 429,120 0 0 0 0 0 120,900 122,512 137,020		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	3 4 4 5 4 4 5 2	2 2 1		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 150.00 170.00 110.00 0.00	Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822	0 0 0 429,120 0 0 0 0 120,900 122,512 137,020 88,660 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 4 4 5 4 4 5 2	2 2 1		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 150.00 152.00 170.00 110.00 0.00 128.00	Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	0 0 0 429,120 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 4 4 5 4 4 5 2	2 2 1		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.0	Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	0 0 0 429,120 0 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	3 4 4 5 4 4 5 2	2 2 1 2 2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.00 150.00 152.00 170.00 110.00 0.00 128.00 144.00 0.00		894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	0 0 0 429,120 0 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216 118,368		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 4 4 5 4 4 5 2	2 2 1 2 2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.0	10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	0 0 0 429,120 0 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216 118,368		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 4 4 4 5 4 4 5 2 2 3 3 4 2 2 2 3 3 3 4 2 2	2 2 1 2 2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.0	10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 0 0 429,120 0 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216 118,368		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	3 4 4 4 5 4 4 5 2 2 3 3 4 2 2 2 3 3 3 4 2 2	2 2 1 2 2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.0	10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	0 0 429,120 0 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216 118,368 0 126,148		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%
	Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	3 4 4 4 5 4 4 5 2 2 3 3 4 2 2 2 3 3 3 4 2 2	2 2 1 2 2 2		83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	0.00 0.00 0.00 480.00 0.00 0.00 0.00 0.0	10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 0 0 429,120 0 0 0 0 0 120,900 122,512 137,020 88,660 0 105,216 118,368 0 126,148 0		1 2 3 4	4 6 5 0	23.53% 35.29% 29.41% 0.00%



Number	3	Units	NET Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	en/Brown rnative Use
Rear Alexandra Hos	spital	145	7.74	18.73	84	12,231	1,580		10,549,862	862.55	Redditch S	Green Agricultural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds	
	Det 1	3			83.50	0.00		894	0		1	15 10.34%
	Det 2	3			90.50	0.00		894	0		2	44 30.34%
	Det 3	4	11		100.00	1,100.00		894	983,400		3	43 29.66%
	Det 4	4	22		120.00	2,640.00		894	2,360,160		4	43 29.66%
	Det 5	5			150.00	0.00		894	0		5	0 0.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0			145 100.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0			
	Det 8 Single	5			150.00	0.00		1,211	0			
	Semi 1	2			69.00	0.00		806	0			
	Semi 2	2	22		75.00	1,650.00		806	1,329,900			
	Semi 3	3	14		76.00	1,064.00		806	857,584			
	Semi 4	3	14		85.00	1,190.00		806	959,140			
	Semi 5	4	10		110.00	1,100.00		806	886,600			
	Ter 1	2			59.00	0.00		822	0			
	Ter 2	2	15		64.00	960.00		822	789,120			
	Ter 3	3	15		72.00	1,080.00		822	887,760			
	Ter 4	3			87.00	0.00		822	0			
	Flat 1	1	15		61.00	915.00	10%	940	946,110			
	Flat 2	2	7		76.00	532.00	10%	940	550,088			
	Flat 3	3	/		90.00	0.00	10%	940	0			
	Flat 1 High	1			62.00	0.00	10%	1,214	0			
	Flat 2 High	2			76.00	0.00	10%	1,214	0			
	Flat 3 High	3			90.00	0.00	10%	1,214	0			
	Flat 5 Flgli	٦	L	l	90.00	0.00	10%	1,214	<u> </u>			
Number	4											
Number	4	Units	NET Area	Density erage	Unit Size	Developed	Density		Total Cost	Rate	Locality ee	en/Brown rnative Use
Number	4	Units	NET Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	en/Brown rnative Use
Webheath	4	400				•	•		Total Cost 29,162,560		Locality ee	en/Brown rnative Use Green Agricultural
	-	400	ha <b>47.71</b>	Units/ha	m2 <b>85</b>	m2 <b>33,840</b>	m2/ha <b>709</b>	RCIS	29,162,560	£/m2	Redditch W	
		400 Beds	ha	Units/ha	m2 <b>85</b> m2	m2 33,840 Total	m2/ha	BCIS 894		£/m2	Redditch W	Green Agricultural
	Det 1	<b>Beds</b> 3	ha <b>47.71</b>	Units/ha	m2 85 m2 83.50	m2 33,840 Total 0.00	m2/ha <b>709</b>	894	<b>29,162,560 COST</b> 0	£/m2	Redditch W  Beds  1	Green Agricultural 40 10.00%
	Det 1 Det 2	400 Beds	ha 47.71 No	Units/ha	m2 85 m2 83.50 90.50	m2 33,840 Total 0.00 0.00	m2/ha <b>709</b>	894 894	29,162,560 COST 0 0	£/m2	Redditch W  Beds  1 2	Green Agricultural  40 10.00% 120 30.00%
	Det 1 Det 2 Det 3	<b>Beds</b> 3	ha <b>47.71</b> No 30	Units/ha	m2 85 m2 83.50 90.50 100.00	m2 33,840 Total 0.00 0.00 3,000.00	m2/ha <b>709</b>	894 894 894	29,162,560 COST 0 0 2,682,000	£/m2	Redditch W  Beds  1	Green Agricultural  40 10.00% 120 30.00% 120 30.00%
	Det 1 Det 2 Det 3 Det 4	<b>Beds</b> 3	ha 47.71 No	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00	m2/ha <b>709</b>	894 894 894 894	29,162,560 COST 0 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5	3 3 4 4 5	ha <b>47.71</b> No 30	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00	m2 33,840 Total 0.00 0.00 3,000.00 7,200.00 0.00	m2/ha <b>709</b>	894 894 894 894	29,162,560 COST 0 0 2,682,000	£/m2	Redditch W  Beds  1 2	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	<b>Beds</b> 3	ha <b>47.71</b> No 30	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00	m2/ha <b>709</b>	894 894 894 894 894 1,211	29,162,560 COST 0 0 2,682,000 6,436,800 0 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	400  Beds 3 3 4 4 4 4 5 4	ha <b>47.71</b> No 30	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00	m2/ha <b>709</b>	894 894 894 894 894 1,211	29,162,560 COST 0 0 2,682,000	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 3 4 4 5	ha <b>47.71</b> No 30	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00	m2/ha <b>709</b>	894 894 894 894 894 1,211 1,211	29,162,560 COST 0 0 2,682,000 6,436,800 0 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 0.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806	29,162,560  COST  0  2,682,000  6,436,800  0  0  0  0  0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 0.00 4,500.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806	29,162,560  COST  0  0  2,682,000  6,436,800  0  0  0  0  3,627,000	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806	29,162,560  COST  0  2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	29,162,560  COST  0  2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	29,162,560  COST  0  2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40 40 30	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	29,162,560  COST  0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40 40 30 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40 40 30	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00	m2/ha <b>709</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	400  Beds 3 3 4 4 4 4 5 4	60 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00	m2/ha 709  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	29,162,560  COST  0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00 2,440.00	m2/ha 709  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0 2,522,960	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	## Add ##	60 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00 2,440.00 1,520.00	m2/ha 709  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	29,162,560  COST  0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	400  Beds 3 3 4 4 4 4 5 4	ha 47.71  No  30 60 40 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,400.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00 2,440.00 1,520.00 0.00	m2/ha 709  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0 2,522,960	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	## Add ##	ha 47.71  No  30 60 40 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00 2,440.00 1,520.00 0.00	m2/ha 709  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0 2,522,960 1,571,680 0 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High Flat 2 High	## Add ##	ha 47.71  No  30 60 40 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00 76.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,400.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00 2,440.00 1,520.00 0.00 0.00 0.00	m2/ha 709  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214 1,214	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0 2,522,960 1,571,680 0 0 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	400  Beds  3 3 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	ha 47.71  No  30 60 40 40 40 40 40	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 33,840  Total 0.00 0.00 3,000.00 7,200.00 0.00 0.00 0.00 0.00 4,500.00 3,040.00 3,400.00 3,300.00 0.00 2,560.00 2,880.00 0.00 2,440.00 1,520.00 0.00	m2/ha 709  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	29,162,560  COST  0 0 2,682,000 6,436,800 0 0 0 0 3,627,000 2,450,240 2,740,400 2,659,800 0 2,104,320 2,367,360 0 2,522,960 1,571,680 0 0	£/m2	Redditch W  Beds  1  2  3  4	Green Agricultural  40



Number	5	Units	NET Area ha	Density erage Units/ha	Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality e	en/Brown r	native Use
Woodrow		180	3.95	45.57	85	15,258	3,863		13,151,732	861.96	Redditch SC	Brown	School
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	18	10.00%
	Det 2	3			90.50	0.00		894	0		2	53	29.44%
	Det 3	4	14		100.00	1,400.00		894	1,251,600		3	54	30.00%
	Det 4	4	27		120.00	3,240.00		894	2,896,560		4	55	30.56%
	Det 5	5			150.00	0.00		894	0		5	0	0.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0		_	180	100.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2	26		75.00	1,950.00		806	1,571,700				
	Semi 3	3	18		76.00	1,368.00		806	1,102,608				
	Semi 4	3	18		85.00	1,530.00		806	1,233,180				
	Semi 5	4	14		110.00	1,540.00		806	1,241,240				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2	18		64.00	1,152.00		822	946,944				
	Ter 3	3	18		72.00	1,132.00		822	1,065,312				
	Ter 4	3	10		87.00	0.00		822	1,003,312				
	Flat 1	3	10				100/		1 125 222				
		1	18		61.00	1,098.00	10%	940	1,135,332				
	Flat 2	2	9		76.00	684.00	10%	940	707,256				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			an nai	ח חחו	1/10/.1	1,214	OI.				
			I	l l	90.00	0.00	10%	1,214	Ŭ				
Number	6	Units	NET Area	Density erage \	•	Developed	Density	1,217	Total Cost	Rate	Locality e	en/Brown r	native Use
Number	6	Units	NET Area ha	Density erage U	•	<u>'</u>	<b>.</b>	1,217	Total Cost	Rate £/m2	Locality e	en/Brown r	native Use
Number Foxlydiate	6	Units <b>2800</b>			Unit Size	Developed	Density	1,217	Total Cost <b>204,137,920</b>		Locality ed	en/Brown r Green	native Use Paddock
	6	_	ha	Units/ha	Unit Size m2	Developed m2	Density m2/ha	BCIS		£/m2	·		
	Det 1	2800	ha <b>148.24</b>	Units/ha	Unit Size m2 <b>85</b>	Developed m2 <b>236,880</b>	Density m2/ha <b>1,598</b>		204,137,920	£/m2	Redditch NW		Paddock
		2800 Beds	ha <b>148.24</b>	Units/ha	Unit Size m2 <b>85</b> <b>m2</b>	Developed m2 <b>236,880</b> Total 0.00	Density m2/ha <b>1,598</b>	BCIS	204,137,920	£/m2	Redditch NW	Green 280	Paddock
	Det 1 Det 2	2800 Beds 3	ha 148.24 No	Units/ha	Unit Size m2 <b>85</b> <b>m2</b> 83.50 90.50	Developed m2 236,880 Total 0.00 0.00	Density m2/ha <b>1,598</b>	<b>BCIS</b> 894 894	204,137,920 COST 0 0	£/m2	Redditch NW	Green 280 840	Paddock 10.00% 30.00%
	Det 1 Det 2 Det 3	2800 Beds 3	No 210	Units/ha	m2 85 m2 85 m2 83.50 90.50	Developed m2 236,880  Total 0.00 0.00 21,000.00	Density m2/ha <b>1,598</b>	BCIS 894 894 894	204,137,920 COST 0 0 18,774,000	£/m2	Redditch NW	Green 280 840 840	Paddock 10.00% 30.00% 30.00%
	Det 1 Det 2 Det 3 Det 4	2800 Beds 3	ha 148.24 No	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00	Density m2/ha <b>1,598</b>	BCIS 894 894 894 894	204,137,920 COST 0 0	£/m2	Redditch NW	280 840 840 840	10.00% 30.00% 30.00% 30.00%
	Det 1 Det 2 Det 3 Det 4 Det 5	2800 Beds 3	No 210	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00	Density m2/ha <b>1,598</b>	894 894 894 894 894	204,137,920 COST 0 0 18,774,000	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	2800 Beds 3	No 210	Units/ha	m2 85 83.50 90.50 100.00 120.00 150.00 92.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00	Density m2/ha <b>1,598</b>	BCIS 894 894 894 894 894 1,211	204,137,920 COST 0 0 18,774,000	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	2800 Beds 3	No 210	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211	204,137,920 COST 0 0 18,774,000	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	2800 Beds 3	No 210	Units/ha	m2 85 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211	204,137,920 COST 0 0 18,774,000	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	2800 Beds 3	No 210 420	Units/ha	m2 85 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211 1,211	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	2800 Beds 3	No 210 420	Units/ha	m2 85 85 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211 1,211 806 806	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 25,389,000	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	2800  Beds  3  4  4  5  4  5  2  2  3	No 210 420 280	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00	Density m2/ha <b>1,598</b>	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	2800 Beds 3	148.24  No  210 420 420 280 280	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211 1,211 806 806 806	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 25,389,000 17,151,680 19,182,800	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	2800  Beds  3  4  4  5  4  5  2  2  3	No 210 420 280	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,100.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	2800  Beds  3  4  4  5  4  5  2  2  3	148.24  No  210  420  280  280  210	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,100.00 0.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	204,137,920  COST  0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	2800  Beds  3  4  4  5  4  5  2  2  3	148.24  No  210 420  420 280 280 210	Units/ha	m2 85 85 82 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,100.00 0.00 17,920.00	Density m2/ha <b>1,598</b>	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	2800  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	148.24  No  210  420  280  280  210	Units/ha	m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 21,280.00 21,280.00 23,800.00 23,100.00 0.00 17,920.00 20,160.00	Density m2/ha <b>1,598</b>	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822 822	204,137,920  COST  0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	2800  Beds  3  4  4  5  4  5  2  2  3	148.24  No  210 420 280 280 280 280 280 280	Units/ha	m2 85 m2 83.50 90.50 100.00 120.00 150.00 91.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 21,280.00 23,800.00 23,100.00 0.00 17,920.00 20,160.00 0.00	Density m2/ha 1,598  Circulation	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	204,137,920  COST  0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240 16,571,520 0	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	2800  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	148.24  No 210 420 280 280 280 280 280 280	Units/ha	m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,100.00 0.00 17,920.00 20,160.00 0.00 17,080.00	Density m2/ha 1,598  Circulation	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240 16,571,520 0 17,660,720	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	2800  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	148.24  No  210 420 280 280 280 280 280 280	Units/ha	m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,100.00 0.00 17,920.00 17,920.00 17,080.00 10,640.00	Density m2/ha 1,598  Circulation	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	204,137,920  COST  0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240 16,571,520 0	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	2800  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	148.24  No 210 420 280 280 280 280 280 280	Units/ha	m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,800.00 23,100.00 17,920.00 20,160.00 0.00 17,080.00 10,640.00 0.00	Density m2/ha 1,598  Circulation  10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240 16,571,520 0 17,660,720	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	2800  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2 3 3 1 2 3 1	148.24  No 210 420 280 280 280 280 280 280	Units/ha	m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,100.00 0.00 17,920.00 20,160.00 0.00 17,080.00 10,640.00 0.00	Density m2/ha 1,598  Circulation  10% 10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240 16,571,520 0 17,660,720	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	2800  Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	148.24  No 210 420 280 280 280 280 280 280	Units/ha	m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	Developed m2 236,880  Total 0.00 0.00 21,000.00 50,400.00 0.00 0.00 0.00 0.00 31,500.00 21,280.00 23,800.00 23,800.00 23,100.00 17,920.00 20,160.00 0.00 17,080.00 10,640.00 0.00	Density m2/ha 1,598  Circulation  10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	204,137,920  COST 0 0 18,774,000 45,057,600 0 0 0 0 25,389,000 17,151,680 19,182,800 18,618,600 0 14,730,240 16,571,520 0 17,660,720	£/m2	Redditch NW  Beds  1  2  3  4	280 840 840 840 0	10.00% 30.00% 30.00% 30.00% 0.00%



Number	7	Units	NET Area ha	Density a Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality ee	n/Brown rnative	e Use
Brockhill		600	35.61	16.85	85	50,760	1,425		43,743,840	861.78	Redditch NW	Green Agricult	ltural
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	60 10.	.00%
	Det 2	3			90.50	0.00		894	0		2	180 30.	.00%
	Det 3	4	45		100.00	4,500.00		894	4,023,000		3	180 30.	.00%
	Det 4	4	90		120.00	10,800.00		894	9,655,200		4	180 30.	.00%
	Det 5	5			150.00	0.00		894	0		5	0 0.	.00%
	Det 6 Small Sc	4			92.00	0.00		1,211	0			600 100.	.00%
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2	90		75.00	6,750.00		806	5,440,500				
	Semi 3	3	60		76.00	4,560.00		806	3,675,360				
	Semi 4	3	60		85.00	5,100.00		806	4,110,600				
	Semi 5	2	45		110.00	4,950.00 0.00		806 822	3,989,700				
	Ter 1	2	60		59.00 64.00	3,840.00		822					
	Ter 2 Ter 3	3	60 60		72.00	4,320.00		822	3,156,480 3,551,040				
	Ter 4	3	00		87.00	0.00		822	3,331,040				
	Flat 1	1	60		61.00	3,660.00	10%	940	3,784,440				
	Flat 2	2	30		76.00	2,280.00	10%	940	2,357,520				
	Flat 3	3	30		90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
MIIIIIII	8	Units	NFT Area	Density	rage Unit Size	Developed	Density		Total Cost	Rate	Localityree	n/Brown rnative	عاا د
Number	8	Units 0	NET Area ha	Density a Units/ha #DIV/0!	erage Unit Size m2 #DIV/0!	Developed m2 <b>0</b>	Density m2/ha #DIV/0!		Total Cost  0	Rate £/m2 <b>#DIV/0!</b>	Locality ee	n/Brown rnative ##	e Use ##
	8			Units/ha	m2	m2	m2/ha	BCIS		£/m2	·		
	Det 1	0	ha	Units/ha	m2 # <b>DIV/0!</b>	m2 <b>0</b>	m2/ha # <b>DIV/0!</b>	<b>BCIS</b> 894	0	£/m2	##		##
		0 Beds	ha	Units/ha	m2 # <b>DIV/0!</b> <b>m2</b>	m2 0 Total	m2/ha # <b>DIV/0!</b>		0	£/m2	##	##	## //0!
	Det 1	Beds 3	ha	Units/ha	m2 #DIV/0! m2 83.50	m2 0 Total 0.00	m2/ha # <b>DIV/0!</b>	894	0 COST 0	£/m2	## Beds 1	## 0 #DIV,	## //0! //0!
	Det 1 Det 2	8eds 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50	m2 0 Total 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894	0 COST 0 0	£/m2	## Beds 1	## 0 #DIV, 0 #DIV,	## //0! //0! //0!
	Det 1 Det 2 Det 3	8eds 3 3 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894	0 COST 0 0	£/m2	## Beds 1	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	8eds 3 3 4 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894 1,211	0 COST 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	Beds 3 3 4 4 5 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211	0 COST 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 4 5 4 5 4 5	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211	0 COST 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	Beds 3 3 4 4 5 4 5 2	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806	0 COST 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 4 5 4 5 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806	0 COST 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 5 4 5 2 2 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806	0 COST 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 4 5 2 2 3 3 3	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	0 COST 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Beds 3 3 4 4 4 5 2 2 3 3 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806	0 COST 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	Beds 3 3 4 4 5 4 5 2 2 3 3 4 4 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806	0 COST 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	Beds 3 3 4 4 4 5 2 2 3 3 4 2 2	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	0 COST 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds  3 3 4 4 4 5 2 2 3 3 3	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	0 COST 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	Beds 3 3 4 4 4 5 2 2 3 3 4 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822	0 COST 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	0 COST 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 3 4	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 3 1	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	## Beds 1 2 3 4	##  0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV, 0 #DIV,	## //0! //0! //0! //0! //0!



## 0    Beds   Det 1	No		m2 Tota	0 #DIV/0!		0	#DIV/0!	##	##	##
Det 1 3 Det 2 3 Det 3 4 Det 4 4 Det 5 5 Det 6 Small Sc 4 Det 7 Small Sc 4 Det 8 Single 5	No			l Circulation	<del>.</del>					
Det 2 3 Det 3 4 Det 4 4 Det 5 5 Det 6 Small Sc 4 Det 7 Small Sc 4 Det 8 Single 5				ii Circulation	BCIS	COST		Beds		
Det 3 4 Det 4 4 Det 5 5 Det 6 Small Sc 4 Det 7 Small Sc 4 Det 8 Single 5		c	3.50 0.00	0	894	0		1	0	#DIV/0!
Det 4       4         Det 5       5         Det 6 Small Sc       4         Det 7 Small Sc       4         Det 8 Single       5		1	0.00	0	894	0		2	0	#DIV/0!
Det 5         5           Det 6 Small Sc         4           Det 7 Small Sc         4           Det 8 Single         5		10	0.00	0	894	0		3	0	#DIV/0!
Det 6 Small Sc 4 Det 7 Small Sc 4 Det 8 Single 5		12	0.00	0	894	0		4	0	#DIV/0!
Det 7 Small Sc 4 Det 8 Single 5		15	0.00	0	894	0		5	0	#DIV/0!
Det 8 Single 5			2.00 0.00	-	1,211	0			0	#DIV/0!
			1.00 0.00		1,211	0				
ICama: 4			0.00	-	1,211	0				
Semi 1 2			9.00 0.00		806	0				
Semi 2 2			5.00 0.00	-	806	0				
Semi 3 3			6.00 0.00		806	0				
Semi 4 3			35.00 0.00	-	806	0				
Semi 5 4			0.00		806	0				
Ter 1 2			9.00 0.00		822	0				
Ter 2 2			2.00 0.00 2.00 0.00	-	822 822	0				
Ter 3 3 Ter 4 3			7.00 0.00		822	0				
Flat 1 1			51.00 0.00	-		0				
Flat 2 2			6.00 0.00			0				
Flat 3			0.00 0.00			0				
Flat 1 High 1			52.00 0.00			0				
Flat 2 High 2			6.00 0.00			0				
Flat 3 High 3			0.00	-		0				
Number 10 Units	NET Area ha	Density erage Unit Units/ha #DIV/0! #DIV/0	m2 m2	•		Total Cost	Rate £/m2 <b>#DIV/0!</b>		n/Brown   ##	rnative Use
## 0		#010/0! #010/0	<i>'</i> :	יטועייייייייייייייייייייייייייייייייייי		0	#010/0!	##	##	##
Beds	No		m2 Tota			COST		Beds		
Det 1 3			33.50 0.00		894	0		1	0	•
Det 2 3			0.50 0.00		894	0		2	0	•
Det 3 4			0.00		894	0		3	0	•
Det 4 4			0.00 0.00		894	0		4	0	•
Det 5 5			0.00		894	0		5	0	•
Det 6 Small Sc 4			2.00 0.00		1,211	0			0	#DIV/0!
Det 7 Small Sc 4			1.00 0.00		1,211	0				
Det 8 Single 5 Semi 1 2			60.00     0.00       69.00     0.00		1,211 806	0				
Semi 2 2	+		75.00 0.00		806	0				
Semi 3 3			6.00 0.00		806	0				
Semi 4 3			35.00 0.00		806	0				
Semi 5 4			0.00		806	0				
Ter 1 2			9.00 0.00		822	0				
Ter 2			64.00 0.00		822	0				
Ter 3			2.00 0.00		822	0				
Ter 4 3			7.00 0.00		822	0				
Flat 1 1			51.00 0.00			0				
Flat 2			6.00 0.00			0				
Flat 3			0.00			0				
			52.00 0.00			0				
Flat 1 High 1										
Flat 1 High 1 Flat 2 High 2			6.00 0.00			0				



Number	11	Units	NET Area ha	Density a Units/ha	erage Unit Size m2		Density m2/ha		Total Cost	Rate £/m2	Locality ee	n/Brown i	rnative Use
##		0		#DIV/0!	#DIV/0!	0	#DIV/0!		0	#DIV/0!	##	##	##
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	0	#DIV/0!
	Det 2	3			90.50	0.00		894	0		2	0	#DIV/0!
	Det 3	4			100.00	0.00		894	0		3	0	#DIV/0!
	Det 4	4			120.00	0.00		894	0		4	0	#DIV/0!
	Det 5	5			150.00	0.00		894	0		5	0	#DIV/0!
	Det 6 Small Sc	4			92.00	0.00		1,211	0			0	#DIV/0!
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2			75.00	0.00		806	0				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3			85.00	0.00		806	0				
	Semi 5	4			110.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2			64.00	0.00		822	0				
	Ter 3	3			72.00	0.00		822	0				
	Ter 4	3			87.00	0.00		822	0				
	Flat 1	1			61.00	0.00	10%	940	0				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
Number	12	Units	NET Area	-	erage Unit Size	-	Density		Total Cost	Rate	Locality ee	n/Brown i	rnative Use
	12	_	NET Area ha	Units/ha	m2	m2	m2/ha			£/m2	·		
Number	12	Units 0		-	_	-	•		Total Cost  0		Locality ee	n/Brown i	rnative Use ##
	12	0	ha	Units/ha	m2 <b>#DIV/0!</b>	m2 <b>0</b>	m2/ha # <b>DIV/0!</b>	BCIS	0	£/m2	##		
		0 Beds		Units/ha	m2 #DIV/0! m2	m2 0 Total	m2/ha	<b>BCIS</b> 894	0 COST	£/m2	·	##	##
	Det 1	Beds 3	ha	Units/ha	m2 #DIV/0! m2 83.50	m2 0 Total 0.00	m2/ha # <b>DIV/0!</b>	894	0	£/m2	## Beds 1	##	## #DIV/0!
	Det 1 Det 2	0 Beds	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50	Total 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894	0 COST	£/m2	##	## 0 0	## #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3	Beds 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00	Total 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894	0 COST	£/m2	## Beds 1 2	## 0 0 0	### #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4	Beds 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00	m2 0 Total 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894	0 COST	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	### #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5	Beds 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894	0 COST	£/m2	## Beds 1 2	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	Beds 3 3 4 4 5	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894 1,211	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	### #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	Beds 3 3 4 4 5 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894 1,211	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	Beds 3 3 4 4 5 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894 1,211 1,211	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	Beds 3 3 4 4 4 5 4 5 4 5	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	Beds 3 3 4 4 4 5 4 5 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894 1,211 1,211 1,211 806 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 4 5 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	Beds 3 3 4 4 4 5 4 5 2 2 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 2 2 3 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	Beds 3 3 4 4 4 5 2 2 3 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 4 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha # <b>DIV/0!</b>	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806	0 COST 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	Beds 3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 2 2 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha # <b>DIV/0!</b>	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 2 2 3 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds 3 3 4 4 4 5 4 5 2 2 2 3 3 3 4 1	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10%	894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1 2 3 1	ha	Units/ha	#DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #DIV/0!  Circulation  10% 10% 10% 10%	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940 1,214	0 COST 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds  1  2  3  4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!



Number	13	Units	NET Area ha	Density of Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locality	een/Brown	rnative Use
##		0		#DIV/0!	#DIV/0!	0	#DIV/0!		0	#DIV/0!	##	##	##
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	0	#DIV/0!
	Det 2	3			90.50	0.00		894	0		2	0	#DIV/0!
	Det 3	4			100.00	0.00		894	0		3		#DIV/0!
	Det 4	4			120.00	0.00		894	0		4	0	
	Det 5	5			150.00	0.00		894	0		5	0	
	Det 6 Small Sc	4			92.00	0.00		1,211	0		J		#DIV/0!
	Det 7 Small Sc	4			111.00	0.00		1,211	0			Ū	
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2			75.00	0.00		806	0				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3			85.00	0.00		806	0				
	Semi 5	4			110.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822	0				
	Ter 2	2			64.00	0.00		822	0				
	Ter 3	3			72.00	0.00		822	0				
	Ter 4	3			87.00	0.00		822	0				
	Flat 1	1			61.00	0.00	10%	940	0				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
		1			76.00	0.00	10%	1,214	0				
	IElat 7 Hiαh I	, , ,											
	Flat 2 High Flat 3 High	3							0				
	Flat 3 High				90.00	0.00	10%	1,214	0				
Number			NET Area	Density :					0 Total Cost	Rate	Locality	een/Brown	rnative Use
Number	Flat 3 High	3	NET Area	Density s Units/ha	90.00	0.00	10%		0 Total Cost	Rate £/m2	Locality	een/Brown	rnative Use
Number	Flat 3 High	3		-	90.00 erage Unit Size	0.00 Developed	10% Density		Total Cost		Locality ##	een/Brown ##	rnative Use ##
	Flat 3 High	Units	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!	0.00 Developed m2 <b>0</b>	Density m2/ha #DIV/0!	1,214	0	£/m2	##		
	Flat 3 High	Units  O  Beds		Units/ha	90.00 erage Unit Size m2 #DIV/0!	0.00  Developed m2  0	10% Density m2/ha	1,214 BCIS	0 COST	£/m2	##		
	Flat 3 High  14  Det 1	Units  O  Beds  3	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0! m2 83.50	0.00  Developed m2 0  Total 0.00	Density m2/ha #DIV/0!	1,214 BCIS 894	0	£/m2	## Beds Beds	##	##
	Flat 3 High  14  Det 1  Det 2	Units  O  Beds	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50	0.00  Developed m2  0  Total 0.00 0.00	Density m2/ha #DIV/0!	1,214 BCIS 894 894	0 COST	£/m2	## Beds Beds 1	##	## #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3	Units  O  Beds  3  4	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00	0.00  Developed m2 0  Total 0.00 0.00 0.00	Density m2/ha #DIV/0!	1,214 BCIS 894 894 894	0 COST	£/m2	## Beds Beds 1 2	## 0 0	## #DIV/0! #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3  Det 4	3 Units  0 Beds  3 3 4 4 4	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00	Density m2/ha #DIV/0!	BCIS 894 894 894 894	0 COST 0 0 0	£/m2	## Beds Beds 1	## 0 0 0	### #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5	3 Units  0 Beds  3 3 4 4 4 5 5	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00	Density m2/ha #DIV/0!	BCIS 894 894 894 894 894	0 COST	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0	######################################
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	3 Units  0 Beds  3 3 4 4 5 4 5 4	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00	Density m2/ha #DIV/0!	1,214  BCIS  894  894  894  894  1,211	0 COST 0 0 0	£/m2	## Beds Beds 1 2	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	3 Units  0 Beds 3 3 4 4 5 4 5 4 4	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211	0 COST 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	######################################
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	3 Units  0 Beds  3 3 4 4 4 5 4 5 4 4 5 5	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211	0 COST 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	3 Units  0 Beds 3 3 4 4 4 5 4 5 4 4 5 5 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211 806	0 COST 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	3 Units  0 Beds 3 3 4 4 4 5 4 5 4 4 5 5 2 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211 806 806	0 COST 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	3 Units  0 Beds  3 3 4 4 4 5 5 4 5 5 2 2 2 3 3	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806	0 COST 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	3 Units  0 Beds 3 3 4 4 4 5 4 5 4 4 5 5 2 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806	0 COST 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	3 Units  0 Beds  3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806	0 COST 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3  Det 4  Det 5  Det 6 Small Sc  Det 7 Small Sc  Det 8 Single  Semi 1  Semi 2  Semi 3  Semi 4  Semi 5  Ter 1	3 Units  0 Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 806 822	0 COST 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	3 Units  0 Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	1,214  BCIS  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  822  822	0 COST 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	3 Units  0 Beds  3 3 4 4 4 5 5 4 5 2 2 2 3 3 3 4 4 2 2 2 3 3 5 6 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7 6 7	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!	1,214  BCIS  894  894  894  894  1,211  1,211  1,211  1,211  806  806  806  806  806  822  822  822	0 COST 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3  Det 4  Det 5  Det 6 Small Sc  Det 7 Small Sc  Det 8 Single  Semi 1  Semi 2  Semi 3  Semi 4  Semi 5  Ter 1  Ter 2  Ter 3  Ter 4	3 Units  0 Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!  Circulation	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822	0 COST 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	3 Units  0 Beds  3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1 1	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	Density m2/ha #DIV/0!  Circulation	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 940	0 COST 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	3 Units  0 Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 1 1 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!  Circulation	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 822 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3  Det 4  Det 5  Det 6 Small Sc  Det 7 Small Sc  Det 8 Single  Semi 1  Semi 2  Semi 3  Semi 4  Semi 5  Ter 1  Ter 2  Ter 3  Ter 4  Flat 1  Flat 2  Flat 3	3 Units  0 Beds  3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1 1	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 87.00 61.00 90.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!  Circulation  10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 COST 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3  Det 4  Det 5  Det 6 Small Sc  Det 7 Small Sc  Det 8 Single  Semi 1  Semi 2  Semi 3  Semi 4  Semi 5  Ter 1  Ter 2  Ter 3  Ter 4  Flat 1  Flat 2  Flat 3  Flat 1 High	3 Units  O  Beds  3 3 4 4 4 5 5 4 4 5 5 2 2 2 2 3 3 3 4 4 2 2 2 3 3 3 3 1 2 2 3 3 1 1 2 3 3 1 1 2 3 3 1 1 2 3 3 3 1 1 3 3 3 1 1 3 3 3 3	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00 90.00 62.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	10%  Density m2/ha #DIV/0!  Circulation  10% 10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 806 822 822 822 822 822 940 940 940 1,214	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Plat 3 High  14  Det 1  Det 2  Det 3  Det 4  Det 5  Det 6 Small Sc  Det 7 Small Sc  Det 8 Single  Semi 1  Semi 2  Semi 3  Semi 4  Semi 5  Ter 1  Ter 2  Ter 3  Ter 4  Flat 1  Flat 2  Flat 3	3 Units  0 Beds 3 3 4 4 4 5 5 4 4 5 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 1 1 2 2	ha	Units/ha	90.00 erage Unit Size m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 87.00 61.00 90.00	0.00  Developed m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Density m2/ha #DIV/0!  Circulation  10% 10% 10%	BCIS 894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0 COST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	£/m2	##  Beds Beds 1 2 3 4	## 0 0 0 0	#DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!



Number	15	Units	NET Area ha	Density Units/ha	erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locali	ty een/Brown	rnative Use
##		0		#DIV/0!	#DIV/0!	0	#DIV/0!		0	#DIV/0!	#	## ##	##
		Beds	No		m2	Total	Circulation	BCIS	COST		Beds		
	Det 1	3			83.50	0.00		894	0		1	0	#DIV/0!
	Det 2	3			90.50	0.00		894	0		2	0	
	Det 3	4			100.00	0.00		894	0		3	0	#DIV/0!
	Det 4	4			120.00	0.00		894	0		4	0	#DIV/0!
	Det 5	5			150.00	0.00		894	0		5	0	#DIV/0!
	Det 6 Small Sc	4			92.00	0.00		1,211	0			0	#DIV/0!
	Det 7 Small Sc	4			111.00	0.00		1,211	0				
	Det 8 Single	5			150.00	0.00		1,211	0				
	Semi 1	2			69.00	0.00		806	0				
	Semi 2	2			75.00	0.00		806	0				
	Semi 3	3			76.00	0.00		806	0				
	Semi 4	3			85.00	0.00		806	0				
	Semi 5	4			110.00	0.00		806	0				
	Ter 1	2			59.00	0.00		822 822	0				
	Ter 2 Ter 3	3			64.00 72.00	0.00		822	0				
	Ter 4	3			87.00	0.00		822	0				
	Flat 1	1			61.00	0.00	10%	940	0				
	Flat 2	2			76.00	0.00	10%	940	0				
	Flat 3	3			90.00	0.00	10%	940	0				
	Flat 1 High	1			62.00	0.00	10%	1,214	0				
	Flat 2 High	2			76.00	0.00	10%	1,214	0				
	Flat 3 High	3			90.00	0.00	10%	1,214	0				
Number	16	Units	NET Area ha		erage Unit Size m2	Developed m2	Density m2/ha		Total Cost	Rate £/m2	Locali	ty een/Brown	rnative Use
Number	16	Units 0 ##				m2						ty een/Brown	
	16			Units/ha	m2	m2	m2/ha	BCIS		£/m2			
	16  Det 1	0 ##	ha	Units/ha	m2 <b>#DIV/0!</b>	m2 <b>0</b>	m2/ha #VALUE!	894	0	£/m2	#	## ##	
	Det 1 Det 2	0 ##	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50	m2 0 Total 0.00 0.00	m2/ha #VALUE!	894 894	0	£/m2	# Beds	## ## 0 0	## #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3	0 ## Beds 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00	Total 0.00 0.00 0.00	m2/ha #VALUE!	894 894 894	0	£/m2	# Beds 1	## ## 0 0 0	## #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4	0 ## Beds 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00	m2 0 Total 0.00 0.00 0.00 0.00	m2/ha #VALUE!	894 894 894 894	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5	0 ## Beds 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00	Total 0.00 0.00 0.00 0.00 0.00	m2/ha #VALUE!	894 894 894 894 894	0	£/m2	# Beds 1 2	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc	0 ##  Beds 3 3 4 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00	Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha #VALUE!	894 894 894 894 894 1,211	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc	0 ##  Beds  3 3 4 4 5 4 4	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha #VALUE!	894 894 894 894 894 1,211 1,211	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single	0 ##  Beds 3 3 4 4 4 5 4 5 4 5	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 894 1,211 1,211	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1	Beds 3 3 4 4 4 5 4 5 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	m2/ha #VALUE!	894 894 894 894 1,211 1,211 1,211 806	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2	0 ##  Beds  3 3 4 4 4 5 4 5 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 1,211 1,211 1,211 806 806	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3	Beds 3 3 4 4 4 5 4 5 2 2 3	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 1,211 1,211 1,211 806 806	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4	0 ##  Beds  3 3 4 4 4 5 4 5 2 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 1,211 1,211 1,211 806 806 806	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5	Beds 3 3 4 4 4 5 4 5 2 2 3	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 1,211 1,211 1,211 806 806 806 806	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2	ha	Units/ha	m2 #DIV/0! m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 806	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2	0 ##  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 806 822 822	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4	0 ##  Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 4 2 2	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!  Circulation	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 4 4 2 2 3	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!  Circulation	894 894 894 894 1,211 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2	Beds  3 3 4 4 4 5 4 5 2 2 3 3 4 2 2 3 3 1	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 0  Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!  Circulation  10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 2	ha	Units/ha	m2 #DIV/0! 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!  Circulation  10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 7 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3 Flat 1 High	Beds  3 3 4 4 4 5 4 5 2 2 2 3 3 3 4 4 2 2 2 3 3 3 4 2 2 2 3 3 3 4 2 2 2 2	ha	Units/ha	m2 #DIV/0!  m2 83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 76.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!  Circulation  10% 10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 940 940 940 1,214	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!
	Det 1 Det 2 Det 3 Det 4 Det 5 Det 6 Small Sc Det 8 Single Semi 1 Semi 2 Semi 3 Semi 4 Semi 5 Ter 1 Ter 2 Ter 3 Ter 4 Flat 1 Flat 2 Flat 3	Beds  3 3 4 4 4 5 4 5 2 2 3 3 3 4 2 2 3 3 1 1 2 3 1	ha	Units/ha	#DIV/0!  #DIV/0!  83.50 90.50 100.00 120.00 150.00 92.00 111.00 150.00 69.00 75.00 76.00 85.00 110.00 59.00 64.00 72.00 87.00 61.00 90.00 62.00	m2 0 Total 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.	m2/ha #VALUE!  Circulation  10% 10% 10%	894 894 894 894 894 1,211 1,211 1,211 806 806 806 806 822 822 822 822 822 940 940 940	0	£/m2	Beds 1 2 3 4	## ## 0 0 0 0	## #DIV/0! #DIV/0! #DIV/0! #DIV/0! #DIV/0!

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	Location Green/b Use	ı orown field	Site 1 Redditch N NW Green Agricultural	gh Brown	Site 3  Redditch S  Green Agricultural	Site 4  Redditch W  Green Agricultural	Site 5  Redditch SC  Brown School	Site 6 Redditch NW Green Paddock	Site 7 Redditch NW Green Agricultural	## ## ##	Site 9 ## ##	Site 10 ## ## ##	## ## ##	Site 12 ## ##	Site 13 ## ##	Site 14 ## ##	Site 15 ## ##	Site 16 ## ## ##	
Site Area	Gross Net	<b>ha</b> ha	23.40 23.40 1,025	<b>0.92</b> 0.92 17	<b>7.74</b> 7.74 145	<b>47.71</b> 47.71 400	<b>3.95</b> 3.95 180	<b>148.24</b> 148.24 2,800	<b>35.61</b> 35.61 600	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 ‡	## 0	
Average	Unit Size	m2	84.65	85.65	84.35	84.60	84.77	84.60	84.60	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
Mix	Interme Affordat	diate to Buy	7.95%	7.95%	7.95%	7.95%	7.95%	10.60%	10.60%										
	Social Re		14.46%	14.46%	14.46%	14.46%	14.46%	19.68%	19.68%										
Price	Market Interme		2,350 1,645	1,950 1,365	2,200 1,540	2,350 1,645	2,050 1,435	2,400 1,680	2,400 1,680	0	0	0	0	0	0	0	0	0	70%
	Affordat Social Re	ole £/m2	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	1,320 1,050	7070
Grant an	<b>d</b> Intermed Affordab Social Re	dia£/unit ble£/unit		-,		-,	7,11	7,11	-,,,,,	7,55	-,	7,000	-,,,,,	-,	,,,,	7,55	-,		
Sales per Unit Buil			3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Alternati Up Lift %	ve Use Va	lu: £/ha %	25,000 20%	25,000 20%	25,000 20%	50,000 20%	50,000 20%	50,000 20%	25,000 20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	
Addition		£/ha	250,000	250,000	250,000	250,000	250,000	250,000	250,000		20,0	2070	2070			2070	2070	2070	
Easemen Legals Ac		£ % land	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	0 1.5%	
Planning	<b>F</b> <50 >50	£/unit £/unit	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	385 115	
Architect QS / PM	s	% %	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	6.00% 0.50%	
Planning	Consultan ofessional	its %	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	1.00% 2.50%	
Build Cos	st - BCIS Ba	<b>ıs∈</b> £/m2	861	857	863	862	862	862	862	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
CfSH CfSH		% £/m2	2.00%	2.00% 0	2.00% 0	2.00%	2.00% 0	2.00%	2.00% 0	2.00%	2.00%	2.00%	2.00%	2.00%	2.00% 0	2.00% 0	2.00%	2.00% 0	
Lifetime SUDS		£/m2	3	3	3	3	3	4	4	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	4 #DIV/0!	5.00%
Over-ext		£/m2 £/m2		43 0	0	0	43 0	43 0	0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	#DIV/0! 0	5.00%
Over-ext Infrastru		£/m2 %	20%	0 <b>12</b> %	20%	0 <b>20</b> %	0 15%	0 15%	0 20%	0	0	0	0	0	0	0	0	0	
Pre CIL si Post CIL s		£/Unit £/Unit		0 0	0	0	0	0	0 0	0 0	0	0	0	0 0	0 0	0 0	0	0	
Continge	ncy	£/m2 %	2.50%	0 5.00%	2.50%	0 2.50%	5.00%	2.50%	0 2.50%	0	0	0	0	0	0	0	0	0	
Abnorma	ıls	% £/site	15,020,470	10.00% 89,730	1,189,655	3,623,575	5.00% 1,019,375	17,481,292	4,321,023										
FINANCE		£	50,000	5,000	10,000	50,000	25,000	50,000	50,000										
	Interest Legal and		7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	7.00% 10,000	
SALES	Agents Legals	%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	3.00% 0.50%	
	Misc.	£	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	
Develope	er % Costs % GDV		0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	0% 20%	



COME Av Size	0.4	Ni paole		Duiz -	001	- C141		DEVELOPMEN	T COSTS							Planning for set	<u> </u>			ſ	Ruild Coot	/ 2		
m2		Number 1,025		Price £/m2		GIA m2			TCOSTS		hunit or m2	Total				Planning fee cal Planning app fee	dwgs				Build Cost BCIS	/m2 861		<b>10</b> /
set Housing 84.7	78%	795		2,350	158,207,911	67,323			Land Stomp Duty		/unit or m2 10,533		10,795,829			No dwgs under 5	1025 975	385			CfSH Energy	17 0	2.00%	<b>%</b>
ed Ownership 84.7	8%	81		1,645	11,347,171	6,898			Stamp Duty Easements etc.		4.500/	539,791 0	704 700			No dwgs over 50	975	115 <b>Total</b>			Over-extra 1 Over-extra 2	0		
able Rent 84.7	0%	0		1,320	0	0			Legals Acquisition	on	1.50%	161,937	701,729								Over-extra 3 Over-extra 4	0	200	MO/
Rent 84.7	14%	148		1,050	13,173,834	12,547			Planning Fee		6.009/	487,500				Stamp duty calc	- Residual		40 705 920		Infrastructure	172 <b>1,054</b>	20%	<b>%</b>
and Subsidy Shared Owners Affordable Ren Social Rent	•			0 0 0	0 0 0				Architects QS / PM Planning Consult Other Profession		6.00% 0.50% 1.00% 2.50%	543,728 1,087,455				Land payment 125,000 250,000 500,000	0% 1% 3%	3% 4%						
E AREA - Net 23.40 h		44 44			182,728,916	86,767			DN Build Cost - BCI: s106 / CIL	S Based	1,054	91,439,073 0				1,000,000 above	4% 5%	5% 5% <b>Total</b>						
es per Quarter 0 Build Time 3	Quarters	]			RUN Residual M.	ACRO ctrl+r			Contingency Abnormals		2.50%	15,020,470	108,745,519			Stamp duty calc Land payment 125,000 250,000	0% 1%							
idual Land Value rnative Use Value it 20%	Whole Site 10,795,829 585,000 117,000	461,360	25,000 5,000		RUN CIL MACRO	osing balance =  O ctrl+l osing balance =	0		Fees Interest Legal and Valuat	ion	7.00%	50,000 10,000				500,000 1,000,000 above	3% 4% 5%							
Plus /ha 25000000%  Viability Threshold		£/m2	250,000 <b>280,000</b>		Check on phasing dwg				Agents Legals Misc.		3.0% 0.5%			138,070,641		Pre CIL s106		£/ Unit (all) Total	0					
ditional Profit	6,385,240	95							fit % Cost % GDV		0.00% 20.00%			0 36,545,783		Post CIL s106 CIL	0	£/ Unit (all) £/m2 <b>Total</b>						
SIDUAL CASH FLOW FOR INTE	EREST Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Y
OME ITS Started rket Housing	25	50 3,858,730	75 7,717,459	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	75 11,576,189	50 11,576,189	7,717,459	0	0	0	0	0	0	0	
red Ownership ordable Rent		276,760 0	553,521 0	830,281	830,281 0	830,281	830,281	830,281 0	830,281 0	830,281 0	830,281	830,281	830,281 0	830,281	830,281	553,521 0	0	0	0	0	0	0	0	
rial Rent nt and Subsidy		321,313 0	642,626 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	963,939 0	642,626 0	0	0	0	0	0	0	0	
INCOME	0	4,456,803	8,913,606	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	8,913,606	0	0	0	0	0	0	0	
ENDITURE p Duty	539,791																							
ements etc. als Acquisition	161,937																							
ning Fee itects	487,500 6,524,731		0																					
ing Consultants	543,728 1,087,455		0																					
Professional	2,718,638		0																					
Cost - BCIS Base /CIL		2,230,221	4,460,443	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	6,690,664	4,460,443 0	0	0 0	0 0	0	0	0 0	0	
ngency rmals		55,756 366,353	111,511 732,706	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	167,267 1,099,059	111,511 732,706	0	0	0 0	0 0	0	0 0	0 0	
ce Fees and Valuation	50,000 10,000																							
and valuation	0	133,704	267,408	401,112	401,112	401,112	401,112	401,112	401,112	401,112	401,112	401,112	401,112	401,112	401,112	267,408	0	0	0	0	0	0	0	
S	0	22,284	44,568 10,000	66,852	66,852	66,852	66,852	66,852	66,852	66,852	66,852	66,852	66,852	66,852	66,852	44,568	0	0	0	0	0	0	0	
TS BEFORE LAND INT AND I	12,123,781	2,808,318	5,626,636	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	8,424,954	5,616,636	0	0	0	0	0	0	0	
	10,795,829																							
Interest Profit on Costs		1,604,373	1,601,285	1,483,287	1,240,935	981,619	704,150	407,259	89,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Profit on GDV	22.5		1055	0.425	0.754.5	0.000 -	10111	/ <b>#</b> = - :	45		10.5	161-	1017	1077	10						_			3
Cash Flow Opening Balan		44,112 -22,875,497	1,685,685 -21,189,812	3,462,168 -17,727,644	3,704,520 -14,023,124	3,963,836	4,241,305 -5,817,983	4,538,196 -1,279,786	4,855,870 3,576,083	4,945,455 8,521,538	4,945,455 13,466,993	4,945,455 18,412,448	4,945,455 23,357,903	4,945,455	4,945,455 33,248,813	3,296,970 36,545,783	0 36,545,783	0 36,545,783	0 36,545,783	0 36,545,783	0 36,545,783	0 36,545,783	0 36,545,783	-3
Closing Balan	-22,919,609	-22,875,497	-21,189,812	-17,727,644	-14,023,124	-10,059,287	-5,817,983	-1,279,786	3,576,083	8,521,538	13,466,993	18,412,448	23,357,903	28,303,358	33,248,813	36,545,783	36,545,783	36,545,783	36,545,783	36,545,783	36,545,783	36,545,783	30,545,783	
H FLOW FOR CIL ADDITIONAL	L PROFIT Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	
	0	4,456,803	8,913,606	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	13,370,408	8,913,606	0	0	0	0	0	0	0	
ME As Above INCOME	<del></del>																							
INCOME ENDITURE	0.550.00						_		0	n	0	Λ	n	Λ	0	0	Λ	0	0	Λ	0	Λ	Λ	
INCOME	6,552,000	0	0	^	Λ	Λ	Λ	/1		U	U	0	0	0	0 0	0 0	0	0	0	0	0	0	0	
INCOME  ENDITURE  Di Duty ments etc.	327,600 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0	0 0	0	0	0	_		0	0	0	0	_	0	O	
INCOME ENDITURE  In Duty Ements etc. Is Acquisition		0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0	0 0 0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME ENDITURE  p Duty ments etc. s Acquisition ing Fee	327,600 0 98,280 487,500 6,524,731 543,728	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0 0	0 0 0	
INCOME ENDITURE Display the property of the pr	327,600 0 98,280 487,500 6,524,731	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	
INCOME ENDITURE Description Enditure Duty Enditure Duty Enditure E	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 4,460,443	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 0 6,690,664	0 0 0 0 0 0 6,690,664	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	
INCOME  ENDITURE  Description  In gree ects  In groesional  Cost - BCIS Base  ENTIAL CIL  CIL s106	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455	425,683 0	425,683 0	425,683 0	425,683 0	425,683 0	425,683 0	425,683 0	425,683 0	<b>425,683</b> 0	425,683 0	425,683 0	425,683 0	425,683 0	425,683 0	0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	
INCOME  ENDITURE  IP Duty ments etc. Is Acquisition  Ining Fee tects  In Professional  Cost - BCIS Base ENTIAL CIL CIL s106 Ingency	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638				425,683								425,683			0 0 0 0 0 4,460,443 0 111,511 732,706	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	
INCOME  ENDITURE  p Duty ments etc. Is Acquisition  sing Fee tects  ing Consultants Professional  Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals  ice Fees	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683 0 0	425,683 0 55,756	425,683 0 111,511	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	0 111,511	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0		0 0 0 0 0 0 0	0 0 0 0 0 0	
INCOME  ENDITURE  p Duty ments etc. s Acquisition  ing Fee tects  ing Consultants r Professional  Cost - BCIS Base ENTIAL CIL CIL s106 ingency rmals  ce Fees and Valuation	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683	425,683 0 55,756	425,683 0 111,511	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	425,683 0 167,267	0 111,511	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0				
	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683 0 0	425,683 0 55,756 366,353 0 0	425,683 0 111,511 732,706 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0	0 111,511 732,706 0 0								
INCOME  ENDITURE  IP Duty ments etc. Is Acquisition  Ining Fee Itects  Ining Consultants In Professional  Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Irmals  Ince Fees I and Valuation  Its Is	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683 0 0	425,683 0 55,756 366,353 0 0	425,683 0 111,511 732,706 0 0 267,408 44,568	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0 401,112	425,683 0 167,267 1,099,059 0 0	0 111,511 732,706 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	
INCOME  ENDITURE  p Duty ments etc. Is Acquisition  sing Fee tects  sing Consultants r Professional  Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals  sice Fees I and Valuation  ts Is IS BEFORE LAND INT AND I	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683 0 50,000 10,000 0 0	425,683 0 55,756 366,353 0 0 133,704 22,284 0	425,683 0 111,511 732,706 0 0 267,408 44,568 10,000	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	0 111,511 732,706 0 0 267,408 44,568 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	
INCOME  ENDITURE  P Duty ments etc. s Acquisition  ing Fee tects  ing Consultants Professional  Cost - BCIS Base ENTIAL CIL CIL s106 ngency rmals  ce Fees and Valuation  iss s  IS BEFORE LAND INT AND I	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683 0 0 10,000 10,000 18,825,615	425,683 0 55,756 366,353 0 0 133,704 22,284 0	425,683 0 111,511 732,706 0 0 267,408 44,568 10,000	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	0 111,511 732,706 0 0 267,408 44,568 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	
INCOME  ENDITURE  IP Duty Ements etc. Is Acquisition  Ining Fee Itects  In Professional  Cost - BCIS Base ENTIAL CIL CIL s106 Ingency Inmals  Ince Fees I and Valuation  Interest  Interest	327,600 0 98,280 487,500 6,524,731 543,728 1,087,455 2,718,638 0 425,683 0 0 10,000 10,000 18,825,615	425,683 0 55,756 366,353 0 0 133,704 22,284 0 3,234,001	425,683 0 111,511 732,706 0 0 267,408 44,568 10,000 <b>6,052,318</b>	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0 8,850,636	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0 <b>8,850,636</b>	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0 8,850,636	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0 8,850,636	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0 8,850,636	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0 8,850,636	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	425,683 0 167,267 1,099,059 0 0 401,112 66,852 0	0 111,511 732,706 0 0 267,408 44,568 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	-3



SITE NAME Site 2																								
INCOME Av Size		Number		Price £/m2		GIA m2		DEVELOPMEN	т соѕтѕ							Planning fee calc	dwgs	rate			Build Cost BCIS	/m2 857		
Market Housing 85.6	6 78%	13	3	1,950	2,202,935	1,130		LAND	Land		/unit or m2 1,380	Total	23,452			No dwgs No dwgs under 5	17 17		6,545	5	CfSH Energy	17 0	2.00%	
Shared Ownership 85.6	6 8%	1		1,365	158,001	116			Stamp Duty Easements etc. Legals Acquisition	n	1.50%	0 0 352	352			No dwgs over 50	0	115 <b>Total</b>	6,545	5	Over-extra 1 Over-extra 2 Over-extra 3	3 43 0		
Affordable Rent 85.6				1,320		0		PLANNING			1.00%		002							_	Over-extra 4 Infrastructure	0 103	12%	
Social Rent 85.6  Grant and Subsidy Shared Owne		2	2	1,050 0	221,064	211			Planning Fee Architects QS / PM		6.00% 0.50%	6,545 99,217 8,268				Stamp duty calc Land payment 125,000	- Residual	0%	23,452	2		1,023		
Affordable Re Social Rent	•			0	0 0				Planning Consult Other Profession		1.00% 2.50%	16,536 41,341	171,907			250,000 500,000 1,000,000	1% 3% 4%	0% 0% 0%						
SITE AREA - Net 0.92 SITE AREA - Gross 0.92		18 18			2,582,001	1,456			Build Cost - BCIS s106 / CIL	S Based	1,023	0				above	5%	0% Total	(					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual N	MACRO ctrler			Contingency Abnormals		5.00%	74,471 89,730	1,653,622			Stamp duty calc Land payment 125,000 250,000	- Add Profit 0% 1%		257,600	)				
Residual Land Value	Whole Site 23,452		·		C	Closing balance =	0		Fees Interest		7.00%	5,000				500,000 1,000,000	3% 4%	0% 0%						
Alternative Use Value Uplift 20% Plus /ha 250,000	23,000 4,600 230,000		25,000 5,000 250,000		RUN CIL MACR	O ctrl+l Closing balance =	0	SALES	Legal and Valuat	ion		10,000	15,000			above	5%	0% <b>Total</b>	(	)				
Viability Threshold	d 257,600		280,000		Check on phasing dw	vgs nos rect			Agents Legals		3.0% 0.5%	12,910				Pre CIL s106		£/ Unit (all) Total	(					
Additional Profit	-221,452	£/m2 -196						Developers Pro	Misc.			10,000	100,370	1,964,704		Post CIL s106 CIL	0	£/ Unit (all) £/m2		]				
						v .			% Cost % GDV		0.00% 20.00%			0 516,400				Total	(	<u>D</u>		V 0		
RESIDUAL CASH FLOW FOR INT INCOME	Q1	Year 1 Q2	Q3	Q4	Q1	Year 2 Q2	Q3	Q4	Q1	Year 3 Q2	Q3	Q4	Q1	Year 4 Q2	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	Year 6 Q2	Q3	Q4
UNITS Started Market Housing Shared Ownership			2	3 0 0	3 0 0	3 0 0	3 259,169 18,588	3 388,753 27,883	388,753 27,883	388,753 27,883	388,753 27,883	388,753 27,883	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent				0	0 0	0	0 26,008	0 39,011	0 39,011	0 39,011	0 39,011	0 39,011	0	0	0	0	0	0	0	0	0 0	0	0	0
Grant and Subsidy INCOME	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>303,765</b>	0 <b>455,647</b>	0 <b>455,647</b>	0 <b>455,647</b>	0 <b>455,647</b>	0 <b>455,647</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 0	0 <b>0</b>	<u>0</u>	0 <b>0</b>
EXPENDITURE Stamp Duty Easements etc. Legals Acquisition	0 0 352																							
Planning Fee Architects	6,545 49,609		49,609																					
QS Planning Consultants Other Professional	4,134 8,268 20,670		4,134 8,268 20,670																					
Build Cost - BCIS Base s106/CIL Contingency Abnormals		0 0 0	58,409 0 2,920 3,519	146,022 0 7,301 8,797	233,635 0 11,682 14,075	262,839 0 13,142 15,835	262,839 0 13,142 15,835	262,839 0 13,142 15,835	175,226 0 8,761 10,556	87,613 0 4,381 5,278	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Finance Fees Legal and Valuation	5,000 10,000																							
Agents Legals	0	0	0	0	0	0	9,113 1,519	13,669 2,278	13,669 2,278	13,669 2,278	13,669 2,278	13,669 2,278	0	0	0	0	0	0	0	0	0	0	0	0
Misc.  COSTS BEFORE LAND INT AND	104,578	0	10,000 <b>157,529</b>	162,120	259,392	291,816	302,447	307,763	210,491	113,220	15,948	15,948	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Land	d 23,452																							
Interest Profit on Costs Profit on GDV	st s	2,241	2,280	5,076	8,002	12,682	18,010	18,303	16,035	12,025	6,243	0	0	0	0	0	0	0	0	0	0	0	0	0 0 516,400
Cash Flow Opening Bala		-2,241	-159,809	-167,196	-267,394	-304,497	-16,693	129,581	229,121	330,402	433,456	439,700	0	0	0	0	0	0	0	0	0	0	0	-516,400
Closing Balan	n -128,030	-130,271	-290,080	-457,276	-724,670	-1,029,167	-1,045,860	-916,279	-687,158	-356,756	76,701	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	0
CASH FLOW FOR CIL ADDITIONA	Q1	<b>Year 1</b> Q2	Q3	Q4	Q1	Year 2	Q3	Q4	Q1	Year 3	Q3	Q4	Q1	Year 4	Q3	Q4	Q1	Year 5 Q2	Q3	Q4	Q1	<b>Year 6</b> Q2	Q3	Q4
INCOME As Above INCOME	0	0	0	0	0	0	303,765	455,647	455,647	455,647	455,647	455,647	0	0	0	0	0	0	0	0	0	0	0	0
<b>EXPENDITURE</b> Land	257,600																							
Stamp Duty Easements etc.	0 0 3,864	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0	0 0 0	0 0	0 0	0 0	0 0	0 0 0	0 0 0	0 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 Planning Fee	6,545	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants	49,609 4,134 8,268	0 0 0	49,609 4,134 8,268	0 0 0	0 0	0 0 0	0 0 0	0 0	0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0	0 0	0 0 0	0 0 0	0 0	0	0 0	0 0 0	0 0 0	0 0
Other Professional	20,670	0	20,670	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL Post CIL s106	0 -736,945	0	58,409 <b>128,873</b>	146,022 128,873	233,635 128,873	262,839 128,873	262,839	262,839	175,226	87,613 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals	0	0 0	2,920 3,519	7,301 8,797	11,682 14,075	13,142 15,835	13,142 15,835	13,142 15,835	8,761 10,556	4,381 5,278	0	0 0	0	0 0	0	0 0	0	0	0	0	0 0	0	0	0
Finance Fees Legal and Valuation	5,000 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 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Agents Legals	0	0	0	0	0	0	9,113 1,519	13,669 2,278	13,669 2,278	13,669 2,278	13,669 2,278	13,669 2,278	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc. COSTS BEFORE LAND INT AND	0 0 -371,255	0 0	10,000 <b>286,402</b>	0 0 <b>290,993</b>	0 0 388,265	0 0 <b>420,689</b>	1,519 0 <b>302,447</b>	2,278 0 <b>307,763</b>	2,278 0 <b>210,491</b>	2,278 0 113,220	2,278 0 <b>15,948</b>	2,278 0 <b>15,948</b>	0 0 0	0 0	0 0 <b>0</b>	0 0 0	0 0	0 0	0 0 <b>0</b>	0 0	0 0	0 0	0 0	0 0 <b>0</b>
For CIL calculation																								
Interest Profit on cost Profit on GDV	st	0	0	0	3,607	10,465	18,010	18,303	16,035	12,025	6,243	0	0	0	0	0	0	0	0	0	0	0	0	0 0 516,400
Cash Flow Opening Bala		0	-286,402	-290,993	-391,873	-431,154	-16,693	129,581	229,121	330,402	433,456	439,700	0	0	0	0	0	0	0	0	0	0	0	-516,400
		371,255	84,853	-206,140	-598,013	-1,029,167	-1,045,860	-916,279	-687,158	-356,756	76,701	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	516,400	0



SITE NAME Site 3  INCOME Av Size	0/	Numbor		Price	e GDV	/ GIA		DEVELOPME	NT COSTS							Planning fee ca	ulo.			7	Build Cost	/m2	Л	
NCOME Av Size m2	70	Number 145		Price £/m2		E m2	2	LAND	NI COSIS		/unit or m2	Total				Planning app fee No dwgs			е		BCIS CfSH	/m2 863 17		<b>%</b>
flarket Housing 84.4			3	2,200			)		Land Stamp Duty		12,505		1,813,248			No dwgs under s	5 95	385 115	5 10,925	5	Energy Over-extra 1	0	,	
Shared Ownership 84.4				1,540		1 972	2		Easements etc Legals Acquisit		1.50%	0 27,199	117,861					Tota	al 47,500	)	Over-extra 2 Over-extra 3	0		
Affordable Rent 84.4 Social Rent 84.4			,	1,320 1,050		3 1,769		PLANNING	Planning Fee			47,500				Stamp duty cal	c - Residual			7	Over-extra 4 Infrastructure	0 173 <b>1,055</b>		6
Grant and Subsidy Shared Owners	ship	21	'	1,000	) (	)			Architects QS / PM		6.00% 0.50%	865,192 72,099				Land payment 125,000	0%			3		1,000	1	
Affordable Ren Social Rent SITE AREA - Net 7.74	ha	19	9 /ha	) (	24,232,546	) ) <b>3 12,231</b>		CONSTRUCT	Planning Consu Other Profession		1.00% 2.50%					250,000 500,000 1,000,000 above	1% 3% 4% 5%	4% 5%	6 6					
SITE AREA - Gross 7.74  Sales per Quarter 0	ha	19	9 /ha	a .			J		Build Cost - BC s106 / CIL Contingency Abnormals	CIS Based	1,055 2.50%	0				Stamp duty cale	c - Add Profit	Tota	2,167,200	<u>-</u> ]				
	Quarters Whole Site 1,813,248		Per ha GROSS		RUN Residual (	<b>MACRO ctrl+r</b> Closing balance =	: 0	FINANCE	Fees Interest		7.00%	10,000				125,000 250,000 500,000 1,000,000	0% 1% 3% 4%	3% 4%	6 6 6					
Alternative Use Value Uplift 20% Plus /ha 250,000 Viability Threshold	193,500 38,700 1,935,000		25,000 5,000 250,000 <b>280,000</b>	) )	RUN CIL MACE	Closing balance =	0 <b>1</b>	SALES	Legal and Value	ation	3.0%	10,000				above Pre CIL s106	5%		6	] ] ]				
Additional Profit		£/m2	6	2		rrect	]	Developers D	Legals Misc.		0.5%	•		18,718,603		Post CIL s106		Total £/ Unit (all	) ()	<u>]</u>				
DECIDITAL CACILELOW FOR INTE	EDECT.							Developers Pr	% Cost % GDV		0.00% 20.00%			0 4,846,509		CIL		£/m2 <b>Tot</b> a	al O					
RESIDUAL CASH FLOW FOR INTE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started Market Housing Shared Ownership	10	15 1,439,867 103,272	30 2,159,801 154,908	30 4,319,601 309,815	30 4,319,601 309,815	30 4,319,601 309,815	4,319,601 309,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent Social Rent		0 128,071	0 192,107	0 384,214	0 384,214	0 384,214	0 384,214	0	0	0	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0
Grant and Subsidy INCOME	0	0 1,671,210	0 <b>2,506,815</b>	5, <b>013,630</b>	5,013,630	0 <b>5,013,630</b>	5 <b>,013,630</b>	<b>0</b>	<b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 0	0 <b>0</b>
EXPENDITURE Stamp Duty	90,662																							
Easements etc. Legals Acquisition	0 27,199																							
Planning Fee Architects	47,500 865,192		0																					
QS Planning Consultants	72,099 144,199		0																					
Other Professional  Build Cost - BCIS Base	360,497	890,174	0 1,335,261	2,670,522	2,670,522	2,670,522	2,670,522	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL Contingency		0 22,254	0 33,382	0 66,763	0 66,763	0 66,763	0 66,763	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0
Abnormals Finance Fees	10,000	82,045	123,068	246,136	246,136	246,136	246,136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legal and Valuation	10,000																							
Agents Legals	0 0	50,136 8,356	75,204 12,534	150,409 25,068	150,409 25,068	150,409 25,068	150,409 25,068	0 0	0	0 0	0 0	0 0	0 0	0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0	0
Misc.  COSTS BEFORE LAND INT AND I	1,627,348	1,052,966	10,000 <b>1,589,449</b>	3,158,898	3,158,898	3,158,898	3,158,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuatio Land	1,813,248																						_	
Interest Profit on Costs Profit on GDV		240,842	214,424	165,218	46,952	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 0 4,846,509
Cash Flow	-3,440,596	377,402	702,943	1,689,515	1,807,781	1,854,732	1,854,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,846,509
Opening Balar Closing Balan		-3,063,194	-2,360,251	-670,736	1,137,045	2,991,777	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	4,846,509	0
CASH FLOW FOR CIL ADDITIONA	L PROFIT																							
INCOME As Above INCOME	Year 1	1,671,210	2,506,815	5,013,630	Year 5 5,013,630	5,013,630	5,013,630	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
EXPENDITURE	U	1,071,210	2,300,013	3,013,030	3,013,030	3,013,030	3,013,030	<u> </u>		<u> </u>			0		<u> </u>	<u> </u>		<u> </u>	<u> </u>					
Land Stomp Duty	2,167,200 108,360	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty Easements etc. Legals Acquisition	0 32,508	0	0	0 0	0 0	0	0	0	0 0	0	0	0	0 0	0	0	0	0 0	0 0	0	0	0 0	0	0	0
Planning Fee	47,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Architects QS Planning Consultants	865,192 72,099 144,199	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0
Other Professional	360,497	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base POTENTIAL CIL	0 -73,194	890,174 -73,194	1,335,261 -73,194	2,670,522 -73,194	2,670,522 -73,194	2,670,522 -73,194	2,670,522	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Post CIL s106 Contingency Abnormals	0 0	22,254 82,045	33,382 123,068	66,763 246,136	0 66,763 246,136	66,763 246,136	66,763 246,136	0 0	0 0	0	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  Agents	10,000 0	0 50,136	0 75,204	0 150,409	0 150,409	0 150,409	0 150,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	8,356 0	12,534 10,000	25,068 0	25,068 0	25,068 0	25,068 0	0 0	0	0	0	0 0	0 0	0	0 0	0 0	0	0 0	0	0	0 0	0 0	0	0
COSTS BEFORE LAND INT AND I	3,744,360	979,772	1,516,255	3,085,704	3,085,704	3,085,704	3,158,898	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For CIL calculation Interest		262,105	232,052	178,956	56,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost Profit on GDV																								0 4,846,509
Cash Flow	-3,744,360	429,333	758,509	1,748,970	1,871,398	1,927,927	1,854,732	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-4,846,509
Opening Balan	J	2 215 027	-2 556 518	-807 548	1 063 850	2 991 777	4 846 509	4 846 509	4.846.509	4,846,509	4.846.509	4 846 509	4.846.509	4.846.509	4.846.509	4 846 509	4.846.509	4.846.509	4,846,509	4,846,509	4,846,509	4 846 509	4,846,509	0



INCOME Av Size	%	Number		Price		GIA		DEVELOPMEN	IT COSTS						]	Planning fee cald					Build Cost	/m2		
m2		400		£/m2		m2	2	LAND			/unit or m2	Total				Planning app fee No dwgs	400	rate			BCIS CfSH	862 17	2.00%	
larket Housing 84.6				2,350					Land Stamp Duty		17,524	350,477	7,009,545			No dwgs under 5 No dwgs over 50	350 350	385 115	134,750 40,250		Energy Over-extra 1	0		
nared Ownership 84.6  fordable Rent 84.6				1,645 1,320		2,690			Easements etc. Legals Acquisition	on	1.50%	105,143	3 455,620			<u> </u>		Total	175,000		Over-extra 2 Over-extra 3 Over-extra 4	0		
ocial Rent 84.6				1,050		4,893		PLANNING	Planning Fee			175,000	)			Stamp duty calc	- Residual				Infrastructure	172 <b>1,054</b>	20%	
rant and Subsidy Shared Owners				0	0	·			Architects QS / PM		6.00% 0.50%	2,411,725 200,977	5			Land payment 125,000	0%	<mark>-</mark> 1%	7,009,545			,		
Affordable Ren Social Rent	nt			0	0 0				Planning Consult Other Profession		1.00% 2.50%	401,954 1,004,885				250,000 500,000	1% 3%	3% 4%						
SITE AREA - Net 47.71 h		8 8	3 /ha 3 /ha	l I	71,266,109	33,840		CONSTRUCTI	Build Cost - BCIS s106 / CIL	S Based	1,054	35,679,843	)			1,000,000 above	4% 5%	5% 5% <b>Total</b>	350,477					
Sales per Quarter 0 Unit Build Time 3	Quarters				RUN Residual N	IACRO ctrl+r		FINANCE	Contingency Abnormals		2.50%	891,996 3,623,575				Stamp duty calc Land payment 125,000 250,000	- Add Profit  0% 1%	1% 3%	14,790,100					
Residual Land Value	Whole Site <b>7,009,545</b>	146,920	<u> </u>	]		losing balance =	0		Fees Interest		7.00%	50,000				500,000 1,000,000	3% 4%	4% 5%						
Alternative Use Value Uplift 20% Plus /ha 250,000	2,385,500 477,100 11,927,500		50,000 10,000 250,000	1	RUN CIL MACR	O ctrl+I losing balance =	0	SALES	Legal and Valuat	ion		10,000	60,000			above	5%	5% <b>Total</b>	739,505					
Viability Threshold			310,000	7	Check on phasing dw.				Agents Legals		3.0% 0.5%	2,137,983 356,331				Pre CIL s106		£/ Unit (all) Total	0					
Additional Profit	-10,401,353	£/m2 -396	6				_		Misc.			10,000	2,504,314	54,419,435	5	Post CIL s106	0	£/ Unit (all)						
								Developers Pro	ofit % Cost % GDV		0.00% 20.00%			14,253,222	2	CIL	0	£/m2 <b>Total</b>	0					
RESIDUAL CASH FLOW FOR INTE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started Market Housing	25	50 3,856,417 276,594	50 7,712,834 553,189	50 7,712,834 553,189	50 7,712,834 553,189	50 7,712,834 553,189	50 7,712,834 553,189	50 7,712,834 553,189	25 7,712,834 553,189	3,856,417 276,594	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent		0 321,120	0 642,241	0 642,241	0 642,241	0 642,241	0 642,241	0 642,241	0 642,241	0 321,120	0	0	0 0	0	0	0	0	0	0	0	0 0	0	0	0
Grant and Subsidy  INCOME	0	0 4,454,132	8,908,264	8,908,264	0 8,908,264	8,908,264	0 8,908,264	8,908,264	8,908,264	0 4,454,132	0 <b>0</b>	0 <b>0</b>	0	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0 <b>0</b>	0	0 <b>0</b>	0
EXPENDITURE	050 477																							
Stamp Duty Easements etc. Legals Acquisition	350,477 0 105,143																							
Planning Fee	175,000																							
Architects QS	2,411,725 200,977		0 0																					
Planning Consultants Other Professional	401,954 1,004,885		0 0																					
Build Cost - BCIS Base s106/CIL		2,229,990	4,459,980 0	4,459,980 0	4,459,980 0	4,459,980 0	4,459,980 0	4,459,980 0	4,459,980	2,229,990 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		55,750 226,473	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	55,750 226,473	0	0	0 0	0	0	0 0	0	0	0	0	0 0	0	0	0 0
Finance Fees Legal and Valuation	50,000 10,000																							
Agents	0	133,624	267,248	267,248	267,248	267,248	267,248	267,248	267,248	133,624	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.	0	22,271	44,541 10,000	44,541	44,541	44,541	44,541	44,541	44,541	22,271	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND	4,710,162	2,668,108	5,346,216	5,336,216	5,336,216	5,336,216	5,336,216	5,336,216	5,336,216	2,668,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuati Land	7,009,545	820,379	752,784	556,136	345,022	119,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs Profit on GDV		,	. , .	,		-,																		0 14,253,222
Cash Flow	-11,719,707	965,644	2,809,263	3,015,912	3,227,026	3,452,917	3,572,048	3,572,048	3,572,048	1,786,024	0	0	0	0	0	0	0	0	0	0	0	0	0	-14,253,22
Opening Balar Closing Balan	0 -11,719,707	-10,754,063	-7,944,799	-4,928,888	-1,701,862	1,751,055	5,323,103	8,895,150	12,467,198	14,253,222	14,253,222	14,253,222	14,253,222	14,253,222	14,253,222	2 14,253,222	14,253,222	14,253,222	14,253,222	14,253,222	14,253,222	14,253,222	14,253,222	0
CASH FLOW FOR CIL ADDITIONAL	L PROFIT																							
INCOME As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	0	4,454,132	8,908,264	8,908,264	8,908,264	8,908,264	8,908,264	8,908,264	8,908,264	4,454,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land	14,790,100																							
Stamp Duty Easements etc.	739,505 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 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	221,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects QS	175,000 2,411,725 200,977	0 0 0	0	0	0	0	0	0 0 0	0	0	0	0 0 0	0	0	0 0 0	0	0	0	0 0 0	0	0	0	0 0 0	0 0 0
Planning Consultants Other Professional	401,954 1,004,885	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Build Cost - BCIS Base	0	2,229,990	4,459,980	4,459,980	4,459,980	4,459,980	4,459,980	4,459,980	4,459,980	2,229,990	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POTENTIAL CIL Post CIL s106	-1,155,706	-1,155,706 0	-1,155,706 0	-1,155,706 0	-1,155,706 0	-1,155,706 0	-1,155,706 0	-1,155,706 0	-1,155,706 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals	0	55,750 226,473	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	111,500 452,947	55,750 226,473	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees Legal and Valuation	50,000 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 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0
Agents	0	133,624	267,248	267,248	267,248	267,248	267,248	267,248	267,248	133,624	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals Misc.  COSTS BEFORE LAND INT AND I	0 0	22,271 0 1 512 402	44,541 10,000 4 190 510	44,541 0 4 180 510	44,541 0	44,541 0 4 180 510	44,541 0	44,541 0	44,541 0	22,271 0 2 668 108	0	0	0 0	0	0	0	0	0	0	0	0	0	0	0
SOULS BEFORE LAND IN LAND I	18,850,292	1,512,402	4,190,510	4,180,510	4,180,510	4,180,510	4,180,510	4,180,510	4,180,510	2,668,108	U	U	<u> </u>	U	U	0	U	U	U	U	U	U	0	0
For CIL calculation Interest		1,319,520	1,205,966	960,141	696,408	414,214	112,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on cost Profit on GDV																								0 14,253,222
\					1				1				1								I			
Cash Flow Opening Balar	-18,850,292	1,622,209	3,511,788	3,767,613	4,031,346	4,313,540	4,615,488	4,727,753	4,727,753	1,786,024	0	0	0	0	0	0	0	0	0	0	0	0	0	-14,253,222



INCOME Av Size	%	Number		Price	e GDV	GIA	1	DEVELOPMEN	NT COSTS							Planning fee ca	alc			]	Build Cost	/m2	7	
m2		180		£/m2		m2		LAND			/unit or m2	Total				Planning app fee					BCIS CfSH	862 17		00%
arket Housing 84.8	78%	140		2,050	0 24,269,299	11,839			Land Stamp Duty		7,347	66,124	1,322,477			No dwgs under s	5 130	385			Energy Over-extra 1	0		
ared Ownership 84.8	8%	14		1,435	5 1,740,671	1,213			Easements etc. Legals Acquisition	on	1.50%	0 19,837	85,961			ange even		Total			Over-extra 2 Over-extra 3	43		
fordable Rent 84.8	0%	0		1,320	0 0	0		PLANNING	9			,									Over-extra 4 Infrastructure	0 129	15	15%
ocial Rent 84.8	14%	26		1,050	0 2,316,622	2,206			Planning Fee Architects		6.00%	65,000 1,074,888				Stamp duty cal Land payment	c - Residual		1,322,477			1,055		
ant and Subsidy Shared Owners Affordable Rer	•			0	0 0 0 0	) 			QS / PM Planning Consul		0.50% 1.00%	89,574 179,148				125,000 250,000	0% 1%	3%						
Social Rent	_			C	0 0				Other Professio	nal	2.50%	447,870	1,856,481			500,000 1,000,000	3% 4%	5%						
E AREA - Net       3.95           E AREA - Gross       3.95		46 46			28,326,591	15,258		CONSTRUCTI	Build Cost - BC	S Based	1,055	16,090,887				above	5%	5% <b>Total</b>						
ales ner Quarter 0									s106 / CIL Contingency		5.00%	0 804,544	17.014.906			Stamp duty cal	c - Add Profit		4 224 500					
iles per duarter	Quarters				RUN Residual N	MACRO ctrl±r		FINANCE	Abnormals			1,019,375	17,914,806			Land payment 125,000 250,000	0% 1%							
esidual Land Value	Whole Site 1,322,477	Per ha NET 334,804	Per ha GROSS 334,804	1		Closing balance =	0	IIIVAIVOL	Fees Interest		7.00%	25,000				500,000	3% 4%	4%						
Iternative Use Value	197,500 39,500		50,000 10,000		RUN CIL MACR	O ctrl+l Closing balance =	0		Legal and Valua	tion		10,000	35,000			above	5%							
Plus /ha 250,000 <b>Viability Threshold</b>	987,500		250,000 <b>310,000</b>	_	Check on phasing dw		1	SALES	Agents		3.0%	849,798				Pre CIL s106	0	£/ Unit (all)		]				
		£/m2			cor	rrect	J		Legals Misc.		0.5%	141,633 10,000	1,001,431	22,216,156				Total	0					
dditional Profit	117,490	10						Developers Pr	ofit							Post CIL s106 CIL	0	£/ Unit (all) £/m2						
									% Cost % GDV		0.00% 20.00%			0 5,665,318				Total	0					
ESIDUAL CASH FLOW FOR INTE		Voor 2	Voor 3	Voar 4	Voor 5	Voor 6	Voor 7	Voor 9	Voor 0	Voor 10	Voor 11	Voor 12	Voor 12	Voor 14	Voor 15	Voor 16	Voor 17	Voor 19	Voor 10	Voor 20	Voor 21	Voor 22	Voor 22	Voor 2
COME NITS Started	<b>Year 1</b> 20	<b>Year 2</b> 40	<b>Year 3</b> 40	<b>Year 4</b> 40	<b>Year 5</b> 40	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 2
larket Housing hared Ownership		2,696,589 193,408	5,393,177 386,816	5,393,177 386,816	5,393,177 386,816	5,393,177 386,816	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fordable Rent ocial Rent		0 257,402	0 514,805	0 514,805	0 514,805	0 514,805	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0	0 0	0
rant and Subsidy INCOME	0	3,147,399	6, <b>294</b> , <b>798</b>	6,294,798	0 6,294,798	6,294,798	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	<b>0</b>	0 <b>0</b>	0 <b>0</b>
XPENDITURE	00.404																							
Stamp Duty Easements etc.	66,124 0 19,837																							
egals Acquisition lanning Fee	65,000																							
rchitects S	1,074,888 89,574		0 0																					
lanning Consultants other Professional	179,148 447,870		0																					
uild Cost - BCIS Base	,	1,787,876	3,575,753	3,575,753	3,575,753	3,575,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
106/CIL ontingency		0 89,394	0 178,788	0 178,788	0 178,788	0 178,788	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0
bnormals		113,264	226,528	226,528	226,528	226,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees egal and Valuation	25,000 10,000																							
gents	0	94,422 15,737	188,844 31,474	188,844 31,474	188,844 31,474	188,844 31,474	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals lisc. OSTS BEFORE LAND INT AND I	1,977,442	2,100,693	10,000	4,201,386	4,201,386	4,201,386	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0
	.,0,2		.,,,,,,,	.,_0.,,	1,201,000	.,_0.,,		•			<u> </u>	J				•						<u> </u>		
or Residual Valuati Land Interest	1,322,477	230,994	173,895	40,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on Costs Profit on GDV																								0 5,665,31
Cash Flow	-3,299,919	815,712	1,909,518	2,053,184	2,093,412	2,093,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,665,31
Opening Balar Closing Balan		-2,484,207	-574,690	1,478,494	3,571,906	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	5,665,318	8 0
CASH FLOW FOR CIL ADDITIONAL	I PROFIT																							
NCOME As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	0	3,147,399	6,294,798	6,294,798	6,294,798	6,294,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
XPENDITURE and	1,224,500																							
stamp Duty	61,225	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
asements etc. egals Acquisition	0 18,368	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
lanning Fee	65,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
rchitects S Uspening Consultants	1,074,888 89,574 179,148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lanning Consultants other Professional	447,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
uild Cost - BCIS Base OTENTIAL CIL	0 23,498	1,787,876 23,498	3,575,753 23,498	3,575,753 23,498	3,575,753 23,498	3,575,753	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ost CIL s106 ontingency	0	0 89,394	0 178,788	0 178,788	0 178,788	0 178,788	0 0	0 0	0	0 0	0	0 0	0 0	0 0	0	0 0	0	0 0	0	0 0	0	0	0 0	0 0
onormals	0	113,264	226,528	226,528	226,528	226,528	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
nance Fees egal and Valuation	25,000 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 0	0 0	0 0	0	0 0	0 0	0 0	0	0 0	0 0	0 0
gents	0	94,422	188,844	188,844	188,844	188,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
egals isc.	0 0	15,737	31,474 10,000	31,474	31,474	31,474	0	0	0 0	0	0	0	0	0	0	0	0 0	0	0 0	0	0 0	0	0	0
OSTS BEFORE LAND INT AND	3,219,071	2,124,191	4,234,884	4,224,884	4,224,884	4,201,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
or CIL calculation		225,335	169,484	37,154		n	Ω	0	0	Λ	0	0	0	Ω	Ω	Ω		0	0	Λ		Λ	Ω	٥
		,	. 55,-101	J., 10 <del>1</del>		J	J	V		J	V		Ü	J	J	J		J	J	J		J	J	0 5,665,3
Profit on cost Profit on GDV												•												
Profit on cost Profit on GDV Cash Flow	-3,219,071	797,873	1,890,430	2,032,760	2,069,914	2,093,412	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-5,665,31



SITE NAME Site 6								1																
INCOME Av Size	%	Number		Price	GDV	GIA	<b></b>	DEVELOPMEN	r costs							Planning fee cal	c				Build Cost	/m2		
m2	<b>-</b> 00/	2,800		£/m2		m2		LAND			/unit or m2		20.422.204			Planning app fee No dwgs	2800	rate			BCIS CfSH	862 17	2.009	%
Market Housing 84.6 Shared Ownership 84.6		1,952 297		2,400 1,680					Land Stamp Duty Easements etc.		10,858	1,520,160 0	30,403,201			No dwgs under 5 No dwgs over 50	2750 2750	385 115 <b>Total</b>	316,250		Energy Over-extra 1 Over-extra 2	0 4 43		
Affordable Rent 84.6		0		1,320		0	)		Legals Acquisition	on	1.50%	456,048	1,976,208						,,.,	•	Over-extra 3 Over-extra 4	0		
Social Rent 84.6	20%	551		1,050	48,948,883	46,618	3		Planning Fee		0.000/	1,375,000				Stamp duty calc	- Residual		20,402,204		Infrastructure	129 <b>1,055</b>	159	%
Grant and Subsidy Shared Owners Affordable Ren Social Rent	•			0 0 0	0 0 0				Architects QS / PM Planning Consult Other Profession		6.00% 0.50% 1.00% 2.50%	1,368,635 2,737,270				Land payment 125,000 250,000 500,000	0% 1% 3%	1% 3% 4%						
SITE AREA - Net 148.24 I SITE AREA - Gross 148.24 I		19 19			487,499,040	236,880			Build Cost - BCI s106 / CIL	S Based	1,055	249,995,782				1,000,000 above	4% 5%	5% 5% <b>Total</b>	)					
Sales per Quarter 0 Unit Build Time 3  Residual Land Value Alternative Use Value	Quarters  Whole Site  30,403,201  7,412,000	205,094	Per ha GROSS 205,094 50,000	]	RUN Residual M C RUN CIL MACR	losing balance =		FINANCE	Contingency Abnormals  Fees Interest Legal and Valuat	ion	2.50% 7.00%	17,481,292 50,000	273,726,969			Stamp duty calc Land payment 125,000 250,000 500,000 1,000,000 above	- Add Profit  0% 1% 3% 4% 5%	1% 3% 4% 5% 5%						
Uplift 20% Plus /ha 250,000  Viability Threshold	1,482,400 37,060,000 <b>45,954,400</b>		10,000 250,000 <b>310,000</b>	<u> </u>	Check on phasing dw				Agents		3.0% 0.5%	14,624,971 2,437,495				Pre CIL s106		£/ Unit (all) Total	2,297,720					
Additional Profit	-28,231,124	£/m2 -171			Cor	rect	1		Legals Misc. fit			10,000		351,986,541		Post CIL s106 CIL	0	£/ Unit (all) £/m2	)					
RESIDUAL CASH FLOW FOR INTE	EDEST								% Cost % GDV		0.00% 20.00%			0 97,499,808				Total	I 0					
INCOME	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
UNITS Started  Market Housing  Shared Ownership	25	50 3,538,987 376,639	75 7,077,974 753,278	100 10,616,962 1,129,918	150 14,155,949 1,506,557	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	150 21,233,923 2,259,835	21,233,923 2,259,835	0	0
Affordable Rent Social Rent		0 437,044	0 874,087	0 1,311,131	0 1,748,174	2,259,855 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,835 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	2,259,635 0 2,622,262	0	0
Grant and Subsidy INCOME	0	0 4,352,670	0 <b>8,705,340</b>	0 13,058,010	0 17,410,680	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 26,116,020	0 <b>26,116,020</b>	0 26,116,020	0 <b>26,116,020</b>	0 26,116,020	0 <b>26,116,020</b>	0 26,116,020	0 26,116,020	0	0 <b>0</b>
EXPENDITURE Stamp Duty	1,520,160																							
Easements etc. Legals Acquisition	0 456,048																							
Planning Fee	1,375,000 16,423,618		0																					
Architects QS Planning Consultants	1,368,635 2,737,270		0																					
Other Professional	6,843,174	0.000.405	0	0.000.040	0.000.404	10 000 001	40,000,004	10 000 001	40,000,004	10 000 004	40 000 004	40,000,004	40,000,004	40,000,004	40,000,004	40,000,004	40,000,004	40,000,004	40,000,004	40 000 004	40,000,004	40,000,004	0	
Build Cost - BCIS Base s106/CIL Contingency		2,232,105 0 55,803	4,464,210 0 111,605	6,696,316 0 167,408	8,928,421 0 223,211	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	13,392,631 0 334,816	0 0 0	0
Abnormals		156,083	312,166	468,249	624,332	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	936,498	0	0
Finance Fees Legal and Valuation	50,000 10,000																							
Agents Legals	0 0	130,580 21,763	261,160 43,527	391,740 65,290	522,320 87,053	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	0 0	0 0
Misc.	30,783,905	2,596,334	10,000 <b>5,202,668</b>	7,789,003	10,385,337	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	15,578,005	0	0
For Residual Valuatic Land	30,403,201																							
Interest Profit on Costs		4,283,097	4,459,971	4,526,982	4,475,040	4,296,519	3,859,614	3,392,126	2,891,914	2,356,687	1,783,994	1,171,212	515,536	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-61,187,106	-2,526,762	-957,299	742,026	2,550,303	6,241,496	6,678,401	7 1 1 5 9 9 0	7,646,101	8,181,328	8,754,021	9,366,802	10,022,478	10,538,015	10,538,015	10,538,015	10,538,015	10,538,015	10,538,015	10,538,015	10,538,015	10,538,015	0	-97,499,8
Opening Balar	0	-2,526,762	-957,299 -64,671,167	-63,929,141	-61,378,838	-55,137,342	-48,458,942	7,145,889	-33,666,952	-25,485,624	-16,731,604	-7,364,801	2,657,677	13,195,692	23,733,706	34,271,721	44,809,735	55,347,750	65,885,764	76,423,779	86,961,793	97,499,808	97,499,808	
INCOME As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME	0	4,352,670	8,705,340	13,058,010	17,410,680	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	26,116,020	0	0
EXPENDITURE Land	45,954,400																							
Stamp Duty Easements etc.	2,297,720 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Legals Acquisition	689,316	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Planning Fee Architects QS	1,375,000 16,423,618 1,368,635	0	0 0 0	0 0	0 0	0	0	0	0 0 0	0	0 0 0	0 0	0 0 0	0	0	0 0 0	0	0	0	0	0 0	0	0	0
Planning Consultants Other Professional	2,737,270 6,843,174	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0
Build Cost - BCIS Base POTENTIAL CIL	0 -1,344,339	2,232,105 -1,344,339	4,464,210 -1,344,339	6,696,316 -1,344,339	8,928,421 -1,344,339	13,392,631 -1,344,339	13,392,631	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631	13,392,631 -1,344,339	13,392,631 -1,344,339	13,392,631	0	0
Post CIL s106 Contingency	0	0 55,803	0 111,605	0 167,408	0 223,211	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 334,816	0 0	0 0
Abnormals Finance Fees	0 50,000	156,083 0	312,166	468,249 0	624,332	936,498	936,498	936,498	936,498 0	936,498	936,498	936,498	936,498 0	936,498	936,498	936,498 0	936,498	936,498	936,498	936,498	936,498 0	936,498	0	0
Legal and Valuation	10,000	0	0	0	o o	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Agents Legals Misc	0	130,580 21,763	261,160 43,527 10,000	391,740 65,290	522,320 87,053	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	783,481 130,580	0	0
Misc.  COSTS BEFORE LAND INT AND I	7 <b>6,404,794</b>	0 <b>1,251,995</b>	10,000 <b>3,858,329</b>	6,444,663	9, <b>040</b> ,998	1 <b>4,233,666</b>	1 <b>4,233,666</b>	0 <b>14,233,666</b>	1 <b>4,233,666</b>	0 <b>14,233,666</b>	0 <b>14,233,666</b>	1 <b>4,233,666</b>	1 <b>4,233,666</b>	0 <b>14,233,666</b>	0 <b>14,233,666</b>	0 <b>14,233,666</b>	0 <b>14,233,666</b>	0 <b>14,233,666</b>	1 <b>4,233,666</b>	0 <b>14,233,666</b>	14,233,666	0 <b>15,578,005</b>	<b>0</b>	0
For CIL calculation																								
Interest Profit on cost		5,348,336	5,505,672	5,551,778	5,477,468	5,275,013	4,812,499	4,317,610	3,788,078	3,221,478	2,615,217	1,966,517	1,272,409	529,713	0	0	0	0	0	0	0	0	0	0
Profit on GDV																								97,499,8
Cash Flow	-76,404,794	-2,247,661	-658,661	1,061,568	2,892,214	6,607,340	7,069,854	7,564,744	8,094,276	8,660,876	9,267,137	9,915,836	10,609,945	11,352,641	11,882,354	11,882,354	11,882,354	11,882,354	11,882,354	11,882,354	11,882,354	10,538,015	0	-97,499,8



INCOME Av Size	%	Number		Price	GDV	GIA		DEVELOPMEN	T COSTS							Planning fee cal	lc			7	Build Cost	/m2		
m2		600		£/m2		m2		LAND			/unit or m2	Total _				Planning app fee		rate			BCIS CfSH	862 17	2.00%	6
arket Housing 84.6				2,400					Land Stamp Duty		15,989	479,665	9,593,295			No dwgs under 5 No dwgs over 50	550 550	385 115	63,250	o l	Energy Over-extra 1	0 4		
hared Ownership 84.6				1,680		5,381			Easements etc. Legals Acquisition	on	1.50%	0 143,899	623,564					Total	275,000	<u>o</u>	Over-extra 2 Over-extra 3	0		
fordable Rent 84.6 ocial Rent 84.6				1,320 1,050		9,990		PLANNING	Planning Fee			275,000				Stamp duty calc	: - Residual			7	Over-extra 4 Infrastructure	172 <b>1,055</b>	20%	6
ant and Subsidy Shared Owners		110		0	0	3,550			Architects QS / PM		6.00% 0.50%	3,553,849 296,154				Land payment 125,000	0%	1%	9,593,295	<mark>5</mark>	L	1,000		
Affordable Rer Social Rent	•			0	0 0				Planning Consult Other Profession		1.00% 2.50%	592,308 1,480,770	6,198,081			250,000 500,000	1% 3%	3% 4%						
ITE AREA - Net 35.61 ITE AREA - Gross 35.61		17 17			104,464,080	50,760		CONSTRUCTE	ON Build Cost - BCI s106 / CIL	S Based	1,055	53,570,525				1,000,000 above	4% 5%	5% 5% <b>Total</b>		5				
ales per Quarter 0 nit Build Time 3	Quarters								Contingency Abnormals		2.50%	1,339,263 4,321,023	59,230,811			Stamp duty calc Land payment 125,000	0%	1%		<mark>)</mark>				
Residual Land Value	Whole Site 9,593,295		Per ha GROSS 269,399		RUN Residual N	losing balance =		FINANCE	Fees Interest		7.00%	50,000				250,000 500,000 1,000,000	1% 3% 4%	3% 4% 5%						
Iternative Use Value plift 20% Plus /ha 250,000	890,250 178,050		25,000 5,000 250,000	1	RUN CIL MACR	O ctrl+l losing balance =		SALES	Legal and Valuat	tion		10,000	60,000			above	5%	5% <b>Total</b>		0				
Viability Threshold	8,902,500 <b>9,970,800</b>		280,000	1	Check on phasing dw				Agents Legals		3.0% 0.5%	3,133,922 522,320				Pre CIL s106		£/ Unit (all) Total	(	0				
Additional Profit	-503,519	£/m2 -14	I						Misc.			10,000	3,666,243	79,371,994		Post CIL s106	0	£/ Unit (all)		]				
								Developers Pro	ofit % Cost % GDV		0.00% 20.00%			0 20,892,816		CIL	0	£/m2 <b>Total</b>	(	0				
RESIDUAL CASH FLOW FOR INTE	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 2
JNITS Started  Market Housing Shared Ownership	25	50 3,538,987 376,639	75 7,077,974 753,278	75 10,616,962 1,129,918	75 10,616,962 1,129,918	75 10,616,962 1,129,918	75 10,616,962 1,129,918	75 10,616,962 1,129,918	75 10,616,962 1,129,918	10,616,962 1,129,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership Affordable Rent Social Rent		0 437,044	753,278 0 874,087	1,129,918 0 1,311,131	0 1,311,131	1,129,918 0 1,311,131	1,129,918 0 1,311,131	1,129,918 0 1,311,131	0 1,311,131	1,129,918 0 1,311,131	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy  INCOME	0	4,352,670	8,705,340	13,058,010	13,058,010	13,058,010	13,058,010	13,058,010	13,058,010	13,058,010	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0	0	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>	0 <b>0</b>
EXPENDITURE	470.005																							
Stamp Duty Easements etc.	479,665 0 143,899																							
Legals Acquisition Planning Fee	275,000																							
Architects QS	3,553,849 296,154		0 0																					
Planning Consultants Other Professional	592,308 1,480,770		0 0																					
Build Cost - BCIS Base s106/CIL		2,232,105 0	4,464,210	6,696,316 0	6,696,316	6,696,316 0	6,696,316 0	6,696,316	6,696,316	6,696,316 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency Abnormals		55,803 180,043	111,605 360,085	167,408 540,128	167,408 540,128	167,408 540,128	167,408 540,128	167,408 540,128	167,408 540,128	167,408 540,128	0	0	0	0	0	0	0 0	0	0	0	0 0	0	0	0
Finance Fees	50,000	,	,	, -	,	, -	<b>,</b> -	· ·, ·	, .	, .	•		•	•		·		•				-	•	
Legal and Valuation	10,000																_					_		
Agents Legals Misc.	0	130,580 21,763	261,160 43,527 10,000	391,740 65,290	391,740 65,290	391,740 65,290	391,740 65,290	391,740 65,290	391,740 65,290	391,740 65,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND I	6,881,645	2,620,294	5,250,588	7,860,882	7,860,882	7,860,882	7,860,882	7,860,882	7,860,882	7,860,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0
F <b>or Residual Valuati</b> d Land	9,593,295																							
Interest Profit on Costs		1,153,246	1,112,707	948,764	651,378	333,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Profit on GDV Cash Flow	-16,474,941	579,130	2,342,045	4,248,365	4,545,750	4,863,953	5,197,128	5,197,128	5,197,128	5,197,128	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,892,8
Opening Balar Closing Balan	0	-15,895,810	-13,553,765	-9,305,400	-4,759,650	104,303	5,301,431	10,498,559	15,695,688	20,892,816	20,892,816		20,892,816	20,892,816	20,892,816	20,892,816	· ·	20,892,816	20,892,816	20,892,816	20,892,816	20,892,816	20,892,816	0
																					•			
CASH FLOW FOR CIL ADDITIONA INCOME  As Above	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 2
INCOME	0	4,352,670	8,705,340	13,058,010	13,058,010	13,058,010	13,058,010	13,058,010	13,058,010	13,058,010	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE Land	9,970,800	ı																						
Stamp Duty	498,540	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Encomente etc	0 149,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	,			0	0	0	0	0	0	0	0	0	0	0 0	0	0	0 0	0	0	0	0	0	0	0
Easements etc. Legals Acquisition  Planning Fee Architects	275,000	0 0	0 0	0	0	0	U		_	0	0	0	0	0	0	0	0	0	0	0	0	_	Λ	0
Legals Acquisition Planning Fee Architects QS		0 0 0 0	0 0 0 0	0 0 0	0 0 0	0 0 0	0	0 0	0	0	0	0	0	0	U	0	0	0	0	0	0	0	0	0
Legals Acquisition  Planning Fee Architects  QS  Planning Consultants  Other Professional	275,000 3,553,849 296,154	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0	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  Planning Fee Architects  QS  Planning Consultants  Other Professional  Build Cost - BCIS Base  POTENTIAL CIL	275,000 3,553,849 296,154 592,308	0 0 0 0 0 2,232,105 -55,947	0 0 0 0 0 4,464,210 -55,947	0 0 0 0 0 6,696,316 -55,947	0 0 0 0 6,696,316 -55,947	0 0 0 0 6,696,316 -55,947	0 0 0 0 6,696,316 -55,947	0 0 0 6,696,316 -55,947	0 0 0 6,696,316 -55,947	0 0 0 6,696,316	0 0	0 0	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  Planning Fee Architects  QS  Planning Consultants  Other Professional  Build Cost - BCIS Base  POTENTIAL CIL  Post CIL s106  Contingency	275,000 3,553,849 296,154 592,308 1,480,770	-55,947 0 55,803	-55,947 0 111,605	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	0 167,408	0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 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  Planning Fee Architects QS Planning Consultants Other Professional  Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals	275,000 3,553,849 296,154 592,308 1,480,770	-55,947 0	-55,947 0	-55,947 0	-55,947 0	-55,947 0	-55,947 0	-55,947 0	-55,947 0	0	0 0 0 0 0 0		0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 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  Planning Fee Architects QS  Planning Consultants Other Professional  Build Cost - BCIS Base  POTENTIAL CIL  Post CIL s106  Contingency Abnormals  Finance Fees Legal and Valuation	275,000 3,553,849 296,154 592,308 1,480,770 0 -55,947	-55,947 0 55,803 180,043 0 0	-55,947 0 111,605 360,085 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0	0 167,408 540,128 0 0	0 0 0 0 0 0 0		0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 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  Planning Fee Architects QS Planning Consultants Other Professional  Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals  Finance Fees Legal and Valuation  Agents Legals	275,000 3,553,849 296,154 592,308 1,480,770 0 -55,947 0 0	-55,947 0 55,803	-55,947 0 111,605 360,085 0 0 261,160 43,527	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	-55,947 0 167,408	0 167,408	0 0 0 0 0 0 0		0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 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  Planning Fee Architects QS Planning Consultants Other Professional  Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals  Finance Fees Legal and Valuation  Agents Legals Misc.	275,000 3,553,849 296,154 592,308 1,480,770 0 -55,947 0 0 50,000 10,000	-55,947 0 55,803 180,043 0 0	-55,947 0 111,605 360,085 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0 391,740	-55,947 0 167,408 540,128 0 0 391,740	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0	-55,947 0 167,408 540,128 0 0 391,740	0 167,408 540,128 0 0 391,740	0 0 0 0 0 0 0 0		0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 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  Planning Fee Architects QS  Planning Consultants Other Professional  Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals  Finance Fees Legal and Valuation  Agents Legals Misc.  COSTS BEFORE LAND INT AND I	275,000 3,553,849 296,154 592,308 1,480,770 0 -55,947 0 0 50,000 10,000	-55,947 0 55,803 180,043 0 0 130,580 21,763 0	-55,947 0 111,605 360,085 0 0 261,160 43,527 10,000	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	0 167,408 540,128 0 0 391,740 65,290 0	0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	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  Planning Fee Architects QS  Planning Consultants Other Professional  Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals  Finance Fees Legal and Valuation  Agents Legals Misc.  COSTS BEFORE LAND INT AND I  For CIL calculation  Interest Profit on cost	275,000 3,553,849 296,154 592,308 1,480,770 0 -55,947 0 0 50,000 10,000	-55,947 0 55,803 180,043 0 0 130,580 21,763 0	-55,947 0 111,605 360,085 0 0 261,160 43,527 10,000	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	0 167,408 540,128 0 0 391,740 65,290 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0
Planning Fee Architects QS Planning Consultants Other Professional  Build Cost - BCIS Base POTENTIAL CIL Post CIL s106 Contingency Abnormals  Finance Fees Legal and Valuation  Agents Legals Misc.  COSTS BEFORE LAND INT AND I	275,000 3,553,849 296,154 592,308 1,480,770 0 -55,947 0 0 50,000 10,000	-55,947 0 55,803 180,043 0 0 130,580 21,763 0 2,564,347	-55,947 0 111,605 360,085 0 0 261,160 43,527 10,000 5,194,641	-55,947 0 167,408 540,128 0 0 391,740 65,290 0 <b>7,804,935</b>	-55,947 0 167,408 540,128 0 0 391,740 65,290 0 <b>7,804,935</b>	-55,947 0 167,408 540,128 0 0 391,740 65,290 0 <b>7,804,935</b>	-55,947 0 167,408 540,128 0 0 391,740 65,290 0 <b>7,804,935</b>	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	-55,947 0 167,408 540,128 0 0 391,740 65,290 0	0 167,408 540,128 0 0 391,740 65,290 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

			Site 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		Redditch NW Ma	atchborough	Redditch S	Redditch W	Redditch SC	Redditch NW	Redditch NW	##	##	##	##	##	##	##	##	##
	Green/br	own field	Green	Brown	Green	Green	Brown	Green	Green	##	##	##	##	##	##	##	##	##
	Us	e	Agricultural	Brown	Agricultural	Agricultural	School	Paddock	Agricultural	##	##	##	##	##	##	##	##	##
Site Area	Gross	ha	23.4	0.92	7.74	47.71	3.95	148.24	35.61	0	0	0	0	0	0	0	0	0
	Net	ha	23.4	0.92	7.74	47.71	3.95	148.24	35.61	0	0	0	0	0	0	0	0 #	#
Units	(	0 0	1025	17	145	400	180	2800	600	0	0	0	0	0	0	0	0	0
Mix	Market		77.59%	77.59%	77.59%	77.59%	77.59%	69.72%	69.72%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
		iate to Buy	7.95%	7.95%	7.95%	7.95%	7.95%	10.60%	10.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Affordabl	•	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	Social Rei		14.46%	14.46%	14.46%	14.46%	14.46%	19.68%	19.68%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		- 4																
Alternati	ve Land Val	•	25,000	25,000	25,000	50,000	50,000	50,000	25,000	0	0	0	0	0	0	0	0	0
		£ site	585,000	23,000	193,500	2,385,500	197,500	7,412,000	890,250	0	0	0	0	0	0	0	0	0
Uplift		£/ha	255,000	255,000	255,000	260,000	260,000	260,000	255,000	0	0	0	0	0	0	0	0	0
		£ site	5,967,000	234,600	1,973,700	12,404,600	1,027,000	38,542,400	9,080,550	0	0	0	0	0	0	0	0	0
Viability	Threshold	£/ha	280,000	280,000	280,000	310,000	310,000	310,000	280,000	0	0	0	0	0	0	0	0	0
,		£ site	6,552,000	257,600	2,167,200	14,790,100	1,224,500	45,954,400	9,970,800	0	0	0	0	0	0	0	0	0
5		c //	454.050	25.402	204.270	116.000	224 224	205.004	252.222	WD 11 / 10 l	WDW / /O.I.	#F# //61	WD 11 / 10 l	#PD / / O.I	WD 11 / 10 l	"D" (/O)	#F# //61	WDW 4/01
Residual	value	£/ha	461,360	25,492	234,270	146,920	334,804	205,094	269,399	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
		£ site	10,795,829	23,452	1,813,248	7,009,545	1,322,477	30,403,201	9,593,295	3,377,197	1,809,909	4,134,043	1,000,000	1,985,858	439,146	4,503,824	1,760,830	188,592
Addition	al Profit	£ site	6,385,240	-221,452	-439,166	-10,401,353	117,490	-28,231,124	-503,519	3,954,098	2,155,706	4,848,857	1,191,377	2,309,878	484,571	6,023,050	1,980,274	109,570
		£/m2	95	-196	-46	-396	10	-171	-14	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

## Appendix 6 Residential Appraisals – Older Peoples Housing

			Brownfield	Brownfield		
			Sheltered Bromsgrove	Sheltered Redditch	24 Unit Extra Care Bromsgrove	25 Unit Extra Care Redditch
Income	m2		3,450	3,450	3,834	3,834
	£/m2		2,550	2,340	2,700	2,340
	Capital Value		7,331,250	6,727,500	7,668,000	7,177,248
Costs	Land Used	ha	0.50	0.50	0.50	0.50
CUSIS	Land Osed	£/ha	370,000		370,000	370,000
		Uplift £/ha	370,000	370,000	370,000	370,000
		20%	74,000	74,000	74,000	74,000
		Cost	222,000	222,000	222,000	222,000
	Strategic Pror	notion	2,500	2,500	2,500	2,500
	Planning		2,500	2,500	2,500	2,500
	Construction		977	977	1,118	1,118
		£	3,370,650	3,370,650	4,286,412	4,286,412
	Infrastructure		,	337,065	428,641	428,641
	Abnormals	0.1		250 552	242.042	242.042
	Fees Contingency	0.08	269,652 84,266	269,652 84,266	342,913 107,160	342,913 107,160
	Contingency	0.023	64,200	84,200	107,100	107,100
	Finance Costs		10,000	10,001	10,000	10,000
	Sales	0.03	219,938	201,825	230,040	215,317
	Misc. Financia	al	5,000	5,001	5,000	5,000
	Subtotal		4,301,571	4,283,460	5,415,166	5,400,444
	Interest	0.07	301,110	299,842	379,062	378,031
	Profit % Costs	0.2			1,158,846	1,155,695
	COSTS		5,745,217	5,721,963	7,175,074	7,156,170
Danish and L	and Worth (APPF	OV )	1,586,033	1,005,537	492,926	21,078
Residual L	and Worth (APP	OX.)	1,586,033	1,005,537	492,926	21,078
Additional	Profit		1,364,033	783,537	270,926	-200,922
	£/m2		395	227	71	-52
Existing Us			370,000		370,000	370,000
Viability Th			444,000		444,000	444,000
Residual V	alue		3,172,066	2,011,074	985,853	42,156





## Appendix 7 Non-Residential Appraisals

			Greenfield							
			Large Industrial	Smaller Industrial	Large Office	Small Offices	Supermarkets	Discount Supermarket	Retail	Shops
Income	m2		1,500	500	1,000	150	4,000	1,700	2,000	
	£/m2		850	850	1,750	1,750	2,500	2,300	1,800	
	Capital Value		1,275,000	425,000	1,750,000	262,500	10,000,000	3,910,000	3,600,000	
Costs	Land Used	ha	0.230	0.100	0.160	0.030	2.600	0.500	1.800	
		£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
		Uplift £/ha	250,000	250,000	250,000	250,000	250,000	250,000	250,000	
		20.00%	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
		Cost	64,400	28,000	44,800	8,400	728,000	140,000	504,000	
	Charteria Decembrica		10.000	40.000	40.000	10.000	40.000	40.000	10.000	
	Strategic Promotion		10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	
	Construction	/m2	608	814	1008	1008	1144	820	498	
		£	912,000	407,000	1,008,000	151,200	4,576,000	1,394,000	996,000	
	Infrastructure	10.00%	91,200	40,700	100,800	15,120	457,600	139,400	99,600	
	Abnormals	15.00%		,			,			
	Fees	8.00%	72,960	32,560	80,640	12,096	366,080	111,520	79,680	
	Contingency	2.5% & 5%	22,800	10,175	25,200	3,780	114,400	34,850	24,900	
						5,. 55	,,,,,,	0.,,,,,	_ ,,,,,	
	Finance Costs		5,000	5,000	5,001	5,000	5,000	5,001	5,000	
	Sales	3.00%	38,250	12,750	52,500	7,875	300,000	117,300	108,000	
	Misc. Financial		5,000	5,000	5,000	5,000	5,000	5,001	5,000	
	Subtotal		1,167,210	533,185	1,297,141	220,071	5,844,080	1,827,072	1,338,180	
	Interest	7.00%	81,705	37,323	90,800	15,405	409,086	127,895	93,673	
	Profit % GDV	20.00%	271,341	92,465	368,160	55,581	2,081,817	807,579	738,735	
	Trone // GBV	20.00%	271,341	32,403	300,100	33,301	2,001,017	007,575	730,733	
	COSTS		1,584,656	690,973	1,800,901	299,457	9,062,983	2,902,546	2,674,587	
	Residual Land Worth (APPROX.)		-309,656	-265,973	-50,901	-36,957	937,017	1,007,454	925,413	
	Additional Profit		-374,056	-293,973	-95,701	-45,357	209,017	867,454	421,413	
			-249	-588	-96	-302	52	510	211	
	Evicting Hea Value		25,000	35,000	25,000	3F 000	25,000	25,000	25,000	
	Existing Use Value			25,000		25,000				
	Viability Threshold		280,000	280,000	280,000	280,000	280,000	280,000	280,000	
	Residual Value		-1,346,329	-2,659,725	-318,130	-1,231,899	360,391	2,014,908	514,118	



			- 6.11							
			Brownfield	_	4)					
			Large Industrial	Smaller Industrial	Large Office	Small Offices	Supermarkets	Discount Supermarket	Retail Warehouse	Shops
Income	m2		1,500	500	1,000	150	4,000	1,700	2,000	150
	£/m2		850	850	1,750	1,750	2,500	2,300	1,800	2,000
	Capital Value		1,275,000	425,000	1,750,000	262,500	10,000,000	3,910,000	3,600,000	300,000
Costs	Land Used	ha	0.230	0.100	0.160	0.030	2.600	0.500	1.800	0.017
		£/ha	450,000	450,000	450,000	450,000	450,000	450,000	450,000	4,000,000
		Uplift £/ha	0	0	0	0	0	0	0	0
		20%	90,000	90,000	90,000	90,000	90,000	90,000	90,000	800,000
		Cost	124,200	54,000	86,400	16,200	1,404,000	270,000	972,000	81,600
	Strategic Prom	otion	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Planning		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	608	814	1008	1008	1144	820	498	717
		£	912,000	407,000	1,008,000	151,200	4,576,000	1,394,000	996,000	107,550
	Infrastructure	15.00%		40,700	100,800	15,120	457,600	139,400	99,600	50,000
	Abnormals	10.00%	136,800	61,050	151,200	22,680	686,400	209,100	149,400	16,133
	Fees	8.00%	72,960	32,560	80,640	12,096	366,080	111,520	79,680	8,604
	Contingency	5.00%	45,600	20,350	50,400	7,560	228,800	69,700	49,800	5,378
	Finance Costs		5,000	5,000	5,001	5,000	5,000	5,001	5,000	5,000
	Sales	3.00%	38,250	12,750	52,500	7,875	300,000	117,300	108,000	9,000
	Misc. Financial		5,000	5,000	5,001	5,000	5,000	5,001	5,000	5,000
	Subtotal		1,326,810	604,410	1,473,542	246,531	6,644,880	2,071,022	1,512,480	226,664
	Interest	7.00%	92,877	42,309	103,148	17,257	465,142	144,972	105,874	15,866
	Profit % Costs	20.00%	273,575	93,462	370,630	55,951	2,093,028	810,994	741,175	63,173
	COSTS		1,817,462	794,180	2,033,720	335,940	10,607,050	3,296,988	3,331,528	387,304
Residual Lar	nd Worth (APPRO)	X.)	-542,462	-369,180	-283,720	-73,440	-607,050	613,012	268,472	-87,304
Additional P	rofit		666 662	422 100	270 120	90.640	2.011.050	2/2 012	702 529	169 004
Additional P	£/m2		-666,662 -444	-423,180 -846	-370,120 -370	-89,640 -598	-2,011,050 -503	343,012 202	-703,528 -352	-168,904 -1,126
	.,,		480.0	450.05	480.053	450.0	450.05	450.05	400.05	4.000.5
Existing Use			450,000	450,000	450,000	450,000	450,000	450,000	450,000	4,000,000
Viability Thre			540,000	540,000	540,000	540,000	540,000	540,000	540,000	4,800,000
Residual Val	ue		-2,358,531	-3,691,804	-1,773,247	-2,447,987	-233,481	1,226,024	149,151	-5,135,516



			Greenfield	Brownfield
			Hotel	
Income	m2		1,620	1,620
	£/m2		2,150	2,150
	Capital Value		3,483,000	3,483,000
Costs	Land Used	ha	0.40	0.40
		£/ha	25,000	370,000
		Uplift £/ha	250,000	
		20%	5,000	74,000
		Cost	112,000	177,600
	Strategic Promo	otion	2,500	2,500
	Planning		2,500	2,500
			_,	_,
	Construction	/m2	908	908
		£	1,470,960	1,470,960
	Infrastructure	15.00%	147,096	147,096
	Abnormals	10.00%		
	Fees	8.00%	117,677	117,677
	Contingency	2.50%	36,774	36,774
	Finance Costs		5,000	5,000
	Sales	3.00%	104,490	104,490
	Misc. Financial		5,000	5,000
	Subtotal		1,891,997	1,891,997
			_,	_,,
	Interest	7.00%	132,440	132,440
	Profit % Costs	20.00%	404,887	404,887
	COSTS		2,541,324	2,606,924
Posidual Land	Worth (APPROX	( )	941,676	876,076
Residual Laliu	WOITH (APPROX	\.,	341,070	870,070
Additional Prof	it		829,676	698,476
	£/m2		512	431
Existing Use Va	lue		25,000	370,000
Viability Thresh	old		280,000	444,000
Residual Value			2,354,190	2,190,190



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- District wide and site specific Viability Analysis
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