# City of York CIL Viability Study Addendum – November 2023

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**Quality Statement:** In preparing this Addendum Note, the authors have acted with objectivity, impartially,

without interference and with reference to all appropriate available sources of information. No performance-related or contingent fees have been agreed, and there is no known conflict of interest in advising the client group about the viability of the

proposed CYC CIL Draft Charging Schedule.

**Approved by:** Russ Porter, Director, 29/11/23

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#### Introduction

- Consultation on the CIL Draft Charging Schedule (DCS) took place in Spring 2023. The City of York
  CIL Viability Study (December 2022) that informed the DDCS for introducing CIL was drawn from
  the evidence in 2022, with a base date of 2022 Q3. Some of the responses to the City of York
  Council's (CYC) consultation on the DCS raise concern with this evidence and contest that the
  DCS is based on out of date information.
- 2. We accept that changes in the climate concerning stagnant house sale prices and rising build costs may contribute to the evidence being out of date. This addendum note therefore updates the sales and build cost evidence, to the latest available base date of 2023 Q2, for the CIL liable development types identified in the DCS, and assesses the impact on the proposed chargeable rates.
- 3. Some consultees raised other points about the viability testing assumptions informing the CIL Viability Study (2022) that also need further consideration. These relate to the CIL rates for residential and older persons accommodation, student accommodation (PBSA) and retail uses. This Addendum Note provides updated evidence for either supporting the assumptions or changing the assumptions and retesting the viability so that the Council can reconsider the implications of these changes.
- 4. In turn, this Addendum note considers the updated viability responses and retesting for the Residential CIL rates, the Older Persons Accommodation CIL rates, the Purpose Built Student Accommodation CIL rates and Retail CIL rates, before concluding with recommendations for changing the DCS.

## **Residential CIL Revised Testing**

#### Residential Development Sales Values

- 5. Some of the consultation responses stated that the evidence informing the CIL Viability Study (2022) is out of date becasue the research was undertaken in 2022 and since then house prices have fallen and build costs risen. Although the study included a sensitivity test of a five-year forecast in market conditions, the importance of using up to date and available cost and value assumptions is also accepted for preparing the CIL DCS for Examination.
- 6. The tested residential sales values in the CIL Viability Study (2022) were informed by Land Registry reported transactions matching with Energy Performance Certificates (EPC) to derive an achieved price per square metre (psm) value. The value data was based on 11,670 transactions between January 2019 and May 2022, and was then indexed to August 2022 prices using the House Price Index (HPI) for York for each housing type, which were the latest available values at the time of the study. The tested sales value results are shown in **Table A1.1** under column Q3 2022.
- 7. The latest HPI data available to support this update is now June 2023, which we use to update the same sales transactions in the CIL Viability Study (2022). These assumptions are shown in **Appendix A1.1** of this Addendum, and the impacts on sales values are shown in **Table A1.1** below. The update shows that the average sales value for houses has remained almost identical to the values that were previously tested. For flats, the transacted prices have seen a small increase, equivalent to a 1% rise in the August 2022 values.

Table A1.1 Changing psm residential sales values

Decidential toma	Averag	e £psm	%
Residential type	Q3 2022	change	
Flats / apartments	£5,335	£5,390	+1.03%
Houses	£4,200	£4,198	-0.05%

- 8. For the residential retesting based on the most up to date values, the following sales values have been used:
  - £5,390 psm for flats; and
  - £4,200 psm for houses.

#### **Residential Development Costs**

- 9. The tested build costs in the CIL Viability Study (2022) were taken from the Build Cost Information Service (BCIS) using average tender prices for new builds in the marketplace over a 15-year period and rebased to York 2022 Q3 prices to match the timescales for the sales values. This is shown in Appendix A1.2 of this Addendum, and the impacts on build costs are shown in Table A1.2 below.
- 10. The same table also shows the latest build costs updated to the 2023 Q2 prices (again matching the indexing of the sales values) to see how build costs may have changed since the previous study was published. The change is an increase of around 5% since 2022 Q3, reflecting some of the anecdotal evidence reported through the consultations that build costs are rising, albeit maybe not by as much as is being stated.



Table A1.2 Changing psm residential build costs

Duild and turns	DCIC astorowy	Average £psm 2022 Q3 2023 Q2		%
Build cost type	BCIS category			change
Flats / apartments	Flats midpoint between 1-2 storey and 3-5 storey (median values)	£1,505	£1,580	5.0%
Houses (small house builders, 3 and under)	Average of three median build costs; which are 'One-off detached (2-storey), 'One-off semi-detached' and 'One-off terraced'	£1,804	£1,881	4.3%
Houses (medium house builders, 4 to 49 units)	Estate housing – Generally (median value)	£1,340	£1,402	4.6%
Houses (large house builders, 50+ units and above)	Estate housing – Generally (lower quartile value)	£1,187	£1,242	4.6%

#### Other Changes from the Local Plan Main Modifications

11. As noted in the CIL Viability Study (2022), the proposed main modifications to the Local Plan were factored in. Since then, one further change has been noted, which relates to one of the tested strategic site allocations, SS14 Terry's Extension Sites (ST16), where the proposed main modifications to the Local Plan reduced the proposed yield from 61 to 55 dwellings. This change has been amended in the testing of ST16 within this addendum, along with the tested net area, which is proportionally reduced from 1.22 hectares to 1.10 hectares so that the density remains as previously tested. This is the only change in terms of policy, mix and quantum between the CIL Viability Study (2022) and this Addendum note.

#### Revised Residential Revised Viability Testing Results

- 12. **Table A1.3** shows the viability results of the sites that were tested in the CIL Viability Study (2022) and identified as being liable for CIL, alongside the revised results for these specific sites based on the changes reported in this Addendum. The full appraisals for these sites are shown in **Appendix A1.5**.
- 13. The results show that the general pattern of viability remains consistent amongst the development typologies. Therefore, the recommendations for a CIL rate set out in the CIL Viability Study (2022) remain appropriate for the generic residential typologies and Strategic Site previously rated £0.
- 14. However, for the strategic sites identified as being liable for CIL, we note some minor changes mainly due to the change in build costs, with a £100 psm CIL rate less able to be supported on sites ST4, ST31 and ST33. These sites could afford a CIL rate of £50 psm, albeit for ST31 this would be at the margin of the scheme's overall viability.



Table A1.3 Viability of sites in CYC and their psm CIL liable floorspace headroom

	· · · · · · · · · · · · · · · · · · ·	Headroom per (	IL liable sqm
ID	Typology	CIL Viability	Addendum
		Study 2022	Sept 2023
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£421	£347
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£596	£531
4	Urban - Large - 45 dwellings – Greenfield	£427	£335
5	Urban - Medium - 25 dwellings – Greenfield	£458	£366
6	Urban - Small - 10 dwellings – Greenfield	£617	£554
7	Suburban - Large - 140 dwellings – Greenfield	£438	£362
8	Suburban - Medium - 38 dwellings – Greenfield	£381	£290
9	Suburban - Small - 8 dwellings – Greenfield	£563	£499
10	Village - Village - 122 dwellings – Greenfield	£322	£245
11	Village - Large - 33 dwellings – Greenfield	£390	£298
12	Village - Medium - 7 dwellings – Greenfield	£578	£514
13	Village - Small - 4 dwellings – Greenfield	£625	£561
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£521	£458
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£576	£514
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£615	£561
17	Urban - Large - 45 dwellings – Brownfield	£441	£362
18	Urban - Medium - 25 dwellings – Brownfield	£451	£371
19	Urban - Small - 10 dwellings – Brownfield	£551	£487
20	Suburban - Large - 140 dwellings – Brownfield	£487	£421
21	Suburban - Medium - 38 dwellings – Brownfield	£360	£281
22	Suburban - Small - 8 dwellings – Brownfield	£478	£414
23	Village - Village - 122 dwellings – Brownfield	£368	£301
24	Village - Large - 33 dwellings – Brownfield	£349	£270
25	Village - Medium - 7 dwellings – Brownfield	£479	£416
26	Village - Small - 4 dwellings – Brownfield	£526	£463
35	SS8 Land Adj Hull Road (ST4)	£183	£110
41	SS14 Terry's Extension Sites (ST16)	£418	£310
43	SS16 Land at Tadcaster Rd (ST31)	£133	£59
45	SS18 Station Yard, Wheldrake (ST33)	£172	£97
46	SS20 Imphal Barracks (ST36)	£434	£363

# **Variations in Flatted Development Values**

- 15. Another area of the residential testing challenged through the consultations, specifically by Quod with Bidwells obo Oakgate, relates to the lack of testing of varying flatted sales values across York, which is considered here.
- 16. Firstly, to determine whether the figure of £5,390 psm used within the CIL Viability Study (2022) is still relevant for all flats within the City of York, a review of new flats currently advertised for sale on Rightmove at September 2023 across all of York is included in **Appendix A1.3** of this addendum. This shows 14 new build flats, which have an average listed price equivalent of £5,658 psm. This is 5% higher than the tested rate for flats reported above; although it is acknowledged that this could reflect a difference between the asking and selling price.



- 17. Regarding a particular point raised in the consultation about the tested value for new build flats being derived from just 11 postcode sectors, which are mainly in the higher value city centre area, this is not considered to be a concern since the tested flatted typologies (i.e., ID 2, 3, 14, 15 & 16) are designed to reflect typical flatted schemes that are expected to come forward within the City Centre. It is also a matter of fact there are fewer available new build values for flats outside of the core city centre area, where flats are more prevalent. During discussion with developers at an earlier consultation workshop, it was also suggested to us that prices for flats (and houses) do not significantly vary in York to require setting different value area zones across York. Although we believe that this is a justifiable approach, we provide further research and sensitivity tests within this section to address the issue raised.
- 18. **Table A1.4** provides a summary of the average psm value (indexed as discussed in **paragraph 7** of this addendum) and the sample count for new and existing flats that informed the CIL Viability Study (2022). As noted, new build transactions will be more readily available in locations where new flats are developed, which has more commonly been within the city centre area. There is a much larger number of postcodes that report existing flat transactions, but new build transaction values are preferred because there is normally a significant premium between existing and new build sales values. For instance, **Table A1.4** identifies that the weighted average price for a new flat is £5,390 psm compared to £4,197 psm for an existing flat in the same area, which is a premium of 30%. For new flats, this is not an uncommon premium.

Table A1.4 Existing compared with new average sales values for flats by postcode

Dostoodo sostor	Existing	gproperties	New p	properties	New build
Postcode sector	Count	£psm	Count	£psm	premium
YO1 6	86	£4,195	43	£6,559	56%
YO1 7	140	£5,348	5	£5,337	0%
YO18	4	£3,969	0		
YO1 9	77	£4,050	23	£6,231	54%
YO10 3	121	£3,445	0		
YO10 4	110	£3,573	0		
YO10 5	19	£3,547	0		
YO19 4	3	£2,677	0		
YO19 5	6	£2,963	0		
YO19 6	3	£2,818	0		
YO23 1	141	£4,806	29	£4,937	3%
YO23 2	11	£4,129	0		
YO23 3	3	£4,316	0		
YO24 1	75	£3,503	15	£4,549	30%
YO24 2	15	£2,904	0		
YO24 3	51	£3,096	0		
YO24 4	77	£3,308	3	£4,193	27%
YO26 4	67	£3,686	0		
YO26 5	38	£2,962	0		
YO26 6	14	£3,210	0		
YO30 4	58	£3,059	0		
YO30 5	14	£2,953	3	£3,788	28%
YO30 6	63	£3,606	0		



Postcode sector	Existing	gproperties	New p	properties	New build	
Posicode sector	Count	£psm	Count	£psm	premium	
YO30 7	35	£4,561	3	£6,048	33%	
YO31 0	13	£3,196	1	£1,833	-43%	
YO31 1	11	£3,315	0			
YO31 7	140	£3,499	31	£4,851	39%	
YO31 8	42	£3,292	0			
YO31 9	54	£2,933	0			
YO32 2	57	£3,562	0			
YO32 3	3	£2,933	0			
YO32 4	12	£3,576	3	£2,758	-23%	
YO32 5	4	£3,398	0			
YO32 9	9	£3,087	0			
YO41 4	1	£1,461	0			
Total/average	1,577	£3,823	159	£5,390	41%	
Weighted average <sup>1</sup>	810	£4,197	159	£5,390	30%	

19. **Table A1.5** sets out just the postcodes where there have been at least 50 flat transactions. The table shows the existing price and the equivalent value when the weighted average premium of 30% for new build flat is applied to the existing flat values. This shows an average new build sales value of £5,000 psm, which would either be lower or equal to the majority of postcodes shown in the table.

Table A1.5 Existing £psm and new build price with a 30% premium

Postcode sector	Count	Existing £psm	Existing £psm + 30%
YO1 6	86	£4,195	£5,915
YO1 7	140	£5,348	£7,541
YO1 9	77	£4,050	£5,711
YO10 3	121	£3,445	£4,857
YO10 4	110	£3,573	£5,038
YO23 1	141	£4,806	£6,776
YO24 1	75	£3,503	£4,939
YO24 3	51	£3,096	£4,365
YO24 4	77	£3,308	£4,664
YO26 4	67	£3,686	£5,197
YO30 4	58	£3,059	£4,313
YO30 6	63	£3,606	£5,084
YO31 7	140	£3,499	£4,934
YO31 9	54	£2,933	£4,136
YO32 2	57	£3,562	£5,022
Total/average	1,317	£3,562	£5,022
Weighted average		£3,863	£5,021



<sup>&</sup>lt;sup>1</sup> Covering those postcodes with existing and new build sales.

- 20. The estimate of £5,000 psm is then used as a sensitivity test in the typologies that include flatted developments, either wholly or partially within their mix. The results are shown in **Table A1.6**, with the first column of results showing the impact of the testing using £5,390 psm for flats, as tested in **Table A1.2**. The second column of results provides a sensitivity test comparison when using the lower value of £5,000 psm from the values of the existing flats plus a 30% average premium.
- 21. At the lower sales value of £5,000 psm, this shows that the bulk of the tested sites are shown to still be able to afford the proposed CIL rate of £200 psm. The exceptions include the City Centre sites, however, it is known from the values data that their values are higher than elsewhere and higher than that in the sensitivity testing, with the previous viability assessments showing these sites to have enough headroom to support the £200 psm CIL charge.

Table A1.6 Sensitivity test with £5,000 psm values for flats

		Headroom per	CIL liable sqm
ID	Typology	£5,390 psm for flats	£5,000 psm for flats
2	Centre/ City Centre Extension - Medium - 50 dwellings - Greenfield	£347	£85
3	Centre/ City Centre Extension - Small - 20 dwellings - Greenfield	£531	£263
7	Suburban - Large - 140 dwellings - Greenfield	£362	£307
10	Village - Village - 122 dwellings - Greenfield	£245	£190
14	Centre/ City Centre Extension - Large - 95 dwellings - Brownfield	£458	£223
15	Centre/ City Centre Extension - Medium - 50 dwellings - Brownfield	£514	£274
16	Centre/ City Centre Extension - Small - 20 dwellings - Brownfield	£561	£316
20	Suburban - Large - 140 dwellings - Brownfield	£421	£374
23	Village - Village - 122 dwellings - Brownfield	£301	£254
35	SS8 Land Adj Hull Road (ST4)	£110	£61
41	SS14 Terry's Extension Sites (ST16)	£310	£267
43	SS16 Land at Tadcaster Rd (ST31)	£59	£8
45	SS18 Station Yard, Wheldrake (ST33)	£97	£46
46	SS20 Imphal Barracks (ST36)	£363	£317

# **Older Person Accommodation CIL Revised Testing**

22. Some of the noted consultation responses challenged the viability assumptions informing the older person accommodation proposed CIL charges. Most of these points have been considered to not be relevant or affect the viability of older person accommodation for setting a CIL charge. There are no other changes in the main modifications to emerging Local Plan that had not already been considered in the CIL Viability Study (2022). Therefore, all assumptions remain the same as in the CIL Viability Study (2022), except for updating sales and cost assumptions, which are discussed below.

#### **Older Person Accommodation Development Sales Values**

23. As discussed in **paragraph 7** of this Addendum, the house price index for housing shows no notable change in house values between those used in the CIL Viability Study (2022) and the latest dated (June 2023 values). We therefore conclude that the values used within the CIL



Viability Study (2022), which were £4,788 psm for retirement accommodation and £5,058 psm for extra-care accommodation, remain appropriate in this updated testing.

#### **Older Person Accommodation Development Costs**

24. Unlike sales values, build costs have demonstrated a change over the period. **Table A1.7** shows the build costs tested in the CIL Viability Study (2022) compared to the latest figures indexed to 2023 Q2. This shows a 4.3% and 6.9% increase in build costs for retirement and extra-care accommodation respectively.

Table A1.7 Changing psm build costs for older person accommodation

Duild cost turns	BCIS cotogony	Average £psm		%
Build cost type	BCIS category	2022 Q3	2023 Q2	change
Retirement accommodation	Supported housing with shops, restaurants or the like (Median)	£1,600	£1,668	4.3%
Extra-care accommodation	Supported housing (Generally) (Median)	£1,620	£1,731	6.9%

### Older Person Accommodation Revised Viability Testing Results

- 25. **Table A1.8** shows the viability results of the typology sites that were tested in the CIL Viability Study (2022) and were identified for a positive CIL rate. The revised results for these typologies based on the changes reported in this Addendum note are also shown in **Table A1.8**. The results show a reduced viability headroom, and consequently it isnecessary to suggest changes to the proposed DCS.
- 26. Despite the changes in build costs, the sheltered/retirement accommodation on brownfield sites is shown to still have a headroom and would be able to still afford the proposed £100 psm CIL rate. This could possibly increase to around £135 with a minimum of a 25% buffer. However, viability of retirement accommodation on greenfield sites in the urban area are unviable, and in rural/village area there would likely be a small headroom of £15 psm, which would not be able to afford the proposed CIL rate. The impact of these results are likely to be minimal because this type of development is mostly likely to be on brownfield sites within half a mile from a town centre. The full appraisals for the retirement home sites are included in **Appendix A1.6**.
- 27. The impact of the recent rises in build costs on all the extra-care accommodation shows that none of the brownfield site typologies would be viable in the current market and therefore they would not be able to afford the recommended CIL rate. It is therefore suggested that extra care accommodation is nil rated for CIL on both brownfield and greenfield sites.

Table A1.8 Viability of older person accommodation in CYC and the CIL liable floorspace headroom

				per CIL liable sqm
ID	Typology		CIL Viability	Addendum Sept 2023
0P 3	60 unit Retirement home - Greenfield	Urban	£85	-£16
0P 4	60 unit Retirement home - Brownfield	Urban	£266	£178
0P 7	60 unit Retirement home - Greenfield	Village/Rural	£116	£15



			Headroom per CIL liable sqm		
ID	Typology		CIL Viability	Addendum Sept 2023	
0P 8	60 unit Retirement home - Brownfield	Village/Rural	£293	£205	
0P 12	50 unit extra-care home - Brownfield	Urban	£139	-£13	
OP 16	50 unit extra-care home - Brownfield	Village/Rural	£164	£12	

### **Purpose Built Student Accommodation CIL Revised Testing**

- 28. Some of the consultation responses challenged the viability assumptions informing the student accommodation proposed CIL charges and are discussed further in this addendum. The points raised in the consultations regarding appropriate evidence, including differences between on campus and off campus sales values, a weakening of the PBSA investment market in York and rising build costs are all considered within this section.
- 29. There are no changes proposed in the main modifications to the emerging new Local Plan concerning student accommodation development that has not already been considered in the CIL Viability Study (2022).

#### Purpose Built Student Accommodation Development Sales Values

30. Research provided by commercial property market commentators generally notes strong rental growth in recent years, and an expectation of a continuation of that trend going forward<sup>2</sup>. Commentators have generally attributed this trend to a rise in student numbers coupled with falling supply, driving rental growth. For example, BNP Paribus<sup>3</sup> quotes Unite PLC trading update for June 2023 for the forthcoming academic cycle achieving record highs with 98% of rooms sold. Huw Forrest, Head of UK Student Housing - Living Capital Markets at JLL also notes:

"While the economic environment is very challenging, investor sentiment remains positive and the PBSA sector upholds itself as a resilient market and deals are happening. With rental growth forecasted to be 5% or more in the coming years, available stock at sensible pricing and a relatively less competitive buyer pool, now is an opportune time for cash buyers or those who can consider delaying finance to invest. We expect a far more competitive pool of buyers next year as the market reacts to what is hopefully the peak of interest rates and the confidence that will bring."<sup>4</sup>



<sup>&</sup>lt;sup>2</sup> Savills (2023) 'UK Purpose-Built Student Accommodation Spotlight' accessed online <a href="https://www.savills.co.uk/research\_articles/229130/346721-0">https://www.savills.co.uk/research\_articles/229130/346721-0</a>

<sup>&</sup>lt;sup>3</sup> BNP Paribus (2023) 'UK Living Market Update: At a Glance Q2 2023' accessed online <a href="https://www.realestate.bnpparibas.co.uk/sites/default/files/2023-07/aag\_living\_q2\_23.pdf">https://www.realestate.bnpparibas.co.uk/sites/default/files/2023-07/aag\_living\_q2\_23.pdf</a>

<sup>&</sup>lt;sup>4</sup> JLL (2023) 'JLL anticipates investment volumes to reach £2.5bn for PBSA (Purpose built student accommodation) market this year and a rebound in 2024' Accessed online <a href="https://www.jll.co.uk/en/newsroom/jll-anticipates-investment-volumes-to-reach-p2-5bn-for-pbsa--pur">https://www.jll.co.uk/en/newsroom/jll-anticipates-investment-volumes-to-reach-p2-5bn-for-pbsa--pur</a>

- 31. Knight Frank<sup>5</sup> notes there to be an average rental growth of 2.6% in 2021/22 and rental growth exceeding 5% in 2022/23. Savills<sup>6</sup> notes that student accommodation provider Empiric experienced growth of 5% in student rents in 2022 and, looking forward to 2023/24, it states that both Unite and Empiric are projecting rental growth of around 7% across their portfolios.
- 32. The emerging Local Plan policy position was raised in the technical representation prepared by CBRE that was submitted in O'Neils responses obo of Galtres Garden Village, Helmsley Group & Argo Developments, and the Universities. Their response was in providing context that the DCS proposed CIL rates for PBSA without an affordable housing contribution will affect only campus developments. However, for clarification, Policy H10 of the Local Plan excludes development in these locations (and any site off campus owned by a university at the date of adoption of the Plan) from contributing towards affordable housing. Should the universities build an offsite provision on a site acquired after the Local Plan is adopted, then they too would be liable to the proposed CIL rate. In practice, the CIL rate will therefore be applied on a location (geographic) basis.
- 33. But the issue raised about different providers of PBSA on and off campus charging different rents has lead use to undertake an updated review of the advertised rates of student accommodation by type and location for the 2023/24 rental year, which is shown in **Appendix A1.4** and summarised in **Table A1.9** below.

**Table A1.9 Student Accommodation Rental Rates** 

	Let length 2022/23 in weeks £ per £ per		2/23	2023/24	
			£ per	£ per	£ per
Туре	per year	week	annum	week	annum
CIL Viability Study 2022 (2022/23)	47.0	£177	£8,319		
On campus (2023/24)	44.1			£175.76	£7,750
Off campus (2023/24)^	47.1			£201.38	£9,603

<sup>\*</sup>The off campus PBSAs informing these results include a mix of university and private sector providers

- 34. The CIL Viability Study (2022) tested a rental value of £177 per week per room for 47 weeks per year, which generates an average room rate of £8,319 per year based on advertised student accommodation at the time of the research in the summer of 2022. The updated 2023/24 room rates were considered for on campus and off campus separately.
- 35. For on campus student accommodation, the identified average rental rate was slightly lower than the previously tested. The on campus published room rates averaged at £176 per week for an average of 44 weeks per year, generating an average annual gross room rate of £7,750. The off campus published room rates averaged £201 per week for an average of 47.6 weeks per year, generating an average annual gross room rate of £9,603 per year.
- 36. It is also important to consider investment yields to help value the gross development value of PBSAs. A concern was raised in the CIL DCS Consultation that the yield of 5% that was tested in



<sup>&</sup>lt;sup>5</sup> Knight Frank (2023) 'Student Property Report' accessed online <a href="https://www.knightfrank.com/research/article/2023-01-19-record-investment-into-uk-student-market-despite-economic-uncertainty">https://www.knightfrank.com/research/article/2023-01-19-record-investment-into-uk-student-market-despite-economic-uncertainty</a>

<sup>&</sup>lt;sup>6</sup> Savills (2023) 'UK Purpose-Built Student Accommodation Spotlight' accessed online <a href="https://www.savills.co.uk/research\_articles/229130/346721-0">https://www.savills.co.uk/research\_articles/229130/346721-0</a>

- the CIL Viability Study (2022) is too keen because investment yields for PBSAs had been softening in the market. According to BNP Paribus<sup>7</sup>, this may reflect yields being driven by sharp rental growth rather than a slump in capital values.
- 37. Nonetheless, investment yields in the PBSA market may be weakening. A review of the property market press identifies that the concern about a weakening in investment yields may be lessening; for example, a Residential Investment Report prepared by CBRE, which discusses the PBSA sector, notes:

"Following a slight softening towards the end of 2022, PBSA yields have remained stable during the first half of 2023. This has been driven by strong rental growth across most university cities. This is mitigating yield expansion as investors look towards strong reversions in 2023/24."

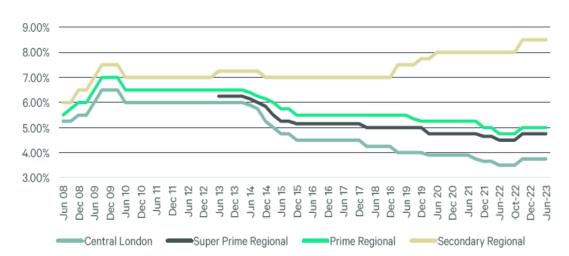


Figure A1.1 PBSA net initial yields Jun '08 to Jun '23 (as reported by CBRE9)

Source: CBRE

- 38. It has also been commented in the CIL DCS Consultation responses that the City of York is not a typical 'Super Prime Regional' area for PBSA developments, and that Prime Regional would be a better category to use. Again, although the CIL Viability Study (2022) assumed that the City of York was somewhere in the middle of being in the Super Prime Regional and Prime Regional market, we accept that a 'Prime Regional' category is appropriate.
- 39. From our review of the property market press that discusses and analyses the PBSA market, **Table A1.10** provides a summary of commentators' latest estimates for PBSA investment based on the Prime Regional rates, along with other regional categories. This shows that Prime Regional locations are identified with investment yields between 5.0% and 5.25%. The CIL Viability Study (2022) tested a yield of 5.0%, which sits at the lower threshold of the suggested



 <sup>&</sup>lt;sup>7</sup> BNP Paribas (2022) 'UK Student Housing Market Update Q3 2022' accessed online <a href="https://www.realestate.bnpparibas.co.uk/2022/oct/uk-student-housing-market-update-q3-2022">https://www.realestate.bnpparibas.co.uk/2022/oct/uk-student-housing-market-update-q3-2022</a>
 <sup>8</sup> CBRE 'UK Residential Investment Figures Q2 2023' published July 2023 accessed online <a href="https://www.cbre.co.uk/insights/figures/uk-residential-investment-figures-q2-2023">https://www.cbre.co.uk/insights/figures/uk-residential-investment-figures-q2-2023</a>.
 <sup>GF</sup> development on anything that comes forward on Campus East

range. Therefore, we include a further test with the yield at 5.25%, which is the weaker end of the range.

Table A1.10 Summary of research on PBSA yields

Source	Super Prime Regional	Prime Regional	Second Regional	Tertiary
JLL Monthly Yield Sheet (2023 Q1) <sup>10</sup> *		4.00%+	4.25% to 6.50%	4.50% to 7.25%
Cushman & Wakefield (2022 Q1) 11	4.50% to 4.75%	5.00% to 5.25%	6.25% to 7.00%	7.50%+
Knight Frank (2023 Q3)* 12		4.25% to 5.25%		
Colliers (2023 Q2) 13		5.00% to 5.25%	5.50% to 6.00%	6.00%+
CBRE (2023 Q3) 14	4.75%	5.00%	8.50%	
BNP Paribas (2022 Q3) 15	4.75%	5.50%	7.00%	8.25%

<sup>\*</sup>Varies by direct lets and 25-year FRI leases (the latter usually being lower).

- 40. From the analysis of national and local market conditions, along with a review of advertised or quoted rents for PBSA bed spaces in 2023/24, which are shown in **Appendix A1.4**, in this Addendum the following sales assumptions have been retested for new PBSA development typologies:
  - Annual rental income per room for on campus PBSA developments is £7,750, and for off campus PBSA developments is £9,603;
  - Management/operational cost as 30% of rental income (as tested in the CIL Viability Study (2022)); and
  - Investment yield rates of 5.25%.
- 41. The capitalised value per room for on campus PBSA developments is £103,337, and for off campus PBSA developments is £128,035.

#### **PBSA Development Costs**

42. The build cost estimate used in viability testing a PBSA development in York has been shown to have increased since the CIL Viability Study (2022). Based on the same BCIS source, updated to the latest figures at 2023 Q2, this shows the build costs to have increased from a median average of £2,112 psm in 2022 Q3 to a median build cost of £2,199 psm in 2023 Q2.



<sup>&</sup>lt;sup>10</sup> JLL Monthly Yield Sheet January 2023, accessed online at: <u>JLL Monthly Yield Sheet - January 2023 (chorley.gov.uk)</u>

<sup>&</sup>lt;sup>11</sup> Cushman & Wakefield (2022) 'UK Student Accommodation Report 2022' accessed online

https://www.cushmanwakefield.com/en/united-kingdom/insights/uk-student-accommodation-report

<sup>12</sup> https://content.knightfrank.com/research/522/documents/en/investment-yield-guide-september-2023-10527.pdf

<sup>&</sup>lt;sup>13</sup> Colliers (2023) 'Student Accommodation Market Snapshot: April 2023' accessed online <a href="https://www.colliers.com/engb/research/student-accommodation-market-snapshot-april-2023">https://www.colliers.com/engb/research/student-accommodation-market-snapshot-april-2023</a>

<sup>&</sup>lt;sup>14</sup> CBRE, op cit.

<sup>&</sup>lt;sup>15</sup> BNP Paribus (2022), op cit.

- 43. This is a 4.8% increase in build costs, which is in line with the rest of the goods and services market for the past year. This increase is applied in the updated testing of the PBSA development market.
- 44. According to the Council, new on campus PBSAs developments are likely to be located at Campus East where greenfield sites as opposed to brownfield development sites exist. As such, there is a need for including additional opening costs in the larger greenfield development appraisals. In doing so, in this addendum update testing, we apply opening costs to the larger 200 (i.e., equivalent to about 50 cluster and studio flats) or more student bedrooms on campus typologies using the same per unit opening cost rates that is applied to greenfield residential developments with 50 or more dwellings.

#### **PBSA Development BLVs**

- 45. With the recognition that on campus and off campus PBSA needs testing at different room rates, it is also material that there will be differences in their respective benchmark land values (BLVs). This is because on campus PBSA development are likely to occur only at Campus East where greenfield sites exist, while off campus PBSA developments, as noted in the CIL Viability Study (2022), are likely to be on brownfield sites sought through changes in use applications.
- 46. The updated testing of on campus PBSAs is therefore tested at the same BLVs as for Greenfield residential testing, which is £450,000 per hectare. The testing for off campus PBSAs uses the same assumption as before, which is the city centre residential developments on brownfield sites considered no longer fit for purpose for their existing use. This is therefore set at an appropriately low existing use value plus a premium of £1,500,000 per hectare.

#### Revised PBSA Revised Viability Testing Results

47. **Table A1.11** shows the viability results of the typology sites that were tested in the CIL Viability Study (2022) and the revised results based on the changes reported in this Addendum note.

Table A1.11 Viability of PBSA developments off campus and on campus in CYC and their psm CIL liable floorspace headroom

	Headroom per	A	fter buffer o	f
Typology	CIL liable sqm	50%	33%	25%
On campus PBSAs				
10a: Student accommodation - 25 bed	£141	£71	£94	£106
10b: Student accommodation - 100 bed	£91	£46	£61	£68
10c: Student accommodation - 200 bed	-£36			
10d: Student accommodation - 350 bed	-£72			
10e: Student accommodation - 600 bed	-£139			
Off campus PBSAs				
10a: Student accommodation - 25 bed	£494	£247	£329	£370
10b: Student accommodation - 100 bed	£437	£218	£291	£328
10c: Student accommodation - 200 bed	£325	£162	£217	£244
10d: Student accommodation - 350 bed	£284	£142	£189	£213
10e: Student accommodation - 600 bed	£169	£85	£113	£127



- 48. The results show a differential in viability based on PBSA location. It shows a reduced viability for the development of on campus PBSA accommodation, with the three largest PBSA schemes all being unviable in the current market. Only the two smaller PBSA typologies on campus are viable, with potential for a CIL rate of around £100 psm on the 25 bed typology and £60 psm on the 100 bed developments after applying buffers. The City Council has noted that it is rare for small PBSAs to be developed on campus, with most new on campus PBSAs tending to be built with 200 or more bedrooms. Therefore, based on the viability results and to avoid over complicating the charging schedule, we do not consider that on campus PBSA developments merit adding to the CIL charging schedule. The full appraisals for the on campus PBSA typologies are included in **Appendix A1.7**.
- 49. Owing to the changes in values for the tested off campus PBSA developments, which include contributions to affordable housing, the revised viability evidence is showing there to be strong viability in the off campus PBSA sector, and higher headrooms than previously tested. After allowing a 25% to 50% financial buffer in the headroom, such developments could comfortably afford a CIL of around £150 psm without threatening the risk of delivery within the bulk of the tested site typologies. The exception may be the very large student accommodation blocks with more than 600 beds, for which the results show that the £150 psm CIL rate would be affordable, albeit more at the margin of viability than the other off campus PBSAs. However, the Council expects that such large developments in the future will be rare exceptions. The full appraisals for the off campus PBSA typologies are included in **Appendix A1.8**.
- 50. Based upon the results above, a suggested change to the CIL charging schedule should be made to reduce on campus PBSA to a nil CIL charge, retaining off campus CIL rate at £150 psm.

## **Retail CIL Revised Testing**

- 51. Some of the noted consultation responses challenged the viability assumptions informing the retail proposed CIL charges. Most of the issues raised are not material to the viability of the tested retail typologies. It is also understood that there are no further changes required resulting from the proposed main modifications to the emerging Local Plan that had not already been considered in the CIL Viability Study (2022).
- 52. The points raised in the consultations regarding the outdated sales values and build costs, and the includion of additional incentives for securing retail occupiers in the current market, which are considered within this section.

#### Retail Development Sales Values

- 53. To sense check the assumptions used for rental values in the CIL Viability Study (2022), we have conducted an updated search of Estates Gazette Interactive (EGi<sup>16</sup>) data for new transactions that have taken place since the CIL Viability Study (2022).
- 54. For local convenience stores, 12 transactions were found, with 11 taking place between October 2022 and July 2023, and one currently advertised as available. This sample is shown in **Table**



<sup>&</sup>lt;sup>16</sup> Accessed via <a href="https://www.egi.co.uk/news/">https://www.egi.co.uk/news/</a>

**A1.12**. Given the paucity of data, the sample shows transactional data from across the country rather than solely within the City of York local authority area, which is unlikely to affect the results since convenience retail stores rely on securing a suitable volume of customers rather than being within specific districts. From this sample, a weighted average annual rent of £193 psm was identified, which is marginally lower than the £215 psm tested in the CIL Viability Study (2022). However, all the transactions shown in Table A1.12 are for secondhand/existing properties rather than new build and we still view £215 psm or higher for a new build local convenience store as a realistic value assumption.

Table A1.12 Review of local convenience store transactions from October 2022 to September 2023

Location	Date	Size (sqm)	Annual rent (£psm)
Heron Foods: 270 - 284 Holderness Road, Hull, HU9 2JX	Available	195	£338
Co-op, 12 Bolton Bridge Road, Ilkley, Yorkshire LS29 9AA	03/07/2023	499	£186
Premier: 16, St Marys Street, Bungay, NR35 1AX	19/05/2023	132	£114
Co-operative Food, Kestrel Avenue, Queen's Hill, Costessey, Norwich, Norfolk, NR8 5FT	20/04/2023	400	£175
SPAR: The Moderation, Green Lane, Rugeley, WS15 2GS	14/04/2023	534	£103
Co-op, Anchor Road, Coleford, Frome, Radstock, Somerset, BA3 5PG	03/04/2023	348	£187
Budgens: 79, Mandeville Road, Aylesbury, HP21 8AG	02/02/2023	179	£104
SPAR: The Old Printworks, Caxton Road, Frome, BA11 1GG	01/02/2023	204	£161
Tesco Express: 6 Woodchurch Road, Oxton, CH41 2UF	23/01/2023	396	£210
Tesco Express: Sky Gardens, Chester Road, Manchester, M15 4UU	28/11/2022	392	£255
Londis: 1-3 Felmores End, Pitsea, Basildon, SS13 1PN	02/11/2022	217	£116
Tesco Express: 42-46 Fargate, Sheffield, S1 2HE	01/11/2022	373	£335

Source: EGi

55. For out of town (comparison) stores, 10 transactions were found over the same period. These are listed in **Table A1.13**. From this sample, a weighted average annual rent of £169 psm was identified, which is marginally lower than the £175 psm tested in the CIL Viability Study (2022). Similarly, all if not most of these transactions are unlikely to be new builds and therefore the £175 psm for a new build out of centre retail store remains realistic.

Table A1.13 Review of out of town retail store transactions from October 2022 to September 2023

Location	Date	Size (sqm)	Annual rent (£psm)
Dormy House: Glenmore Trade Park, Greenwich Way, Andover, Hampshire SP10 4DR	19/09/2023	303	£91
DFS: Crittals Corner, Sidcup, DA14 6LX	05/05/2023	2,234	£285
Home Bargains: St James Retail Park, Northampton, NN1 1EE	30/12/2022	3,964	£76



B&Q: Brighton Retail Park, Carden Avenue, Brighton, BN1 8LW	20/12/2022	916	£242
NEXT: Hmyoi And Rc Reading, Forbury Road, Reading, RG1 3HY	19/12/2022	1,045	£57
The Works: Retail World, Team Valley Trad Est, Gateshead, NE11 OBD	19/10/2022	360	£333
Deichman: John Allen Centre, Between Towns Road, Oxford, OX4 3JP	17/10/2022	490	£215
Homesense: Century Retail Park, Watford, WD17 2SF	13/10/2022	921	£342
Bensons: Brotherhood Shopping Park, Brotherhood Close, Walton, Peterborough, PE4 6ZR	13/10/2022	474	£296
Homebase: Sittingbourne Retail Park, Mill Way, Sittingbourne, ME10 2XD	11/10/2022	3,554	£137

Source: EGi

- 56. Transactional research for yields over the same period is scarcer still, therefore, we rely on a review of property market reports to establish whether the tested investment yields of 6% for local convenience stores and 7% for out of centre retail warehouses in the CIL Viability Study (2022) remain appropriate.
- 57. The Knight Frank investment yield guide<sup>17</sup> provides an overview of a range of retail market investment yields. Based on its latest published review, which is for 2023 Q3, it identifies an appropriate yield to range between 4.75% and 5.75% for local convenience stores. For retail warehouses, the same research noted yields of between 5% for open A1 parks to 6.25% for good secondary bulky goods parks. Savills<sup>18</sup>, as of May 2023, reports prime equivalent yields between 5.25% and 5.75% for retail warehouses and 5.00% for food stores.
- 58. These reported yields are keener than the retail yields that were tested in the CIL Viability Study (2022). Given the strength of the retail market in the City of York, with its local and national attractions for visitors, future developments within the City of York are likely to be considered prime locations, and therefore the lower yield rates within the identified ranges are considered appropriate.
- 59. From the analysis of national and local market conditions, the following sales assumptions have been retested for new retail development typologies:
  - For local convenience, an annual rent of £215 psm and an investment yield of 5.25%;
  - For out of town retail, an annual rent of £175 psm and an investment yield of 6.00%.
- 60. It was raised though that more incentives than the tested rent free periods are required for securing retail tenants, which should include the occupier's legal fees and payment of the stamp duty that they will incur in purchasing a new development. As such, the retail retesting includes suitable allowances for this.



Knight Frank (2023) 'Prime Yield Guide – September 2023' accessed via
 <a href="https://content.knightfrank.com/research/522/documents/en/investment-yield-guide-september-2023-10527.pdf">https://content.knightfrank.com/research/522/documents/en/investment-yield-guide-september-2023-10527.pdf</a>
 Savills (2023) 'Market in Minutes: UK Commercial' accessed via
 <a href="https://www.savills.co.uk/research">https://www.savills.co.uk/research</a> articles/229130/348358-0

#### **Retail Development Costs**

- 61. The CIL Viability Study tested the build cost for small local convenience at £1,762 psm. The updated build costs based on the mean average for small local convenience 2023 Q2 is £1,852 psm. A mean rather than median average due to the low sample size of reported tenders within the BCIS. This is a 5.1% increase in build cost, which is in line with inflationary prices for most goods and services in the current market.
- 62. Similarly, the CIL Viability Study tested the build cost for Retail warehouses (Out of town comparison) at £732 psm. The updated build cost based on the median average in 2023 Q2 is £939 psm. This is a substantial 28% increase in build costs, which may reflect some of the concerns about rising build costs that were reported in the CIL Consultation responses.
- 63. These updated retail costs have been retested in this Addendum note.

#### Retail Revised Viability Testing Results

- 64. **Table A1.14** shows the viability results of the retail typology sites that were tested in the CIL Viability Study (2022) and the revised results based on the changes reported in this Addendum note. The full appraisals for these retail typologies are included in **Appendix A1.9**.
- 65. Owing to the changes in build costs, the updated viability results show both types of developments within the current market to be unviable. Therefore, the Small local convenience and the Retail warehouse (Out of town comparison) proposed DCS CIL rates of £100 psm are no longer able to be supported, which would likely necessitate a change to the proposed CIL DCS.

A1.14 Viability of small local convenience and retail warehouse typologies and their psm CIL liable floorspace headroom

		Headroom pe	er CIL liable sqm
ID	Typology	Viability	Addendum
		Study 2022	Sept 23
4	Small local convenience	£154	-£40
7	Retail warehouse (Out of town comparison)	£134	-£209

#### **Conclusions**

- 66. Based on the findings in this Addendum note, the following recommendations are provided for the Council to consider in supporting the changes to the emerging CIL draft charging schedule:
  - Strategic sites ST4, ST31 and ST33 to be set at either a reduced CIL rate of £50 psm or to apply the same zero CIL rate to these three strategic sites as currently proposed for the strategic sites ST7, ST8, ST9, ST14 and ST15, and addressing any external infrastructure funding through a section 106.
  - Sheltered/retirement accommodation should remain liable to CIL at the proposed rate of £100 psm of liable floorspace, or a higher rate of up to £135 psm. While sheltered/retirement accommodation on greenfield sites may be less viable, there are likely to be few such developments, and de-incentivising such developments that are unable to afford the proposed CIL rate will not undermine the Local Plan's ambitions.



#### City of York CIL Viability Study Addendum – November 2023

- All extra-care accommodation developments to be zero rated.
- PBSA off campus to be charged a CIL rate of £150 psm and PBSA on campus is recommended to be zero rated.
- Retail Convenience with up to 450 sqm gross internal area and Comparison retail built outside the City Centre boundary should be zero rated in line with all other retail uses.
- All other proposed CIL rates in the DCS should remain the same.
- 67. Given the suggested requirements for changing some of the CIL rates, the Council should undertake a brief (four weeks) consultation on the revisions to the DCS to eliminate initial concerns/challenges before the Examination. The Examination and the Examiner's MIQs should then focus on the Examiner's concerns about these recommendations and any outstanding concerns raised during the second consultation. The additional consultation should also mitigate the challenges raised in the initial consultation regarding the lack of consultations over CIL viability.



# **Appendix A1.1**

**Land Registry House Price Index for the City of York** 

				House price index					
					Semi-				
			Region GSS	Detached	detached	Terraced	Flats and		
Name	Period	Date	code	houses	houses	houses	maisonettes		
York	2022-08	August 2022	E06000014	157.6	156.3	154.5	135.2		
York	2022-09	September 2022	E06000014	158.7	157.2	155.6	135.8		
York	2022-10	October 2022	E06000014	159.4	157.6	155.5	135.7		
York	2022-11	November 2022	E06000014	158.5	156.3	153.9	134.9		
York	2022-12	December 2022	E06000014	158.5	156.6	154	135.5		
York	2023-01	January 2023	E06000014	157	155.1	152.5	134.3		
York	2023-02	February 2023	E06000014	157.7	155.6	152.9	135		
York	2023-03	March 2023	E06000014	158.2	155.3	152	135.1		
York	2023-04	April 2023	E06000014	158	154.9	151.6	135.3		
York	2023-05	May 2023	E06000014	156.9	154.2	150.6	135		
York	2023-06	June 2023	E06000014	158.5	156.2	152.6	137.1		

# Appendix A1.2

**BCIS Build Cost Data for** 

## BCIS for non-residential build costs

# **BCIS**°

£/M2 Study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 09-Sep-2023 07:23

Rebased to 2Q 2023 (383) and York (98; sample 19)

MAXIMUM AGE OF RESULTS: DEFULT PERIOD

Building function (Maximum age of projects)	£/m² gr	£/m² gross internal floor area						
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
810. Housing, mixed developments (15)	1,467	795	1,276	1,422	1,606	3,622	1261	
810.1 Estate housing								
Generally (15)	1,459	708	1,242	1,402	1,599	5,067	1422	
Single storey (15)	1,663	989	1,405	1,600	1,837	5,067	236	
2-storey (15)	1,403	708	1,217	1,361	1,538	3,059	1101	
3-storey (15)	1,531	909	1,275	1,453	1,752	2,990	80	
4-storey or above (15)	3,052	1,503	2,440	2,724	4,055	4,537	5	
810.11 Estate housing detached (15)	1,910	1,073	1,471	1,648	2,044	5,067	21	
810.12 Estate housing semi detached								
Generally (15)	1,470	858	1,258	1,434	1,603	3,279	355	
Single storey (15)	1,643	1,043	1,405	1,605	1,800	3,279	81	
2-storey (15)	1,417	858	1,244	1,379	1,554	2,517	262	
3-storey (15)	1,450	1,073	1,163	1,408	1,714	2,064	12	
810.13 Estate housing terraced		,					•	
Generally (15)	1,490	873	1,223	1,393	1,628	4,537	235	
Single storey (15)	1,704	1,102	1,419	1,752	2,007	2,400	19	
2-storey (15)	1,423	873	1,198	1,361	1,567	3,059	180	
3-storey (15)	1,558	909	1,263	1,426	1,733	2,990	34	
4-storey or above (10)	4,296	4,055	-	-	-	4,537	2	
816. Flats (apartments)	,	,	1			,		
Generally (15)	1,722	853	1,430	1,622	1,943	5,896	853	
1-2 storey (15)	1,617	1,002	1,371	1,539	1,802	3,366	181	
3-5 storey (15)	1,702	853	1,423	1,620	1,925	3,600	571	
6 storey or above (15)	2,034	1,237	1,642	1,918	2,216	5,896	98	
818. Housing with shops, offices, workshops	2,182	861	1,730	2,007	2,468	5,260	84	
or the like (15)								
820.1 'One-off' housing detached (3 units or		•	•	•	•	•	•	
less)								
Generally (15)	2,716	1,076	1,854	2,397	3,247	6,978	131	
Single storey (15)	2,231	1,301	1,631	2,219	2,822	4,154	29	
2-storey (15)	2,645	1,076	1,847	2,299	3,117	6,713	70	
3-storey (15)	3,025	1,422	2,192	3,181	3,425	5,546	25	
4-storey or above (15)	5,070	2,704	3,458	6,008	6,201	6,978	5	
820.2 'One-off' housing semi-detached (3	1,865	1,154	1,548	1,711	2,088	5,871	55	
units or less) (15)			,	1				
820.3 'One-off' housing terraced (3 units or	1,803	1,015	1,379	1,534	1,822	3,502	14	
less) (15)								

843. Supported housing							
Generally (15)	1,847	947	1,533	1,731	2,058	3,741	133
Single storey (15)	2,144	1,328	1,699	1,976	2,317	3,741	16
2-storey (15)	1,844	956	1,519	1,671	2,115	3,253	42
3-storey (15)	1,704	947	1,524	1,624	1,879	2,558	45
4-storey or above (15)	1,898	1,163	1,521	1,757	1,942	3,590	27
843.1 Supported housing with shops, restaurants or the like (15)	1,773	1,110	1,496	1,668	1,925	2,960	36

19-Sep-2023 07:42

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## BCIS for non-residential build costs

# **BCIS**®

£/M2 Study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 09-Sep-2023 07:23

Rebased to 2Q 2023 (383) and York (98; sample 19)

MAXIMUM AGE OF RESULTS: DEFULT PERIOD

Building function (Maximum age of projects)	£/m² gr	oss interna	l floor area				Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
282. Factories							
Generally (20)	1,215	279	673	1,000	1,428	4,568	89
Up to 500m2 GFA (20)	1,543	995	1,121	1,306	1,933	2,636	13
500 to 2000m2 GFA (20)	1,298	279	706	1,143	1,427	4,568	38
Over 2000m2 GFA (20)	1,019	503	632	826	1,119	2,648	38
282.1 Advance factories					•		
Generally (15)	1,029	493	811	1,012	1,260	1,546	19
Up to 500m2 GFA (15)	1,177	995	1,003	1,107	1,280	1,546	6
500 to 2000m2 GFA (15)	1,073	493	911	1,195	1,298	1,368	8
Over 2000m2 GFA (15)	781	600	673	793	829	1,012	5
282.12 Advance factories/offices – mixed facilities (class B1)		•	1	1	•	<u>, , , , , , , , , , , , , , , , , , , </u>	· ·
Generally (20)	1,450	532	907	1,469	1,759	2,648	18
Up to 500m2 GFA (20)	2,341	1,933	-	2,453	-	2,636	3
500 to 2000m2 GFA (20)	1,341	532	1,202	1,469	1,618	1,794	6
Over 2000m2 GFA (20)	1,226	623	824	960	1,621	2,648	9
282.2 Purpose built factories		1	•	•	1		
Generally (30)	1,314	279	691	1,122	1,689	4,568	78
Up to 500m2 GFA (30)	1,535	814	1,066	1,300	2,071	2,359	7
500 to 2000m2 GFA (30)	1,421	279	743	1,061	1,595	4,568	28
Over 2000m2 GFA (30)	1,207	370	656	1,111	1,648	2,466	43
282.22 Purpose built factories/Offices – mixed facilities (15)	1,053	506	833	1,019	1,195	2,254	23
284. Warehouses/stores		1	•	•	1	1	
Generally (15)	1,063	417	641	848	1,111	4,854	41
Up to 500m2 GFA (15)	1,939	700	1,072	1,364	2,302	4,854	8
500 to 2000m2 GFA (15)	945	496	695	860	1,084	1,711	16
Over 2000m2 GFA (15)	763	417	586	641	920	1,656	17
284.1 Advance warehouses/stores (15)	811	432	599	868	1,027	1,111	8
284.2 Purpose built warehouses/stores		1	1			<u>'</u>	1
Generally (15)	1,129	417	656	848	1,272	4,854	31
Up to 500m2 GFA (15)	2,235	700	1,326	1,739	2,828	4,854	6
500 to 2000m2 GFA (15)	930	496	677	842	1,061	1,711	14
Over 2000m2 GFA (15)	778	417	622	723	963	1,261	11
284.5 Cold stores/refrigerated stores (25)	1,037	1,012	1-	-	_	1,063	2
320. Offices	_,,,,,,	_,-,-	1	-1			

Generally (15)	2,291	1,094	1,612	8,178	2,716	5,439	54
Air-conditioned	Ĺ	,		1 .	,	1 /	
Generally (15)	2,193	1,292	1,826	2,094	2,530	3,822	19
1-2 storey (15)	2,186	1,292	1,906	1,976	2,207	3,822	9
3-5 storey (15)	2,155	1,490	1,719	2,090	2,587	2,999	8
6 storey or above (20)	2,483	1,896	2,228	2,375	2,553	3,566	8
Not air-conditioned		•	•	-	-	•	
Generally (15)	2,321	1,094	1,523	2,318	3,057	3,559	22
1-2 storey (15)	2,359	1,260	1,541	2,442	3,018	3,522	15
3-5 storey (15)	2,200	1,094	1,523	1,867	3,020	3,559	6
6 storey or above (25)	2,611	2,040	-	2,692	-	3,020	4
320.1 Offices with shops, banks, flats, etc					•		
Generally (15)	2,263	1,514	2,007	2,306	2,596	2,819	10
1-2 storey (20)	1,636	1,350	-	1,390	-	2,168	3
3-5 storey (15)	2,129	1,514	-	2,091	-	2,819	4
6 storey or above (15)	2,390	1,954	2,174	2,439	2,647	2,738	5
341.1 Retail warehouses							
Generally (25)	1,045	516	781	938	1,108	3,052	45
Up to 1000m2 (25)	1,150	762	857	971	1,096	3,052	11
1000 to 7000m2 (25)	1,048	516	787	939	1,193	2,177	30
7000 to 15000m2 (25)	793	771	-	-	-	816	2
Over 15000m2 GFA (30)	871	770	-	-	-	972	2
342. Shopping centres (30)	1,590	1,212	-	1,572	-	1,985	3
343. Department stores (45)	1,592	592	-	1,338	-	3,101	4
344. Hypermarkets, supermarkets							
Generally (35)	1,807	296	1,260	1,662	2,377	3,155	41
Up to 1000m2 (35)	1,852	1,247	-	1,593	-	2,976	4
1000 to 7000m2 GFA (35)	1,807	296	1,250	1,852	2,385	3,155	35
7000 to 15000m2 (35)	1,500	-	-	-	-	-	1
Over 15000m2 GFA (35)	1,930	-	-	-	-	-	1
345. Shops			_				
Generally (30)	1,844	661	957	1,453	2,347	4,637	17
1-2 storey (30)	1,868	661	956	1,546	2,388	4,637	16
3-5 storey (30)	1,453	-	-	-	-	-	1
852. Hotels (15)	2,545	1,329	2,005	2,493	3,160	3,513	13
853. Motels (25)	1,591	1,190	1,460	1,477	1,909	1,916	5
856.2 Students' residences, halls of residence,	2,172	1,253	1,942	2,199	2,439	3,564	54
etc (15)							

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# **Appendix A1.3**

Review of flatted schemes advertised on RightMove at 14/09/2023

Postcode	Location	Туре	Size (sqm)	Advertised price	£psm	
YO1	36 Waverley, Hudson Quarter	3 bed Flats	116	£765,000	£6,595	https://www.rightmove.co.uk/propertie s/133105859#/?channel=RES_NEW
YO1	29 Victoria, Hudson Quarter	3 bed Flats	107	£675,000	£6,308	https://www.rightmove.co.uk/propertie s/132444872#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	2 bed Flats	81.7	£515,000	£6,304	https://www.rightmove.co.uk/properties/139563635#/?channel=RES_NEW
YO24	The Crescent, York	2 bed Flats	68.4	£420,000	£6,140	https://www.rightmove.co.uk/properties/136170641#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	2 bed Flats	82	£398,000	£4,854	https://www.rightmove.co.uk/properties/139563353#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	2 bed Flats	76.5	£362,000	£4,732	https://www.rightmove.co.uk/properties/139563599#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	2 bed Flats	69.6	£358,000	£5,144	https://www.rightmove.co.uk/properties/139563524#/?channel=RES_NEW
YO24	The Crescent, York	1 bed Flats	54.6	£355,000	£6,502	https://www.rightmove.co.uk/properties/136443899#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	61	£284,500	£4,664	https://www.rightmove.co.uk/properties/139563191#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	49.5	£255,000	£5,152	https://www.rightmove.co.uk/properties/139563437#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	50.5	£252,000	£4,990	https://www.rightmove.co.uk/properties/139563263#/?channel=RES_NEW
YO30	Plot 93 Bootham Crescent	1 bed Flats	45.2	£250,000	£5,537	https://www.rightmove.co.uk/properties/86227095#/?channel=RES_NEW
YO30	Plot 92 Bootham Crescent	1 bed Flats	45.2	£250,000	£5,537	https://www.rightmove.co.uk/properties/86226957#/?channel=RES_NEW
YO31	The Cocoa Works, Haxby Road	1 bed Flats	31.8	£215,000	£6,761	https://www.rightmove.co.uk/properties/133487003#/?channel=RES_NEW

# **Appendix A1.4**

Advertised Room Rents within PBSA schemes in the City of York for the 2023/24 Education Year

## On Campus PBSAs rents for 2023/24

Operator	College or name of halls	Band/room type	Catering	Weeks let p.a.	£ per week	£ per annum
Askam Bryan	Coverdale	Ensuite	Self-catering	32	£157	£5,093
Askam Bryan	Main Building	Single rooms	Self-catering	32	£135	£4,358
Uni of York	Alcuin College	Band 3	Self-catered	40	£173	£6,920
Uni of York	Alcuin College	Band 3 (postgraduates)	Self-catered	51	£173	£8,823
Uni of York	Anne Lister College	Band 3	Self-catered (weekly college meal)	44	£179	£7,876
Uni of York	Anne Lister College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Constantine College	Band 4	Self-catered (weekly college meal)	44	£175	£7,700
Uni of York	Constantine College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	David Kato College	Band 2	Self-catered (weekly college meal)	44	£148	£6,512
Uni of York	David Kato College	Band 3	Self-catered (weekly college meal)	44	£179	£7,876
Uni of York	David Kato College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	<u>Derwent College</u> (Edens Court)	Band 3	Self-catered	40	£156	£6,240
Uni of York	Goodricke College	Band 3	Self-catered (weekly college meal)	44	£162	£7,128
Uni of York	Goodricke College	Band 3	Self-catered (weekly college meal)	44	£179	£7,876
Uni of York	Goodricke College	Band 3	Self-catered (weekly college meal)	50	£161	£8,050
Uni of York	Goodricke College	Band 3 Large	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Langwith College	Band 4	Self-catered (weekly college meal)	44	£175	£7,700
Uni of York	Langwith College	Band 4	Self-catered (weekly college meal)	44	£194	£8,536
Uni of York	Wentworth Graduate College	Band 3 (postgraduates)	Self-catered	51	£173	£8,823
Uni of York	Wentworth Graduate College	Band 3 Large (postgraduates)	Self-catered	51	£188	£9,588
Uni of York	Wentworth Graduate College	Studio (postgraduates)	Self-catered	51	£208	£10,608
Average on campu	us PBSA			44	£176	£7,750

# Off campus PBSA rents for 2023/24

Operator	College or name of halls	Band/room type	Catering	Let weeks per year	£ per week	£ per annum
Uni of York	Halifax College	Band 1	Self-catered	40	£99	£3,960
Uni of York	Halifax College	Band 3	Self-catered	40	£156	£6,240
Uni of York	Halifax College	Band 1	Self-catered	51	£99	£5,049
Uni of York	Halifax College	Band 3	Self-catered	51	£173	£8,823
Uni of York	Halifax College	Band 3 Large	Self-catered	51	£188	£9,588
Uni of York	Student Castle York	Clifford Flat	Self-catered	50	£201	£10,050
Uni of York	Student Castle York	Clifford Flat Deluxe	Self-catered	50	£206	£10,300
Uni of York	Student Castle York	Studio Raven	Self-catered	50	£226	£11,300
Uni of York	Student Roost	15 Room Flat	Self-catered	51	£169	£8,619
Uni of York	Student Roost	12 Room Flat	Self-catered	51	£169	£8,619
Uni of York	Student Roost	Bronze	Self-catered	51	£199	£10,149
Uni of York	Student Roost	Studio Bronze	Self-catered	51	£219	£11,169
Uni of York	Student Roost	Studio Silver	Self-catered	51	£229	£11,679
Uni of York	Student Roost	Studio Gold	Self-catered	51	£239	£12,189
York St John	St John Central		Self-catered	41	£146	£5,973
York St John	St John Central	Large	Self-catered	41	£153	£6,287
York St John	St John Central	Studio	Self-catered	41	£199	£8,141
York St John	Limes court	Standard	Self-catered	44	£108	£4,759
York St John	Limes court	Large	Self-catered	44	£112	£4,918
York St John	St Marys The Grange	Standard	Self-catered	37	£117	£4,319
York St John	St Marys The Grange	Large	Self-catered	37	£123	£4,563
York St John	Grange House The Grange	Standard ensuite	Self-catered	44	£136	£5,976
York St John	Grange House The Grange	Large ensuite	Self-catered	44	£142	£6,252
York St John	Grange House The Grange	Standard	Self-catered	44	£117	£5,137
York St John	Grange House The Grange	Large	Self-catered	44	£122	£5,378
York St John	Baldwin House The Grange	Standard	Self-catered	37	£110	£4,057
York St John	Muir House etc the Grange	Standard	Self-catered	44	£107	£4,715
York St John	Clarence Street	Standard	Self-catered	45	£135	£6,087
York St John	Clarence Street	Large	Self-catered	45	£146	£6,565
York St John	The Brickworks	Silver en-suite (Standard)	Kitchen	44	£180	£7,920
York St John	The Coal Yard	Ensuite (Standard)	Kitchen	44	£180	£7,920
York St John	The Coal Yard	Studio	Kitchen	51	£206	£10,506
York St John	Abode	Classic	Self-catered	44	£180	£7,920
York St John	The Boulevard	Standard	Shared kitchen	N.A	N.A	N.A
York St John	Student Castle	Standard	Self-catered	N.A	N.A	N.A
Student Castle	Student Castle York	Clifford Flat	Self-catered	51	£205	£10,455

Operator	College or name of halls	Band/room type	Catering	Let weeks per year	£ per week	£ per annum
Student Castle	Student Castle York	Clifford Flat Deluxe	Self-catered	51	£206	£10,506
Student Castle	Student Castle York	Studio Raven (Single)	Self-catered	51	£230	£11,730
Student Castle	Student Castle York	Studio Raven (Double)	Self-catered	51	£250	£12,750
Student Castle	Student Castle York	Studio Lancaster (Single)	Self-catered	51	£271	£13,821
Student Castle	Student Castle York	Studio Lancaster (Double)	Self-catered	51	£251	£12,801
iQ	The Brickworks	Studio - Gold	Kitchen	51	£303	£15,453
iQ	The Brickworks	Studio - Platinum	Kitchen	51	£333	£16,983
CRM Students	The Coal Yard	Studio	Kitchen	51	£196	£9,996
CRM Students	The Coal Yard	Ensuite	Kitchen	44	N.A	N.A
CRM Students	The Coal Yard	Ensuite (Standard)	Kitchen	44	£169	£7,436
CRM Students	The Coal Yard	Ensuite (Standard+)	Kitchen	44	£180	£7,920
University Living	Abode	Deluxe	Self-catered	N.A	N.A	N.A
University Living	Abode	Twin Studio (single)	Shared kitchen	51	£165	£8,415
University Living	Abode	Twin Studio (double)	Shared kitchen	51	£215	£10,965
University Living	Abode	Classic Ensuite	Kitchen	51	£209	£10,659
University Living	Abode	Classic Ensuite	Kitchen	48	£207	£9,936
University Living	Abode	Premium Ensuite	Kitchen	51	£212	£10,812
University Living	Abode	Premium Ensuite	Kitchen	48	£219	£10,512
University Living	Abode	Deluxe Ensuite	Kitchen	51	£228	£11,628
University Living	Abode	Classic Studio	Kitchen	51	£280	£14,280
University Living	Abode	Premium Studio	Kitchen	51	£293	£14,943
University Living	Abode	Deluxe Twin Apartment	Kitchen	51	£360	£18,360
Student Roost	Frederick House	Ensuite - Bronze	Shared kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Non-Ensuite	Shared kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Studio - Bronze	Kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Studio - Silver	Kitchen	N.A	N.A	N.A
Student Roost	Frederick House	Studio - Gold	Kitchen	N.A	N.A	N.A
Student Roost	The Boulevard	Ensuite - Bronze	Shared kitchen	51	£269	£13,719
Student Roost	The Boulevard	Ensuite - Silver	Shared kitchen	51	£285	£14,535
Student Roost	The Boulevard	Studio - Bronze	Kitchen	51	£299	£15,249
Student Roost	The Boulevard	Studio - Silver	Kitchen	51	£309	£15,759
Student Roost	The Boulevard	Studio - Gold	Kitchen	51	£319	£16,269
Student Roost	The Boulevard	Studio - Platinum	Kitchen	51	£329	£16,779
Hello Student	Samuel Tuke Apartments	En-suite (Platinum - Within a 2-Bed Apartment)	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	En-suite (Platinum - Within a 5-Bed Apartment)	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	En-suite (Platinum - Within a 5-Bed Apartment)	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	Studio - Gold	Kitchen	N.A	N.A	N.A

Operator	College or name of halls	Band/room type	Catering	Let weeks per year	£ per week	£ per annum
Hello Student	Samuel Tuke Apartments	Studio - Platinum	Kitchen	N.A	N.A	N.A
Hello Student	Samuel Tuke Apartments	Studio - Diamond	Kitchen	N.A	N.A	N.A
Hello Student	Foss Studios			N.A	N.A	N.A
Hello Student	Percy's Place			N.A	N.A	N.A
Average off campu	us PBSA	48	£201	£9,603		

# **Appendix A1.5**

**Updated DVAs of tested residential sites in this addendum** 

0	504 - 1111	11.9.	TECHNICAL CUECUS	DVA CULTURAL DV	CA CUELOW
Centre/ City Ce Site	entre Extension - Medium - 50 dwellings - 50 Private	Units VA1 Affordable	TECHNICAL CHECKS: Sqm/ha 5,500	DVA SUMMARY: RLV £1,646,877	CASHFLOW
Gross ha	0.50 Nr of units 35	15.0	Dwgs/ha 100	BLV £850,000	
Net ha	0.50 AH tenures Intermediate	3.00	Units/pa 50 AH rate 30.0%	Viable? Yes	
Land type LV description	Greenfield Affordable rent City centre Social rent	6.00	AH rate 30.0% GDV=Total costs 0	Headroom £796,877 Headroom per net ha £1,593,755	
	First Homes	-	Profit/total GDV 17.5%	Headroom per dwg £15,938	
				Headroom psm £240	
1.0	Site Acquisition			Headroom psm CIL liable £347	Start Finish
1.1	Net site value (residual land value)			£1,646,877	Jan-23 Feb-24
1.2	Stamp Duty Land Tax	Category: Commercial land		£0	Jan-23 Feb-24
1.3	Burcharar costs	1 759/	on land costs	£71,844 £28,820	Jan-23 Feb-24 Jan-23 Feb-24
1.3	Purchaser costs  Total Site Acquisition Costs	1.73%	on faild costs	£1,747,542	Jan-23 Feb-24
2.0	Developer's Return				
2.1 2.2	Central overheads		on GDV	£440,969 £1,711,999	Jan-23 Nov-25
2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0% Minus 6.0% overheads	16.5% on OM GDV 2.5% on AH transfer values	£55,584	Oct-25 Nov-25 Oct-25 Nov-25
	Total Developer's Return			£2,208,553	
3.0	Development Value				
3.1 3.1.1	Private units Flats (NIA)	Nr of units Size sqm 35.00 55.0	Total sqm £psm 1,925 £5,390	Total Value £10,375,750	Oct-24 Oct-25
3.1.2	2 bed house	0.00 74.5	- £4,200	£0	Oct-23 Oct-25
3.1.3	3 bed house	0.00 93.0	- £4,200	£0	Oct-23 Oct-25
3.1.4	4+ bed house	0.00 117.1	- £4,200 1,925	£0	Oct-23 Oct-25
3.2	Total Social rent	35.0 Nr of units Size sqm	Total sqm £psm	Total Value	
3.2.1	Flats (NIA)	6.00 55.0	330 £2,156	£711,480	Oct-24 Oct-25
3.2.2	2 bed house	0.00 74.5	- £1,680	£0	Oct-23 Oct-25
3.2.3 3.2.4	3 bed house 4+ bed house	0.00 93.0 0.00 117.1	- £1,680 - £1,680	£0 £0	Oct-23 Oct-25 Oct-23 Oct-25
	Total	6.0	330	\ <u></u>	30.23 00.23
3.3	Affordable rent	Nr of units Size sqm	Total sqm £psm	Total Value	
3.3.1	Flats (NIA)	6.00 55.0	330 £2,695 - £2,100	£889,350	Oct-24 Oct-25
3.3.2 3.3.3	2 bed house 3 bed house	0.00 74.5 0.00 93.0	- £2,100 - £2,100	£0 £0	Oct-23 Oct-25 Oct-23 Oct-25
3.3.4	4+ bed house	0.00 117.1	- £2,100	£0	Oct-23 Oct-25
	Total	6.0	330		
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units         Size sqm           3.00         55.0	Total sqm £psm 165 £3,773	Total Value £622,545	Oct-24 Oct-25
3.4.2	2 bed house	0.00 74.5	- £2,940	£0	Oct-23 Oct-25
3.4.3	3 bed house	0.00 93.0	- £2,940	£0	Oct-23 Oct-25
3.4.4	4+ bed house Total	0.00 117.1 3.0	- £2,940 165	£0	Oct-23 Oct-25
	Gross Development Value	3.0	103	£12,599,125	
4.0	Development Costs				
<b>4.1</b> 4.1.1	Sales Cost Private units	3.00%	on OM GDV	£311,273	Oct-24 Oct-25
4.1.3	Affordable units		per affordable housing	£7,500	Oct-24 Oct-25
	Total Sales Costs	•		£318,773	
<b>4.2</b> 4.2.1	Build Costs Private units	Nr of units Size sqm	Tatal and Case	Total Cost	
4.2.1.1	Flats (GIA)	Nr of units Size sqm 35.00 64.4	Total sqm £psm 2,254 £1,580	£3,560,193	Apr-23 Apr-25
4.2.1.2	2 bed house	0.00 77.2	- £1,242	£0	Apr-23 Apr-25
4.2.1.3	3 bed house	0.00 96.0	- £1,242	£0	Apr-23 Apr-25
4.2.1.4	4+ bed house Total	0.00 120.5 35	- £1,242 2,254	£0	Apr-23 Apr-25
4.2.2	Affordable units	Nr of units Size sqm	Total sqm £psm	Total Cost	
4.2.2.1	Flats (GIA)	15.00 67.1	1,007 £1,580	£1,590,782	Apr-23 Apr-25
4.2.2.2 4.2.2.3	2 bed house 3 bed house	0.00 81.9 0.00 101.3	- £1,242 - £1,242	£0 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.2.2.4	4+ bed house	0.00 126.4	- £1,242	£0	Apr-23 Apr-25
	Total	15	1,007		
4.2.3	Carrana	Nr of units Size sqm 3.150 18	Total sqm £psm 57 £500	Total Cost £28,350	Apr-23 Apr-25
4.2.3	Garages Total Build Costs	3.130 16	37 1300	£5,179,325	Api-23   Api-23
4.3	Extra-Over Construction Costs				
4.3.1.1	Externals (for houses)	10%	extra-over on build cost for houses	£2,835	Apr-23 Apr-25
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)	5% £0	extra-over on build cost for flats per net ha	£257,549 £0	Apr-23 Apr-25 Jan-23 Feb-24
4.3.3	Site opening costs		per unit	£325,000	Jan-23 Feb-24
4.4	Total Extra-Over Construction Costs Professional Fees			£585,384	
4.4.1	Professional Fees Professional Fees	8%	on build costs (incl: externals)	£435,177	Jan-23 Apr-25
	Total Professional Fees			£435,177	,,,
4.5	Contingency		on build costs lines, automosts	6247 = 24	lan 32 Arran
4.5.1	Contingency Total Contingency	4%	on build costs (incl: externals)	£217,588 £217,588	Jan-23 Apr-25
4.6	Planning Obligations				
4.6.1.1	Cat 2		per house	£0	Apr-23 Apr-25
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)		per flat per market house	£0 £32,130	Apr-23 Apr-25 Apr-23 Apr-25
4.6.1.4	Cat(3)(A)		per market flat	£24,413	Apr-23 Apr-25
4.6.1.5	Cat(3)(B)		per affordable house	£0	Apr-23 Apr-25
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points		per affordable flat per unit (100% of houses; 50% of flats)	£29,625 £25,000	Apr-23 Apr-25 Apr-23 Apr-25
4.6.2 4.6.3.1	Policy CC1, CC2 & CC3		per house	£25,000 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.3.2	Policy CC1, CC2 & CC3	£9,000	per flat	£450,000	Apr-23 Apr-25
4.6.4 4.6.5.1	Policy G12 Biodiversity Net Gain Policy GI2a Stenshall SAC		per unit SAC per house	£60,600 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC		SAC per flat	£0 £25,000	Apr-23 Apr-25 Apr-23 Apr-25
4.6.6	Policy H5 Gypsy and Traveller sites	£150,000	per pitch	£0	Apr-23 Apr-25
4.6.7 4.6.9.1	AH Commuted Sum payment S106	£0	total per unit	£0 £413,700	Jan-23 Feb-24 Jan-23 Feb-24
0.5.1	Total Developer Contributions	16,2/4	per unit	£1,060,468	7011-23 reb-24
5.0	TOTAL DEVELOPMENT COSTS			£7,796,714	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£11,752,808	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs			£846,317	
		APR	PCM		
8.1	Finance	7.75%	0.624% on net costs	-£846,317	
<u></u>					
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]			£12,599,125	
NB: This apprai	sal has been prepared in line with the RICS valuation guida				not a formal 'Red Book'
	(RICS Valuation	– P <u>rofessional Standards UK January</u>	2022 valuation and should not be relied u	pon as such.	

Centre/ City Ce Site	entre Extension - Small - 20 dwellings	20 Units ivate Affordable	VA1	TECHNICAL CHECKS:	5,500	DVA SUMMARY: RLV	£827,199	CASHFLOW
Gross ha	0.20 Nr of units	14 6	1	Sqm/ha Dwgs/ha	100	BLV	£340,000	
Net ha	0.20 AH tenures Intermediat			Units/pa	27	Viable?	Yes	
Land type	Greenfield Affordable r	ent 2		AH rate	30.0%	Headroom	£487,199	
LV description		2		GDV=Total costs	17.5%	Headroom per net ha	£2,435,994	
	First Homes	-	]	Profit/total GDV	17.5%	Headroom per dwg Headroom psm	£24,360 £367	
						Headroom psm CIL liable	£531	Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)			•			£827,199	Jan-23 Dec-23
1.2	Stamp Duty Land Tax	Category:	Commercial land	1			£0	Jan-23 Dec-23
1.3	D. rahamanaha		1.750/	1			£30,860 £14,476	Jan-23 Dec-23
1.3	Purchaser costs  Total Site Acquisition Costs		1./5%	on land costs			£872,535	Jan-23 Dec-23
2.0	Developer's Return						2072,555	
2.1	Central overheads			on GDV			£176,388	Jan-23 May-25
2.2	Profit (net) on Private units	20.0%	Minus		OM GDV		£684,800	Apr-25 May-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% or	AH transfer values		£22,234	Apr-25 May-25
3.0	Total Developer's Return Development Value						£883,421	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	14.00	55.0	770	£5,390		£4,150,300	Jul-24 Apr-25
3.1.2	2 bed house	0.00	74.5		£4,200		£0	Oct-23 Apr-25
3.1.3	3 bed house	0.00	93.0		£4,200		£0	Oct-23 Apr-25
3.1.4	4+ bed house Total	0.00 14.0	117.1	770	£4,200		£0	Oct-23 Apr-25
3.2	Social rent	Nr of units	Size sqm		£psm		Total Value	
3.2.1	Flats (NIA)	2.40	55.0	132	£2,156		£284,592	Jul-24 Apr-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Apr-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Apr-25
3.2.4	4+ bed house Total	0.00 2.4	117.1	132	£1,680		£0	Oct-23 Apr-25
3.3	Affordable rent	2.4 Nr of units	Size sqm		£psm		Total Value	
3.3.1	Flats (NIA)	2.40	55.0		£2,695		£355,740	Jul-24 Apr-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Apr-25
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Apr-25
3.3.4	4+ bed house Total	0.00 2.4	117.1	132	£2,100		£0	Oct-23 Apr-25
3.4	Intermediate	2.4 Nr of units	Size sqm		£psm		Total Value	
3.4.1	Flats (NIA)	1.20	55.0		£3,773		£249,018	Jul-24 Apr-25
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Apr-25
3.4.3	3 bed house	0.00	93.0		£2,940		£0	Oct-23 Apr-25
3.4.4	4+ bed house Total	0.00 1.2	117.1	- 66	£2,940		£0	Oct-23 Apr-25
	Gross Development Value	1.2		00			£5,039,650	
4.0	Development Costs							
4.1	Sales Cost			1				
4.1.1 4.1.3	Private units Affordable units		3.00%	on OM GDV per affordable housin	ď		£124,509 £3,000	Jul-24 Apr-25 Jul-24 Apr-25
4.1.5	Total Sales Costs		1500	per anordable nousin	5		£127,509	301-24 Apr-23
4.2	Build Costs						,	
4.2.1	Private units	Nr of units	Size sqm		£psm		Total Cost	
4.2.1.1 4.2.1.2	Flats (GIA) 2 bed house	14.00 0.00	64.4 77.2		£1,580 £1,402		£1,424,077 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.2.1.3	3 bed house	0.00	96.0		£1,402		£0	Apr-23 Oct-24
4.2.1.4	4+ bed house	0.00	120.5	-	£1,402		£0	Apr-23 Oct-24
	Total	14		902				
4.2.2	Affordable units	Nr of units	Size sqm		£psm		Total Cost	
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1 81.9	403	£1,580 £1,402		£636,313 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Oct-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Oct-24
	Total	6		403				
4.2.3	C	Nr of units 1.260	Size sqm	Total sqm 23	£psm £500		Total Cost £11,340	A 22 O-+ 24
4.2.3	Garages Total Build Costs	1.200	18	23	£500		£2,071,730	Apr-23 Oct-24
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)		10%				£1,134	Apr-23 Oct-24
4.3.1.2	Externals (for flats)		5%		st for flats		£103,020	Apr-23 Oct-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs		£0	per net ha per unit			£0 £0	Jan-23 Dec-23 Jan-23 Dec-23
1.3.3	Total Extra-Over Construction Costs		, EU	1 per anni			£104,154	Juli 23 Dec-23
4.4	Professional Fees			_				
4.4.1	Professional Fees		8%	on build costs (incl: ex	rternals)		£174,071	Jan-23 Oct-24
4.5	Total Professional Fees Contingency						£174,071	
4.5.1	Contingency		4%	on build costs (incl: ex	rternals)		£87,035	Jan-23 Oct-24
	Total Contingency						£87,035	
4.6	Planning Obligations			J				A 22   C : C :
4.6.1.1 4.6.1.2	Cat 2 Cat 2			per house per flat			£0	Apr-23 Oct-24 Apr-23 Oct-24
4.6.1.2	Cat 2 Cat(3)(A)			per nat per market house			£12,852	Apr-23 Oct-24 Apr-23 Oct-24
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£9,765	Apr-23 Oct-24
4.6.1.5	Cat(3)(B)			per affordable house			£0	Apr-23 Oct-24
4.6.1.6	Cat(3)(B)			per affordable flat	FOR/ - ( C · · · )		£11,850	Apr-23 Oct-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3			per unit (100% of hou per house	ses; 50% of flats)		£10,000 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.6.3.2	Policy CC1, CC2 & CC3			per flat			£180,000	Apr-23 Oct-24
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£24,240	Apr-23 Oct-24
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£0	Apr-23 Oct-24
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites			SAC per flat per pitch			£10,000 £0	Apr-23 Oct-24 Apr-23 Oct-24
4.6.7	AH Commuted Sum payment			total			£0	Jan-23 Dec-23
4.6.9.1	S106			per unit			£165,480	Jan-23 Dec-23
-	Total Developer Contributions				·		£424,187	
5.0	TOTAL DEVELOPMENT COSTS						£2,988,686	
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]  TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EREST1					£4,744,641 £295,009	
8.0	Finance Costs							
			APR	PCM				
8.1	Finance		7.75%	0.624% or	net costs		-£295,009	
I								
							£5,039,650	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						13,033,030	
	TOTAL PROJECT COSTS [INCLUDING INTEREST] isal has been prepared in line with the RICS valuati	ion guidance. The p	urpose of the apprai	sal is to assess the impa	act of planning polici	es on site viability at a strate		isal is not a formal 'Red
	isal has been prepared in line with the RICS valuati			sal is to assess the impa anuary 2022 valuation				isal is not a formal 'Red

Urban Large	AE dwallings Granfield	45 Units	VA1	FECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
Site	45 dwellings - Greenfield	Private Affordable	VAI	Sqm/ha	4,342	RLV	£2,128,518	CASHFLOW	
Gross ha	1.00 Nr of units	32 14		Dwgs/ha	50	BLV	£1,101,000		
Net ha Land type	0.90 AH tenures Intermet Greenfield Afforda	ediate 3 ble rent 5	-	Jnits/pa AH rate	45 30.0%	Viable? Headroom	Yes £1,027,518		
LV description	Urban Social re	ent 5		GDV=Total costs	-	Headroom per net ha	£1,141,686		
	First Ho	mes -	L	Profit/total GDV	17.7%	Headroom per dwg	£22,834		
						Headroom psm Headroom psm CIL liable	£236 £335	Start	Finish
1.0	Site Acquisition								
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax	Category:	Commercial land				£2,128,518 £0	Jan-23 Jan-23	Feb-24 Feb-24
		87-					£95,926	Jan-23	Feb-24
1.3	Purchaser costs		1.75%	on land costs			£37,249 £2,261,692	Jan-23	Feb-24
2.0	Total Site Acquisition Costs  Developer's Return						£2,201,092		
2.1	Central overheads			on GDV			£493,107	Jan-23	Oct-25
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0% 6.0%	Minus overheads		OM GDV AH transfer values		£1,940,521 £58,201	Sep-25 Sep-25	Oct-25 Oct-25
	Total Developer's Return	, , , , , , , , , , , , , , , , , , , ,					£2,491,829		
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Sep-24	Sep-25
3.1.2 3.1.3	2 bed house 3 bed house	14.18 11.81	74.5 93.0	1,056 1,099	£4,200		£4,435,358 £4,613,963	Oct-23 Oct-23	Sep-25 Sep-25
3.1.4	4+ bed house	5.51	117.1	646	£4,200		£2,711,415	Oct-23	Sep-25
	Total	31.5		2,800					
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	Sep-24	Sep-25
3.2.2	2 bed house	3.78	74.5	282	£1,680		£473,105	Oct-23	Sep-25
3.2.3	3 bed house	1.22	93.0	113	£1,680		£189,832	Oct-23	Sep-25
3.2.4	4+ bed house Total	0.41 5.4	117.1	47 442	£1,680		£79,682	Oct-23	Sep-25
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	L	
3.3.1 3.3.2	Flats (NIA) 2 bed house	0.00 3.78	55.0 74.5	282	£2,695 £2,100		£0 £591,381	Sep-24 Oct-23	Sep-25 Sep-25
3.3.3	3 bed house	1.22	93.0	113	£2,100		£237,290	Oct-23	Sep-25
3.3.4	4+ bed house	0.41	117.1	47	£2,100		£99,603	Oct-23	Sep-25
3.4	Total Intermediate	5.4 Nr of units	Size sqm	442 Total sqm	£psm		Total Value		
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	Sep-24	Sep-25
3.4.2 3.4.3	2 bed house 3 bed house	1.76 0.74	74.5 93.0	131 69	£2,940 £2,940		£384,398 £203,014	Oct-23 Oct-23	Sep-25 Sep-25
3.4.4	4+ bed house	0.20	117.1	24	£2,940		£69,722	Oct-23	Sep-25
	Total	2.7		224			C4 4 000 7C4		
4.0	Gross Development Value  Development Costs						£14,088,761		
4.1	Sales Cost	ı	2.000/	OM CDV			5252 022	S 24	525
4.1.1 4.1.3	Private units Affordable units	ŀ		on OM GDV per affordable housing	g		£352,822 £6,750	Sep-24 Sep-24	Sep-25 Sep-25
	Total Sales Costs		,		<u> </u>		£359,572		
<b>4.2</b> 4.2.1	Build Costs Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23	Mar-25
4.2.1.2	2 bed house	14.18	77.2	1,094	£1,402		£1,533,328	Apr-23	Mar-25
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	11.81 5.51	96.0 120.5	1,134 664	£1,402		£1,589,868 £930,987	Apr-23 Apr-23	Mar-25 Mar-25
	Total	32		2,892				,	
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 0.00	Size sqm 67.1	Total sqm	£psm £1,580		Total Cost £0	Apr-23	Mar-25
4.2.2.2	2 bed house	9.32	81.9	763	£1,402		£1,069,257	Apr-23	Mar-25
4.2.2.3	3 bed house	3.17	101.3	321	£1,402		£450,715	Apr-23	Mar-25
4.2.2.4	4+ bed house Total	1.01 14	126.4	1,212	£1,402		£179,452	Apr-23	Mar-25
		Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages Total Build Costs	13.647	18	246	£500		£122,826 £5,876,433	Apr-23	Mar-25
4.3	Extra-Over Construction Costs	,							
4.3.1.1 4.3.1.2	Externals (for houses) Externals (for flats)	ŀ		extra-over on build co extra-over on build co			£587,643 £0	Apr-23 Apr-23	Mar-25 Mar-25
4.3.2	Site abnormals (remediation/demolition)		60	per net ha	30 101 11003		£0	Jan-23	Feb-24
4.3.3	Site opening costs  Total Extra-Over Construction Costs		£0	per unit			£587,643	Jan-23	Feb-24
4.4	Professional Fees						1387,043		
4.4.1	Professional Fees Total Professional Fees		8%	on build costs (incl: ex	ternals)		£517,126	Jan-23	Mar-25
4.5	Contingency						£517,126		
4.5.1	Contingency		4%	on build costs (incl: ex	ternals)		£258,563	Jan-23	Mar-25
4.6	Total Contingency Planning Obligations						£258,563		
4.6.1.1	Cat 2			oer house			£0	Apr-23	Mar-25
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			oer flat oer market house			£0 £28,917	Apr-23 Apr-23	Mar-25 Mar-25
4.6.1.4	Cat(3)(A)	ŀ	£7,750	oer market flat			£0	Apr-23	Mar-25
4.6.1.5	Cat(3)(B)	ļ		per affordable house			£76,613	Apr-23	Mar-25
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points	ŀ		oer affordable flat oer unit (100% of hous	ses; 50% of flats)		£0 £45,000	Apr-23 Apr-23	Mar-25 Mar-25
4.6.3.1	Policy CC1, CC2 & CC3		£15,000	oer house			£675,000	Apr-23	Mar-25
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain		£9,000 £1,212				£0 £54,540	Apr-23 Apr-23	Mar-25 Mar-25
4.6.5.1	Policy GI2a Stenshall SAC	l	£1,000	SAC per house			£45,000	Apr-23	Mar-25
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites		£500 :	SAC per flat			£0	Apr-23 Apr-23	Mar-25 Mar-25
4.6.7	AH Commuted Sum payment	ŀ	£0	otal			£0	Jan-23	Feb-24
4.6.9.1	S106		£8,274	per unit			£372,330 £1,297,400	Jan-23	Feb-24
5.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS						£1,297,400 £8,896,737		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTERE		-				£13,650,258		
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING Finance Costs	INTEREST]					£438,503		
			APR	PCM					
8.1	Finance	Į	7.75%	0.624% on	net costs		-£438,503		
9.0	TOTAL PROJECT COSTS [INCLUDING INTERE	er1					£14 000 7C1		
			rnoro of the access	die to people the income	et of planeine as it is	or on site with lite at a chart	£14,088,761	ical ic patr (	ormal In- 1
ino. inis apprai	isal has been prepared in line with the RICS va Book' (R	luation guidance. The pu IICS Valuation – P <u>rofessic</u>					egic ievei. Tills appra	301 S 101 a f	annal Ked
	,					<del></del>			

Urban - Mediur	m - 25 dwellings - Greenfield 25	Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
Site	Private	Affordable		Sam/ha	4.342	RLV	£1,182,789		
Gross ha	0.50 Nr of units 18	8		Dwgs/ha	50	BLV	£560,000		
Net ha	0.50 AH tenures Intermediate	2		Units/pa	27	Viable?	Yes		
Land type	Greenfield Affordable rent	3		AH rate	30.0%	Headroom	£622,789		
LV description	Urban Social rent	3		GDV=Total costs	-	Headroom per net ha	£1,245,577		
	First Homes	-		Profit/total GDV	17.7%	Headroom per dwg	£24,912		
						Headroom psm	£258		
						Headroom psm CIL liable	£366	Start	Finish
1.0	Site Acquisition								
1.1	Net site value (residual land value)						£1,182,789	Jan-23	Dec-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Dec-23
2.2	Stamp Buty Land Tax	cutegory.	commerciariana	ļļ			£48,639	Jan-23	Dec-23
1.3	Purchaser costs		1 75%	on land costs			£20,699	Jan-23	Dec-23
1.3			1./5%	on land costs			£1,252,127	Jdf1-23	Dec-23
2.0	Total Site Acquisition Costs  Developer's Return						£1,252,127		
			2.50/	- CDV			6272.040	122	1.1.25
2.1	Central overheads	20.00/	3.5%	on GDV	. 014 6017		£273,948	Jan-23	Jul-25
2.2	Profit (net) on Private units	20.0%	Minus		n OM GDV		£1,078,067	Jun-25	Jul-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% 0	n AH transfer values		£32,334	Jun-25	Jul-25
	Total Developer's Return						£1,384,349		
3.0	Development Value								
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm	1	Total Value		
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Jul-24	Jun-25
3.1.2	2 bed house	7.88	74.5	587	£4,200		£2,464,088	Oct-23	Jun-25
3.1.3	3 bed house	6.56	93.0	610	£4,200		£2,563,313	Oct-23	Jun-25
3.1.4	4+ bed house	3.06	117.1	359	£4,200		£1,506,342	Oct-23	Jun-25
	Total	17.5		1,556					
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	Jul-24	Jun-25
3.2.2	2 bed house	2.10	74.5	156	£1,680		£262,836	Oct-23	Jun-25
3.2.3	3 bed house	0.68	93.0	63	£1,680		£105,462	Oct-23	Jun-25
3.2.4	4+ bed house	0.23	117.1	26	£1,680		£44,268	Oct-23	Jun-25
	Total	3.0		246					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	Jul-24	Jun-25
3.3.2	2 bed house	2.10	74.5	156	£2,100		£328,545	Oct-23	Jun-25
3.3.3	3 bed house	0.68	93.0	63	£2,100		£131,828	Oct-23	Jun-25
3.3.4	4+ bed house	0.23	117.1	26	£2,100		£55,335	Oct-23	Jun-25
	Total	3.0		246					
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.4.1	Flats (NIA)	0.00	55.0		£3,773	İ	£0	Jul-24	Jun-25
3.4.2	2 bed house	0.98	74.5	73	£2,940		£213,554	Oct-23	Jun-25
3.4.3	3 bed house	0.41	93.0	38	£2,940		£112,786	Oct-23	Jun-25
3.4.4	4+ bed house	0.11	117.1	13	£2,940		£38,735	Oct-23	Jun-25
3.4.4	Total	1.5	117.1	124	12,540	Į.	130,/33	OCI-23	Juli-23
	Gross Development Value	1.3		124			£7,827,090		
4.0							17,827,090		
	Development Costs								
4.1	Sales Cost		2.000/	OL4 CDV			5405.043	1.1.24	1 . 25
4.1.1	Private units			on OM GDV			£196,012	Jul-24	Jun-25
4.1.3	Affordable units		£500	per affordable housi	ng		£3,750	Jul-24	Jun-25
	Total Sales Costs						£199,762		
4.2	Build Costs								
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm	i	Total Cost		
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23	Dec-24
4.2.1.2	2 bed house	7.88	77.2	608	£1,402		£851,849	Apr-23	Dec-24
4.2.1.3	3 bed house	6.56	96.0	630	£1,402		£883,260	Apr-23	Dec-24
4.2.1.4	4+ bed house	3.06	120.5	369	£1,402		£517,215	Apr-23	Dec-24
	Total	18		1,607					
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23	Dec-24
4.2.2.2	2 bed house	5.18	81.9	424	£1,402		£594,032	Apr-23	Dec-24
4.2.2.3	3 bed house	1.76	101.3	179	£1,402		£250,397	Apr-23	Dec-24
4.2.2.4	4+ bed house	0.56	126.4	71	£1,402		£99,695	Apr-23	Dec-24
	Total	8		673		•			
		Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages	7.582	18	136	£500		£68,237	Apr-23	Dec-24
	Total Build Costs						£3,264,685		
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)		10%	extra-over on build o	ost for houses		£326,469	Apr-23	Dec-24
4.3.1.2	Externals (for flats)		5%	extra-over on build o	ost for flats		£0	Apr-23	Dec-24
4.3.2	Site abnormals (remediation/demolition)			per net ha			£0	Jan-23	Dec-23
4.3.3	Site opening costs		f0	per unit			£0	Jan-23	Dec-23
	Total Extra-Over Construction Costs						£326,469		
4.4	Professional Fees								
4.4.1	Professional Fees	_	8%	on build costs (incl: e	externals)		£287,292	Jan-23	Dec-24
	Total Professional Fees						£287,292		
4.5	Contingency								
4.5.1	Contingency		4%	on build costs (incl: e	xternals)		£143,646	Jan-23	Dec-24
	Total Contingency						£143,646		
4.6	Planning Obligations								
4.6.1.1	Cat 2		£0	per house			£0	Apr-23	Dec-24
4.6.1.2	Cat 2		£0	per flat			£0	Apr-23	Dec-24
4.6.1.3	Cat(3)(A)			per market house			£16,065	Apr-23	Dec-24
4.6.1.4	Cat(3)(A)			per market flat			£0	Apr-23	Dec-24
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£42,563	Apr-23	Dec-24
4.6.1.6	Cat(3)(B)		£7,900	per affordable flat			£0	Apr-23	Dec-24
4.6.2	Electric charging points			per unit (100% of ho	uses: 50% of flats)		£25,000	Apr-23	Dec-24
4.6.3.1	Policy CC1, CC2 & CC3			per house			£375,000	Apr-23	Dec-24
4.6.3.2	Policy CC1, CC2 & CC3			per flat			£0	Apr-23	Dec-24
4.6.4	Policy G12 Biodiversity Net Gain			per unit			£30,300	Apr-23	Dec-24
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£25,000	Apr-23	Dec-24
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23	Dec-24
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000				£0	Apr-23	Dec-24
4.6.7	AH Commuted Sum payment			total			£0	Jan-23	Dec-23
4.6.9.1	S106			per unit			£206,850	Jan-23	Dec-23
	Total Developer Contributions		10,274				£720,778	.311 23	- 20 23
E 0									
5.0	TOTAL DEVELOPMENT COSTS						£4,942,632		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	r1					£7,579,108		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	T]					£247,982		
8.0	Finance Costs								
			APR	PCM		1	63.7		
8.1	Finance		7.75%	0.624%	n net costs		-£247,982		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£7,827,090		
NR: This annrais	sal has been prepared in line with the RICS valuation gu	uidance. The n	irnose of the annrais	al is to assess the imr	act of planning polici	es on site viability at a strate	oric level. This annual	cal ic not a f	ormal 'Red
apprais					and should not be re		-o ic+ci. 11113 appla	-21 12 1101 0 1	a. neu
	book (McS valua	idon i iolessi	onai Standards OK Je	iliual y 2022 valuatioi	and should not be re	ileu upon as sucii.			

Market   M	IIrhan - Small -	10 dwellings - Greenfield	10 Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
Section	Site		Private Affordable		Sqm/ha		RLV		CASIII LOW	
International Content				l l	Dwgs/ha					
Section   Company   Comp				1	AH rate					
March   Marc	LV description			-		(0)				
See Processions		FIISURE	onies -	Ľ	Prolit/total GDV	20.0%			i	
1.1   Non-control product for an involve product for an involve product product for an involve product produ									Start	Finish
1.2   Some Davi, Lend Tax		•						£775 513	lan-23	Oct-23
13   Personant code			Category:	Commercial land						Oct-23
The first Management Code	1.2	D. and a second of	г	1 750/						Oct-23
December Number   1985   198	1.3			1.75%	on land costs				Jan-23	UCI-23
22		Developer's Return								
Teach   Teac			20.0%			OM GDV				Mar-25 Mar-25
				overheads				£0		Mar-25
1.1   Private with   1.2   1	2.0							£746,713		
1.10   1.10			Nr of units	Size sqm	Total sqm	£psm		Total Value		
1.1.3   See None   2.72   9.10   9.20   6.20					-					Feb-25
1.10										Feb-25 Feb-25
Social rent										Feb-25
12.12   Pate Transport   1.00   1.0	2.2			Sizo cam		form		Total Value		
2.2   2-ber hone					- Total sqm				Jun-24	Feb-25
2.5.4	3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23	Feb-25
Total spin   Total spin   Egist					-					Feb-25 Feb-25
Table   March		Total	-		- 1					
3.32   2 hels house									lun 24	Fob 25
3.3.4   Selecthorous										Feb-25 Feb-25
Total vides	3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23	Feb-25
Matermediate   No of units   Size sym   Total sym   Egym	3.3.4		0.00	117.1	-	£2,100		£0	Oct-23	Feb-25
3.42   2 best house		Intermediate			Total sqm					
3.4.4   4.1   4.					-					Feb-25
As a decision   Association					-					Feb-25 Feb-25
Cross Development Value   Select Cost					-					Feb-25
1			-		-			£2 722 E£7		
1.13   Afford builts	4.0							13,733,307		
13.3   Affordable units			r	2.000/				6442.007	1 . 24	5 th 25
Total Soles Cotts						g				Feb-25 Feb-25
Private units   Nor furits   Size sign   Total sign   Egism   Total cost   Egism   E		Total Sales Costs		,				£112,007		
Agr   1			Nr of units	Sizo cam	Total cam	form		Total Cost		
42.13   3 bed house   3.75   9.60   3.00   1.100   1.504,700   4.69-720   4					-				Apr-23	Aug-24
42.14   4 - bed house										Aug-24
Total   10										Aug-24 Aug-24
42.21   Falst (GiA)		Total	10							
42.22   Zebel house									Apr 22	Aug-24
										Aug-24 Aug-24
Total   No funits   Size sgm					-			£0	Apr-23	Aug-24
Note	4.2.2.4		0.00	126.4		£1,402		£0	Apr-23	Aug-24
Total Build Costs					Total sqm					
### Stra-Over Construction Costs ### Professional Fees ### Stra-Over Construction Costs ### Stra-Over Costs ### Stra-Ov	4.2.3		4.333	18	78	£500			Apr-23	Aug-24
43.12   Externals (for flats)   5% extra-over on build cost for flats   50   3p-23   A   A3.2   Site opening costs   50   per unit   50   3p-23   A   A3.3   Site opening costs   50   per unit   50   3p-23   A   A4   Professional Fees   58   on build costs (incl: externals)   5115,691   3p-23   A   A4.1   Professional Fees   58   on build costs (incl: externals)   5116,691   3p-23   A   A5.2   Contingency   4%   on build costs (incl: externals)   5116,691   3p-23   A   A5.1   Contingency   4%   on build costs (incl: externals)   583,346   3p-23   A   A6.1   Cat 2   60   per flat   60   Ap-23   A   A6.12   Cat 2   60   per flat   60   Ap-23   A   A6.13   Cat(3)  A   510,200   per market flat   61,300   Ap-23   A   A6.14   Cat(3)  A   510,200   per market flat   61,300   Ap-23   A   A6.15   Cat(3)  A   510,200   per market flat   61,300   Ap-23   A   A6.16   Cat(3)  A   510,200   per market flat   61,300   Ap-23   A   A6.16   Cat(3)  A   510,200   per market flat   61,300   Ap-23   A   A6.17   Cat(3)  A   510,000   Ap-23   A   A6.18   Cat(3)  A   510,000   Ap-23   A   A6.19   Cat(3)  A   510,000   Ap-23   A   A6.10   Cat(3)  A   510,000   Ap-23   A   A6.11   Cat(3)  A   510,000   Ap-23   A   A6.12   Cat(3)  A   510,000   Ap-23   A   A6.13   Cat(3)  A   510,000   Ap-23   A   A6.14   Cat(3)  A   510,000   Ap-23   A   A6.15   Cat(3)  A   510,000   Ap-23   A   A6.16   Cat(3)  A   510,000   Ap-23   A   A6.17   Ab   Ap-23   A   A6.18   Ab   Ab   Ab   Ab   Ab   A6.19   Cat(3)  Ap-23   A   A6.19   Ab   Ab   Ab   Ab   A6.10   Cat(3)  Ap-23   A   A6.20   Policy CCI, CC2 & CC3   510,000   Ap-23   A   A6.21   Policy CCI, CC2 & CC3   510,000   Ap-23   A   A6.22   Policy CCI, CC2 & CC3   510,000   Ap-23   A   A6.23   Policy CCI, CC2 & CC3   510,000   Ap-23   A   A6.24   Policy CCI, CC2 & CC3   510,000   Ap-23   A   A6.25   Policy CCI, CC2 & CC3   510,000   Ap-23   A   A6.26   Policy GC2 Stenshall SAC   510,000   Ap-23   A   A6.27   Ab   Ab   Ab   Ab   Ab   Ab   Ab   A		Extra-Over Construction Costs								
			-							Aug-24
Total Extra-Over Construction Costs   SK   on build costs (incl: externals)   F116,691   Jan. 23   A	4 2 2	The second of the second of the second of	-	60	and the second second	ist for flats		£0	1 22	Aug-24 Oct-23
Add   Professional Fees	4.3.3			£0	per unit				Jan-23	Oct-23
Add   Professional Fees	4.4							£132,603		
4.5.1 Contingency 4.5.1 Contingency 4.6.1 Cat 2 4.6.1.2 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat(3)(A) 4.6.1.3 Cat(3)(A) 4.6.1.4 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.8 Cat(3)(B) 4.6.1.9 Cat(3)(B) 4.6.1.9 Cat(3)(B) 4.6.1.9 Cat(3)(B) 4.6.1.0 Cat(3)(B) 4.6.1.0 Cat(3)(B) 4.6.1.1 Cat(3)(B) 4.6.1.2 Cat(3)(B) 4.6.1.3 Cat(3)(B) 4.6.1.4 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.8 Cat(3)(B) 4.6.1.9 Cat(3)(B) 4.6.1.9 Cat(3)(B) 4.6.1.9 Cat(3)(B) 4.6.2 Electric charging points 4.6.3.1 Policy Cit, Ct & Ct 3 4.6.3.2 Policy Ct, Ct & Ct 3 4.6.3.2 Policy Ct, Ct & Ct 3 4.6.3.3 Policy Ct, Ct & Ct 3 4.6.3 Policy Ct, Ct & Ct 3 4.6.4 Policy Gt 3 Stenshall SAC 4.6.5 Policy Ct 3 Stenshall SAC 4.6.5 Policy Ct 3 Stenshall SAC 4.6.5 Policy Ct 3 Stenshall SAC 4.6.6 Policy HS Gypsy and Traveller sites 4.6.7 AH Commuted Sum payment 4.6.9 Policy Ct 5 Ct 3 4.6.9 Policy Ct 5 Ct		Professional Fees		8%	on build costs (incl: ex	cternals)			Jan-23	Aug-24
A5.1   Contingency	15							£116,691		
A6.1.1   Cat 2   ED   per house   ED   Apr-23   A		Contingency		4%	on build costs (incl: ex	ternals)			Jan-23	Aug-24
46.1.1   Cat 2   f.0 per house   f.0 per flat   f	4.6							£58,346		
4.6.1.2   Cat 2   f.0   per flat   f.0   per flat   f.0   per flat   f.0   per flat   f.0   per market house   f.0   per market house   f.0   per market flat   f.0   per market flat flat   f.0   per market flat flat flat   f.0   per market flat			Γ	£0	per house			£0	Apr-23	Aug-24
4.6.1.4 Cat(3)(A)	4.6.1.2	Cat 2		£0	per flat			£0	Apr-23	Aug-24
A6.1.5   Cat(3)(8)     E122,700 per affordable house   E0   Apr.23   A			-							Aug-24 Aug-24
4.6.2   Electric charging points   £1,000   per unit (100% of houses; 50% of flats)   £10,000   Apr.23   A	4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£0	Apr-23	Aug-24
4.6.3.1   Policy CC1, CC2 & CC3   E15,000   per house   E15,000   Apr.23   A   Apr.23   Apr.23   A   Apr.23   Apr.23   A   Apr.23						ses: 50% of flate)				Aug-24
4.6.3.2   Policy CCI, CC2 & CC3   E9000   per flat   E1,202   per unit   E1,202   pe						aca, au /o UI IIāts)				Aug-24 Aug-24
4.6.5.1 Policy GiZa Stenshall SAC	4.6.3.2	Policy CC1, CC2 & CC3		£9,000	per flat			£0	Apr-23	Aug-24
4.6.5.2 Policy (Glas Stenshall SAC			-							Aug-24 Aug-24
4.6.7 AH Commuted Sum payment £28,000 to 1	4.6.5.2	Policy GI2a Stenshall SAC	ļ	£500	SAC per flat			£0	Apr-23	Aug-24
4.6.9.1 \$106			-							Aug-24 Oct-23
5.0 TOTAL DEVELOPMENT COSTS  6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]  7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance Costs  APR PCM  8.1 Finance 7.75% 0.624% on net costs		S106		£8,274	per unit			£82,740		Oct-23
6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]	E 0									
7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance APR PCM  8.1 Finance 7.75% 0.624% on net costs  -E121,771  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.1 PCM  -E121,771  -E3,733,567  -E3,733,567			ST]							
8.1 Finance APR PCM 7.75% 0.624% on net costs -£121,771  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.1 Finance 2.775% 0.624% on net costs -£23,733,567  8.2 Finance 2.775% 0.624% on net costs	7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING								_
8.1 Finance 7.75% 0.624% on net costs -£121,771  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £3,733,567  NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a form	8.0	Finance Costs		APR	PCM					
NB. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a form	8.1	Finance				net costs		-£121,771		
NB. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a form			_						I	
NB. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a form									<u>L</u>	
	9.0	TOTAL PROJECT COSTS [INCLUDING INTERE	ST]			•		£3,733,567		
Book' (RICS Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.	NB: This apprais							egic level. This appra	isal is not a fo	rmal 'Red
		Book' (	rics valuation – P <u>rofessio</u>	mai Standards UK Jai	nuary 2022 valuation	and snould not be r	ened upon as such.			

Suburban - Larg Site	ge - 140 dwellings - Greenfield 141 Privat		VA1	TECHNICAL CHECKS Sqm/ha	3.215	DVA SUMMARY:	£7,165,973	CASHFLOW
Gross ha	4.00 Nr of units 98	3 42		Dwgs/ha	40	BLV	£3,850,000	
Net ha Land type	3.50 AH tenures Intermediate Greenfield Affordable rent	. 8 17		Units/pa AH rate	93 30.0%	Viable? Headroom	Yes £3,315,973	
LV description	Suburban Social rent	17		GDV=Total costs	-	Headroom per net ha	£947,421	
	First Homes	-		Profit/total GDV	17.7%	Headroom per dwg Headroom psm	£23,686 £258	
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition						67.165.073	lan 22 Aug 24
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax	Category:	Commercial land				£7,165,973 £0	Jan-23 Aug-24 Jan-23 Aug-24
		-					£347,799	Jan-23 Aug-24
1.3	Purchaser costs  Total Site Acquisition Costs		1./5%	on land costs			£125,405 £7,639,177	Jan-23 Aug-24
2.0	Developer's Return	_						
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5%	on OM GDV		£1,513,440 £5,967,353	Jan-23 Nov-26 Oct-26 Nov-26
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£176,884	Oct-26 Nov-26
3.0	Total Developer's Return  Development Value						£7,657,678	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1 3.1.2	Flats (NIA) 2 bed house	25.73 18.38	55.0 74.5	1,415 1,369	£5,390 £4,200		£7,626,176 £5,749,538	Apr-25 Oct-26 Oct-23 Oct-26
3.1.3	3 bed house	36.75	93.0	3,418	£4,200		£14,354,550	Oct-23 Oct-26
3.1.4	4+ bed house Total	17.15 98.0	117.1	2,008 8,210	£4,200		£8,435,513	Oct-23 Oct-26
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1 3.2.2	Flats (NIA)	8.61 3.15	55.0	474	£2,156		£1,020,974	Apr-25 Oct-26
3.2.3	2 bed house 3 bed house	3.78	74.5 93.0	235 352	£1,680 £1,680		£394,254 £590,587	Oct-23 Oct-26 Oct-23 Oct-26
3.2.4	4+ bed house Total	1.26	117.1	148	£1,680		£247,901	Oct-23 Oct-26
3.3	l otal Affordable rent	16.8 Nr of units	Size sqm	1,207 Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	8.61	55.0	474	£2,695		£1,276,217	Apr-25 Oct-26
3.3.2 3.3.3	2 bed house 3 bed house	3.15 3.78	74.5 93.0	235 352	£2,100 £2,100		£492,818 £738,234	Oct-23 Oct-26 Oct-23 Oct-26
3.3.4	4+ bed house	1.26	117.1	148	£2,100		£309,876	Oct-23 Oct-26
3.4	Total Intermediate	16.8 Nr of units	Size sqm	1,207 Total sgm	£psm		Total Value	
3.4.1	Flats (NIA)	3.47	55.0	191	£3,773		£719,039	Apr-25 Oct-26
3.4.2 3.4.3	2 bed house 3 bed house	2.00	74.5 93.0	149 215	£2,940 £2,940		£436,965 £631,600	Oct-23 Oct-26 Oct-23 Oct-26
3.4.4	4+ bed house	0.63	117.1	74	£2,940		£216,913	Oct-23 Oct-26
	Total  Gross Development Value	8.4		628			£43,241,155	
4.0	Development Costs						143,241,133	
<b>4.1</b> 4.1.1	Sales Cost Private units		3.00%	on OM GDV			£1,084,973	Apr-25 Oct-26
4.1.3	Affordable units	•		per affordable hous	ng		£21,000	Apr-25 Oct-26
4.2	Total Sales Costs						£1,105,973	
4.2.1	Build Costs Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	25.73	64.4	1,657	£1,580		£2,616,742	Apr-23 Apr-26
4.2.1.2 4.2.1.3	2 bed house 3 bed house	18.38 36.75	77.2 96.0	1,418 3,528	£1,242 £1,242		£1,760,812 £4,381,776	Apr-23 Apr-26 Apr-23 Apr-26
4.2.1.4	4+ bed house	17.15	120.5	2,066	£1,242		£2,565,858	Apr-23 Apr-26
4.2.2	Total Affordable units	98 Nr of units	Size sqm	8,668 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	20.69	67.1	1,389	£1,580		£2,193,689	Apr-23 Apr-26
4.2.2.2 4.2.2.3	2 bed house 3 bed house	8.30 9.87	81.9 101.3	679 1,000	£1,242 £1,242		£843,508 £1,242,199	Apr-23 Apr-26 Apr-23 Apr-26
4.2.2.4	4+ bed house	3.15	126.4	398	£1,242		£494,580	Apr-23 Apr-26
	Total	42 Nr of units	Size sqm	3,466 Total sqm	£psm		Total Cost	
4.2.3	Garages	39.114	18	704	£500		£352,028	Apr-23 Apr-26
4.3	Total Build Costs  Extra-Over Construction Costs						£16,451,191	
4.3.1.1	Externals (for houses)		10%	extra-over on build			£1,164,076	Apr-23 Apr-26
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)		5% £0	extra-over on build or per net ha	cost for flats		£240,522	Apr-23 Apr-26 Jan-23 Aug-24
4.3.3	Site opening costs	•		per unit			£910,000	Jan-23 Aug-24
4.4	Total Extra-Over Construction Costs Professional Fees						£2,314,598	
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£1,428,463	Jan-23 Apr-26
4.5	Total Professional Fees Contingency						£1,428,463	
4.5.1	Contingency		4%	on build costs (incl:	externals)		£714,232	Jan-23 Apr-26
4.6	Total Contingency Planning Obligations						£714,232	
4.6.1.1	Cat 2			per house			£0	Apr-23 Apr-26
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)			per flat per market house			£0 £89,964	Apr-23 Apr-26 Apr-23 Apr-26
4.6.1.4	Cat(3)(A)	-	£7,750	per market flat			£17,943	Apr-23 Apr-26
4.6.1.5 4.6.1.6	Cat(3)(B)			per affordable hous	•		£120,963 £40,853	Apr-23 Apr-26
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points	•		per affordable flat per unit (100% of ho	uses; 50% of flats)		£40,853 £116,795	Apr-23 Apr-26 Apr-23 Apr-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000	per house			£1,403,850	Apr-23 Apr-26
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain	-		per flat per unit			£417,690 £169,680	Apr-23 Apr-26 Apr-23 Apr-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000	SAC per house			£93,590	Apr-23 Apr-26
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites	-	£500 £150,000	SAC per flat per pitch			£23,205 £300,000	Apr-23 Apr-26 Apr-23 Apr-26
4.6.7	AH Commuted Sum payment		£0	total			£0 £1,158,360	Jan-23 Aug-24
4.6.9.1	S106 Total Developer Contributions		£8,274	per unit			£1,158,360 £3,952,893	Jan-23 Aug-24
5.0	TOTAL DEVELOPMENT COSTS						£25,967,350	
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]  TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERE	ST1					£41,264,205 £1,976,951	
8.0	Finance Costs	1					11,370,331	
8.1	Finance	ſ	APR 7.75%	PCM 0.624%	on net costs		-£1,976,951	
		L	1.13/0	J.UZ4/8			21,370,331	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£43,241,155	
NB: This apprai	isal has been prepared in line with the RICS valuation						egic level. This appra	sal is not a formal 'Red
	Book' (RICS Valu	uation – P <u>rofessio</u>	nal Standards UK Ja	nuary 2022 valuatio	n and should not be n	elied upon as such.		

Suburban - Med	dium - 38 dwellings - Greenfield	38 Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	,
Site		Private Affordable	!	Sqm/ha	3,474	RLV	£1,795,162		
Gross ha	1.00 Nr of units	27 11		Dwgs/ha	40	BLV	£1,045,000		
Net ha	0.95 AH tenures	Intermediate 2		Units/pa	41	Viable?	Yes		
Land type	Greenfield	Affordable rent 5		AH rate	30.0%	Headroom	£750,162		
LV description	Suburban	Social rent 5	4	GDV=Total costs	-	Headroom per net ha	£789,644		
		First Homes -	<u>L</u>	Profit/total GDV	17.7%	Headroom per dwg	£19,741		
						Headroom psm Headroom psm CIL liable	£204 £290	Start	Finish
1.0	Site Acquisition					Headroom psm Cit Habit	1290	Start	FINISH
1.1	Net site value (residual land value)						£1,795,162	Jan-23	Jan-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Jan-24
							£79,258	Jan-23	Jan-24
1.3	Purchaser costs		1.75%	on land costs			£31,415	Jan-23	Jan-24
	Total Site Acquisition Costs						£1,905,835		
2.0	Developer's Return								
2.1	Central overheads			on GDV			£416,401	Jan-23	Sep-25
2.2	Profit (net) on Private units	20.0%	Minus	16.5% on C			£1,638,662	Aug-25	Sep-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% on A	H transfer values		£49,147	Aug-25	Sep-25
3.0	Total Developer's Return  Development Value						£2,104,211		
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Sep-24	Aug-25
3.1.2	2 bed house	11.97	74.5	892	£4,200		£3,745,413	Oct-23	Aug-25
3.1.3	3 bed house	9.98	93.0	928	£4,200		£3,896,235	Oct-23	Aug-25
3.1.4	4+ bed house	4.66	117.1	545	£4,200		£2,289,639	Oct-23	Aug-25
	Total	26.6		2,365					
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1 3.2.2	Flats (NIA) 2 bed house	0.00 3.19	55.0 74.5	238	£2,156 £1,680		£0 £399,511	Sep-24 Oct-23	Aug-25 Aug-25
3.2.3	3 bed house	1.03	93.0	95	£1,680		£160,302	Oct-23	Aug-25
3.2.4	4+ bed house	0.34	117.1	40	£1,680		£67,287	Oct-23	Aug-25
	Total	4.6		373	,				
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	Sep-24	Aug-25
3.3.2	2 bed house	3.19	74.5	238	£2,100		£499,388	Oct-23	Aug-25
3.3.3	3 bed house	1.03	93.0	95	£2,100		£200,378	Oct-23	Aug-25
3.3.4	4+ bed house	0.34	117.1	40	£2,100		£84,109	Oct-23	Aug-25
3.4	Total Intermediate	4.6 Nr of units	Size sqm	373 Total sqm	£psm		Total Value		
3.4.1	Flats (NIA)	0.00	55.0	- Iotai sqiii	£3,773		£0	Sep-24	Aug-25
3.4.2	2 bed house	1.48	74.5	110	£2,940		£324,602	Oct-23	Aug-25
3.4.3	3 bed house	0.63	93.0	58	£2,940		£171,434	Oct-23	Aug-25
3.4.4	4+ bed house	0.17	117.1	20	£2,940		£58,876	Oct-23	Aug-25
	Total	2.3		189					
	Gross Development Value						£11,897,176		
4.0	Development Costs								
4.1	Sales Cost		2.000/				6207.020	611.24	4 . 25
4.1.1	Private units Affordable units			on OM GDV			£297,939 £5,700	Sep-24 Sep-24	Aug-25
4.1.3	Total Sales Costs		1500	per affordable housing			£303,639	3ep-24	Aug-25
4.2	Build Costs						1303,035		
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23	Feb-25
4.2.1.2	2 bed house	11.97	77.2	924	£1,402		£1,294,811	Apr-23	Feb-25
4.2.1.3	3 bed house	9.98	96.0	958	£1,402		£1,342,555	Apr-23	Feb-25
4.2.1.4	4+ bed house	4.66	120.5	561	£1,402		£786,167	Apr-23	Feb-25
4.2.2	Total Affordable units	27 Nr of units	Size sqm	2,442 Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	0.00	67.1	- Total sqiii	£1,580		£0	Apr-23	Feb-25
4.2.2.2	2 bed house	7.87	81.9	644	£1,402		£902,928	Apr-23	Feb-25
4.2.2.3	3 bed house	2.68	101.3	271	£1,402		£380,604	Apr-23	Feb-25
4.2.2.4	4+ bed house	0.86	126.4	108	£1,402		£151,537	Apr-23	Feb-25
	Total	11		1,024					
		Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.3	Garages	11.524	18	207	£500		£103,720	Apr-23	Feb-25
4.3	Total Build Costs  Extra-Over Construction Costs						£4,962,321		
4.3.1.1	Externals (for houses)		10%	extra-over on build cost	for houses		£496,232	Apr-23	Feb-25
4.3.1.2	Externals (for flats)			extra-over on build cost			£0	Apr-23	Feb-25
4.3.2	Site abnormals (remediation/demolitio	n)		per net ha			£0	Jan-23	Jan-24
4.3.3	Site opening costs		£0	per unit			£0	Jan-23	Jan-24
	Total Extra-Over Construction Costs						£496,232		
4.4	Professional Fees								
4.4.1	Professional Fees		8%	on build costs (incl: exte	rnals)		£436,684	Jan-23	Feb-25
4.5	Total Professional Fees Contingency						£436,684		
4.5.1	Contingency		4%	on build costs (incl: exte	emals)		£218,342	Jan-23	Feb-25
4.5.1	Total Contingency		470[1	on build costs (inch exte	indisj		£218,342	3011 23	100 23
4.6	Planning Obligations								
4.6.1.1	Cat 2			per house			£0	Apr-23	Feb-25
4.6.1.2	Cat 2			per flat			£0	Apr-23	Feb-25
4.6.1.3	Cat(3)(A)			per market house			£24,419	Apr-23	Feb-25
4.6.1.4	Cat(3)(A)			per market flat			£0	Apr-23	Feb-25
4.6.1.5 4.6.1.6	Cat(3)(B) Cat(3)(B)			per affordable house per affordable flat			£64,695 £0	Apr-23 Apr-23	Feb-25 Feb-25
4.6.2	Electric charging points			per unit (100% of house	s: 50% of flats)		£38,000	Apr-23	Feb-25
4.6.3.1	Policy CC1, CC2 & CC3		£15,000		3, 3070 01 11013)		£570,000	Apr-23	Feb-25
4.6.3.2	Policy CC1, CC2 & CC3		£9,000				£0	Apr-23	Feb-25
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£46,056	Apr-23	Feb-25
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£38,000	Apr-23	Feb-25
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23	Feb-25
4.6.6	Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£150,000 £0				£0	Apr-23	Feb-25
4.6.7 4.6.9.1	S106		£8,274				£314,412	Jan-23 Jan-23	Jan-24 Jan-24
	Total Developer Contributions		10,274				£1,095,582	-3 23	
5.0	TOTAL DEVELOPMENT COSTS						£7,512,800		
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	TEREST]					£11,522,846		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLU						£374,330		
8.0	Finance Costs								
L.			APR	PCM				I	
8.1	Finance		7.75%	0.624% on n	et costs		-£374,330	Ī	
Ī								Ī	
								1	
9.0	TOTAL PROJECT COSTS [INCLUDING INT	TEREST1					£11,897,176	t e	
					falaatii tii	an attacked the second		diam'r 1	mallo :
NB: This appr	aisal has been prepared in line with the						ic ievel. This apprais	i is not a for	mai 'Red
		Book' (RICS Valuation – P <u>rofession</u>	aı ətanuarüs UK Janu	ai y 2022 valuation and	snoura not be relie	u upon as sucn.			

Suburban - Sma	all - 8 dwellings - Greenfield 8	Units	VA1	TECHNICAL CHECKS	:	DVA SUMMARY:		CASHFLOW
Site	Private	Affordable		Sqm/ha	3,556	RLV	£617,915	
Gross ha	0.20 Nr of units 8	-		Dwgs/ha	40	BLV	£220,000	
Net ha Land type	0.20 AH tenures Intermediate Greenfield Affordable rent	0		Units/pa	0.0%	Viable? Headroom	Yes £397,915	
LV description	Suburban Social rent	0		GDV=Total costs	(0)	Headroom per net ha	£1,989,574	
	First Homes	-		Profit/total GDV	20.0%	Headroom per dwg	£49,739	
						Headroom psm	£499	
1.0	Cita A amiliation					Headroom psm CIL liable	£499	Start Finish
1.0 1.1	Site Acquisition  Net site value (residual land value)						£617,915	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Oct-23
	,	, ,		<u>.</u> !			£20,396	Jan-23 Oct-23
1.3	Purchaser costs		1.75%	on land costs			£10,814	Jan-23 Oct-23
2.0	Total Site Acquisition Costs						£649,124	
2.0 2.1	Developer's Return Central overheads	Г	3.5%	on GDV			£104,540	Jan-23 Feb-25
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£492,831	Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£597,371	
3.0	Development Value	Mark attack	<b>6</b> 1	Total com			Total Males	
3.1 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	May-24 Jan-25
3.1.2	2 bed house	3.60	74.5	268	£4,200		£1,126,440	Oct-23 Jan-25
3.1.3	3 bed house	3.00	93.0	279	£4,200		£1,171,800	Oct-23 Jan-25
3.1.4	4+ bed house	1.40	117.1	164	£4,200		£688,613	Oct-23 Jan-25
3.2	Total Social rent	8.0 Nr of units	Sizo cam	711 Total sqm	Fnem		Total Value	
3.2.1	Flats (NIA)	0.00	Size sqm 55.0	- Iotai sqiii	£psm £2,156		£0	May-24 Jan-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
3.3	Total  Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Jan-25
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Jan-25
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Jan-25
3.3.4	4+ bed house	0.00	117.1	-	£2,100		£0	Oct-23 Jan-25
3.4	Total Intermediate	Nr of units	Size sqm	- Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	May-24 Jan-25
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Jan-25
3.4.4	4+ bed house	0.00	117.1	-	£2,940		£0	Oct-23 Jan-25
	Total  Gross Development Value						£2,986,853	
4.0	Development Costs						22,500,033	
4.1	Sales Cost	_						
4.1.1	Private units			on OM GDV	•		£89,606	May-24 Jan-25
4.1.3	Affordable units Total Sales Costs	J.	£500	per affordable hous	sing		£0 £89,606	May-24 Jan-25
4.2	Build Costs						185,000	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23 Jul-24
4.2.1.2	2 bed house 3 bed house	3.60 3.00	77.2 96.0	278 288	£1,402 £1,402		£389,417 £403,776	Apr-23 Jul-24 Apr-23 Jul-24
4.2.1.3 4.2.1.4	4+ bed house	1.40	120.5	169	£1,402 £1,402		£236,441	Apr-23 Jul-24 Apr-23 Jul-24
	Total	8		734	,			
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	•
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1	-	£1,580 £1,402		£0	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.2	3 bed house	0.00	81.9 101.3	-	£1,402		£0	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Jul-24
	Total	-		-				
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages Total Build Costs	3.466	18	62	£500		£31,194 £1,060,828	Apr-23 Jul-24
4.3	Extra-Over Construction Costs						22,000,020	
4.3.1.1	Externals (for houses)			extra-over on build			£106,083	Apr-23 Jul-24
4.3.1.2	Externals (for flats)	ļ	5%		cost for flats		£0	Apr-23 Jul-24
4.3.2	Site abnormals (remediation/demolition) Site opening costs	ŀ	£0	per net ha ner unit			£0	Jan-23 Oct-23 Jan-23 Oct-23
	Total Extra-Over Construction Costs	l	£U	per with			£106,083	23 OCC-23
4.4	Professional Fees							
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£93,353	Jan-23 Jul-24
4.5	Total Professional Fees Contingency						£93,353	
4.5.1	Contingency		4%	on build costs (incl:	externals)		£46,676	Jan-23 Jul-24
	Total Contingency						£46,676	
4.6	Planning Obligations							422
4.6.1.1 4.6.1.2	Cat 2 Cat 2	ŀ		per house per flat			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.3	Cat 2 Cat(3)(A)	ŀ		per flat per market house			£7,344	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.4	Cat(3)(A)			per market flat			£0	Apr-23 Jul-24
4.6.1.5	Cat(3)(B)			per affordable hous	ie		£0	Apr-23 Jul-24
4.6.1.6	Cat(3)(B)			per affordable flat	FOO/ of flots)		£0	Apr-23 Jul-24
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3	ŀ		per unit (100% of he per house	Juses; 50% Of flats)		£8,000 £120,000	Apr-23 Jul-24 Apr-23 Jul-24
4.6.3.2	Policy CC1, CC2 & CC3	ŀ		per flat			£0	Apr-23 Jul-24
4.6.4	Policy G12 Biodiversity Net Gain		£1,212	per unit			£9,696	Apr-23 Jul-24
4.6.5.1	Policy GI2a Stenshall SAC	ļ		SAC per house			£8,000	Apr-23 Jul-24
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites	ŀ	£500 £150,000	SAC per flat per pitch			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.7	AH Commuted Sum payment	ļ	£28,000				£28,000	Jan-23 Oct-23
4.6.9.1	S106			per unit			£66,192	Jan-23 Oct-23
<u> </u>	Total Developer Contributions						£247,232	
5.0	TOTAL DEVELOPMENT COSTS						£1,643,777	
6.0 7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]  TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	r1					£2,890,272 £96,581	
8.0	Finance Costs						130,301	
		-	APR	PCM				
8.1	Finance		7.75%	0.624%	on net costs		-£96,581	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£2,986,853	
	sal has been prepared in line with the RICS valuation gu	idance. The nu	rpose of the annrais	sal is to assess the im	pact of planning notice	ies on site viability at a strat		isal is not a formal 'Red
I					n and should not be r			. ,-

village - village -	422 1 18 1 0 1 16 14			TECHNICAL CUECUS	DVA GUARANDY	CA CUELOU
Site	- 122 dwellings - Greenfield 12 Priva		VA1	Sqm/ha 2,802	DVA SUMMARY:  RLV £6,234,332	CASHFLOW
Gross ha	5.00 Nr of units 8			Dwgs/ha 35	BLV £4,275,000	
Net ha	3.50 AH tenures Intermediate	7		Units/pa 86	Viable? Yes	
Land type	Greenfield Affordable ren	t 15		AH rate 30.0%	Headroom £1,959,332	
LV description	Village/Rural Social rent	15		GDV=Total costs -	Headroom per net ha £559,809	
	First Homes	-		Profit/total GDV 17.7%	Headroom per dwg £16,060	
					Headroom psm £175	
					Headroom psm CIL liable £245	Start Finish
1.0	Site Acquisition					
1.1	Net site value (residual land value)	c	Commercial land	1	£6,234,332	Jan-23 Jul-24
1.2	Stamp Duty Land Tax	Category:	Commercial land		£0 £301,217	Jan-23 Jul-24 Jan-23 Jul-24
1.3	Purchaser costs	i	1 75%	on land costs	£301,217 £109,101	Jan-23 Jul-24 Jan-23 Jul-24
1.3	Purchaser costs  Total Site Acquisition Costs		1.73/0	on land costs	£6,644,650	Jan-23 Jur-24
2.0	Developer's Return				20,044,030	
2.1	Central overheads		3.5%	on GDV	£1,318,855	Jan-23 Sep-26
2.2	Profit (net) on Private units	20.0%	Minus	16.5% on OM GDV	£5,200,122	Aug-26 Sep-26
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% on AH transfer value	£154,142	Aug-26 Sep-26
	Total Developer's Return				£6,673,119	
3.0	Development Value					
3.1	Private units	Nr of units	Size sqm	Total sqm £psm	Total Value	
	Flats (NIA)	22.42	55.0	1,233 £5,390	£6,645,668	Mar-25 Aug-26
3.1.2	2 bed house	16.01	74.5	1,193 £4,200	£5,010,311	Oct-23 Aug-26
	3 bed house	32.03	93.0	2,978 £4,200	£12,508,965	Oct-23 Aug-26
	4+ bed house	14.95	117.1	1,750 £4,200	£7,350,947	Oct-23 Aug-26
	Total	85.4	C:	7,154	Tatal Value	
<b>3.2</b> 3.2.1	Social rent Flats (NIA)	Nr of units 7.50	Size sqm 55.0	Total sqm £psm 413 £2,156	Total Value £889,706	Mars 25   Avec 26
3.2.2	2 bed house	2.75	74.5	205 £1,680	£343,564	Mar-25 Aug-26 Oct-23 Aug-26
	3 bed house	3.29	93.0	306 £1,680	£514,655	Oct-23 Aug-26 Oct-23 Aug-26
	4+ bed house	1.10	117.1	129 £1,680	£314,033 £216,028	Oct-23 Aug-26 Oct-23 Aug-26
	Total	14.6	117.1	1,052	2220,020	7.05 20
3.3	Affordable rent	Nr of units	Size sqm	Total sqm £psm	Total Value	<u> </u>
3.3.1	Flats (NIA)	7.50	55.0	413 £2,695	£1,112,132	Mar-25 Aug-26
3.3.2	2 bed house	2.75	74.5	205 £2,100	£429,455	Oct-23 Aug-26
3.3.3	3 bed house	3.29	93.0	306 £2,100	£643,318	Oct-23 Aug-26
3.3.4	4+ bed house	1.10	117.1	129 £2,100	£270,035	Oct-23 Aug-26
	Total	14.6		1,052		I
	Intermediate	Nr of units	Size sqm	Total sqm £psm	Total Value	Man Dr. L
	Flats (NIA)	3.02	55.0	166 £3,773	£626,592	Mar-25 Aug-26
3.4.2 3.4.3	2 bed house 3 bed house	1.74 2.01	74.5 93.0	130 £2,940 187 £2,940	£380,784 £550,394	Oct-23 Aug-26 Oct-23 Aug-26
	4+ bed house	0.55	93.0	64 £2,940	£550,394 £189,024	Oct-23 Aug-26 Oct-23 Aug-26
3.4.4	Total	7.3	117.1	547	1105,024	Oct=23 Aug=20
	Gross Development Value	7.3		547	£37,681,578	
4.0	Development Costs				257,002,570	
4.1	Sales Cost					
4.1.1	Private units		3.00%	on OM GDV	£945,477	Mar-25 Aug-26
4.1.3	Affordable units		£500	per affordable housing	£18,300	Mar-25 Aug-26
	Total Sales Costs				£963,777	
4.2	Build Costs					
	Private units	Nr of units	Size sqm	Total sqm £psm	Total Cost	
	Flats (GIA)	22.42	64.4	1,444 £1,580	£2,280,304	Apr-23 Feb-26
4.2.1.2	2 bed house	16.01	77.2	1,235 £1,242	£1,534,422	Apr-23 Feb-26
4.2.1.3	3 bed house	32.03	96.0	3,074 £1,242	£3,818,405	Apr-23 Feb-26
4.2.1.4	4+ bed house Total	14.95 85	120.5	1,800 £1,242	£2,235,962	Apr-23 Feb-26
4.2.2	Affordable units	Nr of units	Size sqm	7,554 Total sqm £psm	Total Cost	
4.2.2.1	Flats (GIA)	18.03	67.1	1,210 £1,580	£1,911,643	Apr-23 Feb-26
	2 bed house	7.23	81.9	592 £1,242	£735,057	Apr-23 Feb-26
	3 bed house	8.60	101.3	872 £1,242	£1,082,487	Apr-23 Feb-26
	4+ bed house	2.75	126.4	347 £1,242	£430,991	Apr-23 Feb-26
	Total	37		3,021		
		Nr of units	Size sqm	Total sqm £psm	Total Cost	
4.2.3	Garages	34.085	18	614 £500	£306,767	Apr-23 Feb-26
	Total Build Costs				£14,336,038	
4.3	Extra-Over Construction Costs					4
	Externals (for houses)		10%		£1,014,409	Apr-23 Feb-26
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)		5% £0	extra-over on build cost for flats per net ha	£209,597	Apr-23 Feb-26 Jan-23 Jul-24
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs			per net ha per unit	£0 £793,000	Jan-23 Jul-24 Jan-23 Jul-24
	Total Extra-Over Construction Costs		10,300	I per unit	£2,017,006	Jan-23 Jur-24
4.4	Professional Fees				12,017,000	
4.4.1	Professional Fees		8%	on build costs (incl: externals)	£1,244,804	Jan-23 Feb-26
	Total Professional Fees	· · · · · ·			£1,244,804	
4.5	Contingency					
4.5.1	Contingency		4%	on build costs (incl: externals)	£622,402	Jan-23 Feb-26
	Total Contingency				£622,402	
4.6	Planning Obligations					1 22
4.6.1.1	Cat 2			per house	£0	Apr-23 Feb-26
4.6.1.2	Cat 2			per flat	£0	Apr-23 Feb-26
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)			per market house per market flat	£78,397 £15,636	Apr-23 Feb-26 Apr-23 Feb-26
	COUSTAL			per market flat per affordable house	£15,636 £105,410	Apr-23 Feb-26 Apr-23 Feb-26
	Cat(3)(B)			per affordable flat	£35,600	Apr-23 Feb-26
4.6.1.5	Cat(3)(B) Cat(3)(B)		2,,500	per unit (100% of houses; 50% of flats)	£101,779	Apr-23 Feb-26
4.6.1.5 4.6.1.6	Cat(3)(B)		£1.000			
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1				per house	£1,223,355	Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3		£15,000 £9,000	per flat	£363,987	Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CG1, Eliodiversity Net Gain		£15,000 £9,000 £1,212	per flat per unit	£363,987 £147,864	Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC		£15,000 £9,000 £1,212 £1,000	per flat per unit SAC per house	£363,987 £147,864 £81,557	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC		£15,000 £9,000 £1,212 £1,000	per flat per unit SAC per house SAC per flat	£363,987 £147,864 £81,557 £20,222	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6	Cat(3)(8) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI & Bodiversity Net Gain Policy GIZ & Bodiversity Net Gain Policy GIZa Stenshall SAC Policy HS (ypsy and Traveller sites		£15,000 £9,000 £1,212 £1,000 £500	per flat per unit SAC per house SAC per flat per pitch	£363,987 £147,864 £81,557 £20,222 £300,000	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5 4.6.6 4.6.7	Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC AC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per flouse SAC per flat per pitch total	£363,987 £147,864 £81,557 £20,222 £300,000	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment S106		£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per house SAC per flat per pitch	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Bodiversity Net Gain Policy G12 Bodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions		£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per flouse SAC per flat per pitch total	£363,987 £147,864 £81,557 £20,222 £300,000 £1,009 £1,009 £3,483,235	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI, CC2 & CC3 Policy GI2 Biodiversity Net Gain Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HDS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS		£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per flouse SAC per flat per pitch total	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5 4.6.7 4.6.9.1 5.0 6.0	Cat(3)(8) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI & Bodiversity Net Gain Policy GIZa Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]	sst1	£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per flouse SAC per flat per pitch total	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.3.1 4.6.3.2 4.6.3.2 4.6.5.1 4.6.5.2 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment \$106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per flouse SAC per flat per pitch total	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5 4.6.7 4.6.9.1 5.0 6.0	Cat(3)(8) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI & Bodiversity Net Gain Policy GIZa Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000	per flat per unit SAC per house SAC per flat per pitch total per unit	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.3.1 4.6.3.2 4.6.3.2 4.6.5.1 4.6.5.2 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0	Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment \$106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000 £0 £8,274	per flat per unit SAC per flouse SAC per flat per pitch total	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0 7.0 8.0	Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI Edidiversity Net Gain Policy GI2 Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000 £0 £8,274	per flat per unit SAC per house SAC per flat per pitch total per unit	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262 £3,985,603 £1,696,547	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0 7.0 8.0	Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI Edidiversity Net Gain Policy GI2 Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000 £0 £8,274	per flat per unit SAC per house SAC per flat per pitch total per unit	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262 £3,985,603 £1,696,547	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0 7.0 8.0	Cat(3)(8) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI Biodiversity Net Gain Policy GIZa Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000 £0 £8,274	per flat per unit SAC per house SAC per flat per pitch total per unit	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,255 £22,667,262 £35,985,031 £1,696,547	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0 7.0 8.0	Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI Edidiversity Net Gain Policy GI2 Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£15,000 £9,000 £1,212 £1,000 £500 £150,000 £0 £8,274	per flat per unit SAC per house SAC per flat per pitch total per unit	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,483,235 £22,667,262 £3,985,603 £1,696,547	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24
4.6.1.5 4.6.1.6 4.6.1.6 4.6.2.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 5.0 6.0 7.0 8.0	Cat(3)(8) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy CCI, CC2 & CC3 Policy GCI Biodiversity Net Gain Policy GIZa Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance	1	£15,000 £9,000 £1,212 £1,000 £50,000 £150,000 £8,274	per flat per unit SAC per house SAC per flat per pitch total per unit  PCM 0.624% on net costs	£363,987 £147,864 £81,557 £20,222 £300,000 £0 £1,009,428 £3,883,531 £1,696,547	Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Apr-23 Feb-26 Jan-23 Jul-24 Jan-23 Jul-24

The Control	Site Gross ha	- 33 dwallings - Greenfield	33 Units V	'A1 TEC	CHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
Marchant				Sqn	n/ha	3,017	RLV		CASHFLOW	
Anthony				Dw	gs/ha					
Company   Comp				Uni	ts/pa rate					
Machine   Mach			4	GDV	V=Total costs	-	Headroom per net ha			
Section   Process		First Homes	-	Pro	fit/total GDV	17.7%				
1.									Start	Einich
23	1.0	Site Acquisition					rieauroom pam cie nabie	1230	Start	11111311
The processor can be compared to the compare										Jan-24
1	1.2	Stamp Duty Land Tax	Category:	Commercial land						
Table State Approximation	1.3	Purchaser costs		1.75% on l	land costs					Jan-24
Common combumber   Common comb		Total Site Acquisition Costs						£1,656,868		
Pending region Proses seath			г	3 5% on 6	GDV			£361.612	lan-73	Λιισ-25
20			20.0%			M GDV				
Decision	2.4		6.0%	overheads	2.5% on Al	H transfer values			Jul-25	Aug-25
1.0   Private with   1.0   1	2.0							£1,827,341		
1.1.			Nr of units	Size sam	Total som	£psm		Total Value		
3.3   3   3   5   5   5   5   5   5   5	3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0		
As best bases										
Total   Section   Work of white   State   Section   Total Value   Section										
12.2   First DNA		Total								
2.72   2   2   2   2   2   2   2   2   2					Total sqm				A 24	II. 25
2.23   3   3   5   5   5   5   5   5   5					207					
Total   Anticombe event	3.2.3	3 bed house		93.0	83	£1,680		£139,210	Oct-23	Jul-25
Affectable with   Not during   Special   Total years   T	3.2.4			117.1		£1,680		£58,434	Oct-23	Jul-25
1.3.1   Pate Note	3.3			Size sam		£psm		Total Value		
3.3.3   3 - 1	3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0		
Test									Oct-23	
Total Value   Not of circle										
1.4.1   Plate Police   1.22   Plate Police		Total	4.0	227.2	324					25
1.4.2   2 high flower   1.29   7.5   5   6   1.29					Total sqm					
1.4.1   1.4.2   1.4.					- 96					
Total   Construction   Constructio										
Cross Development Value	3.4.4			117.1		£2,940		£51,130	Oct-23	Jul-25
			2.0		164			£10 221 758		
1.1.1   Affordis units	1.0							110,331,730		
Affordable units   Except   Sept										
Total pales Costs    13,10   10   10   10   10   10   10   10			-							
1.2.1.1   First (GIA)	1.1.3			2300 per	anordable nodsing			,	Aug-24	Jul-23
12.11   First GIA										
12.12   2 bed house					Total sqm				Apr-23	lan-25
12.1.4   4-bed house					802					
Total										
Affordable units	1.2.1.4			120.5		£1,402		£682,724	Apr-23	Jan-25
1.2.2.2   2 beth house	1.2.2			Size sqm		£psm		Total Cost		
1.2.2.3   3 bed house										Jan-25
1.2.2.4   4- bed house										
Total   10   889										Jan-25
1.2.3   Garages		Total		-						
Total Build costs		S							A 22	In a 25
13.1.   Extra-Over Construction Costs	+.2.3		10.008	10	180	1500			Apr-23	Jan-25
13.1.2   Externals (for flats)   5% extra-over on build cost for flats   60   Apr-23   Jan-23   Jan-24   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-										
3.3   Site abnormals (remediation/demolition)   GD per net ha   GD   Jan-23   Jan-24   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-23   Jan-25   Jan-			_							
Section   Sect		· · · · · · · · · · · · · · · · ·	-	60	and the	or nats		£0	1 22	1 24
1.4.1   Professional Fees   8% on build costs (incl: externals)   6.379,226   3an-23   3an-25	1.3.3				unit				Jan-23	Jan-24
1.4.1   Professional Fees   8% on build costs (incl: externals)   6379,226   3n-23   3n-25	1.4	Total Extra-Over Construction Costs						£430,938		
Total Professional Fees   \$139,226										
Total Contingency		FIOIESSIONALFEES		8% on i	<u>build co</u> sts (incl: exte	nals)		£379,226	Jan-23	Jan-25
Total Contingency	1.4.1	Total Professional Fees	L	8% on I	build costs (incl: exte	nals)			Jan-23	Jan-25
	4.4.1 4.5	Total Professional Fees Contingency	<u> </u>					£379,226		
1.6.1.2   Cat 2	4.4.1 4.5	Total Professional Fees  Contingency  Contingency						£379,226 £189,613		Jan-25 Jan-25
Apr	4.4.1 4.5 4.5.1	Total Professional Fees Contingency Contingency Total Contingency Planning Obligations		4% on l	build costs (incl: exte			£379,226 £189,613 £189,613	Jan-23	Jan-25
1.6.1.4   Cat(3)(A)   E7.750   per market flat   E60   Apr.23   Jan.25     1.6.1.5   Cat(3)(B)   E7.750   per affordable house   E5.61,33   Apr.23   Jan.25     1.6.1.6   Cat(3)(B)   E7.750   per affordable flat   E0.750     1.6.2   Electric charging points   E1.000   per unit (100% of house; 50% of flats)   E3.3000   Apr.23   Jan.25     1.6.3.1   Policy CCI, CC2 & CC3   E1.5000   per unit (100% of house; 50% of flats)   E4.95000     1.6.3.2   Policy CCI, CC2 & CC3   E9.000   per flat   E9.000   per flat     1.6.4   Policy G12 Eleidversity Net Gain   E1.212   per unit   E3.996   Apr.23   Jan.25     1.6.5.1   Policy G12 Eleidversity Net Gain   E1.212   per unit   E3.996   Apr.23   Jan.25     1.6.5.2   Policy G12 Eleidversity Net Gain   E1.212   per unit   E3.996   Apr.23   Jan.25     1.6.5.3   Policy G12 Eleidversity Net Gain   E3.996   Apr.23   Jan.25     1.6.5.4   Policy G12 Eleidversity Net Gain   E3.996   Apr.23   Jan.25     1.6.5.5   Policy G12 Eleidversity Net Gain   E3.996   Apr.23   Jan.25     1.6.5   Policy G12 Eleidversity Net Gain   E3.996   Apr.23   Jan.25     1.6.5   Policy G12 Stenshall SAC   E5.000   E7.000   E7.000   Apr.23   Jan.25     1.6.5   Policy H50 sypa and Traveller sites   E1.5000   E7.000   E7.000     1.6.6   Policy H50 sypa and Traveller sites   E1.5000   E8.274   per unit   E0.000   Apr.23   Jan.25     1.6.9   S106   E8.274   per unit   E9.51,426     1.6.9   S106   E8.274   per unit   E9.51,426     1.6.9   Total Developer Contributions   E9.51,426     1.	4.4.1 4.5 4.5.1 4.6.1.1	Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2		4% on l	build costs (incl: exter			£379,226 £189,613 £189,613	Jan-23 Apr-23	Jan-25 Jan-25
A5.1.6	4.4.1 4.5.1 4.6.1.1 4.6.1.2	Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2	<u>-</u>	4% on l	build costs (incl: exter house flat			£379,226 £189,613 £189,613 £0 £0	Jan-23 Apr-23 Apr-23	Jan-25 Jan-25
Electric charging points	4.4.1 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4	Total Professional Fees		4% on l  £0 per £10,200 per £7,750 per	build costs (incl: exter house flat market house market flat			£379,226 £189,613 £189,613 £0 £0 £21,206 £0	Jan-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
1.6.3.1   Policy CC1, CC2 & CC3   £15,000   per house   £495,000   Apr.23   Jan.25     1.6.3.2   Policy CC1, CC2 & CC3   £9,000   per house   £495,000   Apr.23   Jan.25     1.6.5.4   Policy G12 Biodiversity Net Gain   £1,212   per unit   £39,995   Apr.23   Jan.25     1.6.5.5   Policy G12 Stenshall SAC   £1,000   SAC per house   £39,000   Apr.23   Jan.25     1.6.5.6   Policy G12 Stenshall SAC   £500   SAC per flat   £10,000     1.6.6   Policy H5 Gypsy and Traveller sites   £150,000   per pitch   £10   Apr.23   Jan.25     1.6.6   Policy H5 Gypsy and Traveller sites   £150,000   per pitch   £10   Apr.23   Jan.24     1.6.9   \$100   \$6,91   Per unit   £173,004     1.6.9   \$100   Per unit   £10,008,483     1.6.9   \$100   Per unit   £173,004     1.6.9   \$100   Per unit   £10,008,483     1.6.9   Per unit   £10,008,483     1.6.9   Per unit   £10,008,483     1.6.9   Per unit   £10,008,483     1.6.9   Per unit   £10,008,48	4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5	Total Professional Fees Contingency Total Contingency  Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B)		£0 per £0 per £10,200 per £7,750 per £22,700 per	house flat market house market flat affordable house			£379,226 £189,613 £189,613 £0 £0 £21,206 £0 £56,183	Jan-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
1.6.4   Policy G12 Biodiversity Net Gain   E1,212   per unit   E39,996   Apr.23   Jan.25     1.6.5.1   Policy G12 Stenshall SAC   E1,000   SAC per house   E33,000   Apr.23   Jan.25     1.6.5.2   Policy G12 Stenshall SAC   E500   SAC per flat   E0   Apr.23   Jan.25     1.6.6   Policy G12 Stenshall SAC   E500   SAC per flat   E0   Apr.23   Jan.25     1.6.7   AH Commuted Sum payment   E1,270   per unit   E2,73,042     1.6.9   S106   E2,73,042   Jan.25     1.6.9   Total Developer Contributions   E8,274   per unit   E2,73,042     1.6.9   Total Developer Contributions   E53,426     1.6.9   TOTAL PROJECT COSTS [EXCLUDING INTEREST]   E10,008,483     1.6.9   TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]   E10,008,483     1.6.9   TOTAL PROJECT COSTS [EXCLUDING INTEREST]   E10,008,483     1.6.9   TOTAL PROJECT COSTS [EXCLUDING INTEREST]   E10,008,483     1.6.9   TOTAL PROJECT COSTS [INCLUDING INTEREST]   E10,331,758     1.6.9   TOTAL PROJECT COSTS [INCLUDING INTEREST]   E10,331,758   E10,331,758     1.6.6   TOTAL PROJECT COSTS [INCLUDING INTEREST]   E10,331,758   E10,3	4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.5	Total Professional Fees  Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B)		£0 per £0 per £10,200 per £22,700 per £22,700 per	house flat market house market flat affordable house affordable flat	nals)		£379,226 £189,613 £189,613 £0 £0 £21,206 £0 £56,183 £0	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
A.6.5.1   Policy Gl2a Stenshall SAC   £1.000   SAC per house   £33.000   Apr.23   Jan.25     A.6.5.2   Policy Gl2a Stenshall SAC   £500   SAC per flat   £1.000     A.6.6   Policy H5 Gypsy and Traveller sites   £150,000   per pitch   £0     A.6.7   AH Commuted Sum payment   £0   total   £0     A.6.9   AH Commuted Sum payment   £8,274   per unit   £73.042   Jan.23   Jan.24     A.6.9   Total Developer Contributions   £951,426     A.6.0   TOTAL DEVELOPMENT COSTS   £6,524,274     A.6.1   TOTAL DEVELOPMENT COSTS   £10,008,483     A.6.2   TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]   £10,008,483     A.6.3   TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]   £10,008,483     A.6.0   TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]   £10,008,483     A.6.1   Finance   APR   PCM     A.6.2   PCM   PCM     A.6.3   PCM   PCM     A.6.3   PCM   PCM     A.6.4   PCM   PCM     A.6.5   PCM   PCM     A.6.5   PCM   PCM     A.6.6   PCM   PCM     A.6.7   PCM   PCM     A.6.7   PCM   PCM     A.6.8   PCM   PCM     A.6.9   PCM   PCM     A.6.9   PCM   PCM     A.6.9   PCM   PCM     A.6.9   PCM     A.6.9   PCM     A.6.9   PCM     A.6.9   PCM     A.6.9   PCM     A.6.9   PCM   PCM     A.6.9   PCM     A.6.9   PCM   PCM     A.6.9   PCM     A.	4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1	Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3		£0 per £0 per £10,200 per £7,750 per £2,700 per £1,000 per £1,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house	nals)		£379,226 £189,613 £189,613 £0 £0 £121,206 £0 £56,183 £0 £33,000 £495,000	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
Apr.23   Jan.25   Apr.23   Jan.24   Apr.23   J	4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1	Total Professional Fees  Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3 (A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3		£0 per £0 per £10,200 per £7,750 per £22,700 per £1,000 per £15,000 per £9,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses flat	nals)		£379,226 £189,613 £189,613 £0 £0 £21,206 £0 £56,183 £0 £495,000	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
AFC   MIN   Commuted Sum payment   E0   Intal   E0   Intal   E0   Intal   E0   Intal	4.4.1 4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2	Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC3		4% on 1  £0 per £10 per £10,200 per £7,750 per £7,900 per £15,000 per £15,000 per £9,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house flat unit	nals)		£379,226 £189,613 £189,613 £0 £0 £21,206 £0 £55,183 £0 £39,500 £495,000 £39,996	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
16.9.1   S106   E8,274   per unit   E273,042   Jan-23   Jan-24   Jan-24   Total Developer Contributions   E8,274   per unit   E73,042   Jan-23   Jan-24   Jan-24   Jan-24   Jan-25   Jan-26	1.5.1 1.6 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.4 1.6.1.5 1.6.1.5 1.6.1.6 1.6.3.1 1.6.3.1 1.6.3.1 1.6.3.1 1.6.3.1 1.6.3.1	Total Professional Fees  Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3 (A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 G12a Stenshall SAC Policy G12a Stenshall SAC		## on I per ## f0 per ## f	house flat market house market house market flat affordable house affordable flat unit (100% of houses house per house per house per flat	nals)		£379,226 £189,613 £189,613 £0 £0 £12,206 £0 £55,183 £0 £33,000 £495,000 £33,996 £33,000 £60 £33,000	Jan-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
Total Developer Contributions #551,426  TOTAL DEVELOPMENT COSTS   EXCLUDING INTEREST] #5,00 TOTAL PROJECT COSTS [EXCLUDING INTEREST] #5,00 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] #6,00 TOTAL PROJECT COSTS [INCLUDING INTEREST] #6,00	1.5.1 1.5.1 1.6.1.2 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.	Total Professional Fees Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC		4% on l  £0 per £10,200 per £10,200 per £7,750 per £22,700 per £1,000 per £1,000 per £1,000 per £1,000 per £1,000 per £1,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house flat unit per house per flat pitch	nals)		£379,226 £189,613 £189,613 £0 £0 £0,£21,206 £0 £55,183 £0 £33,000 £495,000 £39,906 £33,000 £0,£33,000	Jan-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
5.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]  7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.1 Finance	1.5.1 1.6.1 1.6.1 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.1.6 1.6.3.1 1.6.3.1 1.6.5.1 1.6.5.1 1.6.5.1 1.6.5.1 1.6.5.1	Total Professional Fees  Contingency Total Contingency Planning Obligations  Cat 2  Cat 2  Cat 3  Cat(3)(A)  Cat(3)(A)  Cat(3)(B)  Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GL3 Biodiversity Net Gain Policy GL3 Estenshall SAC		## 60 per ## 60 per ## 610,200 per ## 61,200 per ## 61,000 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 650 SAC ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 SAC ## 6500 SAC ## 650	house flat market house market house market flat affordable house affordable flat unit (100% of houses house per flat pitch all	nals)		£379,226 £189,613 £189,613 £0 £0 £21,206 £0 £56,183 £0 £33,000 £495,000 £33,000 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	Jan-23  Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  APR PCM 7.75% 0.624% on net costs  TOTAL PROJECT COSTS [INCLUDING INTEREST]  PCM 7.75% 0.624% on net costs  TOTAL PROJECT COSTS [INCLUDING INTEREST]  PCM 7.75% 0.624% on net costs  1.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  PCM 1.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]	1.5 1.5 1.5.1 1.6 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.5 1.6.1.6 1.6.1.6 1.6.2 1.6.3.1 1.6.3.2 1.6.3.2 1.6.5.3 1.6.5.4 1.6.5.3 1.6.5.	Total Professional Fees  Contingency Total Contingency Total Contingency Planning Obligations  Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy Cc1, Cc2 & Cc3 Policy Gc1 Elodiversity Net Gain Policy Gl2 Stenshall SAC Policy Gl2 Stenshall SAC Policy Gl2 Stenshall SAC Policy HG Syesy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions	-	## 60 per ## 60 per ## 610,200 per ## 61,200 per ## 61,000 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 650 SAC ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 SAC ## 6500 SAC ## 650	house flat market house market house market flat affordable house affordable flat unit (100% of houses house per flat pitch all	nals)		£379,226 £189,613 £189,613 £0 £0 £0 £0 £0 £56,183 £0 £33,000 £495,000 £495,000 £0 £33,000 £0 £32,205 £0 £32,205 £0 £33,000	Jan-23  Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
APR PCM  S.1 Finance  T.7.5% 0.624% on net costs  TOTAL PROJECT COSTS [INCLUDING INTEREST]  APR PCM  T.7.5% 0.624% on net costs  E10,331,758  LE10,331,758	4.4.1 4.5 4.5 4.6 4.6.1.2 4.6.1.3 4.6.1.5 4.6.1.6 4.6.	Total Professional Fees  Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3 (A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Total Developer Contributions Total Developer Contributions Total Developer Contributions		## 60 per ## 60 per ## 610,200 per ## 61,200 per ## 61,000 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 650 SAC ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 SAC ## 6500 SAC ## 650	house flat market house market house market flat affordable house affordable flat unit (100% of houses house per flat pitch all	nals)		£379,226 £189,613 £189,613 £0 £0 £21,206 £0 £56,183 £0 £33,000 £495,000 £0 £33,996 £0 £0 £273,042 £273,042 £273,042	Jan-23  Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
3.1 Finance 7.75% 0.624% on net costs -£323,275  3.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  1.0 Interpretable to a special in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re	4.4.1 4.5 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.5.3 4.6.	Total Professional Fees Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy C1, CC2 & CC3 Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Tolicy G13 Stenshall SAC To	RESTI	## 60 per ## 60 per ## 610,200 per ## 61,200 per ## 61,000 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 650 SAC ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 SAC ## 6500 SAC ## 650	house flat market house market house market flat affordable house affordable flat unit (100% of houses house per flat pitch all	nals)		£379,226 £189,613 £189,613 £0 £0 £0,£21,206 £0 £55,133 £0 £33,000 £495,000 £0 £39,96 £33,000 £0 £0 £0 £13,000 £0 £13,000 £10 £10 £10 £10 £10 £10 £10 £10 £10	Jan-23 Apr-24 Apr-25 Apr-26 Apr-27 Apr-27 Apr-28 Apr-29	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
3.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.10.331,758  18. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re	4.4.1 4.5 4.5 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.5 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6	Total Professional Fees  Contingency Total Contingency Planning Obligations  Cat 2 Cat 2 Cat 3 (Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy Cc1, Cc2 & Cc3 Policy Gc12 Biodiversity Net Gain Policy Gla Stenshall SAC Policy Gla Stenshall SAC Policy Gla Stenshall SAC Policy Gla Stenshall SAC Total Developer Contributions Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	REST]	## 60 per ## 60 per ## 610,200 per ## 61,200 per ## 61,000 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 6500 SAC ## 650 SAC ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 per ## 61,000 SAC ## 6500 SAC ## 650	house flat market house market house market flat affordable house affordable flat unit (100% of houses house per flat pitch all	nals)		£379,226 £189,613 £189,613 £0 £0 £0,£21,206 £0 £55,133 £0 £33,000 £495,000 £0 £39,96 £33,000 £0 £0 £0 £13,000 £0 £13,000 £10 £10 £10 £10 £10 £10 £10 £10 £10	Jan-23 Apr-24 Apr-25 Apr-26 Apr-27 Apr-27 Apr-28 Apr-29	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal	4.4.1 4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2 4.6.3.2 4.6.3.2 4.6.5.2 4.6.5.2 4.6.6.9 4.6.9.1	Total Professional Fees  Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy C1, C2 & CC3 Policy C1, C2 & CC3 Policy C1, C2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Total Commuted Sum payment S106 Total Developer Contributions TOTAL POLICY COSTS [EXCLUDING INTEREST] TOTAL POLICY COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	REST]	4% on l  £0 per £10,200 per £10,200 per £7,750 per £1,750 per £1,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house flat unit per house per flat pitch al unit	nais);		£379,226 £189,613 £189,613 £0 £21,206 £0 £55,183 £0 £33,000 £0 £33,000 £0 £33,000 £13,000 £13,000 £13,000 £27,304 £1,000 £27,304 £1,000 £27,304 £1,000 £1,00	Jan-23 Apr-24 Apr-25 Apr-26 Apr-27 Apr-27 Apr-28 Apr-29	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal	4.4.1 4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2 4.6.3.2 4.6.3.2 4.6.5.2 4.6.5.2 4.6.6.9 4.6.9.1	Total Professional Fees  Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy C1, C2 & CC3 Policy C1, C2 & CC3 Policy C1, C2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Total Commuted Sum payment S106 Total Developer Contributions TOTAL POLICY COSTS [EXCLUDING INTEREST] TOTAL POLICY COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	REST]	4% on l  £0 per £10,200 per £10,200 per £7,750 per £1,750 per £1,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house flat unit per house per flat pitch al unit	nais);		£379,226 £189,613 £189,613 £0 £21,206 £0 £55,183 £0 £33,000 £0 £33,000 £0 £33,000 £13,000 £13,000 £13,000 £27,304 £1,000 £27,304 £1,000 £27,304 £1,000 £1,00	Jan-23 Apr-24 Apr-25 Apr-26 Apr-27 Apr-27 Apr-28 Apr-29	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal	4.4.1 4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2 4.6.3.2 4.6.3.2 4.6.5.2 4.6.5.2 4.6.6.9 4.6.9.1	Total Professional Fees  Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy C1, C2 & CC3 Policy C1, C2 & CC3 Policy C1, C2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Total Commuted Sum payment S106 Total Developer Contributions TOTAL POLICY COSTS [EXCLUDING INTEREST] TOTAL POLICY COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	REST]	4% on l  £0 per £10,200 per £10,200 per £7,750 per £1,750 per £1,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house flat unit per house per flat pitch al unit	nais)		£379,226 £189,613 £189,613 £0 £21,206 £0 £55,183 £0 £33,000 £0 £33,000 £0 £33,000 £13,000 £13,000 £13,000 £27,304 £1,000 £27,304 £1,000 £27,304 £1,000 £1,00	Jan-23 Apr-24 Apr-25 Apr-26 Apr-27 Apr-27 Apr-28 Apr-29	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
	4.4.1 4.5 4.5 4.6 4.6.1.1 4.6.1.3 4.6.1.3 4.6.1.5 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.3.1 4.6.3.2 4.6.3.1 4.6.5.2 4.6.5.2 4.6.5.3 4.6.5.1 4.6.5.2 4.6.5.3 4.6.5.3 4.6.5.1 4.6.5.3	Total Professional Fees  Contingency  Total Contingency  Planning Obligations  Cat 2  Cat (3)(A)  Cat(3)(A)  Cat(3)(B)  Cat(4)(B)  C	REST]	4% on l  £0 per £10,200 per £10,200 per £7,750 per £1,750 per £1,000 per	house flat market house market flat affordable house affordable flat unit (100% of houses house flat unit per house per flat pitch al unit	nais)		£379,226 £189,613 £189,613 £0 £0 £0 £12,206 £0 £56,133 £0 £495,000 £495,000 £33,000 £33,000 £0 £0 £273,042 £55,427 £55,427 £55,427 £55,427 £55,427 £55,427 £55,427 £55,427 £55,427 £55,427 £56,524,275	Jan-23 Apr-24 Apr-25 Apr-26 Apr-27 Apr-27 Apr-28 Apr-29	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25
	4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.3 4.6.1.3 4.6.1.5 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.1.	Total Professional Fees  Contingency Total Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(B) Cat(4)(B)		4% on 1  £0 per £10,200 per £10,200 per £7,750 per £12,700 per £1,000 per £15,000 per £15,000 per £1,000 SAC £150,000 per £1,000 SAC £150,000 per £0 tota £8,274 per	house flat market house market flat affordable house affordable house affordable flat unit (100% of houses house flat unit per house jer flat pitch al unit  PCM 0.624% on no	rals) ; 50% of flats) et costs		£379,226 £189,613 £189,613 £0 £0 £0 £121,206 £0 £56,133 £0 £33,000 £495,000 £0 £33,906 £33,000 £0 £5,23,275 £10,008,483 £323,275	Jan-23  Apr-23	Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-25 Jan-24 Jan-24

Village - Mediu	ım - 7 dwellings - Greenfield 7	Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
Site	Private			Sqm/ha	3,111	RLV	£538,626	
Gross ha	0.20 Nr of units 7			Dwgs/ha	35	BLV	£180,000	l l
Net ha	0.20 AH tenures Intermediate  Greenfield Affordable rept	0	. !	Units/pa	11	Viable?	Yes	l l
Land type LV description	7 Moradore Terre	0		AH rate GDV=Total costs	0.0%	Headroom Headroom per net ha	£358,626 £1,793,131	l l
LV uestriptio	Village/Rural Social rent First Homes			Profit/total GDV	20.0%	Headroom per dwg	£51,232	l l
				Hong co		Headroom psm	£514	1
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)						£538,626	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land	l			£0	Jan-23 Oct-23
		Г	1 75%	to all morte			£16,431	Jan-23 Oct-23
1.3	Purchaser costs  Total Site Acquisition Costs		1./5%	on land costs			£9,426 £564,484	Jan-23 Oct-23
2.0	Total Site Acquisition Costs  Developer's Return						£304,464	
2.1	Central overheads		3.5%	on GDV			£91,472	Jan-23 Feb-25
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£431,227	Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£522,699	
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0		£5,390		£0	May-24 Jan-25
3.1.2	2 bed house	3.15	74.5	235	£4,200		£985,635	Oct-23 Jan-25
3.1.3	3 bed house 4+ bed house	2.63	93.0	244	£4,200		£1,025,325	Oct-23 Jan-25
3.1.4	4+ bed house Total	1.23 7.0	117.1	143 622	£4,200		£602,537	Oct-23 Jan-25
3.2	Social rent	7.0 Nr of units	Size sqm	Total sqm	£psm		Total Value	!
3.2.1	Flats (NIA)	0.00	55.0		£2,156		£0	May-24 Jan-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
	Total	-			<u>.</u>			
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Jan-25
3.3.2	2 bed house	0.00	74.5	- 1	£2,100		£0	Oct-23 Jan-25
3.3.3	3 bed house 4+ bed house	0.00	93.0	-	£2,100		£0	Oct-23 Jan-25
3.3.4	4+ bed house Total	0.00	117.1		£2,100		£0	Oct-23 Jan-25
3.4	Total Intermediate	- Nr of units	Size sqm	- Total sqm	£psm		Total Value	!
3.4.1	Flats (NIA)	0.00	Size sqm 55.0	i otai sqm	£3,773		£0	May-24 Jan-25
3.4.1	2 bed house	0.00	74.5		£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Jan-25
3.4.4	4+ bed house	0.00	117.1		£2,940		£0	Oct-23 Jan-25
<u> </u>	Total							
	Gross Development Value						£2,613,497	
4.0	Development Costs							
<b>4.1</b> 4.1.1	Sales Cost Private units	Ī	3 00%	211 CDV			£79 A05	··· 24   lan-25
4.1.1 4.1.3	Private units Affordable units	F		on OM GDV per affordable housi			£78,405 £0	May-24 Jan-25 May-24 Jan-25
4.1.5	Affordable units Total Sales Costs		LJUL	рег апотиамы поч	ing		£78,405	May-24 3011-20
4.2	Total Sales Costs  Build Costs						Liones	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	-	£1,580		£0	Apr-23 Jul-24
4.2.1.2	2 bed house	3.15	77.2	243	£1,402		£340,740	Apr-23 Jul-24
4.2.1.3	3 bed house	2.63	96.0	252	£1,402		£353,304	Apr-23 Jul-24
4.2.1.4	4+ bed house	1.23	120.5	148	£1,402		£206,886	Apr-23 Jul-24
l . <u>.</u>	Total	7 Nr of units	Sizo sam	643	S		T-t-1 Cost	!
4.2.2 4.2.2.1	Affordable units	Nr of units	Size sqm	Total sqm	£psm £1 580		Total Cost	22   101-24
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1 81.9	<del> </del>	£1,580 £1,402		£0 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.2	2 bed house 3 bed house	0.00	81.9 101.3	- 1	£1,402 £1,402		£0	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.3	4+ bed house	0.00	101.3	1	£1,402 £1,402		£0	Apr-23 Jul-24 Apr-23 Jul-24
	Total	-		-			L	, q.,
	,	Nr of units	Size sqm	Total sqm	£psm		Total Cost	ا
4.2.3	Garages	3.033	18	55	£500		£27,295	Apr-23 Jul-24
	Total Build Costs						£928,224	
4.3	Extra-Over Construction Costs  Externals (for houses)		10%	n build	* *		ron 022	Liul 24
4.3.1.1	Externals (for houses) Externals (for flats)	ŀ		extra-over on build of			£92,822	Apr-23 Jul-24
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)	F		extra-over on build or per net ha	cost for flats		£0 £0	Apr-23 Jul-24 Jan-23 Oct-23
4.3.2	Site abnormals (remediation/demolition) Site opening costs	F	£0	per net na			£0	Jan-23 Oct-23 Jan-23 Oct-23
4.3.3	Total Extra-Over Construction Costs			per um			£92,822	Jän-25 0
4.4	Professional Fees							
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£81,684	Jan-23 Jul-24
	Total Professional Fees						£81,684	
4.5	Contingency							
4.5.1	Contingency		4%	on build costs (incl:	externals)		£40,842	Jan-23 Jul-24
	Total Contingency						£40,842	
<b>4.6</b> 4.6.1.1	Planning Obligations Cat 2	Г	f0	per house			£0	Apr-23 Jul-24
4.6.1.1 4.6.1.2	Cat 2	f		per house per flat			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.3	Cat 2 Cat(3)(A)	ľ		per flat per market house			£6,426	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.4	Cat(3)(A)	[		per market flat			£0,420	Apr-23 Jul-24
4.6.1.5	Cat(3)(B)	Į.	£22,700	per affordable house	e		£0	Apr-23 Jul-24
4.6.1.6	Cat(3)(B)	ŀ	£7,900	per affordable flat			£0	Apr-23 Jul-24
4.6.2	Electric charging points	F		per unit (100% of ho	uses; 50% of flats)		£7,000	Apr-23 Jul-24
4.6.3.1	Policy CC1, CC2 & CC3	ŀ		per house			£105,000	Apr-23 Jul-24
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain	F	£9,000 £1,212				£0 £8,484	Apr-23 Jul-24 Apr-23 Jul-24
4.6.4 4.6.5.1	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC	F		per unit SAC per house			£8,484 £7,000	Apr-23 Jul-24 Apr-23 Jul-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC	ľ		SAC per house SAC per flat			£7,000 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.6	Policy H5 Gypsy and Traveller sites	Γ	£150,000				£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.7	AH Commuted Sum payment	l	£28,000	total			£28,000	Jan-23 Oct-23
4.6.9.1	S106			per unit			£57,918	Jan-23 Oct-23
	Total Developer Contributions						£219,828	
5.0	TOTAL DEVELOPMENT COSTS						£1,441,805	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£2,528,988	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	<u>r]</u>					£84,509	
8.0	Finance Costs		inn					
	Finance	ſ	APR 7.75%	PCM 0.624%	on net costs		-£84,509	
8.1	Finance	L	1.15/0	U.024/0	on net costs		-L04,303	l .
								l l
								l l
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£2,613,497	
	isal has been prepared in line with the RICS valuation gu	uidance. The nu	rnose of the apprais	eal is to assess the im-	nact of planning polici	es on site viability at a strat		ical is not a formal 'Red
<u> </u>					n and should not be re		-6	

Village - Small -	4 dwellings - Greenfield 4	Units	VA1	TECHNICAL CHECKS	:	DVA SUMMARY:		CASHFLOW
Site	Private	Affordable	****	Sqm/ha	3,111	RLV	£326,429	
Gross ha	0.11 Nr of units 4	-		Dwgs/ha	35	BLV	£102,857	
Net ha	0.11 AH tenures Intermediate	0		Units/pa	7	Viable?	Yes	
Land type	Greenfield Affordable rent	0		AH rate	0.0%	Headroom	£223,572	
LV description	Village/Rural Social rent	0		GDV=Total costs	-	Headroom per net ha	£1,956,253	
-	First Homes	-		Profit/total GDV	20.0%	Headroom per dwg	£55,893	
	<u></u>				_	Headroom psm	£561	
						Headroom psm CIL liable	£561	Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)						£326,429	Jan-23 Sep-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Sep-23
				<u>.</u> l			£5,821	Jan-23 Sep-23
1.3	Purchaser costs	Ī	1.75%	on land costs			£5,713	Jan-23 Sep-23
	Total Site Acquisition Costs	-					£337,963	
2.0	Developer's Return							
2.1	Central overheads		3.5%	on GDV			£52,270	Jan-23 Jan-25
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£246,415	Dec-24 Jan-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5%	on AH transfer values		£0	Dec-24 Jan-25
	Total Developer's Return						£298,685	
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	- 1	£5,390		£0	May-24 Dec-24
3.1.2	2 bed house	1.80	74.5	134	£4,200		£563,220	Oct-23 Dec-24
3.1.3	3 bed house	1.50	93.0	140	£4,200		£585,900	Oct-23 Dec-24
3.1.4	4+ bed house	0.70	117.1	82	£4,200		£344,307	Oct-23 Dec-24
	Total	4.0		356	,			
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	0.00	55.0	- 1	£2,156		£0	May-24 Dec-24
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Dec-24
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Dec-24
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Dec-24
	Total	-						
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Dec-24
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Dec-24
3.3.3	3 bed house	0.00	93.0	-	£2,100		£0	Oct-23 Dec-24
3.3.4	4+ bed house	0.00	117.1	-	£2,100		£0	Oct-23 Dec-24
	Total	-			,			
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	- 1	£3,773		£0	May-24 Dec-24
3.4.2	2 bed house	0.00	74.5	-	£2,940		£0	Oct-23 Dec-24
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Dec-24
3.4.4	4+ bed house	0.00	117.1	-	£2,940		£0	Oct-23 Dec-24
3.4.4	Total		117.1		22,540			Oct 25   Bee 24
	Gross Development Value						£1,493,427	
4.0	Development Costs						22,433,427	
4.1	Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£44,803	May-24 Dec-24
4.1.3	Affordable units	ŀ		per affordable hous	ing.		£0	May-24 Dec-24
1.2.5	Total Sales Costs	I	2500	per unoraubie nous	8		£44,803	may 24   Bee 24
4.2	Build Costs						144,003	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	- 1	£1,580		£0	Apr-23 Jun-24
4.2.1.2	2 bed house	1.80	77.2	139	£1,402		£194,708	Apr-23 Jun-24
4.2.1.3	3 bed house	1.50	96.0	144	£1,402		£201,888	Apr-23 Jun-24
4.2.1.4	4+ bed house	0.70	120.5	84	£1,402		£118,221	Apr-23 Jun-24
	Total	4		367	,			
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	- 1	£1,580		£0	Apr-23 Jun-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Jun-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Jun-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Jun-24
	Total	-	-		,			
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	1.733	18	31	£500		£15.597	Apr-23 Jun-24
	Total Build Costs						£530,414	
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)		10%	extra-over on build	cost for houses		£53,041	Apr-23 Jun-24
4.3.1.2	Externals (for flats)		5%	extra-over on build	cost for flats		£0	Apr-23 Jun-24
4.3.2	Site abnormals (remediation/demolition)		£0	per net ha			£0	Jan-23 Sep-23
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Sep-23
	Total Extra-Over Construction Costs	-					£53,041	
4.4	Professional Fees							
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£46,676	Jan-23 Jun-24
	Total Professional Fees						£46,676	
4.5	Contingency							
4.5.1	Contingency		4%	on build costs (incl:	externals)		£23,338	Jan-23 Jun-24
	Total Contingency						£23,338	
4.6	Planning Obligations	_						
4.6.1.1	Cat 2	Į.		per house			£0	Apr-23 Jun-24
4.6.1.2	Cat 2			per flat			£0	Apr-23 Jun-24
4.6.1.3	Cat(3)(A)			per market house			£3,672	Apr-23 Jun-24
4.6.1.4	Cat(3)(A)			per market flat			£0	Apr-23 Jun-24
4.6.1.5	Cat(3)(B)			per affordable hous	e		£0	Apr-23 Jun-24
4.6.1.6	Cat(3)(B)			per affordable flat			£0	Apr-23 Jun-24
4.6.2	Electric charging points	ŀ		per unit (100% of ho	ouses; 50% of flats)		£4,000	Apr-23 Jun-24
4.6.3.1	Policy CC1, CC2 & CC3	ŀ		per house			£60,000	Apr-23 Jun-24
4.6.3.2	Policy CC1, CC2 & CC3	ŀ		per flat			£0	Apr-23 Jun-24
4.6.4	Policy G12 Biodiversity Net Gain	Ļ		per unit			£4,848	Apr-23 Jun-24
4.6.5.1	Policy GI2a Stenshall SAC	ŀ		SAC per house			£4,000	Apr-23 Jun-24
4.6.5.2	Policy GI2a Stenshall SAC	ŀ		SAC per flat			£0	Apr-23 Jun-24
4.6.6	Policy H5 Gypsy and Traveller sites	ļ	£150,000				£0	Apr-23 Jun-24
4.6.7	AH Commuted Sum payment	ŀ		total			£0	Jan-23 Sep-23
4.6.9.1	S106 Total Davidance Contributions		£8,2/4	per unit			£33,096	Jan-23 Sep-23
<del> </del>	Total Developer Contributions						£109,616	
5.0	TOTAL DEVELOPMENT COSTS						£807,889	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£1,444,537	Ļ
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	гј					£48,890	
8.0	Finance Costs							
	F:		APR	PCM 0.6349/			640.005	
8.1	Finance	L	7.75%	0.624%	on net costs		-£48,890	
I								
I								
<u> </u>	TOTAL PROJECT OF THE STATE OF T							
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£1,493,427	
NB: This apprais	sal has been prepared in line with the RICS valuation gu	idance. The pu	rpose of the apprais	sal is to assess the im	pact of planning polici	ies on site viability at a strat	egic level. This appra	isal is not a formal 'Red
	Book' (RICS Valua	tion – P <u>rofessio</u>	nal Standards UK Ja	nuary 2022 valuatio	n and should not be re	elied upon as such.		

Centre/ City Ce	ntre Extension - Large - 95 dwellings - Bro	95 Units	VA1	TECHNICAL CHECKS:		DVA SUMMARY:	CASHFLOW	
Site	<u> </u>	Private Affordable		Sqm/ha	5,500	RLV £3,989,033		
Gross ha	1.00 Nr of units	76 19		Dwgs/ha	100	BLV £1,700,000		
Net ha	0.95 AH tenures	Intermediate 4		Units/pa	71	Viable? Yes		
Land type	Brownfield	Affordable rent 8		AH rate	20.0%	Headroom £2,289,033		
LV description	City centre	Social rent 8		GDV=Total costs	-	Headroom per net ha £2,409,509		
-	<u></u>	First Homes -		Profit/total GDV	18.4%	Headroom per dwg £24,095		
						Headroom psm £364	1	
						Headroom psm CIL liable £458	Start	Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)					£3,989,033	Jan-23	Jun-24
1.2	Stamp Duty Land Tax	Category:	Commercial land			£0	Jan-23	Jun-24
						£188,952	Jan-23	Jun-24
1.3	Purchaser costs		1.75%	on land costs		£69,808	Jan-23	Jun-24
	Total Site Acquisition Costs					£4,247,793		
2.0	Developer's Return							
2.1	Central overheads		3.5%	on GDV		£887,127	Jan-23	Jun-26
2.2	Profit (net) on Private units	20.0%	Minus		M GDV	£3,717,483	May-26	Jun-26
2.4	Profit (net) on Affordable units	6.0%	overheads		H transfer values	£70,407	May-26	Jun-26
	Total Developer's Return					£4,675,017		
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm	Total Value		
3.1.1	Flats (NIA)	76.00	55.0	4,180	£5,390	£22,530,200	Jan-25	May-26
3.1.2	2 bed house	0.00	74.5	-	£4,200	£0	Oct-23	May-26
3.1.3	3 bed house	0.00	93.0	-	£4,200	£0	Oct-23	May-26
3.1.4	4+ bed house	0.00	117.1	-	£4,200	£0	Oct-23	May-26
	Total	76.0		4,180		<u> </u>		
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm	Total Value		
3.2.1	Flats (NIA)	7.60	55.0	418	£2,156	£901,208	Jan-25	May-26
3.2.2	2 bed house	0.00	74.5	-	£1,680	£0	Oct-23	May-26
3.2.3	3 bed house	0.00	93.0	-	£1,680	£0	Oct-23	May-26
3.2.4	4+ bed house	0.00	117.1	-	£1,680	£0	Oct-23	May-26
	Total	7.6		418				
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm	Total Value		
3.3.1	Flats (NIA)	7.60	55.0	418	£2,695	£1,126,510	Jan-25	May-26
3.3.2	2 bed house	0.00	74.5	- 1	£2,100	£0	Oct-23	May-26
3.3.3	3 bed house	0.00	93.0	-	£2,100	£0	Oct-23	May-26
3.3.4	4+ bed house	0.00	117.1	-	£2,100	£0	Oct-23	May-26
	Total	7.6		418				
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm	Total Value		
3.4.1	Flats (NIA)	3.80	55.0	209	£3,773	£788,557	Jan-25	May-26
3.4.2	2 bed house	0.00	74.5	-	£2,940	£0	Oct-23	May-26
3.4.3	3 bed house	0.00	93.0	-	£2,940	£0	Oct-23	May-26
3.4.4	4+ bed house	0.00	117.1	-	£2,940	£0	Oct-23	May-26
	Total	3.8	•	209				
	Gross Development Value					£25,346,475		
4.0	Development Costs							
4.1	Sales Cost							
4.1.1	Private units		3.00%	on OM GDV		£675,906	Jan-25	May-26
4.1.3	Affordable units			per affordable housing		£9,500	Jan-25	May-26
	Total Sales Costs					£685,406		
4.2	Build Costs							
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm	Total Cost		
4.2.1.1	Flats (GIA)	76.00	64.4	4,894	£1,580	£7,730,705	Apr-23	Nov-25
4.2.1.2	2 bed house	0.00	77.2	-	£1,242	£0	Apr-23	Nov-25
4.2.1.3	3 bed house	0.00	96.0	-	£1,242	£0	Apr-23	Nov-25
4.2.1.4	4+ bed house	0.00	120.5	-	£1,242	£0	Apr-23	Nov-25
	Total	76		4,894		. <u></u>		
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm	Total Cost		
4.2.2.1	Flats (GIA)	19.00	67.1	1,276	£1,580	£2,014,991	Apr-23	Nov-25
4.2.2.2	2 bed house	0.00	81.9	-	£1,242	£0	Apr-23	Nov-25
4.2.2.3	3 bed house	0.00	101.3	-	£1,242	£0	Apr-23	Nov-25
4.2.2.4	4+ bed house	0.00	126.4	-	£1,242	£0	Apr-23	Nov-25
	Total	19		1,276				
		Nr of units	Size sqm	Total sqm	£psm	Total Cost		
4.2.3	Garages	6.840	18	123	£500	£61,560	Apr-23	Nov-25
	Total Build Costs					£9,807,256		
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)		10%	extra-over on build cost	for houses	£6,156	Apr-23	Nov-25
4.3.1.2	Externals (for flats)		5%	extra-over on build cost	for flats	£487,285	Apr-23	Nov-25
4.3.2	Site abnormals (remediation/demolitio	n)	£400,000	per net ha		£380,000	Jan-23	Jun-24
4.3.3	Site opening costs		£0	per unit		£0	Jan-23	Jun-24
	Total Extra-Over Construction Costs					£873,441		
4.4	Professional Fees							
4.4.1	Professional Fees		8%	on build costs (incl: exte	rnals)	£824,056	Jan-23	Nov-25
	Total Professional Fees					£824,056		
4.5	Contingency							
4.5.1	Contingency		4%	on build costs (incl: exte	rnals)	£412,028	Jan-23	Nov-25
	Total Contingency					£412,028		
4.6	Planning Obligations							N:
4.6.1.1	Cat 2			per house		<u>£0</u>	Apr-23	Nov-25
4.6.1.2	Cat 2			per flat		£0	Apr-23	Nov-25
4.6.1.3	Cat(3)(A)			per market house		£69,768	Apr-23	Nov-25
4.6.1.4	Cat(3)(A)			per market flat		£53,010	Apr-23	Nov-25
4.6.1.5	Cat(3)(B)			per affordable house		03	Apr-23	Nov-25
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points		£7,900		s: EOO/ of flatal	£37,525 £47,500	Apr-23	Nov-25
4.6.2 4.6.3.1	Policy CC1, CC2 & CC3			per unit (100% of house: per house	s, 50% OI TIATS)	£47,500 £0	Apr-23 Apr-23	Nov-25
	Policy CC1, CC2 & CC3							Nov-25 Nov-25
4.6.3.2 4.6.4	Policy G12 Biodiversity Net Gain			per flat per unit		£855,000 £21,945	Apr-23 Apr-23	Nov-25 Nov-25
4.6.4 4.6.5.1	Policy GI2a Stenshall SAC			SAC per house		£21,945 £0	Apr-23	Nov-25
4.6.5.1	Policy GI2a Stenshall SAC			SAC per flat		£47,500	Apr-23 Apr-23	Nov-25 Nov-25
4.6.5.2	Policy H5 Gypsy and Traveller sites		£150,000			£47,500 £0	Apr-23	Nov-25
4.6.7	AH Commuted Sum payment			total		£0	Jan-23	Jun-24
4.6.9.1	S106			per unit		£786,030	Jan-23	Jun-24 Jun-24
	Total Developer Contributions		20,274			£1,918,278	1 23	
5.0	TOTAL DEVELOPMENT COSTS					£14,520,464		
6.0	TOTAL PROJECT COSTS [EXCLUDING INT	FREST)				£14,520,464 £23,443,273		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING IN					£1,903,202	t	
8.0	Finance Costs	ATTENEST				11,503,202		
			APR	PCM				
8.1	Finance		7.75%		et costs	-£1,903,202		
				2.32-7/0				
9.0	TOTAL PROJECT COSTS [INCLUDING INT	EREST]				£25,346,475	1	
					Calabara and Calabara			
NB: This appr						on site viability at a strategic level. This apprais	al is not a for	mal 'Red
	E	ook' (RICS Valuation – P <u>rofession</u>	aı Standards UK Jan	uary 2022 valuation and	snould not be reli	ea upon as such.		

Site   Gross ha   Net ha   Brot tha   Land type   LV description   Cit	re Extension - Medium - 50 dwellin   50	Units Affordable 10 2 4 4 4 4 5 5 5 5 5 5 5 5 5 5 6 5 6 5 6 6 6 6	3.5%	TECHNICAL CHECKS: Sgm/Na Dwgs/ha Units/pa AH rate GDV=Total costs Profit/total GDV  on land costs	5,500 100 50 20,0% - 18.4%	DVA SUMMARY: RLV BLV Viable? Headroom Headroom per net ha Headroom per dwg Headroom psm Headroom psm Headroom psm	£2,200,203 £850,000 Yes £1,350,203 £2,700,406 £27,004 £408 £514	Start  Jan-23 Jan-23 Jan-23	Finish Feb-24
1.0   Situal   State	0.50 AH tenures rownfield ity centre  Reference of the control of	10 2 4 4 - Category:	1.75% 3.5%	Dwgs/ha Units/pa AH rate GDV=Total costs Profit/total GDV	100 50 20.0%	BLV Viable? Headroom Headroom per net ha Headroom per dwg Headroom psm	£850,000 Yes £1,350,203 £2,700,406 £27,004 £408 £514 £2,200,203	Jan-23 Jan-23	Feb-24
Net ha   Land type   Brd Land type   Inc.   Land	0.50   AH tenures   Intermediate   Affordable rent   Social rent   First Homes   Intermediate   Affordable rent   Social rent   First Homes   Intermediate   Affordable rent   First Homes   Intermediate   Affordable rent   Intermediate   Affordable rent   Intermediate   Affordable rent   Intermediate   Affordable rent   Intermediate	2 4 4 4 Category:	1.75% 3.5%	Units/pa AH rate GDV=Total costs Profit/total GDV	20.0%	Headroom Headroom per net ha Headroom per dwg Headroom psm	Yes £1,350,203 £2,700,406 £27,004 £408 £514	Jan-23 Jan-23	Feb-24
1.0   Sit	ity centre  Social rent First Flomes  ite Acquisition et site value (residual land value) tamp Duty Land Tax  urchaser costs otal Site Acquisition Costs eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) lats	Category:	1.75% 3.5%	GDV=Total costs Profit/total GDV	-	Headroom per net ha Headroom per dwg Headroom psm	£2,700,406 £27,004 £408 £514 £2,200,203 £0	Jan-23 Jan-23	Feb-24
1.0 Sith 1.1 Ne 1.2 Sta 1.3 Puu 2.0 De 2.1 Ce 2.1 Ce 2.2 Pr 2.4 Pr Tof 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 3.1.3 3b 3.1.4 4+ Tof 3.2 Soo 3.2.1 Fla 3.2 2 b 3.2.3 3b 3.2.4 4+ Tof	ite Acquisition let site value (residual land value) tamp Duty Land Tax urchaser costs otal Site Acquisition Costs eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units let (NIA) bed house	20.0%	1.75% 3.5%	Profit/total GDV	18.4%	Headroom per dwg Headroom psm	£27,004 £408 £514 £2,200,203 £0	Jan-23 Jan-23	Feb-24
1.1 Ne 1.2 Sta 1.3 Puu 101 102.0 De 2.1 Cer 2.2 Prc 2.2 Prc 101 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 701 3.1.3 3b 3.1.4 44 701 3.2 Soo 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 44 701 701	ite Acquisition let site value (residual land value) tamp Duty Land Tax urchaser costs out Site Acquisition Costs eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house	20.0%	1.75% 3.5%	1	18.4%	Headroom psm	£408 £514 £2,200,203 £0	Jan-23 Jan-23	Feb-24
1.1 Ne 1.2 Sta 1.3 Puu 101 102.0 De 2.1 Cer 2.2 Prc 2.2 Prc 101 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 701 3.1.3 3b 3.1.4 44 701 3.2 Soo 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 44 701 701	net site value (residual land value) tamp Duty Land Tax  urchaser costs  otal Site Acquisition Costs  eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house	20.0%	1.75% 3.5%	on land costs	_		£514 £2,200,203 £0	Jan-23 Jan-23	Feb-24
1.1 Ne 1.2 Sta 1.3 Puu 101 102.0 De 2.1 Cer 2.2 Prc 2.2 Prc 101 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 701 3.1.3 3b 3.1.4 44 701 3.2 Soo 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 44 701 701	net site value (residual land value) tamp Duty Land Tax  urchaser costs  otal Site Acquisition Costs  eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house	20.0%	1.75% 3.5%	on land costs		Headroom psm CIL liable	£2,200,203 £0	Jan-23 Jan-23	Feb-24
1.1 Ne 1.2 Sta 1.3 Puu 101 102.0 De 2.1 Cer 2.2 Prc 2.2 Prc 101 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 701 3.1.3 3b 3.1.4 44 701 3.2 Soo 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 44 701 701	net site value (residual land value) tamp Duty Land Tax  urchaser costs  otal Site Acquisition Costs  eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house	20.0%	1.75% 3.5%	on land costs			£0	Jan-23	
1.2 Sta  1.3 Puu Tof  2.0 De  2.1 Cer  2.2 Prc  2.4 Pc  3.0 De  3.1 Pi  3.1.1 Fla  3.1.2 2b  3.1.3 3b  3.1.4 4+  Tof  3.2 Soo  3.2.1 Fla  3.2.2 Soo  3.2.1 Fla  3.2.3 Ab  4-4 Fla  Tof	tamp Duty Land Tax  urchaser costs  otal Site Acquisition Costs  eveloper's Return  entral overheads  rofit (net) on Private units  otal Developer's Return  eveloper's Return  evelopement Value  rivate units  lats (NIA)  bed house	20.0%	1.75% 3.5%	on land costs			£0	Jan-23	
1.3 Puu Tot 2.0 De 2.1 Cee 2.2 Prc 2.4 Prc Tot 3.0 De 3.1 Fla 3.1.2 2b 3.1.3 3.1.3 3b 3.1.4 4+ Tot 3.2 Sot 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 4+ Tot	urchaser costs otal Site Acquisition Costs eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house	20.0%	1.75% 3.5%	on land costs					F - 1 - 24
Tof Tof 20 De 2.0 De 2.1 Cet 2.2 Pro 2.4 Pro 2.4 Pro 3.0 De 3.1 Pri 3.1.1 Pla 3.1.2 2 b 3.1.3 3.1.3 3 b 3.1.4 4+ Tof 3.2 Soc 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tof Tof Tof 3.2 Tof 3.2.4 Tof 3.2.5 Tof 3.	otal Site Acquisition Costs eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lais (NIA) bed house		3.5%	on land costs					Feb-24 Feb-24
Tof Tof 20 De 2.0 De 2.1 Cet 2.2 Pro 2.4 Pro 2.4 Pro 3.0 De 3.1 Pri 3.1.1 Pla 3.1.2 2 b 3.1.3 3.1.3 3 b 3.1.4 4+ Tof 3.2 Soc 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tof Tof Tof 3.2 Tof 3.2.4 Tof 3.2.5 Tof 3.	otal Site Acquisition Costs eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lais (NIA) bed house		3.5%	on land costs			£99,510 £38,504		
2.0 De 2.1 Cet 2.2 Prc 2.4 Prc 3.0 John St.	eveloper's Return entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house						£2,338,217	Jan-23	Feb-24
2.1 Cet 2.2 Pro 2.4 Pro 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 3.1.3 3b 3.1.4 4+ 50 3.2 Soo 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 4+ 60 70 70 70 70 70 70 70 70 70 70 70 70 70	entral overheads rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house						12,338,217		
2.2 Prc 2.4 Prc Tof 3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2b 3.1.3 3 b 3.1.4 4+ Tof 3.2 Soc 3.2.1 Fla 3.2.2 2b 3.2.3 3b 3.2.4 4+ Tof Tof	rofit (net) on Private units rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lais (NIA) bed house			on GDV			£466,909	Jan-23	Nov-25
2.4 Pro Tot   Tot   3.0 De   3.1 Pri   3.1.1 Fla   3.1.2 2b   3.1.3 3b   3.1.4 4+ Tot   Tot   3.2.2 So   3.2.1 Fla   3.2.2 2b   3.2.3 3b   3.2.4 Tot	rofit (net) on Affordable units otal Developer's Return evelopment Value rivate units lats (NIA) bed house		Minus		OM GDV		£1,956,570	Oct-25	Nov-25
Total   Total   Total	otal Developer's Return evelopment Value rivate units lats (NIA) bed house		overheads		AH transfer values		£37,056	Oct-25	Nov-25
3.0 De 3.1 Pri 3.1.1 Fla 3.1.2 2 b 3.1.3 3 b 3.1.4 4+ Tot 3.2 Soo 3.2.1 Fla 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tot	evelopment Value rivate units lats (NIA) bed house						£2,460,535		
3.1 Pri 3.1.1 Fla 3.1.2 2 b 3.1.3 3 b 3.1.4 4+ Tof  3.2 Soo 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tof	rivate units lats (NIA) bed house								
3.1.1 Fla 3.1.2 2 b 3.1.3 3 b 3.1.4 4+ Tot  3.2 So 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tot	lats (NIA) bed house	Nr of units	Size sqm	Total sqm	£psm		Total Value	1	
3.1.3 3 b 3.1.4 4+ Tot  3.2 Sot 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tot		40.00	55.0	2,200	£5,390		£11,858,000	Oct-24	Oct-25
3.1.4 4+ Tot  3.2 Soc 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tot	bed house	0.00	74.5	-	£4,200		£0	Oct-23	Oct-25
Tol 3.2 Soc 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tol		0.00	93.0	-	£4,200		£0	Oct-23	Oct-25
3.2 Soo 3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tol	+ bed house	0.00	117.1	-	£4,200		£0	Oct-23	Oct-25
3.2.1 Fla 3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tot	otal	40.0		2,200				1	
3.2.2 2 b 3.2.3 3 b 3.2.4 4+ Tot	ocial rent	Nr of units	Size sqm		£psm		Total Value	<u> </u>	
3.2.3 3 b 3.2.4 4+ Tot	lats (NIA)	4.00	55.0	220	£2,156		£474,320	Oct-24	Oct-25
3.2.4 <u>4+</u> Tot	bed house	0.00	74.5	-	£1,680		£0	Oct-23	Oct-25
Tot	bed house	0.00	93.0	-	£1,680		£0	Oct-23	Oct-25
	+ bed house	0.00	117.1	-	£1,680		£0	Oct-23	Oct-25
	otal	4.0		220			T	i	
	ffordable rent	Nr of units	Size sqm	Total sqm	£psm	i	Total Value	0+31	0-: 25
	lats (NIA)	4.00	55.0	220	£2,695		£592,900	Oct-24	Oct-25
	bed house	0.00	74.5	-	£2,100		£0	Oct-23	Oct-25
	bed house + bed house	0.00	93.0 117.1		£2,100 £2,100		£0	Oct-23 Oct-23	Oct-25
	otal	4.0	11/.1	220	12,100		EU	OLI-23	ULI-25
	otai ntermediate	4.0 Nr of units	Size sqm	Total sqm	£psm		Total Value	i	
	lats (NIA)	2.00	55.0	110	£3,773	I	£415,030	Oct-24	Oct-25
	bed house	0.00	74.5	-	£2,940		£0	Oct-23	Oct-25
	bed house	0.00	93.0	-	£2,940		£0	Oct-23	Oct-25
	+ bed house	0.00	117.1	-	£2,940		£0	Oct-23	Oct-25
	otal	2.0		110					
Gro	ross Development Value						£13,340,250	ĺ	
	evelopment Costs								
4.1 Sal	ales Cost								
4.1.1 Pri	rivate units		3.00%	on OM GDV			£355,740	Oct-24	Oct-25
4.1.3 Aff	ffordable units		£500	per affordable housin	g		£5,000	Oct-24	Oct-25
Tot	otal Sales Costs						£360,740		
	uild Costs								
	rivate units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	<u> </u>	
	lats (GIA)	40.00	64.4	2,576	£1,580		£4,068,792	Apr-23	Apr-25
	bed house	0.00	77.2	-	£1,242		£0	Apr-23	Apr-25
	bed house	0.00	96.0	-	£1,242		£0	Apr-23	Apr-25
	+ bed house	0.00	120.5	-	£1,242		£0	Apr-23	Apr-25
	otal	40		2,576	_			l	
	ffordable units	Nr of units	Size sqm	Total sqm	£psm	i	Total Cost	422	4 25
	lats (GIA)	10.00	67.1	671	£1,580		£1,060,521	Apr-23	Apr-25
	bed house bed house	0.00	81.9 101.3	-	£1,242 £1,242		£0	Apr-23	Apr-25 Apr-25
	+ bed house	0.00	126.4		£1,242		£0	Apr-23 Apr-23	Apr-25
	otal	10	120.4	671	LI,Z4Z			Apr-23	Apr-23
101	otai	Nr of units	Size sqm	Total sqm	£psm		Total Cost	l	
4.2.3 Ga	iarages	3.600	18		£500	Í	£32,400	Apr-23	Apr-25
	otal Build Costs	5.000	10	0.5	2500		£5,161,713	7 tp: 25	/ Ipi 25
	xtra-Over Construction Costs						, ,, ,,		
	xternals (for houses)		10%	extra-over on build co	st for houses		£3,240	Apr-23	Apr-25
	xternals (for flats)	ľ		extra-over on build co			£256,466	Apr-23	Apr-25
4.3.2 Site	ite abnormals (remediation/demolition)	ľ	£400,000	per net ha			£200,000	Jan-23	Feb-24
	ite opening costs		£0	per unit			£0	Jan-23	Feb-24
	otal Extra-Over Construction Costs						£459,706		
	rofessional Fees								
	rofessional Fees		8%	on build costs (incl: ex	rternals)		£433,714	Jan-23	Apr-25
	otal Professional Fees						£433,714		
	ontingency			an build over the	+ls\		6046 555	In 1 22	A
4.5.1 Cor	ontingency otal Contingency		4%	on build costs (incl: ex	uellidis)		£216,857 <b>£216,857</b>	Jan-23	Apr-25
	otal Contingency lanning Obligations						1210,857		
	at 2	Г	£0	per house			£0	Apr-23	Apr-25
	at 2	ŀ		per flat			£0	Apr-23	Apr-25
	at(3)(A)	ŀ		per market house			£36,720	Apr-23	Apr-25
	at(3)(A)	ţ		per market flat			£27,900	Apr-23	Apr-25
	at(3)(B)	ľ		per affordable house			£0	Apr-23	Apr-25
4.6.1.6 Cat	at(3)(B)	ľ		per affordable flat			£19,750	Apr-23	Apr-25
4.6.2 Ele	lectric charging points	ľ	£1,000	per unit (100% of hou	ses; 50% of flats)		£25,000	Apr-23	Apr-25
4.6.3.1 Pol	olicy CC1, CC2 & CC3			per house			£0	Apr-23	Apr-25
	olicy CC1, CC2 & CC3	[					£450,000	Apr-23	Apr-25
	olicy G12 Biodiversity Net Gain	Ļ	£231				£11,550	Apr-23	Apr-25
	olicy GI2a Stenshall SAC	Į.		SAC per house			£0	Apr-23	Apr-25
	olicy GI2a Stenshall SAC	ļ.		SAC per flat			£25,000	Apr-23	Apr-25
	olicy H5 Gypsy and Traveller sites	}		per pitch			£0	Apr-23	Apr-25
	H Commuted Sum payment 106	ŀ		total per unit			£0 £413,700	Jan-23 Jan-23	Feb-24 Feb-24
	otal Developer Contributions		10,2/4	per unit			£1,009,620	Ju11743	1 CU-Z4
	OTAL DEVELOPMENT COSTS						£7,642,349		
	OTAL PROJECT COSTS [EXCLUDING INTEREST]						£7,642,349 £12,441,101		
	OTAL PROJECT COSTS [EXCLUDING INTEREST]  OTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	T1					£12,441,101 £899,149		
	inance Costs	.,					1055,145		
			APR	PCM					
	inance	ſ	7.75%		net costs	1	-£899,149	i	
8.0 Fin		L	570	2.22470			2000,210	i	
8.0 Fin								1	
8.0 Fin									
8.0 Fin								ł	
<b>8.0 Fin</b> 8.1 Fin	OTAL PROJECT COSTS [INCLUDING INTEREST]						£13,340,250		
8.0 Fin 8.1 Fin 9.0 TO	OTAL PROJECT COSTS [INCLUDING INTEREST] has been prepared in line with the RICS valuation gu	uidanco The	urnose of the	ral is to accore the in-	act of planning and	c on site wishility - t to		ral is not - /	rmal in-

Section   Sect								
March   Marc				VA1	TECHNICAL CHECKS:	5.500	DVA SUMMARY:	CASHFLOW
March   Marc				ĺ				
We Appendix	Net ha	0.20 AH tenures Intermediate	1	i		27	Viable? Yes	
Section	Land type		.t 2	1		20.0%		
1.	LV description		2	1		10.40/		
See Absolution  10 Note of the property and tax  10 Note of the property and tax  11 Note of the property and tax  12 Property and tax  13 Property and tax  14 Property and tax  15 Property and tax  16 Property and tax  17 Property and tax  18 Property and tax		First nomes		l .	Profit/total GDV	10.476		H
19								Start Finish
23   Programmer Service   Commerce Land   Co	1.0	Site Acquisition					<u></u>	
Temperature	1.1		. 1		7			
1.00   The forest companied content   1.00   The forest cont	1.2	Stamp Duty Land Tax	Category:	Commercial land	1			
Total State Acquations Corps	1 3	Purchaser costs	F	1 75%	on land costs			
	1.3			1.73%	on land costs			
22   Profit seed on Product colors   252.20   Menn   252.20	2.0						2502,623	
Text	2.1	Central overheads		3.5%	on GDV		£186,764	Jan-23 May-2
Text	2.2							
December of Value	2.4		6.0%	overheads	2.5% on A	H transfer values		
1.5   Protect with the protect with th	3.0						£984,214	
1.1   1.1   1.2			Nr of units	Size som	Total som	fnsm	Total Value	
1.3   2   2   2   2   2   2   2   2   2	3.1.1							Jul-24 Apr-25
A character	3.1.2			74.5				
Total   100   10	3.1.3							
Scale   Not of the book   1,000   1,	3.1.4			117.1		£4,200	£0	Oct-23 Apr-25
1.50   1.50	2.2			C:		C	Total Malua	
2.2   2   2   2   2   2   2   2   2								Jul-24 Apr-25
3   3   5   5   5   5   5   5   5   5	3.2.2							
Total	3.2.3				-		£0	
Affordable read   Nordente   Stranger   Training   Egem   Training   Egem   Training   Egem	3.2.4	4+ bed house	0.00		-			
1.50   1.50						-		1
2   2   2   2   2   2   2   2   2   2								Jul 24 L Am 25
3.3.3 à Bell Private March					88			
A bed bouse	3.3.3				<del>                                     </del>			
Total victors	3.3.4							
March   Marc		Total	1.6				<u>-</u>	
3.4.2   2 hot house	3.4							
3.4.3	3.4.1							
Ask   A bed boose   Doll   127.1   C. 2,940   Doll   Dol								
Total   Construction   Constructio								
A	511					22,540		Oct 25   Apr 25
Development Costs							£5,336,100	
A.1.1   Alfordish units	4.0							
Total point					1			
Total select cotts    144,276								
A2	4.1.3			£500	per affordable nousing			
### Professional Fees   Nor of units   Size sign   Total sign   Epum   Total Cost   ### 1,103	4.2						£144,250	
### Pists (GAI)	4.2.1		Nr of units	Size sqm	Total sqm	£psm	Total Cost	
April   Apri	4.2.1.1	Flats (GIA)	16.00	64.4	1,030	£1,580	£1,627,517	Apr-23 Oct-24
### 42.14   4- bed house								
Total   10								
Agriculture	4.2.1.4			120.5		11,402	EU	Apr-23 Oct-24
42.21	4.2.2			Size sqm		£psm	Total Cost	
42.2.3   3 bed house   0.00   10.13   - £1,402   £0   Apr.23   Oct.24   Co. 1   Co. 1   Co. 1   Co. 1   Co. 1   Co. 1   Co. 2	4.2.2.1	Flats (GIA)						Apr-23 Oct-24
A	4.2.2.2	2 bed house	0.00	81.9	-	£1,402	£0	Apr-23 Oct-24
Total	4.2.2.3				-			
No funits   Size sqm   Total sqm   Epsm   Total cost   1.40   18   2.6   E.500   E.12,960   Apr.23   Oct.24	4.2.2.4			126.4		£1,402	£0	Apr-23 Oct-24
Accordance		TOTAL		Size com		fnsm	Total Cost	
Total Build Costs	4.2.3	Garages						Apr-23 Oct-24
43.1.1   Externals (for houses   1.256   Apr-23   Oct-24     43.1.2   Externals (for houses   1.256   Apr-23   Oct-24     43.2   Site abnormals (remediation/demoliton)   £400,000 per net ha   £80,000   Jan-23   Oct-24     43.3   Site abnormals (remediation/demoliton)   £400,000 per net ha   £80,000   Jan-23   Oct-24     43.3   Site abnormals (remediation/demoliton)   £400,000 per net ha   £80,000   Jan-23   Oct-24     44.1   Professional Fees   8% on build costs (incl: externals)   £13,882     44.1   Professional Fees   8% on build costs (incl: externals)   £13,882     45.1   Contingency   4% on build costs (incl: externals)   £85,743   Jan-23   Oct-24     45.1   Contingency   4% on build costs (incl: externals)   £85,743   Jan-23   Oct-24     45.1   Contingency   4% on build costs (incl: externals)   £86,743   Jan-23   Oct-24     45.1   Contingency   4% on build costs (incl: externals)   £86,743   Jan-23   Oct-24     45.1   Contingency   4% on build costs (incl: externals)   £86,743   Jan-23   Oct-24     46.1.1   Cat 2   £0 per house   £60,743   Jan-23   Oct-24     46.1.2   Cat 2   £0 per house   £60,743   Jan-23   Oct-24     46.1.3   Cat 3   Cat 4   £0 per house   £14,688   Apr-23   Oct-24     46.1.3   Cat 3   £1,000 per market house   £14,688   Apr-23   Oct-24     46.1.5   Cat 3   £1,000 per market flat   £1,1160   Apr-23   Oct-24     46.1.5   Cat 3   £1,000 per market flat   £1,1160   Apr-23   Oct-24     46.1.5   Cat 3   £1,000 per market flat   £1,1160   Apr-23   Oct-24     46.2   Electric changing points   £1,000 per market flat   £1,000   Apr-23   Oct-24     46.2   Electric changing points   £1,000 per market flat   £1,000   Apr-23   Oct-24     46.3   Policy CCI, CC2 & CC3   £1,000 per flor   Apr-23   Oct-24     46.5   Policy CCI, CC2 & CC3   £1,000 per flat   £1,000   Apr-23   Oct-24     46.5   Policy CCI, CC2 & CC3   £1,000 per flat   £1,000   Apr-23   Oct-24     46.5   Policy CCI, CC2 & CC3   £1,000 per flat   £1,000   Apr-23   Oct-24     46.6   Policy CCI, CC2 & CC3   £1,000 per flat   £1,000   Apr								
43.1.2   Externals (for flats)   55, extra-over on build cost for flats   £102,586   Apr.23   Dct.24   4.2   Site opening costs   £400,000 per net ha   £600,000   4.3.1   Site opening costs   £102,586   Apr.23   Dct.24   4.3.2   For forestonal Fees   £102,586   Apr.23   Dct.24   4.4   Professional Fees   886   on build costs (incl- externals)   £133,882   4.4.1   Professional Fees   886   on build costs (incl- externals)   £173,485   4.5.1   Contingency   486   on build costs (incl- externals)   £167,485   4.5.1   Contingency   486   on build costs (incl- externals)   £86,748   4.5.1   Contingency   486   on build costs (incl- externals)   £86,748   4.6.1   Carl 2   £10   per house   £10,000   4.6.1   Carl 2   £10   per house   £10,000   4.6.1   £10,000   per market house   £10,000   4.6.1   £10,000   per unit (100% of houses; 50% of flats)   £10,000   4.6.2   £10,000   per unit (100% of houses; 50% of flats)   £10,000   4.6.3   Policy CCI, CC2 & CC3   £15,000   per unit (100% of houses; 50% of flats)   £10,000   4.6.2   Policy CCI, CC2 & CC3   £15,000   per louse   £10,000   4.6.3   Policy CCI, CC2 & CC3   £15,000   per louse   £10,000   4.6.4   Policy GC3 Extenshall SAC   £15,000   per louse   £10,000   4.6.5   Policy GC3 Extenshall SAC   £15,000   per louse   £10,000   4.6.5   Policy GC3 Extenshall SAC   £15,000   per louse   £15,000   per louse   £15,000   4.6.5   Policy GC3 Extenshall SAC   £15,000   per louse   £15,000   per louse   £15,000   4.6.5   Policy GC3 Extenshall SAC   £15,000   per louse   £15,000   per louse   £15,000   4.6.5   Policy GC3 Extenshall SAC   £15,000   per louse   £15,000   per louse   £15,000   4.6.5   Policy GC3 Extenshall SAC   £15,000   per louse   £15,000   per	4.3	Extra-Over Construction Costs						
\$4.32   Site abnormals (remediation/)   \$6.00,000 per net ha   \$6.00,000   \$1.07.33   \$0.ec.21   \$1.33.85   \$2.5					_			
A	4.3.1.2							Apr-23 Oct-24
Total Extra-Over Construction Costs   E183,882		Externals (for flats)		5%	extra-over on build cost		£102,586	Apr-23 Oct-24 Apr-23 Oct-24
A.1.   Professional Fees   8%   on build costs (incl: externals)   E173,485   Jan-23   Oct.24	4.3.2	Externals (for flats) Site abnormals (remediation/demolition)		5% £400,000	extra-over on build cost per net ha		£102,586 £80,000	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-23
Total Professional Fees		Externals (for flats) Site abnormals (remediation/demolition) Site opening costs		5% £400,000	extra-over on build cost per net ha		£102,586 £80,000	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-23 Jan-23 Dec-23
4.5.1 Contingency 4.5.1 Contingency 4.5.1 Contingency 4.5.2 Total Contingency 4.5.3 Detail Contingency 4.5.4 Planning Obligations 4.6.1 Cat 2 5.0 per house 5.0 per house 5.0 per house 5.0 per after thouse 5.0 per market house 5.0 per market house 5.0 per market house 5.0 per market house 5.0 per market flat 6.1.1 Cat(3)(A) 6.1.2 Cat(3)(A) 6.1.3 Cat(3)(A) 6.1.5 Cat(3)(A) 6.1.5 Cat(3)(B) 6.1.5 Cat	4.3.2 4.3.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs		5% £400,000	extra-over on build cost per net ha		£102,586 £80,000	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-23 Jan-23 Dec-23
Total Contingency   4% on build costs (incl: externals)   £86,743   jan-23   oct-24   contingency   £86,743   jan-23   oct-24   contingency   £86,743   jan-23   oct-24   contingency   2   co	4.3.2 4.3.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees		5% £400,000 £0	extra-over on build cost per net ha per unit	t for flats	£102,586 £80,000 £6,000 £183,882	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-23 Jan-23 Dec-23
Total Contingency	4.3.2 4.3.3 <b>4.4</b> 4.4.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Total Professional Fees		5% £400,000 £0	extra-over on build cost per net ha per unit	t for flats	£102,586 £80,000 £6,000 £183,882	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-23 Jan-23 Dec-23
A6.11   Cat 2   E0   per house   E0   Apr-23   Ott-24	4.3.2 4.3.3 4.4 4.4.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency		5% £400,000 £0	extra-over on build cost per net ha per unit on build costs (incl: exte	t for flats	£10,586 £80,000 ££183,882 £173,485 £173,485	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-23 Jan-23 Dec-23
46.1.1   Cat 2	4.3.2 4.3.3 <b>4.4</b> 4.4.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Total Professional Fees Contingency Contingency		5% £400,000 £0	extra-over on build cost per net ha per unit on build costs (incl: exte	t for flats	£102,586 £80,000 £ £183,882 £173,485 £173,485	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-22 Jan-23 Dec-22 Jan-23 Oct-24 Jan-23 Oct-24
4.6.1.4 Cat(3)(A)	4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs  Total Extra-Over Construction Costs  Professional Fees  Total Professional Fees  Contingency  Total Contingency  Total Contingency		5% £400,000 £0	extra-over on build cost per net ha per unit on build costs (incl: exte	t for flats	£102,586 £80,000 £ £183,882 £173,485 £173,485	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-22 Jan-23 Dec-22 Jan-23 Oct-24 Jan-23 Oct-24
4.6.1.4 Cat(3)(A)	4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6 4.6.1.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2		5% £400,000 £0 8%	extra-over on build cost per net ha per unit   on build costs (incl: exter on build costs (incl: exter per house	t for flats	£102,586 £80,000 £60 £183,882 £173,485 £173,485 £173,485	Apr-23 Oct-24 Apr-23 Oct-24 Jan-23 Dec-22 Jan-23 Oct-24  Jan-23 Oct-24  Apr-23 Oct-24
46.15   Cat(3)(8)     E22,700 per affordable house   E0   Apr.23   Oct.24	4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2		5% £400,000 £0 8%	extra-over on build cost per net ha per unit on build costs (incl: exte on build costs (incl: exte per house per fiat	t for flats	£102,586 £80,000 ££183,882 £173,485 £173,485 £86,743 £86,743	Apr.23 Oct.24 Apr.23 Oct.24 Jan.23 Dec.22 Jan.23 Oct.24 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24  Apr.23 Oct.24
4.6.1.6 Cat(3)(8)	4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1.4 4.6.1.2 4.6.1.2 4.6.1.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A)		5% £400,000 £0 £0 £0 £0 £0 £0 £0 £10,200	extra-over on build cost per net ha per unit  on build costs (incl: external costs (incl	t for flats	£102,586 £80,000 £60 £183,882 £173,485 £173,485 £173,485 £86,743 £86,743	Apr-23 Oct-24  Apr-23 Oct-24  Jan-23 Dec-25  Jan-23 Oct-24  Jan-23 Oct-24  Apr-23 Oct-24
4.6.2 Electric charging points 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.4 Policy CC1, CC2 & CC3 4.6.4 Policy CC1, CC2 & CC3 4.6.5.1 Policy CC2, CC2 & CC3 4.6.5.1 Policy CC3, CC2 & CC3 4.6.5.2 Policy CC3, CC2 & CC3 4.6.5.3 Policy CC3, CC2 & CC3 4.6.5.1 Policy CC3, CC2 & CC3 4.6.5.2 Policy CC3, CC2 & CC3 4.6.5.3 Policy CC3, CC2 & CC3 4.6.5.4 Policy CC3, CC2 & CC3 4.6.5.1 Policy CC3, CC2 & CC3 4.6.5.2 Policy CC3, CC2 & CC3 4.6.5.2 Policy CC3, CC2 & CC3 4.6.5 Policy CC3, CC2 & CC3 4.6.6 Policy HS Gypsy and Traveller sites 4.6.7 AH Commuted Sum payment 4.6.9 Policy CC3, CC2 & CC3 4.6.9 Policy CC3, CC3 & CC2 & CC3 4.6.9 Policy CC3, CC2 & CC3 4.6.9 Policy CC3, CC3 & CC2 & CC3 4.6.9 Policy CC3, CC2 & CC3 4.6.9 Policy CC3, CC3 & CC2 & CC3 4.6.9 Policy CC3 & CC2	4.3.2 4.4.4.1 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs  Total Extra-Over Construction Costs  Professional Fees  Total Professional Fees  Total Professional Fees  Contingency  Total Contingency  Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A)		5% £400,000 £0 8% 4% £0 £0,200 £7,750	extra-over on build cost per net ha per unit   on build costs (incl: exter on build costs (incl: exter per house per flat per market house per market flat	t for flats	£102,586 £80,000 £183,882 £173,485 £173,485 £173,485 £186,743 £86,743 £86,743 £14,688	Apr-23 Oct-24  Apr-23 Oct-24  Jan-23 Oct-24  Jan-23 Oct-24  Jan-23 Oct-24  Apr-23 Oct-24  Apr-23 Oct-24  Apr-23 Oct-24  Apr-23 Oct-24  Apr-23 Oct-24  Apr-23 Oct-24
4.6.3.1 Policy CC1, CC2 & CC3	4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1.4 4.6.1.2 4.6.1.2 4.6.1.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(B)		5% £400,000 £0 8% 4% £0 £10,200 £10,200 £22,700	extra-over on build cost per net ha per unit  on build costs (incl: externation on build costs (incl: extern	t for flats	£10,586 £80,000 £60 £183,882 £173,485 £173,485 £173,485 £16,743 £86,743 £86,743	Apr.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
4.6.4   Policy G128 idediversity Net Gain   E231 per unit   E4,620   Apr.23   Oct.24	4.3.2 4.4 4.4.1 4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 (at 3)(A) Cat (3)(B) Cat(3)(B) Electric charging points		5% £400,000 £00 £00 £00 £00 £00 £00 £00 £00 £	extra-over on build cost per net ha per unit  on build costs (incl: external per house per market flat per affordable flat to see per affordable flat to see per affordable flat to see per market flat per affordable flat to see per affordable flat to see per market flat per affordable flat to see per affordable flat t	ernals)	£102,586 £80,000 £6183,882 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485	Apr-23 Oct-24  Apr-23 Oct-24  Jan-23 Dec-22  Jan-23 Oct-24  Jan-23 Oct-24  Apr-23 Oct-24
4.6.5.1 Policy GiZa Stenshall SAC	4.3.2 4.4.3.3 4.4 4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(C) Cat(4)(C) Cat(4)(C) Cat(4)(C) Cat(4)(C) Cat(4)(C) Cat(4)(C) Cat(4)(C) Cat(4)(C		5% £400,000 £0 8% 4% £0 £0,200 £10,200 £7,750 £2,700 £1,000 £1,500	extra-over on build cost per net ha per unit  on build costs (incl: external per unit)  on build costs (incl: external per lost)  per house  per market flat  per market flat  per affordable flat  per unit (100% of house  per house  per house	ernals)	£10,586 £80,000 £60 £183,882 £173,485 £173,485 £174,485 £174,485 £174,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485 £175,485	Apr-23 Oct-24  Apr-23 Oct-24  Jan-23 Dec-22  Jan-23 Dec-22  Jan-23 Oct-24  Apr-23 Oct-24
4.6.5.2 Policy GiZa Stenshall SAC 4.6.6 Policy HS Gypsy and Traveller sites 4.6.7 AH Commuted Sum payment 4.6.9 I S106 4.6	4.3.2 4.4.4 4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs  Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3		5% £400,000 £00 8% 4% £0,200 £10,200 £1,200 £1,000 £15,000 £5,000	extra-over on build cost per net ha per unit  on build costs (incl: exter  on build costs (incl: exter  per house per flat per market house per market flat per affordable house per flat per unit (100% of house per house per flat	ernals)	£102,586 £80,000 ££183,882 £173,485 £173,485 £173,485 £186,743 £86,743 £86,743 £11,166 ££11,166 ££11,166 ££11,166 ££11,166	Apr-23 Oct-24  Apr-23 Oct-24  Jan-23 Dec-22  Jan-23 Oct-24  Jan-23 Oct-24  Apr-23 Oct-24
4.6.6 Policy H5 Gypsy and Traveller sites  6.0 Policy H5 Gypsy and Traveller sites  6.0 I total  6.9.1 \$1.00 per pitch  6.0 \$1.00 pe	4.3.2 4.4.3.3 4.4.4.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.1.6 4.6.3.1 4.6.3.2 4.6.3.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 3(A) Cat 2 Cat 3(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(CC, CC & CC3 Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3 Policy CC3, CC3		5% £400,000 £0 8% 4% £0 £10,200 £17,500 £22,700 £15,000 £15,000 £23,000 £23,000	extra-over on build cost per net ha per unit  on build costs (incl: externation on build costs (incl: extern	ernals)	£10,586 £80,000 £68,682 £113,485 £173,485 £173,485 £174,485 £1474,485 £1174,485 £1174,485 £1174,485 £1174,685 £1174,688 £1174,688 £1174,688 £1174,688 £1174,688	Apr.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Apr.23 Oct.24
AFC   AH Commuted Sum payment   E0   total   E0   total   E0   Jan-23   Dec-22	4.3.3 4.4 4.5 4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.3.2 4.6.3.2 4.6.4 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CCI, CC2 & CC3 Policy CCI, CC3 & CC		5% £400,000 £400,000 £400,000 £61,000 £2,000	extra-over on build cost per net ha per unit  on build costs (incl: external per land costs (incl: external per house per flat per market flat per affordable flat per unit (100% of house per flat per house	ernals)	£102,586 £80,000 £60 £183,882 £173,485	Apr-23 Oct-24  Apr-23 Oct-24  Jan-23 Dec-22  Jan-23 Oct-24  Jan-23 Oct-24  Apr-23 Oct-24
4.6.9.1 \$106   E8,274 per unit   £165,480   Jan-23   Dec-25   Total Developer Contributions   £403,848   5.0 TOTAL DEVELOPMENT COSTS   £3,056,940   6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]   £5,023,179   7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]   £312,921   8.0 Finance Costs   APR   PCM   7.75%   0.624%   on net costs   £312,921   9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]   £5,336,100   8.1 Finance   7.75%   0.624%   on net costs   £5,336,100	4.3.2 4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 (act 3)(A) Cat(3)(A) Cat(3)(B) Cat(4)(B) Cat(4		5% E400,000 £000 £000 £15,000 £231 £1,000 £5	extra-over on build cost per net ha per unit  on build costs (incl: external per net house per flat per market house per flat per market house per affordable house per discover in the per market per unit (100% of house per house per flat per unit \$40.00% of house per flat per unit \$40.00% of house \$40.00% of ho	ernals)	E102,586 E80,000 EE E183,882 E173,485 E173,485 E86,743	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24  Jan.23 Oct.24 Apr.23 Oct.24
5.0 TOTAL DEVELOPMENT COSTS [EXCLUDING INTEREST] E3,056,940  6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST] F5,023,179  7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance Costs  APR PCM  7.75% 0.624% on net costs	4.3.2 4.4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.3.2 4.6.3.1 4.6.3.1 4.6.5.2 4.6.5.4 4.6.5.2	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees  Total Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(CC, CC, & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC3 Estenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC		5% £400,000 £400,000 £450,000 £150,000	extra-over on build cost per net ha per unit  on build costs (incl: externation of build costs) externation of build costs (incl: externation of build costs (incl: externation of build costs) externation of build costs (incl: externation of build costs) externation of build costs (incl: externation of build costs) externation of build costs (incl: externation of build costs (in	ernals)	£102,586 £80,000 ££183,882 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,485 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686 £173,686	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Apr.23 Oct.24 Apr.24 Oct.24 Apr.25 Oct.24
6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]  7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance Costs  APR PCM  7.75% 0.624% on net costs  -E312,921  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  PORTURE OF TOTAL PROJECT COSTS [INCLUDING INTEREST]	4.3.2 4.4.4 4.5.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.4.1 4.6.5.1 4.6.5.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees  Total Professional Fees Contingency Contingency Total Contingency  Planning Obligations Cat 2 Cat 3(IA) Cat 2(Cat 2) Cat 3(IA) Cat(3)(B) Cat(4)(B) Cat(4		5% £400,000 £400,000 £500 £5500 £500,000 £500,000 £500,000 £500,000 £500,000 £500 £5	extra-over on build costs per net ha per unit  on build costs (incl: external per net has build costs (incl: external per net has been per flat per market house per market flat per affordable flat per unit (100% of house per house per flat per unit SAC per house SAC per flat per pitch total	ernals)	£102,586 £80,000 £183,882 £173,485 £173,485 £173,485 £86,743	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Oct.24 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance Costs  APR PCM  7.75% 0.624% on net costs  -£312,921  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.1 Primare Finance Finan	4.3.2 4.4.4 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.4 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(CC, CC, & CC3 Policy CC1, CC2 & CC3 Policy CC3, CC3 Policy CC4, CC2 & CC3 Policy CC5, CC5 Policy		5% £400,000 £400,000 £500 £5500 £500,000 £500,000 £500,000 £500,000 £500,000 £500 £5	extra-over on build costs per net ha per unit  on build costs (incl: external per net has build costs (incl: external per net has been per flat per market house per market flat per affordable flat per unit (100% of house per house per flat per unit SAC per house SAC per flat per pitch total	ernals)	£102,586 £80,000 £6183,882 £173,485 £173,485 £173,485 £173,485 £174,685 £175,000 £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	Apr.23 Oct.24  Jan-23 Oct.24  Jan-23 Dec.22  Jan-23 Oct.24  Jan-23 Oct.24  Apr.23 Oct.24
8.0 Finance Costs  APR PCM  8.1 Finance 7.75% 0.624% on net costs  TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.5,336,100  NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re	4.3.2 4.4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.3.2 4.6.3.1 4.6.5.2 4.6.5.4 4.6.5.2 4.6.5.2 4.6.5.2 4.6.5.2 4.6.5.3 4.6.5.2 4.6.5.3	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Total Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat 2(Cat 2) Cat 3(B) Cat(3)(B) Cat(4)(B) C		5% £400,000 £400,000 £500 £5500 £500,000 £500,000 £500,000 £500,000 £500,000 £500 £5	extra-over on build costs per net ha per unit  on build costs (incl: external per net has build costs (incl: external per net has been per flat per market house per market flat per affordable flat per unit (100% of house per house per flat per unit SAC per house SAC per flat per pitch total	ernals)	E102,586 E80,000 EE85,882 E173,485 E173,485 E173,485 E86,743 E	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Jan.23 Oct.24 Apr.23 Oct.24
8.1 Finance APR PCM 7.75% 0.624% on net costs  -£312,921  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.1 Finance £5,336,100  NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re	4.3.2 4.3.3 4.4 4.5.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.1.5 4.6.1.4 4.6.3.1 4.6.3.2 4.6.4 4.6.5.2 4.6.5.2 4.6.5.2 4.6.5.2 4.6.5.2 4.6.5.3 6.5.5 6.5.6 6.5.7 6.5.6 6.5.7 6.5.6 6.5.7 6.5.6 6.5.7 6.5.6 6.5.7 6.	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(B) Cat(4)(		5%, £400,000 £00 £00 £00 £00 £00 £10,200 £15,000 £15,000 £231 £1,000 £500 £500 £500 £500 £500	extra-over on build costs per net ha per unit  on build costs (incl: external per net has build costs (incl: external per net has been per flat per market house per market flat per affordable flat per unit (100% of house per house per flat per unit SAC per house SAC per flat per pitch total	ernals)	£10.5.86 £80,000 £183,882 £173,485 £173,485 £173,485 £86,743 £	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
8.1 Finance 7.75% 0.624% on net costs -£312,921  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £5,336,100  NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re	4.3.2 4.4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.5 4.6.1.4 4.6.3.2 4.6.3.2 4.6.4 4.6.5.1 4.6.5.1 4.6.5.1 5.0 6.0 7.0	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC3, CC3 Stenshall SAC Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Total Developer Contributions Total Developer Contributions Total Developer Contributions TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	5%, £400,000 £00 £00 £00 £00 £00 £10,200 £15,000 £15,000 £231 £1,000 £500 £500 £500 £500 £500	extra-over on build costs per net ha per unit  on build costs (incl: external per net has build costs (incl: external per net has been per flat per market house per market flat per affordable flat per unit (100% of house per house per flat per unit SAC per house SAC per flat per pitch total	ernals)	£10.5.86 £80,000 £183,882 £173,485 £173,485 £173,485 £86,743 £	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  8.5,336,100  NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re	4.3.2 4.4.4 4.5.1 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5.2 4.6.5.3 4.6.5.5 4.6.5 4	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC3, CC3 Stenshall SAC Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Total Developer Contributions Total Developer Contributions Total Developer Contributions TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	5% £400,000 £400,000 £400,000 £57,000 £150,000 £5150,000 £68,274	extra-over on build cost per net ha per unit  on build costs (incl: externation of the per net has been described by the per flat per market house per flat per market flat per affordable flat per unit (100% of house per house per flat per unit SAC per flat per unit SAC per flat per prich total per unit	ernals)	£10.5.86 £80,000 £183,882 £173,485 £173,485 £173,485 £86,743 £	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
NB. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Rrange' and a strategic level an	4.3.2 4.4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.2 4.6.3.2 4.6.3.2 4.6.4 4.6.5.1 4.6.5.1 4.6.5.1 5.0 5.0 6.0 7.0	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B)	EST]	5% £400,000 £400,000 £00  8%  4%  £0 £0 £0 £10,200 £10,200 £15,000 £15,000 £15,000 £15,000 £150,000 £150,000 £150,000 £150,000	extra-over on build cost per net ha per net ha per unit  on build costs (incl: externation of the per net has per net has per net has per net has per market flat per market flat per affordable flat per unit (100% of house per flat per unit sAC per house per flat per unit sAC per house per pitch total per unit	ernals) ernals) ers of flats	£10.5.86 £80,000 £60 £183,882 £173,485 £173,485 £86,743 £86,74	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
NB. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Rrange' and a strategic level an	4.3.2 4.3.3 4.4 4.5.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.2 4.6.5.2 4.6.6.5.1 6.5.2 6.6.6.7 6.7 6.9.1	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B)	EST	5% £400,000 £400,000 £00  8%  4%  £0 £0 £0 £10,200 £10,200 £15,000 £15,000 £15,000 £15,000 £150,000 £150,000 £150,000 £150,000	extra-over on build cost per net ha per net ha per unit  on build costs (incl: externation of the per net has per net has per net has per net has per market flat per market flat per affordable flat per unit (100% of house per flat per unit sAC per house per flat per unit sAC per house per pitch total per unit	ernals) ernals) ers of flats	£10.5.86 £80,000 £60 £183,882 £173,485 £173,485 £86,743 £86,74	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
NB. This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Rrange' and a strategic level an	4.3.2 4.4.4 4.5.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.2 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0 7.0 8.0	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Contingency Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B)	EST]	5% £400,000 £400,000 £00  8%  4%  £0 £0 £0 £10,200 £10,200 £15,000 £15,000 £15,000 £15,000 £150,000 £150,000 £150,000 £150,000	extra-over on build cost per net ha per net ha per unit  on build costs (incl: externation of the per net has per net has per net has per net has per market flat per market flat per affordable flat per unit (100% of house per flat per unit sAC per house per flat per unit sAC per house per pitch total per unit	ernals) ernals) ers of flats	£10.5.86 £80,000 £60 £183,882 £173,485 £173,485 £86,743 £86,74	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
	4.3.2 4.3.3 4.4 4.4.1 4.5 4.5.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.3.1 4.6.3.2 4.6.3.4 4.6.5.2 4.6.6.6 6.0 7.0 8.0	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Cat	EST]	5% £400,000 £400,000 £00  8%  4%  £0 £0 £0 £10,200 £10,200 £15,000 £15,000 £15,000 £15,000 £150,000 £150,000 £150,000 £150,000	extra-over on build cost per net ha per net ha per unit  on build costs (incl: externation of the per net has per net has per net has per net has per market flat per market flat per affordable flat per unit (100% of house per flat per unit sAC per house per flat per unit sAC per house per pitch total per unit	ernals) ernals) ers of flats	£102,586 £80,000 £183,882 £1173,485 £1773,485 £1773,485 £86,743 £86,74	Apr.23 Oct.24 Jan.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
Deadle (DICC Valueties Deafs of the death of the state of	4.3.2 4.3.3 4.4.4 4.5.1 4.6.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.4 4.6.3.1 4.6.3.2 4.6.3.4 4.6.3.2 4.6.5.2 4.6.5.1 4.6.5.2 8.6.5.1 8.6.	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Total Developer Contributions Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [INCLUDING INTEREST] Finance  TOTAL PROJECT COSTS [INCLUDING INTEREST]	ſ	5% £400,000 £400,000 £400,000 £5,274 APR 7.75%	extra-over on build costs per net ha per unit  on build costs (incl: externation of the per net has been determined by the per flat per market flat per market flat per affordable flat per unit (100% of house per flat per pitch total per unit (100% of house per flat per flat per flat per flat per flat per unit (100% of house per flat p	ernals) ernals) ernals) ernals) ernals)	£102,586 £80,000 £183,882 £173,485 £173,485 £173,485 £86,743 £86,743 £86,743 £111,160 £114,688 £111,160 £114,688 £111,160 £114,688 £111,160 £110,000	Apr.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24
	3.3.2 1.3.3 1.4.4 1.5.5 1.5.5 1.6.6 1.6.1.1 1.6.1.2 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.4 1.6.1.5 1.6.1.5 1.6.1.6 1.6.3.1 1.6.3.2 1.6.3.2 1.6.5.2 1.6.5.2 1.6.5.2 1.6.5.3 1.6.5.4 1.6.5.5 1.6.5 1.6	Externals (for flats) Site abnormals (remediation/demolition) Site opening costs Total Extra-Over Construction Costs Professional Fees Professional Fees Contingency Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Cat(3	n guidance. The pu	5% E400,000 £000 £000 £000 £000 £000 £000 £0	extra-over on build cost per net ha per unit  on build costs (incl: exter  per house per flat per market house per market flat per affordable house per flat per unit (100% of house per house per flat per unit (100% of house per house per house per house per house per flat per unit (100% of house per house per house per flat per unit sAC per house sAC per flat per unit sAC per house sAC per flat per unit sold per unit sal is to assess the impac	ernals)  ernals)  ernals)  ernals)  ernals)  tof planning policie	£102,586 £80,000 £183,882 £173,485 £173,485 £173,485 £173,485 £186,743 £86,743	Apr.23 Oct.24 Jan.23 Dec.22 Jan.23 Dec.22 Jan.23 Oct.24  Jan.23 Oct.24  Apr.23 Oct.24

Urban - Large - Site	45 dwellings - Brownfield 48 Private	Units Affordable	VA1	TECHNICAL CHECKS	4.446	DVA SUMMARY: RLV	£2,471,958	CASHFLOW
Gross ha	1.00 Nr of units 38	10		Dwgs/ha	51	BLV	£1,109,550	
Net ha	0.95 AH tenures Intermediate	2		Units/pa	48	Viable?	Yes	
Land type LV description	Brownfield Affordable rent Urban Social rent	4		AH rate GDV=Total costs	20.0%	Headroom Headroom per net ha	£1,362,408 £1,441,702	
ev acsemption	First Homes	-		Profit/total GDV	18.6%	Headroom per dwg	£28,384	
	·					Headroom psm	£291	
1.0	Site Acquisition					Headroom psm CIL liable	£362	Start Finish
1.1	Net site value (residual land value)			_			£2,471,958	Jan-23 Feb-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Feb-24
1.3	Purchaser costs	ſ	1 75%	on land costs			£113,098 £43,259	Jan-23 Feb-24 Jan-23 Feb-24
110	Total Site Acquisition Costs		1.7570	on land costs			£2,628,315	3411 25 11 11 24
2.0	Developer's Return			1				
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% Minus	on GDV 16.5%	on OM GDV		£559,733 £2,365,588	Jan-23 Nov-25 Oct-25 Nov-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£41,387	Oct-25 Nov-25
2.0	Total Developer's Return						£2,966,708	
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	Oct-24 Oct-25
3.1.2 3.1.3	2 bed house 3 bed house	17.28 14.40	74.5 93.0	1,287 1,339	£4,200 £4,200		£5,406,912 £5,624,640	Oct-23 Oct-25 Oct-23 Oct-25
3.1.4	4+ bed house	6.72	117.1	787	£4,200		£3,305,344	Oct-23 Oct-25
	Total	38.4		3,414	<u>.</u>			
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,156		Total Value £0	Oct-24 Oct-25
3.2.2	2 bed house	2.69	74.5	200	£1,680		£336,430	Oct-23 Oct-25
3.2.3	3 bed house	0.86	93.0	80	£1,680		£134,991	Oct-23 Oct-25
3.2.4	4+ bed house Total	0.29	117.1	34 314	£1,680		£56,663	Oct-23 Oct-25
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	- 200	£2,695		£0	Oct-24 Oct-25
3.3.2 3.3.3	2 bed house 3 bed house	2.69 0.86	74.5 93.0	200 80	£2,100 £2,100		£420,538 £168,739	Oct-23 Oct-25 Oct-23 Oct-25
3.3.4	4+ bed house	0.29	117.1	34	£2,100		£70,829	Oct-23 Oct-25
3.4	Total Intermediate	3.8 Nr of units	Size sqm	314 Total som	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	Size sqm 55.0	Total sqm -	£3,773		fotal value	Oct-24 Oct-25
3.4.2	2 bed house	1.25	74.5	93	£2,940		£273,349	Oct-23 Oct-25
3.4.3 3.4.4	3 bed house 4+ bed house	0.53 0.14	93.0 117.1	49 17	£2,940 £2,940		£144,366 £49,580	Oct-23 Oct-25 Oct-23 Oct-25
3.4.4	Total	1.9	117.1	159	12,540		143,360	OCC-23 OCC-23
	Gross Development Value						£15,992,381	
4.0 4.1	Development Costs Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£430,107	Oct-24 Oct-25
4.1.3	Affordable units		£500	per affordable hous	sing		£4,800	Oct-24 Oct-25
4.2	Total Sales Costs  Build Costs						£434,907	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1 4.2.1.2	Flats (GIA)	0.00	64.4	- 1 222	£1,580		£0	Apr-23 Apr-25
4.2.1.2	2 bed house 3 bed house	17.28 14.40	77.2 96.0	1,333 1,382	£1,402 £1,402		£1,869,200 £1,938,125	Apr-23 Apr-25 Apr-23 Apr-25
4.2.1.4	4+ bed house	6.72	120.5	809	£1,402		£1,134,917	Apr-23 Apr-25
4.2.2	Total  Affordable units	38 Nr of units	Size sqm	3,525 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	- Total sqiii	£1,580		£0	Apr-23 Apr-25
4.2.2.2	2 bed house	6.62	81.9	542	£1,402		£760,361	Apr-23 Apr-25
4.2.2.3 4.2.2.4	3 bed house 4+ bed house	2.26 0.72	101.3 126.4	229 91	£1,402 £1,402		£320,508 £127,610	Apr-23 Apr-25 Apr-23 Apr-25
4.2.2.4	Total	10	120.7	862	21,102		2127,010	7,0125 7,0125
		Nr of units	Size sqm	Total sqm	£psm		Total Cost £149,731	
4.2.3	Garages Total Build Costs	16.637	18	299	£500		£6,300,453	Apr-23 Apr-25
4.3	Extra-Over Construction Costs							
4.3.1.1 4.3.1.2	Externals (for houses) Externals (for flats)		10% 5%	extra-over on build extra-over on build			£630,045 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.3.1.2	Site abnormals (remediation/demolition)	•	£400,000		cost for flats		£378,000	Jan-23 Feb-24
4.3.3	Site opening costs			per unit			£0	Jan-23 Feb-24
4.4	Total Extra-Over Construction Costs Professional Fees						£1,008,045	
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£554,440	Jan-23 Apr-25
4.5	Total Professional Fees						£554,440	
<b>4.5</b> 4.5.1	Contingency Contingency		4%	on build costs (incl:	externals)		£277,220	Jan-23 Apr-25
	Total Contingency		***				£277,220	
<b>4.6</b> 4.6.1.1	Planning Obligations Cat 2		ŧn	per house			£0	Apr-23 Apr-25
4.6.1.2	Cat 2	ļ	£0	per flat			£0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.1.3	Cat(3)(A)		£10,200	per market house			£35,251	Apr-23 Apr-25
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)	ŀ		per market flat per affordable hous	se		£0 £54,480	Apr-23 Apr-25 Apr-23 Apr-25
4.6.1.6	Cat(3)(B)	ļ	£7,900	per affordable flat			£0	Apr-23 Apr-25
4.6.2 4.6.3.1	Electric charging points			per unit (100% of h	ouses; 50% of flats)		£48,000 £720,000	Apr-23 Apr-25
4.6.3.1 4.6.3.2	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	ŀ		per house per flat			£720,000 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.4	Policy G12 Biodiversity Net Gain	]	£231	per unit			£11,088	Apr-23 Apr-25
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC	ŀ		SAC per house SAC per flat			£48,000 £0	Apr-23 Apr-25 Apr-23 Apr-25
4.6.5.2	Policy H5 Gypsy and Traveller sites	ļ		per pitch			£0	Apr-23 Apr-25
4.6.7	AH Commuted Sum payment		£0	total			£0	Jan-23 Feb-24
4.6.9.1	S106 Total Developer Contributions		£8,274	per unit			£397,152 £1,313,971	Jan-23 Feb-24
5.0	TOTAL DEVELOPMENT COSTS						£9,889,036	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	T1					£15,484,059	
7.0 8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES Finance Costs	1]					£508,322	
			APR	PCM				
8.1	Finance	_	7.75%	0.624%	on net costs		-£508,322	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]		***				£15,992,381	
NB: I'his apprai	sal has been prepared in line with the RICS valuation g				npact of planning polic on and should not be re		egic level. This appra	saı ıs not a formal 'Red
	(	2.00010		,				

Site	ium - 25 dwellings - Brownfield	25 Units	VA1 1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
	Priva		9	qm/ha	4,376	RLV	£1,286,550	
Gross ha Net ha	0.50 Nr of units 2 0.50 AH tenures Intermediate	20 5	-	Jwgs/ha Inits/na	50 27	BLV Viable?	£560,000 Yes	
Land type	Brownfield Affordable ren		Ž	\H rate	20.0%	Headroom	£726,550	
LV description		2	0	SDV=Total costs		Headroom per net ha	£1,453,099	
	First Homes	-	L	Profit/total GDV	18.6%	Headroom per dwg Headroom psm	£29,062 £298	1
						Headroom psm CIL liabl		Start Finis
1.0 1.1	Site Acquisition  Net site value (residual land value)						£1,286,550	Jan-23 Dec-2
1.2	Stamp Duty Land Tax	Category:	Commercial land				£1,280,330	Jan-23 Dec-2
		- -					£53,827	Jan-23 Dec-2
1.3	Purchaser costs  Total Site Acquisition Costs	Ţ	1.75%	on land costs			£22,515 £1,362,892	Jan-23 Dec-2
2.0	Developer's Return						11,302,032	
2.1	Central overheads			on GDV			£291,528	Jan-23 Jul-2
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0%	Minus overheads		M GDV H transfer values		£1,232,077 £21,556	Jun-25 Jul-2 Jun-25 Jul-2
2.4	Total Developer's Return	0.0%	Overneads	2.3% OII A	transier values		£1,545,161	Juli-23 Jul-2
3.0	Development Value							
<b>3.1</b> 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £5,390		Total Value £0	<b>Jul-24</b> Jun-2
3.1.2	2 bed house	9.00	74.5	671	£4,200		£2,816,100	Oct-23 Jun-2
3.1.3	3 bed house	7.50	93.0	698	£4,200		£2,929,500	Oct-23 Jun-2
3.1.4	4+ bed house Total	3.50 20.0	117.1	410 1,778	£4,200		£1,721,533	Oct-23 Jun-2
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	Jul-24 Jun-2
3.2.2 3.2.3	2 bed house 3 bed house	1.40 0.45	74.5 93.0	104 42	£1,680 £1,680		£175,224 £70,308	Oct-23 Jun-2 Oct-23 Jun-2
3.2.4	4+ bed house	0.15	117.1	18	£1,680		£29,512	Oct-23 Jun-2
	Total	2.0	Ci	164	- -		Total Value	<u> </u>
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,695		Total Value £0	Jul-24 Jun-2
3.3.2	2 bed house	1.40	74.5	104	£2,100		£219,030	Oct-23 Jun-2
3.3.3 3.3.4	3 bed house 4+ bed house	0.45 0.15	93.0 117.1	42 18	£2,100 £2,100		£87,885 £36,890	Oct-23 Jun-2 Oct-23 Jun-2
J.J.4	Total	2.0	117.1	164	12,100		130,890	Oct-25 Jun-2
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1 3.4.2	Flats (NIA) 2 bed house	0.00 0.65	55.0 74.5	- 48	£3,773 £2,940		£0 £142,370	Jul-24 Jun-2 Oct-23 Jun-2
3.4.3	3 bed house	0.28	93.0	26	£2,940		£75,191	Oct-23 Jun-2
3.4.4	4+ bed house	0.08	117.1	9	£2,940		£25,823	Oct-23 Jun-2
	Total Gross Development Value	1.0		83			£8,329,365	
4.0	Development Costs						20,323,303	
4.1	Sales Cost	r	2.001/	OM CDV			5224.044	1124 1 1 1 2
4.1.1 4.1.3	Private units Affordable units			on OM GDV per affordable housing			£224,014 £2,500	Jul-24 Jun-2 Jul-24 Jun-2
	Total Sales Costs		2000 [	8			£226,514	
<b>4.2</b> 4.2.1	Build Costs	Nr of units	<b>5</b>	Total con-			T-1-1-C1	
4.2.1.1	Private units Flats (GIA)	0.00	Size sqm 64.4	Total sqm -	£psm £1,580		Total Cost £0	Apr-23 Dec-2
4.2.1.2	2 bed house	9.00	77.2	694	£1,402		£973,542	Apr-23 Dec-2
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	7.50 3.50	96.0 120.5	720 422	£1,402		£1,009,440 £591,103	Apr-23 Dec-2 Apr-23 Dec-2
4.2.1.4	Total	20	120.5	1,836	£1,402		1591,103	Apr-23 Dec-2
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00 3.45	67.1 81.9	282	£1,580 £1,402		£0 £396,021	Apr-23 Dec-2 Apr-23 Dec-2
4.2.2.3	3 bed house	1.18	101.3	119	£1,402		£166,931	Apr-23 Dec-2
4.2.2.4	4+ bed house	0.38	126.4	47	£1,402		£66,464	Apr-23 Dec-2
	Total	5 Nr of units	Size sqm	449 Total sqm	£psm		Total Cost	
4.2.3	Garages	8.665	18	156	£500		£77,985	Apr-23 Dec-2
	Total Build Costs						£3,281,486	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)	ĺ	10% €	extra-over on build cost	for houses		£328,149	Apr-23 Dec-2
4.3.1.2	Externals (for flats)			extra-over on build cost			£0	Apr-23 Dec-2
4.3.2	Site abnormals (remediation/demolition)	ļ		per net ha			£200,000	Jan-23 Dec-2
4.3.3	Site opening costs  Total Extra-Over Construction Costs		£U[f	per unit			£0	1
4.4	Professional Fees						£528.149	Jan-23 Dec-2
							£528,149	
4.4.1	Professional Fees		8% c	on build costs (incl: exte	rnals)		£288,771	Jan-23 Dec-2 Jan-23 Dec-2
			8% 0	n build costs (incl: exte	rnals)			
1.5	Professional Fees Total Professional Fees Contingency Contingency			on build costs (incl: exte			£288,771 £288,771	
<b>4.5</b> 4.5.1	Professional Fees Total Professional Fees Contingency Contingency Total Contingency						£288,771 £288,771	Jan-23 Dec-2
4.5 4.5.1 4.6	Professional Fees Total Professional Fees Contingency Contingency		4% c				£288,771 £288,771	Jan-23 Dec-2
<b>4.5</b> 4.5.1 <b>4.6</b> 4.6.1.1 4.6.1.2	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2		4% c	on build costs (incl: exte per house per flat			£288,771 £288,771 £144,385 £144,385 £0 £0	Jan-23 Dec-2 Jan-23 Dec-2 Apr-23 Dec-2 Apr-23 Dec-2
4.4.1 4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A)		4% c	on build costs (incl: exte			£288,771 £288,771 £144,385 £144,385 £0 £0 £0 £18,360	Jan-23 Dec-2 Jan-23 Dec-2 Apr-23 Dec-2 Apr-23 Dec-2 Apr-23 Dec-2
4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2		4% c £0 g £10,200 g £7,750 g £22,700 g	on build costs (incl: externouse over house over market house over market flat over affordable house			£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B)		4% c  f0   f0   f0   f10,200   f7,750   f22,700   f7,900	on build costs (incl: exte per house per flat per market house per market flat per affordable house per affordable flat	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £0	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5 4.5.1 4.6 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points		4% c  f0   f0   f0   f10,200   f7,750   f22,700   f7,900	on build costs (incl: extended to the costs) on build costs (incl: extended to the costs) of the costs of the	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2	Professional Fees  Total Professional Fees  Contingency  Contingency  Planning Obligations  Cat 2  Cat 2  Cat(3)(A)  Cat(3)(A)  Cat(3)(B)  Electric charging points  Policy CC1, CC2 & CC3  Policy CC1, CC2 & CC3		4% c  £0 f £0 s £10,200 c £7,750 f £22,700 f £15,000 g £15,000 f £9,000 f	on build costs (incl: extended in the costs of the costs	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £25,000 £375,000	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC3 below the Continue of the Con		## c £0 ( £10,200 ( £17,750 ( £7,900 ( £1,000 ( £15,000 ( £15,000 ( £231 (	on build costs (incl: extended to be a cost of the cos	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £5,775	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.1 4.6.5.2	Professional Fees  Total Professional Fees  Contingency  Contingency  Planning Obligations  Cat 2  Cat 2  Cat(3)(A)  Cat(3)(A)  Cat(3)(B)  Electric charging points  Policy CC1, CC2 & CC3  Policy CC1, CC2 & CC3		## (FO   FO   FO   FO   FO   FO   FO   FO	on build costs (incl: extended in the costs of the costs	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £25,000 £375,000	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5.1 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2 4.6.4 4.6.5.2 4.6.5.2	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GL3 Biodiversity Net Gain Policy Gl2a Stenshall SAC Policy Gl2a Stenshall SAC Policy HS Gypsy and Traveller sites		4% c  f0] f10,200 f f10,200 f f7,750 f f2,700 g f2,700 g f3,000 f f1,000 g f15,000 f f1,000 g f15,000 f f5,000 f f5,000 f f5,000 f f1,000 g f1,000 g f1,000 g	on build costs (incl: extended to be per house over flat over market house over market flat over affordable house over affordable flat over unit (100% of houses over flat over house over flat over unit sAC per house AC per flat over pritch	rnals)		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £13,360 £0 £28,375 £0 £375,000 £375,000 £375,000 £5,775 £25,000	Jan-23 Dec-2  Apr-23 Dec-2
4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.2 4.6.3.4 4.6.5.1 4.6.5.4 4.6.5.4 4.6.5.2	Professional Fees  Total Professional Fees  Contingency  Contingency  Planning Obligations  Cat 2  Cat 2  Cat (3)(A)  Cat(3)(A)  Cat(3)(B)  Electric charging points  Policy CC1, CC2 & CC3  Policy CC1, CC2 & CC3  Policy G12 Biodiversity Net Gain  Policy G12 Stenshall SAC  Policy H5 Gypsy and Traveller sites  AH Commuted Sum payment		## (FO)   FO)   FOO   FO)   FOO   FO	on build costs (incl: extended to the costs) and the costs (incl:	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £5,775 £25,000 £0 £0	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
3.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.1 4.6.5.2 4.6.6.6 4.6.5.2	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GL3 Biodiversity Net Gain Policy Gl2a Stenshall SAC Policy Gl2a Stenshall SAC Policy HS Gypsy and Traveller sites		4% c  f0] f10,200 f f10,200 f f7,750 f f2,700 g f2,700 g f3,000 f f1,000 g f15,000 f f1,000 g f15,000 f f5,000 f f5,000 f f5,000 f f1,000 g f1,000 g f1,000 g	on build costs (incl: extended to the costs) and the costs (incl:	rnals)		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £13,360 £0 £28,375 £0 £375,000 £375,000 £375,000 £5,775 £25,000	Jan-23 Dec-2  Apr-23 Dec-2
1.5 1.6 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.1.6 1.6.2 1.6.3.1 1.6.3.2 1.6.3.1 1.6.5.1 1.6.5.2 1.6.5.1 1.6.5.2	Professional Fees  Total Professional Fees  Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Cat(4)(B) Cat(4)		## (FO)   FO)   FOO   FO)   FOO   FO	on build costs (incl: extended to the costs) and the costs (incl:	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £5,775 £25,000 £60 £68,360 £5,153,664	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
1.5 1.6 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.2 1.6.3.2 1.6.3.2 1.6.3.2 1.6.5.1 1.6.5.1 1.6.5.1 1.6.5.1 1.6.5.1	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GI2 Stenshall SAC Policy GI2 Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]		## (FO)   FO)   FOO   FO)   FOO   FO	on build costs (incl: extended to the costs) and the costs (incl:	rnals)		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £0 £375,000 £375,000 £0 £57,000 £0 £5,000 £0 £0,500 £0,500 £0,500 £0,600	Jan-23 Deci- Jan-23 Deci- Apr-23 Deci- Apr-24 Deci- Apr-24 Deci- Apr-25 Deci- Apr-2
4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.1 4.6.5.1 4.6.5.1 6.5.1 6.5.1 6.5.1	Professional Fees  Total Professional Fees  Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Total Power of Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST	## (FO)   FO)   FOO   FO)   FOO   FO	on build costs (incl: extended to the costs) and the costs (incl:	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £5,775 £25,000 £60 £68,360 £5,153,664	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
1.5 1.6 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.4 1.6.1.5 1.6.1.4 1.6.1.6 1.6.3.1 1.6.3.1 1.6.3.1 1.6.3.2 1.6.3.2 1.6.5.1 1.6.5.2 1.6.5.3 1.6.5.	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GL3 Biodiversity Net Gain Policy GL3 Stenshall SAC Policy GL3 Estenshall SAC Policy GL3 Estenshall SAC Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	4% c  £0 £10,200 g £110,200 g £7,750 g £7,750 g £1,000 g £15,000 g £15,000 g £231 g £1,000 g £500 S £500 S £500 S	per house her flat her flat her flat her flat her flat her flat her affordable house her affordable flat her unit (100% of house) her affordable flat her house her flat her house her flat her unit her per unit her per unit her per pitch her pitch her per pitch her per pitch her her flat her per her her her her her her her her her h	rnals)		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £0 £5,775 £5,500 £0 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
4.5 4.6.1.1 4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.1 4.6.5.2	Professional Fees  Total Professional Fees  Contingency Contingency Planning Obligations Cat 2 Cat 2 Cat 2 Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Total Power of Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	## continue	per house per house per house per flat per affordable house per affordable house per affordable flat per unit (100% of house) per flat per unit pack per house per flat per unit per pitch per pitch per unit	rnals)		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £18,360 £0 £28,375 £0 £375,000 £375,000 £0 £57,000 £0 £5,000 £0 £0,500 £0,500 £0,500 £0,600	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
1.5 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.1.5 1.6.1.6 1.6.3.1 1.6.3.2 1.6.3.2 1.6.5.1 1.6.5.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5 1.6.5	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GL3 Biodiversity Net Gain Policy GL3 Stenshall SAC Policy GL3 Estenshall SAC Policy GL3 Estenshall SAC Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	4% c  £0 £10,200 g £110,200 g £7,750 g £7,750 g £1,000 g £15,000 g £15,000 g £231 g £1,000 g £500 S £500 S £500 S	per house her flat her flat her flat her flat her flat her flat her affordable house her affordable flat her unit (100% of house) her affordable flat her house her flat her house her flat her unit her per unit her per unit her per pitch her pitch her per pitch her per pitch her her flat her per her her her her her her her her her h	rnals)		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £0 £5,775 £5,500 £0 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £0 £0,500 £	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
1.5 1.6 1.6.1.1 1.6.1.2 1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.1.5 1.6.1.6 1.6.1.6 1.6.2 1.6.3.1 1.6.3.2 1.6.3.2 1.6.5.2 1.6.5.2 1.6.5.2 1.6.5.3 1.6.	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat 3(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy GC1, CC2 & CC3 Policy GC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy GL3 Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	EST]	4% c  £0 £10,200 g £110,200 g £7,750 g £7,750 g £1,000 g £15,000 g £15,000 g £231 g £1,000 g £500 S £500 S £500 S	per house her flat her flat her flat her flat her flat her flat her affordable house her affordable flat her unit (100% of house) her affordable flat her house her flat her house her flat her unit her per unit her per unit her per pitch her pitch her per pitch her per pitch her her flat her per her her her her her her her her her h	rnals)		£288,771 £288,771 £144,385 £144,385 £0 £0 £0 £18,360 £0 £28,375 £0 £25,000 £375,000 £5,775 £25,000 £0 £5,775 £25,000 £0 £0,£06,850 £5,133,664	Jan-23 Dec-2  Jan-23 Dec-2  Apr-23 Dec-2
.5.1 .6.6.1.1 .6.1.2 .6.1.3 .6.1.4 .6.1.5 .6.1.6 .6.2 .6.3.1 .6.3.2 .6.4 .6.5.1 .6.5.2 .6.5.1 .6.5.0 .6.5.1 .6.5.0 .6.5.1 .6.5.0 .6.9.1	Professional Fees Total Professional Fees Contingency Contingency Total Contingency Planning Obligations Cat 2 Cat 2 Cat (3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GL3 Biodiversity Net Gain Policy GL3 Stenshall SAC Policy GL3 Estenshall SAC Policy GL3 Estenshall SAC Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	ſ	4% c  £0   £10,200   £17,750   £7,750   £7,900   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000   £15,000	per house per house per flat per affordable flat per unit (100% of house) per unit (100% of house) per unit (300% of hous	rnals) s; 50% of flats) et costs		£288,771 £288,771 £144,385 £144,385 £144,385 £0 £0 £0 £13,360 £0 £25,000 £375,000 £0 £57,755 £25,000 £0 £57,500 £0 £57,500 £0 £25,500 £0 £25,600 £25,60	Jan-23 Deci- Jan-23 Deci- Apr-23 Deci- Jan-23 Deci- Jan-23 Deci- Jan-23 Deci-

	- 10 dwellings - Brownfield	10 Units	VA1 1	ECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
Site	Priva		9	qm/ha	4,445	RLV	£709,400	
Gross ha Net ha	0.20 Nr of units 1 0.20 AH tenures Intermediate	10 -	[	lwgs/ha Inits/na	50 15	BLV Viable?	£224,000 Yes	
and type	Brownfield Affordable ren		Ž	H rate	0.0%	Headroom	£485,400	
.V description		0	(	DV=Total costs	20.0%	Headroom per net ha	£2,426,998	
	First Homes	-	L	ront/total GDV	20.0%	Headroom per dwg Headroom psm	£48,540 £487	
						Headroom psm CIL liable	£487	Start Finis
l. <b>0</b> l.1	Site Acquisition Net site value (residual land value)					Ī	£709,400	Jan-23 Oct-2
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Oct-2
							£24,970	Jan-23 Oct-2
1.3	Purchaser costs  Total Site Acquisition Costs		1.75%	n land costs			£12,414 £746,784	Jan-23 Oct-2
2.0	Developer's Return						1740,704	
2.1	Central overheads			n GDV			£130,675	Jan-23 Mar-
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0%	Minus overheads		OM GDV AH transfer values	ŀ	£616,039 £0	Feb-25 Mar- Feb-25 Mar-
2.4	Total Developer's Return	0.070	Overnedds	2.5% 011	All transier values		£746,713	Teb-25 Iviai-
3.0	Development Value							
<b>3.1</b> 3.1.1	Private units Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm -	£psm £5,390	ī	Total Value £0	Jun-24 Feb-2
3.1.2	2 bed house	4.50	74.5	335	£4,200		£1,408,050	Oct-23 Feb-2
3.1.3	3 bed house	3.75	93.0	349	£4,200		£1,464,750	Oct-23 Feb-2
3.1.4	4+ bed house Total	1.75 10.0	117.1	205 889	£4,200	L	£860,767	Oct-23 Feb-2
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm	-	Total Value	
3.2.1	Flats (NIA)	0.00	55.0 74.5	-	£2,156		£0	Jun-24 Feb-2
3.2.2 3.2.3	2 bed house 3 bed house	0.00	74.5 93.0	-	£1,680 £1,680	ŀ	£0	Oct-23 Feb-2 Oct-23 Feb-2
3.2.4	4+ bed house	0.00	117.1	-	£1,680	ľ	£0	Oct-23 Feb-2
3.3	Total Affordable rent	- Nr of units	Siza cam	- Total sam	£psm		Total Value	
3.3.1	Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£2,695	ſ	Total Value £0	Jun-24 Feb-2
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Feb-2
3.3.3 3.3.4	3 bed house 4+ bed house	0.00	93.0 117.1	-	£2,100 £2,100		£0	Oct-23 Feb-2 Oct-23 Feb-2
J.J.7	Total	-	11/.1		12,100	ı	EU	OCC-23 FED-2
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm	Ī	Total Value	
3.4.1 3.4.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	-	£3,773 £2,940	}	£0	Jun-24 Feb-2 Oct-23 Feb-2
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Feb-2
3.4.4	4+ bed house	0.00	117.1	-	£2,940	[	£0	Oct-23 Feb-2
	Total Gross Development Value	-		-			£3,733,567	
4.0	Development Costs						13,733,307	
4.1	Sales Cost		2.00%	. 014 CDV		r	6442.007	1 . 24   5-1-4
4.1.1 4.1.3	Private units Affordable units			n OM GDV er affordable housing		ŀ	£112,007 £0	Jun-24 Feb-2 Jun-24 Feb-2
1.2.0	Total Sales Costs		2500	er anordable noasing			£112,007	3011 24 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
4.2	Build Costs							
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 0.00	Size sqm 64.4	Total sqm -	£psm £1,580	1	Total Cost £0	Apr-23 Aug-
4.2.1.2	2 bed house	4.50	77.2	347	£1,402		£486,771	Apr-23 Aug-
4.2.1.3	3 bed house	3.75	96.0	360	£1,402		£504,720	Apr-23 Aug-
4.2.1.4	4+ bed house Total	1.75 10	120.5	211 918	£1,402	L	£295,551	Apr-23 Aug-
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	0.00	67.1	-	£1,580		£0	Apr-23 Aug-
4.2.2.3	3 bed house	0.00	81.9 101.3	-	£1,402 £1,402	ŀ	£0	Apr-23 Aug-
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Aug-
	Total	- Nr of units	Size sqm	- Total sqm	£psm		Total Cost	
4.2.3	Garages	4.333	Jize sqiff	78	£500	[	£38,993	Apr-23 Aug-
	Total Build Costs						£1,326,035	
4.3 4.3.1.1	Extra-Over Construction Costs Externals (for houses)		10% e	xtra-over on build cos	t for houses	ı	£132,603	Apr-23 Aug-
4.3.1.2	Externals (for flats)			xtra-over on build cos			£0	Apr-23 Aug-
4.3.2	Site abnormals (remediation/demolition)			er net ha			£80,000	Jan-23 Oct-2
1.3.3	Site opening costs  Total Extra-Over Construction Costs		£0]r	er unit			£0 £212,603	Jan-23 Oct-2
1.4	Professional Fees						1212,003	
4.4.1	Professional Fees		8% c	n build costs (incl: ext	ernals)		£116,691	Jan-23 Aug-2
1.5	Total Professional Fees Contingency						£116,691	
1.5.1	Contingency		4% c	n build costs (incl: ext	ernals)		£58,346	Jan-23 Aug-:
	Total Contingency						£58,346	
l.6.1.1	Planning Obligations Cat 2		£n	er house			£0	Apr-23 Aug-
				er flat		ľ	£0	Apr-23 Aug-
	Cat 2			er market house			£9,180 £0	Apr-23 Aug- Apr-23 Aug-
4.6.1.3	Cat(3)(A)		£10,200 p					Apr-23 Aug- Apr-23 Aug-
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5			£10,200 p £7,750 p	er market flat er affordable house		ľ	£0	
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B)		£10,200 p £7,750 p £22,700 p £7,900 p	er market flat er affordable house er affordable flat			£0	Apr-23 Aug-
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points		£10,200 p £7,750 p £22,700 p £7,900 p £1,000 p	er market flat er affordable house er affordable flat er unit (100% of hous	es; 50% of flats)		£0 £10,000	Apr-23 Aug- Apr-23 Aug-
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B)		£10,200 p £7,750 p £22,700 p £7,900 p	er market flat er affordable house er affordable flat er unit (100% of hous er house	es; 50% of flats)		£0	Apr-23 Aug- Apr-23 Aug- Apr-23 Aug-
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3		£10,200 g £7,750 g £22,700 g £7,900 g £1,000 g £15,000 g £9,000 g	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310	Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug-
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1 Doliversity Net Gain Policy G12 Biodiversity Net Gain		£10,200   £7,750   £2,700   £7,750   £2,700   £1,000   £15,000   £9,000   £15,000   £231   £1,000   £15,000   £231   £1,000   £10,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310 £10,000	Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug-
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3		£10,200   £7,750   £2,700   £7,750   £2,700   £1,000   £15,000   £9,000   £15,000   £231   £1,000   £15,000   £231   £1,000   £10,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310 £10,000 £0	Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug- Apr-23 Aug-
1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.2 1.6.3.1 1.6.3.2 1.6.4 1.6.5.1 1.6.5.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12A Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£10,200 £7,750   £22,700   £7,900   £1,000   £15,000   £9,000   £231   £10,000   £500   £150,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310 £10,000 £0 £0	Apr-23 Aug- Apr-23 Aug-
1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.2 1.6.3.1 1.6.3.2 1.6.4 1.6.5.1 1.6.5.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GI2 Stenshall SAC Policy GI2 Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment \$106		£10,200   £7,750   £22,700   £7,790   £7,900   £7,900   £1,000   £15,000   £15,000   £231   £1,000   £231   £1,000   £150	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310 £10,000 £0 £28,000 £82,740	Apr-23 Aug- Apr-23 Aug-
8.6.1.3 8.6.1.4 8.6.1.5 8.6.1.6 8.6.2 8.6.3.1 8.6.3.2 8.6.4 8.6.5.1 8.6.5.2 8.6.6 8.6.6 8.6.7	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12A Stenshall SAC Policy G12A Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£10,200 £7,750   £22,700   £7,900   £1,000   £15,000   £9,000   £231   £10,000   £500   £150,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310 £10,000 £0 £0	Apr-23 Aug- Apr-23 Aug-
.6.1.3 .6.1.4 .6.1.5 .6.1.6 .6.2 .6.3.1 .6.3.2 .6.4 .6.5.1 .6.5.1 .6.5.2 .6.6 .6.7	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC3 Eliodiversity Net Gain Policy GI2a Stenshall SAC Tolicy H5 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£10,200 £7,750   £22,700   £7,900   £1,000   £15,000   £9,000   £231   £10,000   £500   £150,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal	es; 50% of flats)		£10,000 £150,000 £150,000 £0 £2,310 £10,000 £0 £28,000 £82,740 £292,230 £2,117,912 £3,611,409	Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug
1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.2 1.6.3.2 1.6.3.2 1.6.3.2 1.6.5.1 1.6.5.2 1.6.6.6 1.6.5.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£10,200 £7,750   £22,700   £7,900   £1,000   £15,000   £9,000   £231   £10,000   £500   £150,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal	es; 50% of flats)		£0 £10,000 £150,000 £0 £2,310 £10,000 £0 £0 £28,000 £82,740 £82,740 £92,230	Apr-23 Aug- Apr-23 Aug-
4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC3 Eliodiversity Net Gain Policy GI2a Stenshall SAC Tolicy H5 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]	EST]	£10,200 £7,750   £22,700   £7,900   £1,000   £15,000   £9,000   £231   £10,000   £500   £150,000	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal	es; 50% of flats)		£10,000 £150,000 £150,000 £0 £2,310 £10,000 £0 £28,000 £82,740 £292,230 £2,117,912 £3,611,409	Apr-23 Aug- Apr-23 Aug-
1.6.1.3 1.6.1.4 1.6.1.5 1.6.1.6 1.6.2 1.6.3.2 1.6.3.2 1.6.3.2 1.6.5.1 1.6.5.2 1.6.6.6 1.6.5.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£10,200	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal er unit	es; 50% of flats)		£10,000 £150,000 £150,000 £0 £2,310 £10,000 £0 £28,000 £82,740 £292,230 £2,117,912 £3,611,409	Apr-23 Aug- Apr-23 Aug-
.6.1.3 .6.1.4 .6.1.5 .6.1.6 .6.1.6 .6.1.6 .6.3.1 .6.3.2 .6.4 .6.5.1 .6.5.2 .6.6.5 .6.5.1 .6.5.9 .6.6.9 .1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GI2 Biodiversity Net Gain Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment \$106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	EST]	£10,200 £7,750 £22,700 £7,900 £1,000 £15,000 £231 £1,000 £300 £500 £500 £8,274 £8,274	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal er unit			£0 £10,000 £150,000 £30 £30 £10,000 £0 £0 £28,000 £22,230 £2,117,912 £3,611,40 £3,611,40 £12,158	Apr-23 Aug- Apr-23 Aug-
.6.1.3 .6.1.4 .6.1.5 .6.1.6 .6.1.6 .6.1.6 .6.3.1 .6.3.2 .6.4 .6.5.1 .6.5.2 .6.6.5 .6.5.1 .6.5.9 .6.6.9 .1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GI2 Biodiversity Net Gain Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment \$106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	EST]	£10,200 £7,750 £22,700 £7,900 £1,000 £15,000 £231 £1,000 £300 £500 £500 £8,274 £8,274	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal er unit			£0 £10,000 £150,000 £30 £30 £10,000 £0 £0 £28,000 £22,230 £2,117,912 £3,611,40 £3,611,40 £12,158	Apr-23 Aug- Apr-23 Aug-
6.1.3 6.1.4 6.1.5 6.1.5 6.1.6 6.2 6.3.1 6.3.2 6.4 6.5.1 6.5.2 6.6 6.7 6.9.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GI2 Biodiversity Net Gain Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gypsy and Traveller sites AH Commuted Sum payment \$106 Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	EST]	£10,200 £7,750 £22,700 £7,900 £1,000 £15,000 £231 £1,000 £300 £500 £500 £8,274 £8,274	er market flat er affordable house er affordable flat er unit (100% of hous er house er flat er unit AC per house AC per flat er pitch otal er unit			£0 £10,000 £150,000 £30 £30 £10,000 £0 £0 £28,000 £22,230 £2,117,912 £3,611,40 £3,611,40 £12,158	Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug Apr-23 Aug

Site	ge - 140 dwellings - Brownfield 14	0 Units \	VA1 TE	CHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
	Priva	te Affordable	Sqi	m/ha	3,260	RLV	£8,287,608	CASHILOW	
Gross ha Net ha	4.00 Nr of units 11  3.50 AH tenures Intermediate	28 6	Dw	rgs/ha its/na	40 93	BLV Viable?	£3,850,000 Yes		
Land type	Brownfield Affordable ren		AH	rate	20.0%	Headroom	£4,437,608		
LV description	Suburban Social rent First Homes	11	GD	V=Total costs	10.00	Headroom per net ha	£1,267,888		
	First nomes	-	PIC	ont/total GDV	18.0%	Headroom per dwg Headroom psm	£31,697 £341		
						Headroom psm CIL liable	£421	Start	Finish
1.0 1.1	Site Acquisition  Net site value (residual land value)						£8,287,608	Jan-23	Aug-24
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Aug-24
1.3	Purchaser costs	Г	1 75% on	land costs			£403,880 £145,033		Aug-24 Aug-24
	Total Site Acquisition Costs		1.75% 011	iana costs			£8,836,521	3811-23	Aug-24
2.0	Developer's Return	_	2.50(	CDV			C4 C44 722	1 22	N . 26
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% on Minus		OM GDV		£1,611,723 £6,819,832		Nov-26 Nov-26
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% on	AH transfer values		£117,923		Nov-26
3.0	Total Developer's Return Development Value						£8,549,478		
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1 3.1.2	Flats (NIA) 2 bed house	29.40 21.00	55.0 74.5	1,617 1,565	£5,390 £4,200		£8,715,630 £6,570,900	Apr-25 Oct-23	Oct-26
3.1.3	3 bed house	42.00	93.0	3,906	£4,200		£16,405,200		Oct-26
3.1.4	4+ bed house	19.60	117.1	2,295	£4,200		£9,640,587	Oct-23	Oct-26
3.2	Total Social rent	112.0 Nr of units	Size sqm	9,383 Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	5.74	55.0	316	£2,156		£680,649		Oct-26
3.2.2 3.2.3	2 bed house 3 bed house	2.10	74.5 93.0	156 234	£1,680 £1,680		£262,836 £393,725		Oct-26
3.2.4	4+ bed house	0.84	117.1	98	£1,680		£165,267		Oct-26
3.3	Total Affordable rent	11.2 Nr of units	Siza cam	805 Total sqm	fnem		Total Value		
3.3.1	Flats (NIA)	5.74	Size sqm 55.0	316	£psm £2,695		£850,812	Apr-25	Oct-26
3.3.2	2 bed house	2.10	74.5	156	£2,100		£328,545	Oct-23	Oct-26
3.3.3 3.3.4	3 bed house 4+ bed house	2.52 0.84	93.0 117.1	234 98	£2,100 £2,100		£492,156 £206,584		Oct-26
	Total	11.2	-	805					
3.4.1	Intermediate Flats (NIA)	Nr of units 2.31	Size sqm 55.0	Total sqm 127	£psm £3,773		Total Value £479,360	Apr-25	Oct-26
3.4.2	2 bed house	1.33	74.5	99	£2,940		£291,310		Oct-26
3.4.3 3.4.4	3 bed house	1.54 0.42	93.0 117.1	143 49	£2,940 £2,940		£421,067 £144,609		Oct-26
3.4.4	4+ bed house Total	5.6	117.1	419	12,940		1144,009	Oct-23	Oct-26
	Gross Development Value						£46,049,236		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units			OM GDV			£1,239,970		Oct-26
4.1.3	Affordable units Total Sales Costs		£500 pe	r affordable housing			£14,000 £1,253,970	Apr-25	Oct-26
4.2	Build Costs						11,233,570		
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1 4.2.1.2	Flats (GIA) 2 bed house	29.40 21.00	64.4 77.2	1,893 1,620	£1,580 £1,242		£2,990,562 £2,012,357		Apr-26 Apr-26
4.2.1.3	3 bed house	42.00	96.0	4,032	£1,242		£5,007,744	Apr-23	Apr-26
4.2.1.4	4+ bed house Total	19.60 112	120.5	2,361 9,907	£1,242		£2,932,409	Apr-23	Apr-26
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.2.1 4.2.2.2	Flats (GIA)	13.79	67.1	926	£1,580		£1,462,459		Apr-26
4.2.2.3	2 bed house 3 bed house	5.53 6.58	81.9 101.3	453 667	£1,242 £1,242		£562,339 £828,132		Apr-26 Apr-26
4.2.2.4	4+ bed house	2.10	126.4	265	£1,242		£329,720	Apr-23	Apr-26
	Total	28 Nr of units	Size sqm	2,311 Total sqm	£psm		Total Cost		
4.2.3	Garages	44.702	18	805	£500		£402,318	Apr-23	Apr-26
4.3	Total Build Costs  Extra-Over Construction Costs						£16,528,040		
4.3.1.1	Externals (for houses)		10% ext	tra-over on build cos	t for houses		£1,207,502	Apr-23	Apr-26
4.3.1.2	Externals (for flats)	-		tra-over on build cos	t for flats		£222,651	1 22	Apr-26
4.3.2	Site abnormals (remediation/demolition) Site opening costs	-	£400,000 pe £0 pe	r net na r unit			£0		Aug-24 Aug-24
	Total Extra-Over Construction Costs						£2,830,153		
<b>4.4</b> 4.4.1	Professional Fees Professional Fees		8% on	build costs (incl: ext	ernals)		£1,436,655	Jan-23	Apr-26
	Total Professional Fees	•		,			£1,436,655		
<b>4.5</b> 4.5.1	Contingency	Г	4% on	build costs (incl: ext	ernals)		£718,328	Jan-23	Apr-26
	Total Contingency		4/0[011	_ and coats (IIICI. ext			£718,328	2011°C	20-14،
<b>4.6</b> 4.6.1.1	Planning Obligations Cat 2		£0 no	r house			£0	Apr-23	Apr-26
		-	£0 pe	r flat			£0	Apr-23	Apr-26
4.6.1.2	Cat 2	_	£10.200 pe	r market house			£102,816		Apr-26
4.6.1.2 4.6.1.3	Cat(3)(A)	<b> </b>					£20,507 £80,642		Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5		-	£7,750 pe	r affordable house			180,042	Apr-23	Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B)		£7,750 pe £22,700 pe £7,900 pe	r affordable house r affordable flat			£27,235	Apr-23	Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2	Cat(3)(A) Cat(3)(A) Cat(3)(B)		£7,750 per £22,700 per £7,900 per £1,000 per	r affordable house r affordable flat r unit (100% of hous	es; 50% of flats)		£27,235 £118,405	Apr-23 Apr-23	
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	-	£7,750 pe £22,700 pe £7,900 pe £1,000 pe £15,000 pe £9,000 pe	r affordable house r affordable flat r unit (100% of hous r house r flat	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710	Apr-23 Apr-23 Apr-23 Apr-23	Apr-26 Apr-26 Apr-26 Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy C12 Biodiversity Net Gain	  -  -  -  -  -	£7,750 per £22,700 per £7,900 per £1,000 per £15,000 per £9,000 per £231 per	r affordable house r affordable flat r unit (100% of hous r house r flat r unit	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £32,340	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	- - - - - - -	£7,750 per £22,700 per £7,900 per £1,000 per £15,000 per £9,000 per £231 per	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Apr-26 Apr-26 Apr-26 Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.4 4.6.5.1 4.6.5.2 4.6.5.2	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3 Policy GC3 Elodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC	  -  -	£7,750 per £22,700 per £7,900 per £11,000 per £9,000 per £13,000 per £231 per £500 SA4 £150,000 per £150,000	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r pitch	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £32,340 £96,810 £21,595 £300,000	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy Cc1, Cc2 & Cc3 Policy Cc1, Cc2 & Cc3 Policy G12 Biodiversity Net Gain Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC	- - - - - - - - - - - - - - - - - - -	£7,750 pei £22,700 pei £7,900 pei £11,000 pei £15,000 pei £9,000 pei £231 pei £11,000 SAI	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r pitch tal	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £32,340 £96,810 £21,595	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.3.1 4.6.3.2 4.6.3.2 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Sindwresity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC Policy H2 Syps and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions		£7,750 pei £22,700 pei £7,900 pei £1,000 pei £15,000 pei £231 pei £231 pei £1,000 SA £500 SA	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r pitch tal	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £32,340 £96,810 £21,595 £300,000 £0 £1,158,360	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.3 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5 4.6.5 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CG1, CC2 & CC3 Policy CG1, CC2 & CC3 Policy GG2 Stenshall SAC Policy GG2 Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS		£7,750 pei £22,700 pei £7,900 pei £1,000 pei £15,000 pei £231 pei £231 pei £1,000 SA £500 SA	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r pitch tal	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £32,340 £96,810 £21,595 £300,000 £0 £1,158,360 £3,799,570 £26,566,715	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2 4.6.3.2 4.6.5.1 4.6.5.2 4.6.5.1 4.6.5.2 4.6.6 5.0 6.0 7.0	Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy G12 Sindwresity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy HS Gybys and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,750 pei £22,700 pei £7,900 pei £1,000 pei £15,000 pei £231 pei £231 pei £1,000 SA £500 SA	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r pitch tal	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £32,340 £96,810 £21,595 £300,000 £0 £1,158,360	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Sideoliversity Net Gain Policy G12a Stenshall SAC Policy H3 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]	EST]	£7,750 pe £22,700 pe £7,900 pe £1,000 pe £15,000 pe £3,000 pe £331 pe £10,000 SA £150,000 pe £10,000 SA £150,000 pe £1,000 SA	r affordable house r affordable flat r unit (100% of hous r house fr flat r unit C per house C per flat r pitch ial r unit	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £38,710 £32,340 £21,595 £300,000 £1,158,360 £3,799,570 £26,566,715 £43,952,715	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.2 4.6.3.2 4.6.5.1 4.6.5.2 4.6.5.2 4.6.5.2 4.6.6 5.0 6.0 7.0	Cat(3)(A) Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy G12 Sindwresity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy HS Gybys and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,750 pei £22,700 pei £7,900 pei £1,000 pei £15,000 pei £231 pei £231 pei £1,000 SA £500 SA	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r unit	es; 50% of flats)		£27,235 £118,405 £1,452,150 £388,710 £38,710 £32,340 £21,595 £300,000 £1,158,360 £3,799,570 £26,566,715 £43,952,715	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.3.4 4.6.5.2 4.6.5.2 4.6.5.1 4.6.5.2 4.6.9.1 5.0 6.0 7.0	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3 Policy GC2 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy H3 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL ROIGET COSTS [EXCLUDING INTEREST] TOTAL RICOME - TOTAL COSTS [EXCLUDING INTER	EST	£7,750 pe £22,700 pe £7,900 pe £1,000 pe £15,000 pe £15,000 pe £231 pe £1,000 SA £500 SA £150,000 pe £15,000 pe £8,274 pe	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r unit			£27,235 £118,405 £1,452,150 £388,710 £38,340 £96,810 £21,595 £300,000 £0 £1,158,30 £3,799,570 £26,566,715 £43,952,715 £2,096,521	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.1 4.6.5.1 4.6.9.1 5.0 6.0 7.0	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3 Policy GC2 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy H3 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL ROIGET COSTS [EXCLUDING INTEREST] TOTAL RICOME - TOTAL COSTS [EXCLUDING INTER	EST	£7,750 pe £22,700 pe £7,900 pe £1,000 pe £15,000 pe £15,000 pe £231 pe £1,000 SA £500 SA £150,000 pe £15,000 pe £8,274 pe	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r unit			£27,235 £118,405 £1,452,150 £388,710 £38,340 £96,810 £21,595 £300,000 £0 £1,158,30 £3,799,570 £26,566,715 £43,952,715 £2,096,521	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24
4.6.1.2 4.6.1.3 4.6.1.5 4.6.1.5 4.6.1.6 4.6.1.5 4.6.1.6 4.6.3.1 4.6.3.2 4.6.3.1 4.6.3.2 4.6.5.1 4.6	Cat(3)(A) Cat(3)(A) Cat(3)(B) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC2, CC2 & CC3 Policy GC2 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy H3 Gypsy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL ROIGET COSTS [EXCLUDING INTEREST] TOTAL RICOME - TOTAL COSTS [EXCLUDING INTER	EST	£7,750 pe £22,700 pe £7,900 pe £1,000 pe £15,000 pe £15,000 pe £231 pe £1,000 SA £500 SA £150,000 pe £15,000 pe £8,274 pe	r affordable house r affordable flat r unit (100% of hous r house r flat r unit C per house C per flat r unit			£27,235 £118,405 £1,452,150 £388,710 £38,340 £96,810 £21,595 £300,000 £0 £1,158,30 £3,799,570 £26,566,715 £43,952,715 £2,096,521	Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Apr-23 Jan-23	Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Apr-26 Aug-24

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Site	dium - 38 dwellings - Brownfield 3 Priva		VA1	TECHNICAL CHECKS: Sqm/ha 3,50	DVA SUMMARY:  1 RLV £1,881,59	CASHFLOW
Gross ha		0 8		Dwgs/ha 4		<del>1</del> 1
Net ha	0.95 AH tenures Intermediate	2		Units/pa 4		
Land type	Brownfield Affordable ren	t 3		AH rate 20.0		
LV description	Suburban Social rent	3		GDV=Total costs -	Headroom per net ha £880,62	
	First Homes	-		Profit/total GDV 18.6	% Headroom per dwg £22,01	Ш
					Headroom psm £22	4
					Headroom psm CIL liable £28	Start Finish
1.0	Site Acquisition					
1.1	Net site value (residual land value)	C-4I	Communicational	1	£1,881,59	
1.2	Stamp Duty Land Tax	Category:	Commercial land		£ £83,58	
1.3	Purchaser costs	Ī	1 75%	on land costs	f32.92	Jan-23 Jan-24 Jan-23 Jan-24
1.3	Total Site Acquisition Costs	I	1.73/0	on land costs	£1,998,10	
2.0	Developer's Return				21,550,10	
2.1	Central overheads		3.5%	on GDV	£443,12	Jan-23 Sep-25
2.2	Profit (net) on Private units	20.0%	Minus	16.5% on OM GDV	£1,872,75	Aug-25 Sep-25
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% on AH transfer	values £32,76	
	Total Developer's Return				£2,348,64	
3.0	Development Value					
3.1	Private units	Nr of units	Size sqm	Total sqm £ps		
3.1.1	Flats (NIA)	0.00	55.0	- £5,39		
3.1.2	2 bed house	13.68	74.5	1,019 £4,20		
3.1.3	3 bed house	11.40	93.0	1,060 £4,20		
3.1.4	4+ bed house	5.32	117.1	623 £4,20	00 £2,616,73	Oct-23 Aug-25
	Total	30.4	C:	2,702	Tetal Veli	
3.2	Social rent	Nr of units	Size sqm	Total sqm £ps		
3.2.1 3.2.2	Flats (NIA) 2 bed house	0.00 2.13	55.0 74.5	- £2,11 159 £1,61		
3.2.2	3 bed house	0.68	93.0	159 £1,60		Oct-23 Aug-25 Oct-23 Aug-25
3.2.4	4+ bed house	0.08	117.1	27 £1,68		
	Total	3.0	117.1	249	144,65	7.05 25
3.3	Affordable rent	Nr of units	Size sqm	Total sqm £ps	m Total Valu	: <b>L</b> _
3.3.1	Flats (NIA)	0.00	55.0	- £2,69	95 £	Sep-24 Aug-25
3.3.2	2 bed house	2.13	74.5	159 £2,10	00 £332,92	
3.3.3	3 bed house	0.68	93.0	64 £2,10		Oct-23 Aug-25
3.3.4	4+ bed house	0.23	117.1	27 £2,10	£56,07	Oct-23 Aug-25
	Total	3.0	2-	249		1
3.4	Intermediate	Nr of units	Size sqm	Total sqm £ps		
3.4.1	Flats (NIA)	0.00	55.0	- £3,7		
3.4.2 3.4.3	2 bed house 3 bed house	0.99 0.42	74.5 93.0	74 £2,94 39 £2,94		
3.4.4 3.4.4	4+ bed house	0.42	117.1	13 £2,94		Oct-23 Aug-25 Oct-23 Aug-25
3.4.4	Total	1.5	117.1	126	155,25	Oct-23 Aug-23
	Gross Development Value	1.5		110	£12,660,63	
4.0	Development Costs					
4.1	Sales Cost					
4.1.1	Private units		3.00%	on OM GDV	£340,50	Sep-24 Aug-25
4.1.3	Affordable units		£500	per affordable housing	£3,80	Sep-24 Aug-25
	Total Sales Costs				£344,30	
4.2	Build Costs					
4.2.1	Private units	Nr of units	Size sqm	Total sqm £ps		
4.2.1.1	Flats (GIA)	0.00	64.4	- £1,58		
4.2.1.2	2 bed house	13.68	77.2	1,055 £1,40		
4.2.1.3	3 bed house	11.40	96.0	1,094 £1,40		
4.2.1.4	4+ bed house Total	5.32	120.5	641 £1,40	02 £898,47	Apr-23 Feb-25
4.2.2	Affordable units	Nr of units	Size sqm	2,791 Total sqm £ps	m Total Cos	
4.2.2.1	Flats (GIA)	0.00	67.1	- £1,58		
4.2.2.2	2 bed house	5.24	81.9	429 £1,40		
4.2.2.3	3 bed house	1.79	101.3	181 £1,40		
4.2.2.4	4+ bed house	0.57	126.4	72 £1,40		
	Total	8		682	<u> </u>	'   · · · · · · · · · · · · · · · · · ·
		Nr of units	Size sqm	Total sqm £ps	mTotal Cos	
4.2.3	Garages	13.171	18	237 £50		
	Total Build Costs				£4,987,85	
4.3	Extra-Over Construction Costs					
4.3.1.1	Externals (for houses)	ļ		extra-over on build cost for house		
4.3.1.2	Externals (for flats)	ļ		extra-over on build cost for flats	£1	
4.3.2	Site abnormals (remediation/demolition)		,	per net ha	£380,00	
4.3.3	Site opening costs  Total Extra-Over Construction Costs		£0	per unit	£878,78	
4.4	Total Extra-Over Construction Costs Professional Fees				£878,78	
4.4.1	Professional Fees	I	8%	on build costs (incl: externals)	£438,93.	Jan-23 Feb-25
	Total Professional Fees		3/6		£438,93.	
4.5	Contingency					
4.5.1	Contingency		4%	on build costs (incl: externals)	£219,46	
	Total Contingency				£219,46	
4.6	Planning Obligations					
4.6.1.1	Cat 2	ļ		per house	<u>f</u>	
4.6.1.2	Cat 2	ļ		per flat	£1	
4 ( 1 2		ļ		per market house	£27,90	
4.6.1.3	Cat(3)(A)			per market flat per affordable house	£143,13	
4.6.1.4	Cat(3)(A)	,	£33 700	per amoraanie mouse	143,13	npi-20 FEU-25
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)			per affordable flat		
4.6.1.4 4.6.1.5 4.6.1.6	Cat(3)(A) Cat(3)(B) Cat(3)(B)		£7,900	per affordable flat per unit (100% of houses: 50% of f	lats) £38,00	Apr-23 Feb-25
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)		£7,900 £1,000	per affordable flat per unit (100% of houses; 50% of f per house		Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points		£7,900 £1,000	per unit (100% of houses; 50% of f per house	lats) £38,00	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3		£7,900 £1,000 £15,000 £9,000	per unit (100% of houses; 50% of f per house per flat per unit	£38,00 £570,00 £ £8,77.	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric Anaging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GT2 Biodiversity Net Gain Policy GT2 Biosthall SAC		£7,900 £1,000 £15,000 £9,000 £231 £1,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house	£38,00 £570,00 £ £8,77 £38,00	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC		£7,900 £1,000 £15,000 £9,000 £231 £1,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat	E38,00 £570,00 £570,00 £570,00 £570,00 £570,00 £58,77 £58,00 £59,00 £59,	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5.2	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric Anging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy G12b Stenshall SAC Policy HS Gypsy and Traveller sites		£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch	lats) £38,00 £570,00 £ £8,77 £38,00 £ £	Apr-23 Feb-25
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.6	Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12a Stenshall SAC Policy G12a Stenshall SAC Policy H5 Gypsy and Traveller sites AH Commuted Sum payment		£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total	E38,00 E570,00 E670,00 E670,00 E8,77 E38,00 E8,60 E8 E8 E8	Apr-23 Feb-25 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.5.2	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC ALC ADMINISTRY STATEMENT ST		£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch	E38,00 £570,00 £70,00 £68,77 £88,00 £8,00 £8,17	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Jan-24 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Electric Anaging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy G12 Stenshall SAC Policy HS Gyps and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions		£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total	E38,00 E570,00 E70,00 E6,77 E38,00 E6,77 E38,00 E6 E6,214 E1,040,22	Apr-23 Feb-25 Jan-23 Jan-24 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Bisenshall SAC Policy G12 Stenshall SAC Policy G13 St		£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total	E38,00 E570,00 E570,00 E570,00 E570,00 E570,00 E570,00 E570,00 E53,00 E5	Apr.23 Feb-25 Apr.23 Feb-25 Apr.23 Feb-25 Apr.23 Feb-25 Apr.23 Feb-25 Apr.23 Feb-25 Apr.23 Feb-25 Jan-23 Feb-25 Jan-24 Jan-24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Tolicy G12 Stenshall SAC Policy G12 Stenshall SAC Tolicy G12 Stenshall SAC Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]	ESTT]	£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total	£38,00   £370,00     £570,00     £8,77     £8,00     £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Jan.24 Jan.23 Jan.24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy GC1 Eisenball SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total	E38,00 E570,00 E570,00 E570,00 E570,00 E570,00 E570,00 E570,00 E53,00 E5	Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Jan.24 Jan.23 Jan.24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Tolicy G12 Stenshall SAC Policy G12 Stenshall SAC Tolicy G12 Stenshall SAC Total Developer Contributions TOTAL PROJECT COSTS [EXCLUDING INTEREST]	EST]	£7,900 £1,000 £15,000 £9,000 £231 £1,000 £500 £150,000	per unit (100% of houses; 50% of i per house per flat per unit SAC per house SAC per flat per pitch total per unit	£38,00   £370,00     £570,00     £8,77     £8,00     £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Jan-24 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy GC1 Eisenball SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,900 £1,000 £15,000 £9,000 £2311 £1,000 £500 £150,000 £150,000 £8,274	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total	£38,00   £370,00     £570,00     £8,77     £8,00     £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Jan.24 Jan.23 Jan.24
4.6.1.4 4.6.1.5 4.6.1.5 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC2 Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,900 £1,000 £15,000 £9,000 £31,000 £500 £15,000 £15,000 £15,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total per unit	E38,00 E570,00 E70,00 E8,77 E8,77 E38,00 E1,04 E1,040,22 E7,999,57 E12,256,31 E404,31	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Jan-24 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.5 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC2 Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,900 £1,000 £15,000 £9,000 £31,000 £500 £15,000 £15,000 £15,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total per unit	E38,00 E570,00 E70,00 E8,77 E8,77 E38,00 E1,04 E1,040,22 E7,999,57 E12,256,31 E404,31	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Jan-24 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.5 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC1, CC2 & CC3 Policy GC1 Estenshall SAC Policy GC2 Stenshall SAC Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance	EST]	£7,900 £1,000 £15,000 £9,000 £31,000 £500 £15,000 £15,000 £15,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total per unit	E38,00 E570,00 E70,00 E8,77 E8,77 E38,00 E1,04 E1,040,22 E7,999,57 E12,256,31 E404,31	Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Jan.24 Jan.23 Jan.24
4.6.1.4 4.6.1.5 4.6.1.5 4.6.2 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1	Cat(3)(A) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy GC2 Stenshall SAC Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC Policy HS Gysy and Traveller sites AH Commuted Sum payment S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EST]	£7,900 £1,000 £15,000 £9,000 £31,000 £500 £15,000 £15,000 £15,000	per unit (100% of houses; 50% of f per house per flat per unit SAC per house SAC per flat per pitch total per unit	E38,00 E570,00 E70,00 E8,77 E8,77 E38,00 E1,04 E1,040,22 E7,999,57 E12,256,31 E404,31	Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Feb-25 Apr-23 Jan-24 Jan-23 Jan-24
4.6.1.4 4.6.1.5 4.6.1.6 4.6.1.6 4.6.2 4.6.2 4.6.3.1 4.6.3.1 4.6.3.1 4.6.3.2 4.6.4 4.6.5.1 4.6.5.2 4.6.6 4.6.7 4.6.9.1 5.0 6.0 7.0 8.0	Cat(3)(A) Cat(3)(B) Cat(3)(B) Electric charging points Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain Policy G12 Biodiversity Net Gain Policy G12 Stenshall SAC Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance  TOTAL PROJECT COSTS [INCLUDING INTEREST]	ſ	E7,900 £1,000 £15,000 £9,000 £31 £1,000 £500 £150,000 £0 £8,274	per unit (100% of houses; 50% of i per house per flat per unit SAC per house SAC per flat per pitch total per unit  PCM 0.624% on net costs	E38,00 E570,00 E70,00 E8,77 E38,00 E6 E6 E7 E18,00 E7 E18,00 E10,040,22 E7,909,57 E12,256,31 E404,318	Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Feb.25 Apr.23 Jan.24 Jan.23 Jan.24

Suburban - Sma	all - 8 dwellings - Brownfield 8	Units \	VA1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
Site	Private			Sqm/ha	3,556	RLV	£550,057	
Gross ha	0.20 Nr of units 8		ŗ	Dwgs/ha	40	BLV	£220,000	ĺ
Net ha	0.20 AH tenures Intermediate	0	,	Units/pa	12	Viable?	Yes	ĺ
Land type LV description	Brownfield Affordable rent Suburban Social rent	0	ŗ	AH rate GDV=Total costs	0.0%	Headroom Headroom per net ha	£330,057 £1,650,287	ĺ
LV uestription	Suburban Social rent First Homes		ŗ	Profit/total GDV	20.0%	Headroom per dwg	£1,650,287 £41,257	ĺ
			•	Thomas and a		Headroom psm	£414	ĺ
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)						£550,057	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land	i			£0	Jan-23 Oct-23
		Г	1 75%	I condition			£17,003	Jan-23 Oct-23
1.3	Purchaser costs Total Site Acquisition Costs		1./5%	on land costs			£9,626 £576,686	Jan-23 Oct-23
2.0	Total Site Acquisition Costs  Developer's Return						£5/0,000	
2.0	Central overheads		3.5%	on GDV			£104,540	Jan-23 Feb-25
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£492,831	Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£597,371	
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	1 25
3.1.1	Flats (NIA)	0.00	55.0 74.5		£5,390		£0	May-24 Jan-25
3.1.2 3.1.3	2 bed house 3 bed house	3.60 3.00	74.5 93.0	268 279	£4,200 £4,200		£1,126,440 £1,171,800	Oct-23 Jan-25 Oct-23 Jan-25
3.1.3 3.1.4	3 bed house 4+ bed house	3.00 1.40	93.0 117.1	279 164	£4,200 £4,200		£1,171,800 £688,613	Oct-23 Jan-25 Oct-23 Jan-25
5.1.4	Total	8.0	<u></u>	711	L7)20-		1000,	ULI-23
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	i
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	May-24 Jan-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0		£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
l.,	Total Affordable rent	Air of units	Size som	- mps leteT	form		Total Value	į į
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 0.00	Size sqm 55.0	Total sqm	£psm £2,695		Total Value £0	May-24 Jan-25
3.3.1 3.3.2	Flats (NIA) 2 bed house	0.00	55.0 74.5	-	£2,695 £2,100		£0 £0	May-24 Jan-25 Oct-23 Jan-25
3.3.2	3 bed house	0.00	74.5 93.0	-	£2,100		£0	Oct-23 Jan-25 Oct-23 Jan-25
3.3.4	4+ bed house	0.00	93.0 117.1	-	£2,100		£0	Oct-23 Jan-25 Oct-23 Jan-25
5.5.	Total			-				30.2
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	i
3.4.1	Flats (NIA)	0.00	55.0	-	£3,773		£0	May-24 Jan-25
3.4.2	2 bed house	0.00	74.5		£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Jan-25
3.4.4	4+ bed house	0.00	117.1	<u> </u>	£2,940		£0	Oct-23 Jan-25
-	Total Gross Development Value						£2,986,853	l
4.0	Gross Development Value  Development Costs						12,500,055	
4.1	Sales Cost							
4.1.1	Private units			on OM GDV			£89,606	May-24 Jan-25
4.1.3	Affordable units			per affordable housi	ing		£0	May-24 Jan-25
	Total Sales Costs						£89,606	
4.2	Build Costs	· 1140						
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm £1.580		Total Cost	-2   101 24
4.2.1.1 4.2.1.2	Flats (GIA) 2 bed house	0.00 3.60	64.4 77.2	278	£1,580 £1,402		£389,417	Apr-23 Jul-24 Apr-23 Jul-24
4.2.1.2 4.2.1.3	2 bed house 3 bed house	3.60	77.2 96.0	278 288	£1,402 £1,402		£389,417 £403,776	Apr-23 Jul-24 Apr-23 Jul-24
4.2.1.3 4.2.1.4	4+ bed house	1.40	96.0 120.5	288 169	£1,402 £1,402		£403,776 £236,441	Apr-23 Jul-24 Apr-23 Jul-24
4.2.2.	Total	8		734				Apr 22
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	l
4.2.2.1	Flats (GIA)	0.00	67.1		£1,580		£0	Apr-23 Jul-24
4.2.2.2	2 bed house	0.00	81.9		£1,402		£0	Apr-23 Jul-24
4.2.2.3	3 bed house	0.00	101.3		£1,402		£0	Apr-23 Jul-24
4.2.2.4	4+ bed house	0.00	126.4	<u> </u>	£1,402		£0	Apr-23 Jul-24
	Total	Nr of units	C:a sam	- Total eam	Form		Total Cost	i j
4.2.3	Garages	Nr of units 3.466	Size sqm 18	Total sqm 62	£psm £500		Total Cost £31,194	Apr-23 Jul-24
4.2.3	Total Build Costs	<u> </u>			2000		£1,060,828	Apr-23
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)			extra-over on build o			£106,083	Apr-23 Jul-24
4.3.1.2	Externals (for flats)	ļ			cost for flats		£0	Apr-23 Jul-24
4.3.2	Site abnormals (remediation/demolition)	ŀ		per net ha			£80,000	Jan-23 Oct-23
4.3.3	Site opening costs		£U	per unit			£0	Jan-23 Oct-23
4.4	Total Extra-Over Construction Costs						£186,083	
4.4.1	Professional Fees Professional Fees		8%	on build costs (incl:	owtornals)		£93,353	Jan-23 Jul-24
4.4.1	Total Professional Fees			Oll build costs (	externaisj		£93,353	Jan-23 Jan 2 .
4.5	Contingency							
4.5.1	Contingency		4%	on build costs (incl:	externals)		£46,676	Jan-23 Jul-24
	Total Contingency						£46,676	
4.6	Planning Obligations							
4.6.1.1	Cat 2	ŀ		per house			£0	Apr-23 Jul-24
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)	ŀ		per flat per market house			£0 £7.344	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.3 4.6.1.4	Cat(3)(A) Cat(3)(A)	Ì		per market house per market flat			£7,344 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.4	Cat(3)(A) Cat(3)(B)	Ī		per market flat per affordable house			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.1.6	Cat(3)(B)	Ī		per affordable flat			£0	Apr-23 Jul-24
4.6.2	Electric charging points	1	£1,000	per unit (100% of ho	ouses; 50% of flats)		£8,000	Apr-23 Jul-24
4.6.3.1	Policy CC1, CC2 & CC3	1	£15,000	per house			£120,000	Apr-23 Jul-24
4.6.3.2	Policy CC1, CC2 & CC3	ŀ		per flat			£0	Apr-23 Jul-24
4.6.4	Policy G12 Biodiversity Net Gain	ŀ		per unit			£1,848	Apr-23 Jul-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC	ŀ		SAC per house SAC per flat			£8,000 f0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites	F	£500 £150,000	SAC per flat per pitch			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.7	AH Commuted Sum payment	Ī	£150,000 £28,000				£28,000	Jan-23 Jul-24 Jan-23 Oct-23
4.6.7	S106			per unit			£66,192	Jan-23 Oct-23
	Total Developer Contributions			pc. c			£239,384	300.
5.0	TOTAL DEVELOPMENT COSTS						£1,715,929	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£2,889,986	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	r]					£96,867	
8.0	Finance Costs							
<u>.                                    </u>		r	APR	PCM			067	İ
8.1	Finance	L	7.75%	0.624%	on net costs		-£96,867	ĺ
							ļ	i i
							ļ	İ
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£2,986,853	
		· · · · · Tho no	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		feemal 'Bod
NB: Inis apprais	isal has been prepared in line with the RICS valuation gu				pact of planning polici on and should not be re		agic level. I fils apprai	sal is not a formal neu
	BOOK (NICS VAIUA	LIUII - FIUIESSIU	Hai Stallual us OK Ja	ilual y 2022 valuatio	il allu Siloulu liot be i	zneu upon as sucm.		

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Village - Village Site	e - 122 dwellings - Brownfield	122 Units Private Affordable	VA1	TECHNICAL CHECKS Som/ha	2.841	DVA SUMMARY:	£7,043,786	CASHFLOW
Gross ha	5.00 Nr of units	98 24		Dwgs/ha	35	BLV	£4,275,000	
Net ha Land type	3.50 AH tenures Intermedia Brownfield Affordable			Units/pa	86 20.0%	Viable? Headroom	Yes £2,768,786	
LV description				GDV=Total costs	-	Headroom per net ha	£791,082	
	First Home	es -		Profit/total GDV	18.6%	Headroom per dwg	£22,695	
						Headroom psm Headroom psm CIL liable	£244 £301	Start Finish
1.0	Site Acquisition							
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax	Category:	Commercial land	1			£7,043,786 £0	Jan-23 Jul-24 Jan-23 Jul-24
	Statisp Butly Laine Yux	coregory.		-			£341,689	Jan-23 Jul-24
1.3	Purchaser costs		1.75%	on land costs			£123,266	Jan-23 Jul-24
2.0	Total Site Acquisition Costs  Developer's Return						£7,508,741	
2.1	Central overheads			on GDV			£1,404,502	Jan-23 Sep-26
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0% 6.0%	Minus overheads		on OM GDV on AH transfer values		£5,942,997 £102,761	Aug-26 Sep-26 Aug-26 Sep-26
	Total Developer's Return						£7,450,260	
3.0 3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	25.62	55.0		£5,390		£7,595,049	Mar-25 Aug-26
3.1.2 3.1.3	2 bed house 3 bed house	18.30 36.60	74.5 93.0	1,363 3,404	£4,200		£5,726,070 £14,295,960	Oct-23 Aug-26 Oct-23 Aug-26
3.1.4	4+ bed house	17.08	117.1	2,000	£4,200		£8,401,083	Oct-23 Aug-26 Oct-23 Aug-26
	Total	97.6		8,177				
3.2 3.2.1	Social rent Flats (NIA)	Nr of units 5.00	Size sqm 55.0	Total sqm 275	£psm £2,156		Total Value £593,137	Mar-25 Aug-26
3.2.2	2 bed house	1.83	74.5	136	£1,680		£229,043	Oct-23 Aug-26
3.2.3 3.2.4	3 bed house 4+ bed house	2.20 0.73	93.0 117.1	204 86	£1,680 £1,680		£343,103 £144,019	Oct-23 Aug-26
	Total	9.8	11/.1	701	11,000		1144,019	Oct-23 Aug-26
3.3	Affordable rent	Nr of units	Size sqm		£psm		Total Value	Man 25 L A . CC
3.3.1 3.3.2	Flats (NIA) 2 bed house	5.00 1.83	55.0 74.5	275 136	£2,695 £2,100		£741,421 £286,304	Mar-25 Aug-26 Oct-23 Aug-26
3.3.3	3 bed house	2.20	93.0	204	£2,100		£428,879	Oct-23 Aug-26
3.3.4	4+ bed house Total	0.73 9.8	117.1	86 701	£2,100		£180,023	Oct-23 Aug-26
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1 3.4.2	Flats (NIA) 2 bed house	2.01 1.16	55.0 74.5	111 86	£3,773 £2,940		£417,728 £253,856	Mar-25 Aug-26 Oct-23 Aug-26
3.4.3	3 bed house	1.34	93.0	125	£2,940		£366,930	Oct-23 Aug-26
3.4.4	4+ bed house	0.37	117.1	43	£2,940		£126,016	Oct-23 Aug-26
-	Total Gross Development Value	4.9		365			£40,128,620	
4.0	Development Costs							
<b>4.1</b> 4.1.1	Sales Cost Private units	ı	3.00%	on OM GDV			£1,080,545	Mar-25 Aug-26
4.1.3	Affordable units			per affordable hous	ing		£12,200	Mar-25 Aug-26
4.2	Total Sales Costs Build Costs						£1,092,745	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	25.62	64.4	1,650	£1,580		£2,606,061	Apr-23 Feb-26
4.2.1.2 4.2.1.3	2 bed house 3 bed house	18.30 36.60	77.2 96.0	1,412 3,514	£1,242 £1,242		£1,753,625 £4,363,891	Apr-23 Feb-26 Apr-23 Feb-26
4.2.1.4	4+ bed house	17.08	120.5	2,057	£1,242		£2,555,385	Apr-23 Feb-26
4.2.2	Total Affordable units	98 Nr of units	Size sqm	8,633 Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	12.02	67.1	807	£1,580		£1,274,429	Apr-23 Feb-26
4.2.2.2 4.2.2.3	2 bed house 3 bed house	4.82 5.73	81.9 101.3	395 581	£1,242 £1,242		£490,038 £721,658	Apr-23 Feb-26 Apr-23 Feb-26
4.2.2.4	4+ bed house	1.83	126.4	231	£1,242		£287,327	Apr-23 Feb-26
	Total	24	Size sqm	2,014	£psm		Total Cost	
4.2.3	Garages	Nr of units 38.955	Size sqrii	Total sqm 701	£500		£350,591	Apr-23 Feb-26
	Total Build Costs						£14,403,006	
<b>4.3</b> 4.3.1.1	Extra-Over Construction Costs Externals (for houses)	ſ	10%	extra-over on build	cost for houses		£1,052,252	Apr-23 Feb-26
4.3.1.2	Externals (for flats)		5%	extra-over on build			£194,024	Apr-23 Feb-26
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs	ŀ	£400,000	per net ha per unit			£1,400,000 £0	Jan-23 Jul-24 Jan-23 Jul-24
4.5.5	Total Extra-Over Construction Costs	ı	10	perunit			£2,646,276	3411-25 341-24
<b>4.4</b> 4.4.1	Professional Fees Professional Fees		90/	on build costs (incl:	\-\		£1,251,943	Jan-23 Feb-26
4.4.1	Total Professional Fees	I	876	on build costs (inci:	externaisj		£1,251,943	Jan-23 Feb-26
4.5	Contingency	ı	40/				5525.074	1
4.5.1	Contingency Total Contingency	I	4%	on build costs (incl:	externais)		£625,971 £625,971	Jan-23 Feb-26
4.6	Planning Obligations			1				Ann 22   515 22
4.6.1.1 4.6.1.2	Cat 2 Cat 2	ŀ	£0	per house per flat			£0	Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.3	Cat(3)(A)		£10,200	per market house			£89,597	Apr-23 Feb-26
4.6.1.4 4.6.1.5	Cat(3)(A) Cat(3)(B)	ŀ		per market flat per affordable hous	e		£17,870 £70,274	Apr-23 Feb-26 Apr-23 Feb-26
4.6.1.6	Cat(3)(B)	Į	£7,900	per affordable flat			£23,734	Apr-23 Feb-26
4.6.2 4.6.3.1	Electric charging points Policy CC1, CC2 & CC3	ļ		per unit (100% of ho per house	uses; 50% of flats)		£103,182 £1,265,445	Apr-23 Feb-26 Apr-23 Feb-26
4.6.3.2	Policy CC1, CC2 & CC3	ŀ	£9,000	per flat			£338,733	Apr-23 Feb-26
4.6.4	Policy G12 Biodiversity Net Gain	[	£231	per unit			£28,182	Apr-23 Feb-26
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC Policy GI2a Stenshall SAC	ŀ		SAC per house SAC per flat			£84,363 £18,819	Apr-23 Feb-26 Apr-23 Feb-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£300,000	Apr-23 Feb-26
4.6.7 4.6.9.1	AH Commuted Sum payment S106	ŀ		total per unit			£1,009,428	Jan-23 Jul-24 Jan-23 Jul-24
	Total Developer Contributions		-,				£3,349,625	
5.0 6.0	TOTAL DEVELOPMENT COSTS  TOTAL PROJECT COSTS [EXCLUDING INTEREST]	1					£23,369,566 £38,328,567	
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]  TOTAL INCOME - TOTAL COSTS [EXCLUDING IN						£38,328,567 £1,800,052	
8.0	Finance Costs		ADD	DCM4				
8.1	Finance	ſ	APR 7.75%	PCM 0.624%	on net costs		-£1,800,052	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£40,128,620	
NB: This apprai	isal has been prepared in line with the RICS valua						egic level. This appra	isal is not a formal 'Red
	Book' (RIC	S Valuation – P <u>rofessio</u>	nai Standards UK J	anuary 2022 valuatio	n and snould not be r	enea upon as such.		

	I 33 Units	5 VA	Λ1 T	ECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
Net ha		fordable	S	qm/ha	3,040	RLV	£1,590,787	CASHFLOW	
Steel	r of units 26	7	E	wgs/ha	35	BLV	£892,500		
1.0   Site Acquisition	H tenures Intermediate Affordable rent	3	A	Inits/pa .H rate	36 20.0%	Viable? Headroom	Yes £698,287		
1.1 Net site value (residual land 1.2 Stamp Duty Land Tax  1.3 Purchaser costs	Social rent	3	G	DV=Total costs	-	Headroom per net ha	£735,039		
1.1 Net site value (residual land 1.2 Stamp Duty Land Tax  1.3 Purchaser costs	First Homes	-	P	rofit/total GDV	18.6%	Headroom per dwg	£21,160		
1.1 Net site value (residual land 1.2 Stamp Duty Land Tax  1.3 Purchaser costs						Headroom psm Headroom psm CIL liable	£217 £270	Start	Finish
1.2 Stamp Duty Land Tax  1.3 Purchaser costs  Total Site Acquisition Costs  2.0 Developer's Return 2.1 Central overheads 2.2 Profit (net) on Private units 2.4 Profit (net) on Affordable un Total Developer's Return 3.0 Development Value 3.1 Private units 3.1.1 Flats (NIA) 3.1.2 2 bed house 3.1.3 3 bed house 3.1.4 4+ bed house Total 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.3.3 3 bed house 3.4 4+ bed house Total 3.3.1 Flats (NIA) 3.2.2 2 bed house 3.3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.4 4+ bed house Total 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.4 4+ bed house Total 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.4 bed house Total 3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.4 Flats (NIA) 3.4.2 2 bed house 3.4.4 Flats (NIA) 3.4.2 2 bed house 3.4.5 Flats (NIA) 3.4.1 Sales Cost 4.1 Sales Cost 4.1 Sales Cost 4.1 Sales Cost 4.2.1 Private units 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 4+ bed house Total Sales Cost 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.2.3 3 bed house 4.2.2.4 4+ bed house Total 4.2.1 Flats (GIA) 4.2.2.5 Externals (for flats) 4.2.1.6 Externals (for flats) 4.2.1.7 Total Flats (GIA) 4.2.2.7 Externals (for flats) 4.3.1 Externals (for flats) 4.3.2 Site abnormals (gemediation Cost 4.3.3 Site opening costs Total Extra-Over Construction Cost 4.3.1 Externals (for flats) 4.3.2 Site abnormals (gemediation Cost 4.3.3 Site opening costs Total Extra-Over Construction Cost 4.5.1 Contingency 4.6.1.1 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(C) Cat(3)(C) 4.6.1.9 Floricy CC1, CC2 & CC3 4.6.2 Policy CG1, CC2 & CC3 4.6.3 Policy CG1, CC2 & CC3 4.6.4 Policy GG2 Biodenshall SAC 4.6.5 Policy GG2 Biodenshall SAC 4.6.5 Policy GG2 Stenshall SAC 4.6.5 P						Headroom psin Cic liable	1270	Start	FIIIISII
1.3 Purchaser costs  Total Site Acquisition Costs 2.0 Developer's Return 2.1 Central overheads 2.2 Profit (net) on Private units 2.4 Profit (net) on Affordable un Total Developer's Return 3.0 Development Value 3.1 Pirtate (NIA) 3.1.1 Flats (NIA) 3.1.2 2 bed house 3.1.3 3 bed house 3.1.3 3 bed house 3.2.1 Flats (NIA) 3.2.2 Social rent 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.2.3 3 bed house 3.2.3 3 bed house 3.3.3 3 bed house 3.3.4 4-bed house Total 3.3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 4-bed house Total 3.3.3 3 bed house 3.3.4 4-bed house Total 3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.4 4-bed house Total 4.5 Development Value 4.6 Development Costs 4.1 Sales Cost 4.1 Sales Cost 4.1 Private units 4.1.1 Private units 4.1.2 2 bed house 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Private units 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Private units 4.2.1.3 3 bed house 4.2.1.1 Private units 4.2.1.1 Private units 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 Cost Socts 4.3 See Cost 4.3 See Cost 4.4 See Cost 4.5 See Cost 4.6 Se		_					£1,590,787	Jan-23	Jan-24
Total Site Acquisition Costs	C	Category: C	Commercial land				£0	Jan-23 Jan-23	Jan-24 Jan-24
Total Site Acquisition Costs			1.75% 0	n land costs			£69,039 £27.839	Jan-23 Jan-23	Jan-24 Jan-24
2.1 Central overheads 2.2 Profit (net) on Private units 2.4 Profit (net) on Affordable un Total Developer's Return 3.0 Development Value 3.1 Private units 3.1.1 Flats (NIA) 3.1.2 2 bed house 3.1.3 3 bed house 3.1.4 4+ bed house Total 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.2.3 3 bed house 3.2.4 4+ bed house Total 3.3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 4+ bed house Total 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 4+ bed house Total 3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.4 Ped house Total 4.1 Sales Cost 4.1 Sales Cost 4.1 Sales Cost 4.1 Private units 4.1.1 Private units 4.1.2 2 bed house 4.2 Build Costs 4.2.1 Private units 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 4+ bed house Total Sales Cost 4.2.1 Private units 4.2.1.5 Flats (GIA) 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.2.3 3 bed house 4.2.2.4 4+ bed house Total Sales Cost 4.2.1 Total Sales Cost 4.2.1 Private units 4.2.1.1 Cost 4.2.1.2 2 bed house 4.2.2.3 3 bed house 4.2.2.4 4+ bed house Total 4.2.1 5 Externals (for houses) 4.2.1.3 Site opening costs 5 Total Build Costs 4.3.1.1 Externals (for houses) 4.3.2 Site abnormals (gemediation Cost 4.3.3 Site opening costs 5 Total Extra-Over Construction Cost 4.3.1 Externals (for houses) 4.3.3 Site opening costs 5 Total Extra-Over Construction Cost 4.4.1 Professional Fees 4.5.1 Contingency 4.6.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat 3(IA) 4.6.1.4 Cat 3(IA) 4.6.1.5 Cat 3(IA) 4.6.1.6 Cat 2 4.6.1.7 Cat 2 4.6.1.9 Contingency 5.0 Total Externals (gemediation Substantion Cost Substant	sts						£1,687,666		
2.2			1						
2.4   Profit (net) on Affordable un	its	20.0%	3.5% o Minus		n OM GDV		£384,817 £1,626,342	Jan-23 Jul-25	Aug-25 Aug-25
		6.0%	overheads		n AH transfer values		£28,454	Jul-25	Aug-25
3.1.1	1						£2,039,612		
3.1.1 Flats (NIA) 3.1.2 2 bed house 3.1.3 3 bed house 3.1.4 4+bed house Total 3.2 Social rent 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.2.3 3 bed house 3.2.3 3 bed house 3.2.4 4+bed house Total 3.3 Affordable rent 3.3.1 Flats (NIA) 3.2.2 2 bed house 3.3.3 3 bed house 3.3.4 1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 4.1 Flats (NIA) 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 1 bed house Total Gross Development Value Development Costs 4.1 Sales Cost 4.1.1 Private units 4.1.3 Affordable units Total Sales Cost 4.2.1 Private units 4.2.1.1 Private units 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 4-bed house Total 4.2.1.5 2 bed house 4.2.1.6 Total Sulid Costs 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 1 Flats (GIA) 4.2.1.5 2 bed house 4.2.1.5 Total Build Costs 4.2.1 Flats (GIA) 4.2.1.1 Externals (for flouses) 4.2.1.2 Externals (for flouses) 4.2.2.1 Externals (for flats) 4.3.1.1 Externals (for flats) 4.3.1.1 Externals (for house) 4.3.1.1 Externals (for flats) 4.3.1.1 Externals (for flats) 4.3.1.1 Externals (for flats) 4.3.1.1 Cat 2 4.3.1.1 Cat 2 4.4.1 Professional Fees 4.4.1 Professional Fees 4.5.1 Contingency 4.6.1 Cat 2 4.6.1.3 Cat (3)(A) 4.6.1.4 Cat (3)(A) 4.6.1.5 Cat (3)(B) 4.6.1.6 Planning Obligations 4.6.1 Cat (3)(B) 4.6.1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat (3)(B) 4.6.1.4 Cat (3)(A) 4.6.1.5 Cat (3)(B) 4.6.1.6 Planning Obligations 4.6.1.1 Cat 2 4.6.1.3 Cat (3)(B) 4.6.1.4 Cat (3)(A) 4.6.1.5 Cat (3)(B) 4.6.1.6 Planning Obligations 4.6.1.7 Cat 2 4.6.1.9 Dilicy (CI, CC2 & CC3 4.6.4 Policy GI2 Biodiversity Net C 4.6.5.1 Policy GI2 Stenshall SAC 4.6.6.1 Policy GI2 Biodiversity Net C 4.6.6.1 Policy GI2 Stenshall SAC 4.6.6.1 Policy GI2 Stenshall SAC 4.6.6.2 Policy GI2 Stenshall SAC 4.6.5.5 Policy HG Stenshall SAC 4.6.6.5 Policy HG Stenshall SAC 4.6.6.6 Policy HG Stenshall SAC 4.6.6.7 Policy GI2 Stenshall SAC 4.	N.	r of units	Size sqm	Total cam	£psm		Total Value		
3.1.3 3 bed house  3.1.4 4+ bed house Total  3.2 Social rent 3.2.1 Flats (NIA) 3.2.2 2 bed house 3.2.3 3 bed house 3.2.3 3 bed house 3.3.4 4+ bed house Total  3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 4+ bed house Total  3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.4 4+ bed house Total  Gross Development Value  4.0 Development Costs 4.1 Sales Cost 4.1.1 Private units 4.1.3 Affordable units Total Sales Cost 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 1 Flats (GIA) 4.2.1.5 2 bed house 4.2.1.5 Total Sales Costs 4.2.1 Flats (GIA) 4.2.1.6 2 bed house 4.2.1.7 Flats (GIA) 4.2.1.8 Set Costs 4.2.1.9 Flats (GIA) 4.2.1.1 Costs 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 Set Costs 4.2.1.4 Total Professional Fees Total Build Costs 4.2.2.1 Flats (GIA) 4.2.2.2 Ad+ bed house Total 4.2.3 Garages Total Build Costs 4.3.1 Externals (for houses) 4.3.2 Site abnormals (remediation Costs 4.3.3 Site opening costs Total Externals (for flats) 4.3.1 Externals (for flats) 4.3.1 Externals (for flats) 4.3.1 Externals (for flats) 4.3.1 Externals (for flats) 4.3.2 Externals (for flats) 4.3.3 Site opening costs Total Externals (for flats) 4.3.1 Externals (for flats) 4.3.2 Externals (for flats) 4.3.3 Site opening costs 4.4.1 Professional Fees 4.4.1 Professional Fees 4.4.1 Professional Fees 4.5.1 Contingency 4.6.1 Cat (3)(A) 4.6.1.5 Cat (3)(B) 4.6.1.6 Cat (3)(B) 4.6.1.7 Cat (3)(B) 4.6.1.7 Cat (3)(B) 4.6.1.8 Cat (3)(A) 4.6.1.9 Contingency 4.6.1 Developer Contribution 5.0 Total Developer Contribution 5.0 Total Developer Contribution 5.0 Total Developer Contribution 5.0 Total Developer Contribution 5.0 Total Developer Contribution 5.0 Total Developer Contribution 5.0 Total Develo	N	0.00	55.0	Total sqm -	£5,390		£0	Aug-24	Jul-25
3.1.4		11.88	74.5	885	£4,200		£3,717,252	Oct-23	Jul-25
Total   Total   Social rent	<u> </u>	9.90	93.0	921	£4,200		£3,866,940	Oct-23	Jul-25
3.2.1		4.62 26.4	117.1	541 2,347	£4,200		£2,272,424	Oct-23	Jul-25
3.2.2 2 bed house 3.2.4 4-bed house Total 3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 4-bed house 3.3.4 4-bed house 3.3.3 5-bed house 3.3.4 5-bed house 3.3.5 1-bed house 3.3.6 1-bed house 3.3.6 1-bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3-bed house 3.4.3 3-bed house 3.4.4 4-bed house Total  Gross Development Value 4.0 Development Costs 4.1 Sales Cost 4.1.1 Private units 4.1.3 Affordable units Total Sales Cost 4.2.1 Private units 4.2.1 Private units 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 3 bed house 4.2.1 Flats (GIA) 4.2.1.1 Flats (GIA) 4.2.1.2 1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.4 1-bed house Total 4.2.1 3 Sed house 4.2.1.5 Flats (GIA) 4.2.1.6 1-bed house Total Sales Cost 4.2.1.7 Flats (GIA) 4.2.1.8 1-bed house Total Sales Cost 4.2.1.9 Flats (GIA) 4.2.1.1 Flats (GIA) 4.2.1.1 Elats (GIA) 4.2.1.2 2 bed house 4.2.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.2.2 3 bed house 4.2.2.3 3 bed house 4.2.2.3 3 bed house 4.2.2.4 4-bed house Total 4.2.3 Garages Total Build Costs 4.3 Externals (for houses) 4.3.1.1 Externals (for houses) 4.3.2 Site abnormals (remediation Cost 4.3.3 Site opening costs 5 Total Extra-Over Construction Cost 4.3.1 Professional Fees Total Fordispinal Fees 4.4.1 Professional Fees 4.5.1 Contingency Total Contingency 4.6.1 Cat 2 4.6.1.3 Cat 2 4.6.1.3 Cat 3 4.6.1.4 Cat 3 4.6.1.5 Cat 3 4.6.1.5 Cat 3 4.6.1.6 Cat 3 4.6.1.6 Cat 3 4.6.1.7 Cat 2 4.6.1.7 Cat 2 4.6.1.8 Cat 3 4.6.1.9 Policy CI, CC 2 & CC3 4.6.3.1 Policy CI, CC 2 & CC3 4.6.3.2 Policy CI, CC 2 & CC3 4.6.3.3 Policy CI, CC 2 & CC3 4.6.3.4 Policy GI2 Biodiversity Net C 4.6.5.5 Policy GI2 Biodiversity Net C 4.6.5.1 Policy GI2 Biodiversity Net C 4.6.5.2 Policy GI2 Biodiversity Net C 4.6.5.3 Policy CI, CC 2 & CC3 4.6.5.4 Policy GI2 Biodiversity Net C 4.6.5.5 Policy GI2 Biodiversity Net C 4.6.5.7 Policy GI2 Biodiversity Net C 4.6.7 AH Commuted Sum payment 5.0 TOTAL PROLECT COSTS [ECK] 5.0 TOTAL PROLECT COSTS [ECK] 5.0 TOTAL PROLECT COSTS [ECK] 5.0 TOTAL PROLECT COSTS [ECK] 5.0 TOTAL PROLECT COSTS [ECK] 5.0 TOTAL PROLECT COSTS	N	r of units	Size sqm	Total sqm	£psm		Total Value		
3.2.3 3 bed house 3.2.4 4+ bed house Total 3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.3 4+ bed house Total 3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.2 3 bed house 3.4.3 3 bed house 3.4.4 bed house Total 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.4 bed house Total  Gross Development Value Development Costs 4.1 Sales Cost 4.1.1 Private units 4.1.3 Affordable units Total Sales Cost 4.2.1 Private units 4.2.1 Private units 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.3 3 bed house 4.2.1.4 4+ bed house Total 4.2.1.5 Flats (GIA) 4.2.2.1 Flats (GIA) 4.2.2.1 Elats (GIA) 4.2.2.2 2 bed house 4.2.2.3 3 bed house 4.2.2.4 4+ bed house Total 4.2.3 Garages Total Build Costs 4.3.1.1 Externals (for houses) 4.3.1.2 Externals (for flats) 4.3.3 Site opening costs Total Extra-Over Construction Cost 4.3.1.2 Externals (for flats) 4.3.3 Site opening costs Total Professional Fees Total Professional Fees Total Professional Fees Total Professional Fees Total Professional Fees 4.5 Contingency 4.6.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat 3(IA) 4.6.1.4 Cat 3(IB) 4.6.1.5 Cat 3(IB) 4.6.1.6 Cat 3(IB) 4.6.1.6 Cat 3(IB) 4.6.1.7 Cat 2 4.6.1.9 Dolicy GI2 Biodiversity Net G 4.6.1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat 3(IA) 4.6.1.4 Cat 3(IB) 4.6.1.5 Cat 3(IB) 4.6.1.6 Cat 3(IB) 4.6.1.7 Cat 2 4.6.1.9 Dolicy GI2 Stenshall SAC 4.6.1.9 Dolicy GI2 Stenshall SAC 4.6.1.5 Cat 3(IB) 4.6.1.6 Cat 3(IB) 5.0 TOTAL PROJECT COSTS (EST 5.0 TOTAL PROJECT C		0.00	55.0	-	£2,156		£0	Aug-24	Jul-25
3.2.4	<b>├</b>	1.85 0.59	74.5 93.0	138 55	£1,680		£231,296 £92,807	Oct-23 Oct-23	Jul-25 Jul-25
3.3 Affordable rent 3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 3 bed house 3.3.4 Intermediate 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.4 4-bed house Total Gross Development Value 4.0 Development Costs 4.1 Sales Cost 4.1.1 Private units 4.1.3 Affordable units Total Sales Cost 4.1.1 Private units 4.1.3 Affordable units Total Sales Cost 4.2 Build Costs 4.2.1 Private units 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Flats (GIA) 4.2.1.2 1 Sale House 4.2.1.3 3 bed house 4.2.1.4 4-bed house Total 4.2.2 Affordable units 4.2.2.1 Flats (GIA) 4.2.2.2 Affordable units 4.2.3 Garages Total Build Costs 4.2.4.2.3 3 bed house 4.2.2.4 4-bed house 4.2.2.5 Externals (for house) 4.2.2.6 Externals (for house) 4.2.1 Externals (for house) 4.2.2.1 Professional Fees Total Extra-Over Construction Cost 4.3 Extra-Over Construction Cost 4.3 Extra-Over Construction Cost 4.3 Extra-Over Construction Cost 4.3 Extra-Over Construction Cost 4.4 Professional Fees Total Extra-Over Construction Cost 4.5 Contingency 4.6 Planning Obligations 4.6 Catt (3)(A) 4.6.1.1 Cat (2) 4.6.1.2 Cat (2) 4.6.1.3 Cat(3)(A) 4.6.1.4 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(C) Cat(3)(B) 4.6.1.9 Delicy (GI2 Biodiversity Net Cost) 4.6.1.1 Cat(3)(A) 4.6.1.2 Cat(3)(A) 4.6.1.3 Policy (GI2 Biodiversity Net Cost) 4.6.1.4 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(C) Cat(3)(B) 4.6.1.8 Cat(3)(B) 4.6.1.9 Delicy (GI2 Stenshall SAC 4.6.5.1 Policy (GI2 Stenshall SAC 4.6.5.2 Policy (GI2 Stenshall SAC 4.6.5.3 Policy (GI2 Stenshall SAC 4.6.5.4 Policy CI2 Cost Eccs 4.6.5.7 AH Commuted Sum payment 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio		0.20	117.1	23	£1,680		£38,956	Oct-23	Jul-25
3.3.1 Flats (NIA) 3.3.2 2 bed house 3.3.3 4 hebed house 3.3.4 4-bed house Total 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.3 3 bed house 3.4.3 3 bed house 3.4.4 4-bed house Total  Gross Development Value 4.0 Development Costs 4.1 Sales Cost 4.1 Sales Cost 4.1.1 Private units 4.1.2 Private units 4.1.3 Affordable units Total Sales Cost 4.2.1 Private units 4.2.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Flats (GIA) 4.2.1.2 1 Private units 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.4 4-bed house Total 4.2.2 Affordable units 4.2.3 Garages Total Build Costs 4.2.2.1 Flats (GIA) 4.2.2.2 bed house 4.2.2.3 3 bed house 4.2.2.3 Garages Total Suild Costs 4.3.1.1 Externals (for flats) 4.3.1.2 Externals (for flats) 4.3.1.3 Externals (for flats) 4.3.1.4 Professional Fees Total Professional Fees Total Professional Fees Total Professional Fees 4.4.1 Professional Fees 4.5.1 Contingency 4.6.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat 2 4.6.1.9 Policy (CI, CC2 & CC3 4.6.3.2 Policy CI, CC2 & CC3 4.6.3.3 Policy (CI, CC2 & CC3 4.6.3.4 Policy GI2 Biodiversity Net C 4.6.5.5 Policy GI2 Biodiversity Net C 4.6.5.7 AH Commuted Sum payment 4.6.6 Policy HS Gypsy and Travelled 4.6.7 AH Commuted Sum payment 4.6.9.1 Si06 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio		2.6		216			T-1-13:		
3.3.2 2 bed house 3.3.3 3 bed house 3.3.3 3 bed house 3.3.4 4-bed house 3.4.1 Flats (NIA) 3.4.2 2 bed house 3.4.2 3 bed house 3.4.3 3 bed house 3.4.4 4-bed house Total  Gross Development Value 4.0 Development Costs 4.1 Sales Cost 4.1.1 Private units 4.1.3 Affordable units  Total Sales Cost 4.1.1 Private units 4.2.1 Private units 4.2.1 Flats (GIA) 4.2.1.1 Flats (GIA) 4.2.1.2 2 bed house 4.2.1.3 3 bed house 4.2.1.3 3 bed house 4.2.1.4 4-bed house Total 4.2.2 Affordable units 4.2.1.5 Flats (GIA) 4.2.2 2 bed house 4.2.1.6 Abd house 4.2.1.7 Total 4.2.1 Flats (GIA) 4.2.2 1 Elats (GIA) 4.2.2 2 bed house 4.2.3 3 bed house 4.2.4 4-bed house Total 4.2.3 Garages Total Build Costs 4.3 Extra-Over Construction Cost 4.3 Extra-Over Construction Cost 4.3 Externals (for flats) 4.3.1 Externals (for flats) 4.3.1 Externals (for flats) 4.3.1 Externals (for flats) 4.3.1 Professional Fees Total Professional Fees Total Professional Fees Total Professional Fees 4.4.1 Professional Fees Total Professional Fees Total Professional Fees Total Professional Fees 4.5 Contingency 4.6.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat 3(IA) 4.6.1.4 Cat 3(IB) 4.6.1.5 Cat 3(IB) 4.6.1.6 Planning Obligations 4.6.1.7 Cat 2 4.6.3.9 Policy CC1, CC2 & CC3 4.6.3.1 Policy GC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.3.3 Policy GC1, CC2 & CC3 4.6.3.4 Policy GC1 CC3 Exces 4.6.5.5 Policy GC1 Biodiversity Net G 4.6.6.6 Policy HS Gypsy and Travelled 4.6.7 AH Commuted Sum payment 4.6.9.1 Total Developer Contributio 5.0 TOTAL BOLEC COSTS [ECK] 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL PROFECT COSTS [ECK] 6.0 TOTAL PROFECT COSTS [ECK] 6.0 TOTAL PROFECT COSTS [ECK] 6.0 TOTAL PROFECT COSTS [ECK] 6.0 TOTAL PROFECT COSTS [ECK] 6.0 TOTAL PROFECT COSTS [ECK]	N	r of units 0.00	Size sqm 55.0	Total sqm	£psm £2,695		Total Value £0	Aug-24	Jul-25
3.3.3 3 bed house  3.4.1 Intermediate  3.4.1 Flats (NIA)  3.4.2 2 bed house  3.4.3 3 bed house  3.4.3 3 bed house  3.4.4 4-bed house  3.4.5 Ale books  3.4.6 Ale books  3.4.7 Ale books  3.4.7 Ale books  4.1 Sales Cost  4.1.1 Private units  4.1.2 Private units  4.1.3 Affordable units  Total Sales Costs  4.2 Build Costs  4.2.1 Private units  4.2.1.1 Flats (GIA)  4.2.1.2 2 bed house  4.2.1.1 Flats (GIA)  4.2.1.2 2 bed house  4.2.1.1 Flats (GIA)  4.2.1.3 3 bed house  4.2.1.4 4-bed house  Total Build Costs  4.2.2 2 bed house  4.2.2.1 Flats (GIA)  4.2.2.2 Total Sales Costs  4.2.3 Garages  Total Build Costs  4.2.3 Garages  Total Build Costs  4.2.1.3 Site abnormals (remediation Costs)  4.3.1.1 Externals (for flats)  4.3.1.2 Externals (for flats)  4.3.3 Site opening costs  Total Extra-Over Construction Costs  4.3.1.1 Professional Fees  Total Professional Fees  Total Contingency  4.6.1 Cat 2  4.6.1.2 Cat 2  4.6.1.3 Cat 3(IA)  4.6.1.4 Cat (3)(IA)  4.6.1.5 Cat 3(IB)  4.6.1.6 Cat 3(IB)  4.6.1.7 Cat 2 Cat 2  4.6.1.9 Contingency  Total Contingency  Total Contingency  Total Contingency  4.6.1 Cat 2  4.6.1.2 Cat 2  4.6.1.3 Cat 3(IA)  4.6.1.4 Cat 3(IA)  4.6.1.5 Cat 3(IB)  4.6.6 Planning Obligations  4.6.1 Cat 2  4.6.1.3 Cat 3(IA)  4.6.1.4 Cat 3(IA)  4.6.1.5 Cat 3(IB)  4.6.1.6 Policy (GI 2 Biodiversity Net Cat 3(IB)  4.6.1.6 Cat 3(IB)  4.6.1.7 Cat 2 Cat 3  4.6.1.8 Cat 3(IB)  4.6.1.9 Policy (GI 2 Biodiversity Net Cat 3(IB)  4.6.1.1 Cat 2 Cat 3(IB)  4.6.1.2 Cat 3(IB)  4.6.1.3 Cat 3(IB)  4.6.1.4 Cat 3(IB)  4.6.1.5 Cat 3(IB)  4.6.1.6 Cat 3(IB)  4.6.1.7 Cat 2 Cat 3  4.6.3 Policy (GI 2 Biodiversity Net Cat 3(IB)  4.6.1.1 Cat 2 Cat 3(IB)  4.6.1.2 Cat 3(IB)  4.6.1.3 Cat 3(IB)  4.6.1.4 Cat 3(IB)  4.6.1.5 Cat 3(IB)  4.6.1.6 Cat 3(IB)  5.0 Total Developer Contribution  5.0 Total Developer Contribution  5.0 Total Love Construction  5.0 Total L		1.85	74.5	138	£2,100		£289,120	Oct-23	Jul-25
Total   Total		0.59	93.0	55	£2,100		£116,008	Oct-23	Jul-25
3.4.1 Intermediate 3.4.2   2 bed house 3.4.3   3 bed house 3.4.3   3 bed house 3.4.4   4 bed house Total Gross Development Value Development Costs 4.1   Sales Cost 4.1.1   Private units 4.1.3   Affordable units Total Sales Cost 4.2   Build Costs 4.2   Build Costs 4.2.1   Private units 4.2.1.1   Flats (GIA) 4.2.1.2   2 bed house 4.2.1.1   Flats (GIA) 4.2.1.2   2 bed house 4.2.1.1   Flats (GIA) 4.2.1.2   2 bed house 4.2.1.3   3 bed house 4.2.1.4   4 bed house Total 4.2.2   Affordable units 4.2.2   Affordable units 4.2.2.1   Flats (GIA) 4.2.2.2   2 bed house 4.2.2.3   3 bed house 4.2.2.3   3 bed house 4.2.2.4   4 bed house Total 4.2.3   Garages Total Build Costs 4.3   Externals (for finats) 4.3.1.1   Externals (for finats) 4.3.1.2   Externals (for finats) 4.3.3   Site opening costs 5   Total Extra-Over Construction 4.3.1   Professional Fees Total Professional Fees Total Professional Fees 4.4.1   Professional Fees 4.5.1   Contingency 4.6   Planning Obligations 4.6.1.1   Cat 2   4.6.1.2   Cat 2   4.6.1.3   Cat (3)(A) 4.6.1.4   Cat (3)(A) 4.6.1.5   Cat (3)(B) 4.6.1.6   Planning Obligations 4.6.1   Cat (3)(B) 4.6.1.7   Cat (2)(C)(C)(C)(C)(C)(C)(C)(C)(C)(C)(C)(C)(C)	<u> </u>	0.20 2.6	117.1	23 216	£2,100		£48,695	Oct-23	Jul-25
3.4.2   2 bed house   3.4.3   3 bed house   4+bed house   Total   Gross Development Value   4.0   5.	_ N	r of units	Size sqm	Total sqm	£psm		Total Value		
3.4.3 3 bed house		0.00	55.0		£3,773		£0	Aug-24	Jul-25
3.4.4	<b>├</b>	0.86	74.5 93.0	64 34	£2,940 £2,940		£187,928 £99,251	Oct-23 Oct-23	Jul-25 Jul-25
Gross Development Value		0.10	117.1	12	£2,940		£34,086	Oct-23	Jul-25
		1.3		109					
A.1	ie						£10,994,762		
A.1.3									
Total Sales Costs				n OM GDV			£295,698	Aug-24	Jul-25
A2.1   Build Costs		<u> </u>	£500 p	er affordable housir	ng		£3,300 £298,998	Aug-24	Jul-25
4.2.1.1   Flats (GIA)							1238,338		
4.2.1.2   2 bed house   4.2.1.3   3 bed house   4.2.1.4   4+bed house   Total   4.2.2   Affordable units   4.2.2.1   Flats (GIA)   4.2.2.2   2 bed house   4.2.2.3   3 bed house   4.2.2.4   4+bed house   7 total   4.2.2.3   3 bed house   4.2.2.4   4+bed house   4.2.2.5   4.3.1.1   5 tetrmals (for houses)   4.3.1.2   5 tetrmals (for houses)   4.3.1.2   5 tetrmals (for flats)   4.3.1.2   5 tetrmals (for	N	r of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.3 3 bed house 4.2.1.4 4+ bed house Total 4.2.2 Affordable units 4.2.2.1 Flats (GIA) 4.2.2.2 2 bed house 4.2.2.3 3 bed house 4.2.2.3 3 bed house 4.2.2.4 4+ bed house Total 4.2.3 Garages Total Build Costs 4.3 Extra-Over Construction Cos 4.3.1.1 Externals (for houses) 4.3.1.2 Externals (for flats) 4.3.2 Site abnormals (remediation 4.3.1.2 Externals (for flats) 4.3.2 Site abnormals (remediation 4.3.1 Professional Fees Total Extra-Over Constructio 4.4 Professional Fees 4.5 Contingency 4.6 Planning Obligations 4.6 Planning Obligations 4.6 Planning Obligations 4.6 L1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat(3)(A) 4.6.1.4 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.8 Policy CC1, CC2 & CC3 4.6.3.1 Policy GI2 Biodiversity Net C 4.6.5.1 Policy GI2 Stenshall SAC 4.6.6 Policy HS Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL DEVELOPMENT COST 6.0 TOTAL LOOME - TOTAL COS 8.0 Finance Costs	<u></u>	0.00 11.88	64.4 77.2	917	£1,580 £1,402		£1,285,075	Apr-23 Apr-23	Jan-25 Jan-25
Total   Tota		9.90	96.0	950	£1,402		£1,332,461	Apr-23	Jan-25
4.2.2   Affordable units		4.62	120.5	557	£1,402		£780,256	Apr-23	Jan-25
4.2.2.1 Flats (GIA) 4.2.2.2 2 bed house 4.2.2.3 3 bed house 4.2.2.4 4+ bed house 1 Total 4.2.3 Garages Total Build Costs 4.3 Extra-Over Construction Cos 4.3.1.1 Externals (for houses) 4.3.2 Site abnormals (remediation Site Opening costs) 1 Total Extra-Over Construction Cos 4.3.2 Site abnormals (remediation Site Opening costs) 1 Total Extra-Over Construction Cos 4.3.3 Site opening costs 1 Total Extra-Over Construction Cos 4.4 Professional Fees 1 Total Professional Fees 4.5 Contingency 1 Total Contingency 4.6.1 Contingency 4.6.1 Cat (2) 4.6.1 Cat (2) 4.6.1.2 Cat (2) 4.6.1.3 Cat (3)(A) 4.6.1.4 Cat (3)(B) 4.6.1.6 Cat (3)(B) 4.6.1.7 Cat (2) 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.3.1 Policy GI2 Stenshall SAC 4.6.3.1 Policy GI2 Stenshall SAC 4.6.5.1 Policy GI2 Stenshall SAC 4.6.6.6 Policy HS Gypsy and Travelled 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 1 Total Developer Contributio 5.0 Total Developer Contributio 5.0 TOTAL PROJECT COSTS [ECK] 7.0 TOTAL NCOME - TOTAL COS 8.0 Finance Costs	N	26 r of units	Size sqm	2,424 Total sqm	£psm		Total Cost		
4.2.2.3   3 bed house   4.2.2.4   4+ bed house   Total		0.00	67.1	-	£1,580		£0	Apr-23	Jan-25
4.2.2.4 4+ bed house Total  4.2.3 Garages Total Build Costs  4.3 Extra-Over Construction Cost 4.3.1.1 Externals (for houses) 4.3.1.2 Externals (for flats) 4.3.2 Site abnormals (remediation Site opening costs) Total Extra-Over Construction 4.3.3 Site opening costs Total Extra-Over Construction 4.4 Professional Fees Total Professional Fees 4.5.1 Contingency Total Contingency 4.6.5 Contingency 4.6.1.2 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat 3(A) 4.6.1.4 Cat 3(A) 4.6.1.5 Cat 3(B) 4.6.1.6 Cat 3(B) 4.6.1.7 Delicy CC1, CC2 & CC3 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy GL2 Stenshall SAC 4.6.3.1 Policy GL3 Estenshall SAC 4.6.3.1 Policy GL3 Estenshall SAC 4.6.3.2 Policy GL3 Estenshall SAC 4.6.3.3 Policy GL3 Cost Senshall SAC 4.6.4 AC COMMINISTRATION OF TOTAL PROJECT COSTS [ECK] 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL DEVELOPMENT COST 6.0 TOTAL DEVELOPMENT COST 6.0 TOTAL LOSS 6.0 Finance Costs		4.55	81.9	373	£1,402		£522,748	Apr-23	Jan-25
Total	<u> </u>	1.55 0.50	101.3 126.4	157 63	£1,402 £1,402		£220,350 £87,732	Apr-23 Apr-23	Jan-25 Jan-25
Total Build Costs		7	120.4	593	21,102		207,732	7 pr 23	3011 23
Total Build Costs	Nr.	of units	Size sqm	Total sqm	£psm		Total Cost		
4.3         Extra-Over Construction Cos           4.3.1.1         Externals (for houses)           4.3.1.2         Externals (for flats)           4.3.2         Site abnormals (remediation size opening costs           Total Extra-Over Construction         Frofessional Fees           4.4         Professional Fees           4.5         Contingency           4.5.1         Contingency           4.6.2         Contingency           4.6.1.1         Cat 2           4.6.1.2         Cat 2           4.6.1.3         Cat(3)(A)           4.6.1.4         Cat(3)(B)           4.6.1.5         Cat(3)(B)           4.6.2         Electric charging points           4.6.3.1         Policy CC, CC2 & CC3           4.6.3.2         Policy CC1, CC2 & CC3           4.6.3.1         Policy Gi2a Stenshall SAC           4.6.4         4.6.5.1         Policy Gi2a Stenshall SAC           4.6.5.2         Policy Gi2a Stenshall SAC           4.6.5.3         AH Commuted Sum payment           4.6.9.1         S106           Total Developer Contribution           5.0         TOTAL PROJECT COSTS [CST           6.0         TOTAL PROJECT COSTS [CST           6.0         <		11.438	18	206	£500		£102,940 £4,331,561	Apr-23	Jan-25
4.3.1.2 Externals (for flats) 4.3.2 Site abnormals (remediation 4.3.3 Site opening costs Total Extra-Over Constructic 4.4 Professional Fees 4.4.1 Professional Fees Total Professional Fees 4.5 Contingency 4.5 Contingency 4.5 Contingency 4.6 Planning Obligations 4.6.1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat(3)(A) 4.6.1.4 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.6 Policy (C1, C2 & C3 4.6.3.1 Policy CC1, CC2 & C3 4.6.3.2 Policy CC1, CC2 & C3 4.6.3.2 Policy CC1, CC2 & C3 4.6.3.3 Policy G12 Stenshall SAC 4.6.5.2 Policy G12 Stenshall SAC 4.6.5.3 Policy G12 Stenshall SAC 4.6.5.1 Policy G12 Stenshall SAC 4.6.5.2 Policy G12 Stenshall SAC 4.6.5.3 Policy G12 Stenshall SAC 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 5.0 Total Developer Contributio 6.0 Total Developer Costs [ECC 7.0 TOTAL ROOME - TOTAL COS 8.0 Finance Costs	Costs						14,331,301		
4.3.2 Site abnormals (remediation 4.3.3 Site opening costs  Total Extra-Over Constructio 4.4 Professional Fees 4.4.1 Professional Fees 4.5 Contingency 4.5.1 Contingency 4.5.1 Contingency 4.6.2 Planning Obligations 4.6.1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat(3)(A) 4.6.1.4 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.8 Policy Cc1, Cc2 & Cc3 4.6.3.1 Policy Cc1, Cc2 & Cc3 4.6.3.2 Policy Cc1, Cc2 & Cc3 4.6.3.1 Policy Gl2 Stenshall SAC 4.6.3 Policy Gl2 Stenshall SAC 4.6.5 Policy Gl2 Stenshall SAC 4.6.6 Policy HS Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL DEVELOPMENT COST 6.0 TOTAL DEVELOPMENT COST 6.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs				xtra-over on build co			£433,156	Apr-23	Jan-25
4.3.3 Site opening costs  Total Extra-Over Constructio 4.4 Professional Fees 4.4.1 Professional Fees  Total Professional Fees  Total Professional Fees  4.5.1 Contingency  4.5.1 Contingency  4.6.1 Cat 2  4.6.1.2 Cat 2  4.6.1.2 Cat 2  4.6.1.3 Cat(3)(A)  4.6.1.5 Cat(3)(B)  4.6.1.6 Cat(3)(B)  4.6.1.6 Cat(3)(B)  4.6.1.7 Delicy CC1, CC2 & CC3  4.6.3.2 Policy CC1, CC2 & CC3  4.6.3.2 Policy CC1, CC2 & CC3  4.6.3.4 Policy G12 Biodiversity Net G  4.6.5.1 Policy G12 Biodiversity Net G  4.6.5.1 Policy G12 Stenshall SAC  4.6.5.1 Policy G12 Stenshall SAC  4.6.5.1 Policy HG Sypsy and Travelle  4.6.7 AH Commuted Sum payment  4.6.9.1 S106  Total Developer Contributio  5.0 Total Developer Contributio  5.0 TOTAL POLICY CCT SST SCC  7.0 TOTAL PROLECT COSTS [SCC)  7.0 TOTAL INCOME - TOTAL COS  8.0 Finance Costs	tion/demolition)	-		xtra-over on build co er net ha	ost for flats		£0	Apr-23 Jan-23	Jan-25 Jan-24
Total Extra-Over Construction	donydemondony			er unit			£0	Jan-23	Jan-24
4.4.1 Professional Fees  Total Professional Fees  4.5 Contingency  4.5.1 Contingency  4.6.1 Cat 2  4.6.1.2 Cat 2  4.6.1.3 Cat(3)(A)  4.6.1.4 Cat(3)(A)  4.6.1.5 Cat(3)(B)  4.6.1.5 Cat(3)(B)  4.6.1.6 Cat(3)(B)  4.6.1.6 Policy CC1, CC2 & CC3  4.6.3.1 Policy CC1, CC2 & CC3  4.6.3.2 Policy CC1, CC2 & CC3  4.6.3.1 Policy GI2a Stenshall SAC  4.6.5 Policy GI2a Stenshall SAC  4.6.6 Policy HS Gypsy and Travelle  4.6.7 AH Commuted Sum payment  4.6.9.1 Side  Total Developer Contributio  5.0 Total Developer Contributio  5.0 TOTAL DEVELOPMENT COST  6.0 TOTAL DEVELOPMENT COST  6.0 TOTAL INCOME - TOTAL COS  8.0 Finance Costs	iction Costs						£813,156		
Total Professional Fees			00/	a build anata (incl. a	utomode)		C201 177	la = 22	Inn 25
4.5.1         Contingency           4.5.1         Contingency           Total Contingency           4.6         Planning Obligations           4.6.1.1         Cat 2           4.6.1.2         Cat 2           4.6.1.3         Cat(3)(A)           4.6.1.4         Cat(3)(B)           4.6.1.5         Cat(3)(B)           4.6.2         Electric charging points           4.6.3.1         Policy CC, CC & CC3           4.6.4.9         Policy G12 Biodiversity Net G           4.6.5.1         Policy G12 Stenshall SAC           4.6.5.2         Policy G12 Stenshall SAC           4.6.6         Policy HG Sypsy and Travelle           4.6.7         AH Commuted Sum payment           4.6.9.1         S106           Total Developer Contribution           5.0         TOTAL DEVELOPMENT COST           6.0         TOTAL PROICET COSTS [SEX.]           6.0         TOTAL PROICET COSTS [SEX.]           7.0         TOTAL INCOME - TOTAL COS		II	8%]0	n build costs (incl: e	Accillaisj		£381,177 £381,177	Jan-23	Jan-25
Total Contingency		_							
4.6. Planning Obligations 4.6.1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.7 Cat(3)(B) 4.6.1.9 Policy CC1, CC2 & CC3 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.3.1 Policy G12 Biodiversity Net G 4.6.4 Policy G12 Stenshall SAC 4.6.5 Policy G12a Stenshall SAC 4.6.6 Policy HS Gyps and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 5.0 TOTAL PROJECT COSTS [EXC. 7.0 TOTAL NICOME - TOTAL COS 8.0 Finance Costs			4% o	n build costs (incl: e	xternals)		£190,589 £190,589	Jan-23	Jan-25
4.6.1.1 Cat 2 4.6.1.2 Cat 2 4.6.1.3 Cat (3)(A) 4.6.1.4 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.2 Electric charging points 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.3.2 Policy GC1, CC2 & CC3 4.6.3.1 Policy G12 Stenshall SAC 4.6.5.1 Policy G12a Stenshall SAC 4.6.5.1 Policy G12a Stenshall SAC 4.6.5.1 Policy HS Gypsy and Travelled 4.6.6 Policy HS Gypsy and Travelled 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 Total Developer Contributio 5.0 TOTAL POLICY COSTS [EXC. 7.0 TOTAL ROICE COSTS [EXC. 7.0 TOTAL ROICE COSTS [EXC. 7.0 TOTAL ROICE COSTS [EXC. 7.0 TOTAL ROICE COSTS [EXC. 7.0 TOTAL ROICE COSTS [EXC.							1190,589		
4.6.1.3 Cat(3)(A) 4.6.1.4 Cat(3)(B) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.1.6 Lettric charging points 4.6.2 Electric charging points 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.3.2 Policy G12 Stenshall SAC 4.6.5 Policy G12a Stenshall SAC 4.6.5.1 Policy G12a Stenshall SAC 4.6.6 Policy HS Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL PROJECT COSTS [EXC. 7.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs				er house			£0	Apr-23	Jan-25
4.6.1.4 Cat(3)(A) 4.6.1.5 Cat(3)(B) 4.6.1.6 Cat(3)(B) 4.6.2 Electric charging points 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.3.2 Policy GC1, GC2 & SC3 4.6.4 Policy GC1 Biodiversity Net G 4.6.5 Policy GC2 Stenshall SAC 4.6.5.2 Policy GC2 Stenshall SAC 4.6.5 Policy HS Gypsy and Travelle 4.6.6 Policy HS Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL PROICE TOSTS [ESC. 7.0 TOTAL NICOME - TOTAL COS 8.0 Finance Costs		F		er flat			£0	Apr-23	Jan-25
4.6.1.5 Cat(3)(8) 4.6.2 Electric charging points 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.1 Policy CC1, CC2 & CC3 4.6.4 Policy G12 Biodiversity Net G 4.6.5.2 Policy G12a Stenshall SAC 4.6.5.1 Policy G12a Stenshall SAC 4.6.5 Policy H5 Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs		<b> </b>		er market house er market flat			£24,235 £0	Apr-23 Apr-23	Jan-25 Jan-25
4.6.2 Electric charging points 4.6.3.1 Policy CC1, CC2 & CC3 4.6.3.2 Policy CC1, CC2 & CC3 4.6.4 Policy G1, CC2 & CC3 4.6.5.1 Policy G12 Biodiversity Net G 4.6.5.1 Policy G12a Stenshall SAC 4.6.6 Policy H5 Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL PROJECT COSTS [EXC] 7.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs			£22,700 p	er affordable house			£37,455	Apr-23	Jan-25
4.6.3.1 Policy CC1, CC2 & CC3 4.6.4 Policy CC1, CC2 & CC3 4.6.4 Policy G12 Biodiversity Net G 4.6.5.1 Policy G12a Stenshall SAC 4.6.5.2 Policy G12a Stenshall SAC 4.6.6 Policy HS Gypsy and Travelle 4.6.7 AH Commuted Sum payment 4.6.9.1 S106 Total Developer Contributio 5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL PROJECT COSTS [SEC. 7.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs		F		er affordable flat	ros: E00/ =ffl · · · ·		£0	Apr-23	Jan-25
4.6.3.2         Policy CC1, CC2 & CC3           4.6.4         Policy G12 Biodiversity Net G           4.6.5.1         Policy G12a Stenshall SAC           4.6.5.2         Policy G12a Stenshall SAC           4.6.6         Policy HS Gypsy and Travelled           4.6.7         AH Commuted Sum payment           4.6.9.1         S106           Total Developer Contribution         5.0           5.0         TOTAL DEVELOPMENT COST           6.0         TOTAL PROISCT COSTS [ESC.           7.0         TOTAL RINCOME - TOTAL COS           8.0         Finance Costs		<b> </b>	£1,000 p £15,000 p	er unit (100% of hou er house	ises; 50% OT flats)		£33,000 £495,000	Apr-23 Apr-23	Jan-25 Jan-25
4.6.5.1         Policy GiZa Stenshall SAC           4.6.5.2         Policy GiZa Stenshall SAC           4.6.6         Policy HS Gypsy and Travelle           4.6.7         AH Commuted Sum payment           4.6.9.1         S106           Total Developer Contribution         5.0           5.0         TOTAL DEVELOPMENT COST           6.0         TOTAL PROJECT COSTS [EXC.           7.0         TOTAL INCOME - TOTAL COS           8.0         Finance Costs			£9,000 p	er flat			£0	Apr-23	Jan-25
4.6.5.2         Policy Gi2a Stenshall SAC           4.6.6         Policy HS Gypsy and Travelle           4.6.7         AH Commuted Sum payment           4.6.9.1         \$106           Total Developer Contribution         5.0           TOTAL DEVELOPMENT COSTS         6.0           TOTAL INCOME - TOTAL COS         8.0           Finance Costs         Finance Costs		F	£231 p	er unit AC per house			£7,623	Apr-23	Jan-25
4.6.6         Policy H5 Gypsy and Travelle           4.6.7         AH Commuted Sum payment           4.6.9.1         \$106           Total Developer Contributio         5.0           5.0         TOTAL DEVELOPMENT COST           6.0         TOTAL PROJECT COSTS [EXC           7.0         TOTAL INCOME - TOTAL COS           8.0         Finance Costs		<b> </b>		AC per house AC per flat			£33,000 £0	Apr-23 Apr-23	Jan-25 Jan-25
4.6.9.1         \$106           Total Developer Contributio           5.0         TOTAL DEVELOPMENT COST           6.0         TOTAL PROJECT COSTS [EXC           7.0         TOTAL INCOME - TOTAL COS           8.0         Finance Costs	veller sites		£150,000 p	er pitch			£0	Apr-23	Jan-25
Total Developer Contributio   TOTAL DEVELOPMENT COST	nent	<u> </u>	£0 to	otal			£0 £273,042	Jan-23	Jan-24
5.0 TOTAL DEVELOPMENT COST 6.0 TOTAL PROJECT COSTS [EXC! 7.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs	utions	l	£8,274 p	ei unit			£273,042 <b>£903,355</b>	Jan-23	Jan-24
6.0 TOTAL PROJECT COSTS [EXCI 7.0 TOTAL INCOME - TOTAL COS 8.0 Finance Costs	OSTS						£6,918,837		
8.0 Finance Costs	EXCLUDING INTEREST]				-		£10,646,115		
	COSTS [EXCLUDING INTEREST]						£348,648		
8.1 Finance			APR	PCM					
			7.75%		n net costs		-£348,648		
		_		•			-		
9.0 TOTAL PROJECT COSTS [INCL	INCLUDING INTEREST]						£10,994,762		
NB: This appraisal has been prepared in line v	ine with the RICS valuation guidanc Book' (RICS Valuation –						egic level. This apprai	sal is not a fo	ormal 'Red

Village - Mediu	m - 7 dwellings - Brownfield 7	Units	VA1	TECHNICAL CHECKS	:	DVA SUMMARY:		CASHFLOW
Site	Private	Affordable	VA.2	Sqm/ha	3,111	RLV	£469,883	CHOINECI
Gross ha	0.20 Nr of units 7	-		Dwgs/ha	35	BLV	£180,000	
Net ha	0.20 AH tenures Intermediate	0		Units/pa	11	Viable?	Yes	
Land type	Brownfield Affordable rent	0		AH rate	0.0%	Headroom	£289,883	
LV description	Village/Rural Social rent	0		GDV=Total costs	(0)	Headroom per net ha	£1,449,417	
	First Homes	-		Profit/total GDV	20.0%	Headroom per dwg	£41,412	
						Headroom psm	£416	
	Ch. A					Headroom psm CIL liable	£416	Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)			1			£469,883	Jan-23 Oct-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Oct-23
1.3	D	Г	1 750/				£12,994 £8,223	Jan-23 Oct-23
1.3	Purchaser costs  Total Site Acquisition Costs	l l	1./5%	on land costs			£491,101	Jan-23 Oct-23
2.0	Developer's Return						£491,101	
2.1	Central overheads	Т	3.5%	on GDV			£91,472	Jan-23 Feb-25
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£431,227	Jan-25 Feb-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£0	Jan-25 Feb-25
	Total Developer's Return						£522.699	
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	May-24 Jan-25
3.1.2	2 bed house	3.15	74.5	235	£4,200		£985,635	Oct-23 Jan-25
3.1.3	3 bed house	2.63	93.0	244	£4,200		£1,025,325	Oct-23 Jan-25
3.1.4	4+ bed house	1.23	117.1	143	£4,200		£602,537	Oct-23 Jan-25
	Total	7.0		622				
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	May-24 Jan-25
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Jan-25
3.2.3	3 bed house	0.00	93.0	-	£1,680		£0	Oct-23 Jan-25
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Jan-25
	Total	- No. of	C:	Tatal assa	C		Tatal Malus	
3.3	Affordable rent Flats (NIA)	Nr of units	Size sqm	Total sqm	£psm		Total Value	14. 24   125
3.3.1 3.3.2	Plats (NIA) 2 bed house	0.00	55.0 74.5	-	£2,695 £2,100		£0	May-24 Jan-25 Oct-23 Jan-25
3.3.3	3 hed house		93.0	-				
3.3.4	4+ bed house	0.00	93.0 117.1	-	£2,100 £2,100		£0	Oct-23 Jan-25
3.3.4	Total	0.00	117.1	-	12,100		£0	Oct-23 Jan-25
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	- Total sqiii	£3,773		£0	May-24 Jan-25
3.4.2	2 bed house	0.00	74.5		£2,940		£0	Oct-23 Jan-25
3.4.3	3 bed house	0.00	93.0		£2,940		£0	Oct-23 Jan-25
3.4.4	4+ bed house	0.00	117.1		£2,940		£0	Oct-23 Jan-25
3.4.4	Total		117.1		12,540			OCC-25 3811-25
	Gross Development Value						£2,613,497	
4.0	Development Costs							
4.1	Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£78,405	May-24 Jan-25
4.1.3	Affordable units		£500	per affordable hous	ing		£0	May-24 Jan-25
	Total Sales Costs						£78,405	
4.2	Build Costs							
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	- 242	£1,580		£0	Apr-23 Jul-24
4.2.1.2	2 bed house	3.15	77.2	243 252	£1,402		£340,740	Apr-23 Jul-24
4.2.1.3 4.2.1.4	3 bed house	2.63	96.0 120.5	148	£1,402 £1,402		£353,304 £206,886	Apr-23 Jul-24 Apr-23 Jul-24
4.2.1.4	4+ bed house Total	1.23 7	120.5	643	11,402		1200,000	Apr-23 Jul-24
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	Total sqiii	£1,580		£0	Apr-23 Jul-24
4.2.2.2	2 bed house	0.00	81.9		£1,402		£0	Apr-23 Jul-24
4.2.2.3	3 bed house	0.00	101.3		£1,402		£0	Apr-23 Jul-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Jul-24
	Total			-	, ,			
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	3.033	18	55	£500		£27,295	Apr-23 Jul-24
	Total Build Costs						£928,224	
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)	L		extra-over on build			£92,822	Apr-23 Jul-24
4.3.1.2	Externals (for flats)	Ļ	5%	extra-over on build	cost for flats		£0	Apr-23 Jul-24
4.3.2	Site abnormals (remediation/demolition)	F	£400,000	per net ha			£80,000	Jan-23 Oct-23
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Oct-23
	Total Extra-Over Construction Costs						£172,822	
4.4	Professional Fees	-	00/	on build costs (incl:	automole)		£81,684	les 22 Jul 24
4.4.1	Professional Fees Total Professional Fees	l l	870	on build costs (inci:	externaisj		£81,684	Jan-23 Jul-24
4.5	Contingency						202,004	
4.5.1	Contingency	ſ	4%	on build costs (incl:	externals)		£40,842	Jan-23 Jul-24
	Total Contingency	•		,			£40,842	
4.6	Planning Obligations							
4.6.1.1	Cat 2		£0	per house			£0	Apr-23 Jul-24
4.6.1.2	Cat 2		£0	per flat			£0	Apr-23 Jul-24
4.6.1.3	Cat(3)(A)		£10,200	per market house			£6,426	Apr-23 Jul-24
4.6.1.4	Cat(3)(A)	L		per market flat			£0	Apr-23 Jul-24
4.6.1.5	Cat(3)(B)	L		per affordable hous	ie		£0	Apr-23 Jul-24
4.6.1.6	Cat(3)(B)	L		per affordable flat			£0	Apr-23 Jul-24
4.6.2	Electric charging points	ļ.		per unit (100% of ho	ouses; 50% of flats)		£7,000	Apr-23 Jul-24
4.6.3.1	Policy CC1, CC2 & CC3	-		per house			£105,000	Apr-23 Jul-24
4.6.3.2	Policy CC1, CC2 & CC3	ŀ		per flat			£0	Apr-23 Jul-24
4.6.4	Policy G12 Biodiversity Net Gain			per unit			£1,617	Apr-23 Jul-24
4.6.5.1 4.6.5.2	Policy GI2a Stenshall SAC	F		SAC per house			£7,000 £0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites	F	£150,000	SAC per flat			£0	Apr-23 Jul-24 Apr-23 Jul-24
4.6.7	AH Commuted Sum payment	F	£28,000				£28,000	Jan-23 Oct-23
4.6.9.1	S106	F		per unit			£57,918	Jan-23 Oct-23
	Total Developer Contributions			p =			£212,961	
5.0	TOTAL DEVELOPMENT COSTS						£1,514,938	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£2,528,738	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	r1					£84,759	
8.0	Finance Costs	.,						
			APR	PCM				
8.1	Finance	Г	7.75%		on net costs		-£84,759	
I		L		- L				
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£2,613,497	
NR: This annrais	sal has been prepared in line with the RICS valuation gu	idance The nu	rnose of the annrais	al is to assess the im	nact of planning polici	ies on site viahility at a strat	egic level. This annra	sal is not a formal 'Red
ite.					n and should not be re		egie ievei. mis appra	sar is not a formar nea

Village - Small -	4 dwellings - Brownfield 4	Units	VA1	TECHNICAL CHECKS		DVA SUMMARY:		CASHFLOW
Site	Private	Affordable	****	Sqm/ha	3,111	RLV	£287,147	
Gross ha	0.11 Nr of units 4	-		Dwgs/ha	35	BLV	£102,857	
Net ha	0.11 AH tenures Intermediate	0		Units/pa	7	Viable?	Yes	
Land type	Brownfield Affordable rent	0		AH rate	0.0%	Headroom	£184,290	
LV description	Village/Rural Social rent	0		GDV=Total costs	-	Headroom per net ha	£1,612,538	
	First Homes	-		Profit/total GDV	20.0%	Headroom per dwg	£46,073	
						Headroom psm	£463	
						Headroom psm CIL liable	£463	Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)						£287,147	Jan-23 Sep-23
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Sep-23
	,			, II			£3,857	Jan-23 Sep-23
1.3	Purchaser costs	Γ	1.75%	on land costs			£5,025	Jan-23 Sep-23
	Total Site Acquisition Costs						£296,030	
2.0	Developer's Return							
2.1	Central overheads	П	3.5%	on GDV			£52,270	Jan-23 Jan-25
2.2	Profit (net) on Private units	20.0%	Minus		on OM GDV		£246,415	Dec-24 Jan-25
2.4	Profit (net) on Affordable units	6.0%	overheads		on AH transfer values		£0	Dec-24 Jan-25
2.7	Total Developer's Return	0.070		2.576	ni var cransier varaes		£298,685	500 24 5011 25
3.0	Development Value						2230,003	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.1.1	Flats (NIA)	0.00	55.0	-	£5,390		£0	May-24 Dec-24
3.1.2	2 bed house	1.80	74.5	134	£4,200		£563,220	Oct-23 Dec-24
3.1.3	3 bed house	1.50	93.0	140	£4,200		£585,900	Oct-23 Dec-24
3.1.4	4+ bed house	0.70	117.1	82	£4,200		£344,307	Oct-23 Dec-24
	Total	4.0		356	,			
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Flats (NIA)	0.00	55.0	-	£2,156		£0	May-24 Dec-24
3.2.2	2 bed house	0.00	74.5	-	£1,680		£0	Oct-23 Dec-24
3.2.3	3 bed house	0.00	93.0		£1,680		£0	Oct-23 Dec-24
3.2.4	4+ bed house	0.00	117.1	-	£1,680		£0	Oct-23 Dec-24
	Total	-		-				
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Flats (NIA)	0.00	55.0	-	£2,695		£0	May-24 Dec-24
3.3.2	2 bed house	0.00	74.5	-	£2,100		£0	Oct-23 Dec-24
3.3.3	3 hed house	0.00	93.0	-	£2,100		£0	Oct-23 Dec-24
3.3.4	4+ bed house	0.00	117.1	-	£2,100		£0	Oct-23 Dec-24
5.5.4	Total		11/11		22,200			000 25   000 24
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Flats (NIA)	0.00	55.0	- Total sqiii	£3,773		£0	May-24 Dec-24
3.4.2	2 bed house	0.00	74.5		£2,940		£0	Oct-23 Dec-24
3.4.3	3 bed house	0.00	93.0	-	£2,940		£0	Oct-23 Dec-24 Oct-23 Dec-24
	4+ bed house	0.00	117.1		£2,940		£0	
3.4.4		0.00	117.1	-	12,940		ΞU	Oct-23 Dec-24
<b>-</b>	Total						C4 402 427	
	Gross Development Value						£1,493,427	
4.0	Development Costs							
4.1	Sales Cost	г	2.000/	an OM CDV			C44 003	May 24 Dec 24
4.1.1	Private units	ŀ		on OM GDV			£44,803	May-24 Dec-24
4.1.3	Affordable units		£500	per affordable hous	ng		£0	May-24 Dec-24
	Total Sales Costs						£44,803	
4.2	Build Costs							
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	0.00	64.4	- 420	£1,580		£0	Apr-23 Jun-24
4.2.1.2	2 bed house	1.80	77.2	139	£1,402		£194,708	Apr-23 Jun-24
4.2.1.3	3 bed house	1.50	96.0	144	£1,402		£201,888	Apr-23 Jun-24
4.2.1.4	4+ bed house	0.70	120.5	84	£1,402		£118,221	Apr-23 Jun-24
	Total	4		367				
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	0.00	67.1	-	£1,580		£0	Apr-23 Jun-24
4.2.2.2	2 bed house	0.00	81.9	-	£1,402		£0	Apr-23 Jun-24
4.2.2.3	3 bed house	0.00	101.3	-	£1,402		£0	Apr-23 Jun-24
4.2.2.4	4+ bed house	0.00	126.4	-	£1,402		£0	Apr-23 Jun-24
	Total	-		-				
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages	1.733	18	31	£500		£15,597	Apr-23 Jun-24
	Total Build Costs						£530,414	
4.3	Extra-Over Construction Costs							
4.3.1.1	Externals (for houses)			extra-over on build			£53,041	Apr-23 Jun-24
4.3.1.2	Externals (for flats)		5%	extra-over on build	ost for flats		£0	Apr-23 Jun-24
4.3.2	Site abnormals (remediation/demolition)		£400,000	per net ha			£45,714	Jan-23 Sep-23
4.3.3	Site opening costs		£0	per unit			£0	Jan-23 Sep-23
	Total Extra-Over Construction Costs						£98,756	
4.4	Professional Fees	-						
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£46,676	Jan-23 Jun-24
4.5	Total Professional Fees						£46,676	
4.5	Contingency		40/	and the state of t			622.220	122
4.5.1	Contingency Total Contingency		470	on build costs (incl:	externais)		£23,338 £23,338	Jan-23 Jun-24
4.6	Planning Obligations						123,330	
4.6.1.1	Cat 2	ī	£0	per house			£0	Apr-23 Jun-24
4.6.1.2	Cat 2	F		per flat			£0	Apr-23 Jun-24
4.6.1.3	Cat(3)(A)	F		per market house			£3,672	Apr-23 Jun-24
4.6.1.4	Cat(3)(A)	F		per market flat			£0	Apr-23 Jun-24
4.6.1.5	Cat(3)(B)	F		per affordable hous			£0	Apr-23 Jun-24
4.6.1.6	Cat(3)(B)	F		per affordable flat	-		£0	Apr-23 Jun-24
4.6.2	Electric charging points	F		per unit (100% of ho	usos: E09/ of flats)		£4,000	Apr-23 Jun-24
4.6.3.1	Policy CC1, CC2 & CC3	F		per house	uses, 50% of flats)		£60,000	Apr-23 Jun-24
4.6.3.2	Policy CC1, CC2 & CC3	F		per flat			£0,000	
4.6.3.2	Policy G12 Biodiversity Net Gain	ŀ		per iiat per unit			£924	Apr-23 Jun-24 Apr-23 Jun-24
4.6.5.1	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC	ŀ		SAC per house			£4,000	Apr-23 Jun-24
4.6.5.2	Policy GI2a Stenshall SAC	F		SAC per flat			£0	Apr-23 Jun-24
4.6.6	Policy H5 Gypsy and Traveller sites	ŀ	£150,000				£0	Apr-23 Jun-24
4.6.7	AH Commuted Sum payment	ŀ		total			£0	Jan-23 Sep-23
4.6.9.1	S106	ŀ		per unit			£33,096	Jan-23 Sep-23
<del></del>	Total Developer Contributions		10,274				£105,692	3-ср-23
5.0							£849,679	
5.0	TOTAL DEVELOPMENT COSTS							
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	r1					£1,444,394	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTERES	'1					£49,033	
8.0	Finance Costs		ADD	DC*4				
0.1	Einanco	г	APR 7.75%	PCM	n not costs		640,022	
8.1	Finance	L	7.75%	0.624%	on net costs		-£49,033	
I								
I								
-	TOTAL PROJECT OF THE TOTAL PRO							
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£1,493,427	
NB: This apprais	sal has been prepared in line with the RICS valuation go	uidance. The pu	rpose of the apprais	al is to assess the im	oact of planning polici	es on site viability at a strat	egic level. This appra	isal is not a formal 'Red
					n and should not be re			

SS8 Land Adj Hu	ull Road (ST4) 263	Units V	'A1	TECHNICAL CHECKS	S:	DVA SUMMARY:		CASHFLOW
Site	Private	Affordable		Sqm/ha	3,203		21,562	
Gross ha	7.50 Nr of units 184	79		Dwgs/ha	40		29,000	
Net ha	6.60 AH tenures Intermediate	16		Units/pa	88	Viable? Yes		
Land type	Greenfield Affordable rent	32		AH rate	30.0%		92,562	
LV description	Urban Social rent	32		GDV=Total costs	-		86,752	
	First Homes	-		Profit/total GDV	17.7%		£7,196	
						Headroom psm Headroom psm CIL liable	£78 £110	Start Finish
1.0	Site Acquisition					rieduroom pain cir nable	LIIU	Start Tillish
1.1	Net site value (residual land value)					£10,1	21,562	Jan-23 Feb-26
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23 Feb-26
		_				£4	95,578	Jan-23 Feb-26
1.3	Purchaser costs		1.75%	on land costs			77,127	Jan-23 Feb-26
	Total Site Acquisition Costs					£10,7	94,267	
2.0	Developer's Return							
2.1	Central overheads	20.00/		on GDV			43,106	Jan-23 Nov-29
2.2	Profit (net) on Private units	20.0%	Minus overheads		on OM GDV		10,099 32,290	Oct-29 Nov-29
2.4	Profit (net) on Affordable units  Total Developer's Return	0.0%	Overneaus	2.5%	on AH transfer values		85,495	Oct-29 Nov-29
3.0	Development Value					£14,5	03,433	
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm	Total	l Value	
3.1.1	Flats (NIA)	48.33	55.0	2,658	£5,390		26,317	Oct-26 Oct-29
3.1.2	2 bed house	34.52	74.5	2,572	£4,200	£10,8	00,917	Oct-23 Oct-29
3.1.3	3 bed house	69.04	93.0	6,420	£4,200		66,048	Oct-23 Oct-29
3.1.4	4+ bed house	32.22	117.1	3,773	£4,200	£15,8	46,714	Oct-23 Oct-29
	Total	184.1		15,423				
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		l Value	
3.2.1 3.2.2	Flats (NIA)	16.17	55.0	890	£2,156		17,972	Oct-26 Oct-29
3.2.3	2 bed house 3 bed house	5.92 7.10	74.5 93.0	441 660	£1,680 £1,680		40,634	Oct-23 Oct-29 Oct-23 Oct-29
3.2.4	4+ bed house	2.37	117.1	277	£1,680		09,460 65,699	Oct-23 Oct-29 Oct-23 Oct-29
I	Total	31.6	117.1	2,268		1.4	, -, -,	22.25 00.23
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm	Total	l Value	
3.3.1	Flats (NIA)	16.17	55.0	890	£2,695	£2,3	97,465	Oct-26 Oct-29
3.3.2	2 bed house	5.92	74.5	441	£2,100	£9	25,793	Oct-23 Oct-29
3.3.3	3 bed house	7.10	93.0	660	£2,100		86,825	Oct-23 Oct-29
3.3.4	4+ bed house	2.37	117.1	277	£2,100	£5	82,124	Oct-23 Oct-29
L	Total	31.6		2,268				
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		l Value	
3.4.1	Flats (NIA)	6.51	55.0	358	£3,773		50,767	Oct-26 Oct-29
3.4.2 3.4.3	2 bed house 3 bed house	3.75 4.34	74.5 93.0	279 404	£2,940 £2,940		20,870 86,506	Oct-23 Oct-29 Oct-23 Oct-29
3.4.4	4+ bed house	1.18	117.1	139	£2,940		07,487	Oct-23 Oct-29
3.4.4	Total	15.8	117.1	1,179	12,540		07,407	000-25 000-25
	Gross Development Value	13.0		2,273		£81.2	31,599	
4.0	Development Costs						,	
4.1	Sales Cost							
4.1.1	Private units			on OM GDV			38,200	Oct-26 Oct-29
4.1.3	Affordable units		£500	per affordable hous	sing		39,450	Oct-26 Oct-29
	Total Sales Costs					£2,0	77,650	
4.2	Build Costs	No. of a city	6:	T-1-1		T-1	.l.ci	
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 48.33	Size sqm 64.4	Total sqm	£psm £1,580		al Cost	A 22 A 20
4.2.1.1	2 bed house	34.52	77.2	3,112 2,663	£1,242		15,736 07,811	Apr-23 Apr-29 Apr-23 Apr-29
4.2.1.3	3 bed house	69.04	96.0	6,628	£1,242		31,479	Apr-23 Apr-29
4.2.1.4	4+ bed house	32.22	120.5	3,881	£1,242		20,147	Apr-23 Apr-29
	Total	184		16,284			,	
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm	Tot	al Cost	
4.2.2.1	Flats (GIA)	38.86	67.1	2,609	£1,580	£4,1	21,001	Apr-23 Apr-29
4.2.2.2	2 bed house	15.58	81.9	1,276	£1,242		84,590	Apr-23 Apr-29
4.2.2.3	3 bed house	18.54	101.3	1,879	£1,242		33,559	Apr-23 Apr-29
4.2.2.4	4+ bed house	5.92	126.4	748	£1,242	£9	29,104	Apr-23 Apr-29
	Total	79	0'	6,512		÷	.1.6	
433	C	Nr of units 73.479	Size sqm 18	Total sqm 1,323	£psm £500		al Cost 61,310	Apr-23 Apr-29
4.2.3	Garages Total Build Costs	/3.4/9	10	1,323	1500		04,738	Apr-23 Apr-25
4.3	Extra-Over Construction Costs					230,3	04,750	
4.3.1.1	Externals (for houses)		10%	extra-over on build	cost for houses	£2,1	86,800	Apr-23 Apr-29
4.3.1.2	Externals (for flats)		5%	extra-over on build	cost for flats	£4	51,837	Apr-23 Apr-29
4.3.2	Site abnormals (remediation/demolition)		£0	per net ha			£0	Jan-23 Feb-26
4.3.3	Site opening costs		£13,500	per unit			50,500	Jan-23 Feb-26
	Total Extra-Over Construction Costs					£6,1	89,137	
4.4	Professional Fees	F					83 470	122
4.4.1	Professional Fees Total Professional Fees	<u> </u>	8%	on build costs (incl:	externals)	IL)0	83,470 83,470	Jan-23 Apr-29
4.5	Contingency					£2,6	JJ,470	
4.5.1	Contingency	Г	4%	on build costs (incl:	: externals)	f1 3	41,735	Jan-23 Apr-29
	Total Contingency		-470		/		41,735	
4.6	Planning Obligations							
4.6.1.1	Cat 2			per house			£0	Apr-23 Apr-29
4.6.1.2	Cat 2	L		per flat			£0	Apr-23 Apr-29
4.6.1.3	Cat(3)(A)	_		per market house			69,004	Apr-23 Apr-29
4.6.1.4	Cat(3)(A)	_		per market flat			33,708	Apr-23 Apr-29
4.6.1.5 4.6.1.6	Cat(3)(B) Cat(3)(B)	-		per affordable hous per affordable flat	se .		27,237 76,745	Apr-23 Apr-29 Apr-23 Apr-29
4.6.1.6	Electric charging points	-		per affordable flat per unit (100% of h	ouses: 50% of flate)		19.408	Apr-23 Apr-29 Apr-23 Apr-29
4.6.3.1	Policy CC1, CC2 & CC3	-		per house	, JO/J OI Hataj		37,233	Apr-23 Apr-29
4.6.3.2	Policy CC1, CC2 & CC3	-		per flat			84,661	Apr-23 Apr-29
4.6.4	Policy G12 Biodiversity Net Gain			per unit			18,756	Apr-23 Apr-29
4.6.5.1	Policy GI2a Stenshall SAC			SAC per house			£0	Apr-23 Apr-29
4.6.5.2	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23 Apr-29
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000			£3	00,000	Apr-23 Apr-29
4.6.7	AH Commuted Sum payment	<u> </u>		total			£0	Jan-23 Feb-26
4.6.9.1	S106 Total Payalonar Contributions		£13,000	per unit			19,000	Jan-23 Feb-26
E 0	Total Developer Contributions						85,750	
5.0 6.0	TOTAL DEVELOPMENT COSTS  TOTAL PROJECT COSTS [EXCLUDING INTEREST]						82,480 62,243	
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]  TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST	r1					69,356	
8.0	Finance Costs					£4,6	JJ,330	
			APR	PCM				
8.1	Finance	Г	7.75%		on net costs	-£4,669	,356	
Ī		<u> </u>			•	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Ī								
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]					£81,231	,599	
NB: This apprai	isal has been prepared in line with the RICS valuation g	uidance. The purp	oose of the apprais	al is to assess the im	pact of planning policie	es on site viability at a strategic level. Th	nis apprai	sal is not a formal 'Re
	Book' (RICS Valua	ition – P <u>rofession</u>	al Standards UK Ja	nuary 2022 valuatio	on and should not be re	lied upon as such.		

SS14 Terry's Ext Site		55 Units Private Affordable	VA1	TECHNICAL CHECKS: Sqm/ha	4.075	DVA SUMMARY:	£3,539,236	CASHFLOW	V
Gross ha	2.20 Nr of units	44 11		Dwgs/ha	4,075	BLV	£2,255,000		
Net ha	1.10 AH tenures Intermedia			Units/pa	18	Viable?	Yes		
Land type	Brownfield Affordable	e rent 4		AH rate	20.0%	Headroom	£1,284,236		
LV description				GDV=Total costs	-	Headroom per net ha	£1,167,488		
	First Home	es -		Profit/total GDV	18.6%	Headroom per dwg Headroom psm	£23,350 £251		
						Headroom psm CIL liable		Start	Finish
1.0	Site Acquisition					ricaar com pom cie nabie	1510	Start	11111311
1.1	Net site value (residual land value)						£3,539,236	Jan-23	Feb-26
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Feb-26
	B. others and	Г	4.750/				£166,462	Jan-23	Feb-26
1.3	Purchaser costs  Total Site Acquisition Costs		1.75%	on land costs			£61,937 £3,767,635	Jan-23	Feb-26
2.0	Developer's Return						13,707,033		
2.1	Central overheads		3.5%	on GDV			£633,177	Jan-23	Oct-29
2.2	Profit (net) on Private units	20.0%	Minus		OM GDV		£2,679,220	Sep-29	Oct-29
2.4	Profit (net) on Affordable units	6.0%	overheads	2.5% on	AH transfer values		£46,327	Sep-29	Oct-29
3.0	Total Developer's Return						£3,358,724		
3.1	Development Value Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	11.55	55.0	635	£5,390		£3,423,998	Sep-26	Sep-29
3.1.2	2 bed house	8.25	74.5	615	£4,200		£2,581,425	Oct-23	Sep-29
3.1.3	3 bed house	16.50	93.0	1,535	£4,200		£6,444,900	Oct-23	Sep-29
3.1.4	4+ bed house	7.70	117.1	902	£4,200		£3,787,373	Oct-23	Sep-29
3.2	Total Social rent	44.0 Nr of units	Size com	3,686 Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	2.26	Size sqm 55.0	124	£2,156		£267,398	Sep-26	Sep-29
3.2.2	2 bed house	0.83	74.5	61	£1,680		£103,257	Oct-23	Sep-29
3.2.3	3 bed house	0.99	93.0	92	£1,680		£154,678	Oct-23	Sep-29
3.2.4	4+ bed house	0.33	117.1	39	£1,680		£64,926	Oct-23	Sep-29
3.3	Total  Affordable rent	4.4 Nr of units	Size sqm	316 Total sgm	£psm		Total Value		
3.3.1	Flats (NIA)	2.26	55.0	124	£2,695		£334,247	Sep-26	Sep-29
3.3.2	2 bed house	0.83	74.5	61	£2,100		£129,071	Oct-23	Sep-29
3.3.3	3 bed house	0.99	93.0	92	£2,100		£193,347	Oct-23	Sep-29
3.3.4	4+ bed house	0.33	117.1	39	£2,100		£81,158	Oct-23	Sep-29
3.4	Total Intermediate	4.4 Nr of units	Size sqm	316 Total sqm	from		Total Value		
3.4.1	Flats (NIA)	0.91	55.0	50	£psm £3,773		£188,320	Sep-26	Sep-29
3.4.2	2 bed house	0.52	74.5	39	£2,940		£114,443	Oct-23	Sep-29
3.4.3	3 bed house	0.61	93.0	56	£2,940		£165,419	Oct-23	Sep-29
3.4.4	4+ bed house	0.17	117.1	19	£2,940		£56,811	Oct-23	Sep-29
-	Total	2.2		164			£18,090,771		
4.0	Gross Development Value  Development Costs						£18,090,771		
4.1	Sales Cost								
4.1.1	Private units		3.00%	on OM GDV			£487,131	Sep-26	Sep-29
4.1.3	Affordable units		£500	affordable housing			£5,500	Sep-26	Sep-29
4.2	Total Sales Costs						£492,631		
4.2.1	Build Costs Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1	Flats (GIA)	11.55	64.4	744	£1,580		£1,174,864	Apr-23	Mar-29
4.2.1.2	2 bed house	8.25	77.2	637	£1,242		£790,569	Apr-23	Mar-29
4.2.1.3	3 bed house	16.50	96.0	1,584	£1,242		£1,967,328	Apr-23	Mar-29
4.2.1.4	4+ bed house	7.70	120.5	928	£1,242		£1,152,018	Apr-23	Mar-29
4.2.2	Total Affordable units	44 Nr of units	Size sqm	3,892 Total sqm	£psm		Total Cost		
4.2.2.1	Flats (GIA)	5.42	67.1	364	£1,580		£574,537	Apr-23	Mar-29
4.2.2.2	2 bed house	2.17	81.9	178	£1,242		£220,919	Apr-23	Mar-29
4.2.2.3	3 bed house	2.59	101.3	262	£1,242		£325,338	Apr-23	Mar-29
4.2.2.4	4+ bed house	0.83	126.4	104	£1,242		£129,533	Apr-23	Mar-29
	Total	11 Nr of units	Size sqm	908 Total sqm	£psm		Total Cost		
4.2.3	Garages	17.562	3ize sqiii 18	316	£500		£158,054	Apr-23	Mar-29
	Total Build Costs	•			•		£6,493,159	·	•
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)	ļ	10%	extra-over on build co			£474,376	Apr-23	Mar-29
4.3.1.2 4.3.2	Externals (for flats) Site abnormals (remediation/demolition)	-		extra-over on build co: per net ha	st ior flats		£87,470 £440,000	Apr-23 Jan-23	Mar-29 Feb-26
4.3.3	Site opening costs	ŀ		per net na per unit			£440,000 £0	Jan-23	Feb-26
	Total Extra-Over Construction Costs						£1,001,846		
4.4	Professional Fees								
4.4.1	Professional Fees		8%	on build costs (incl: ex	ternals)		£564,400	Jan-23	Mar-29
4.5	Total Professional Fees Contingency						£564,400	-	
4.5.1	Contingency	Γ	4%	on build costs (incl: ex	ternals)		£282,200	Jan-23	Mar-29
	Total Contingency			, -			£282,200		
4.6	Planning Obligations								
4.6.1.1	Cat 2	ļ		per house			£0	Apr-23	Mar-29
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)	-		per flat per market house			£0 £40,392	Apr-23 Apr-23	Mar-29 Mar-29
4.6.1.4	Cat(3)(A)	ŀ		per market flat			£8,056	Apr-23	Mar-29
4.6.1.5	Cat(3)(B)	ļ	£22,700	per affordable house			£31,681	Apr-23	Mar-29
4.6.1.6	Cat(3)(B)			per affordable flat			£10,700	Apr-23	Mar-29
4.6.2	Electric charging points	ļ		per unit (100% of hous	es; 50% of flats)		£46,516	Apr-23	Mar-29
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	-		per house per flat			£570,488 £152,708	Apr-23 Apr-23	Mar-29 Mar-29
4.6.5.1	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain	ŀ		per nat per unit			£152,708 £12,705	Apr-23 Apr-23	Mar-29
4.6.5.2	Policy GI2a Stenshall SAC	İ	£0	SAC per house			£0	Apr-23	Mar-29
4.6.6	Policy GI2a Stenshall SAC			SAC per flat			£0	Apr-23	Mar-29
4.6.7	Policy H5 Gypsy and Traveller sites	ļ	£150,000				£0	Apr-23	Mar-29
4.6.8	S106		£4,200	per unit			£231,000 £1,104,245	Jan-23	Feb-26
5.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS						£1,104,245 £9,938,480		
6.0	TOTAL DEVELOPMENT COSTS  TOTAL PROJECT COSTS [EXCLUDING INTEREST]						£17,064,839		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INT	TEREST]					£1,025,932		
8.0	Finance Costs								
			APR	PCM					
8.1	Finance	_	7.75%	0.624% on	net costs		-£1,025,932		
I									
•									
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]						£18,090,771		
		uation guidance. The n	urpose of the apprais	al is to assess the imna	ct of planning policie	s on site viability at a strates		ıl is not a foi	rmal 'Red
	oraisal has been prepared in line with the RICS valu	uation guidance. The pu						ll is not a for	rmal 'Red

CC1C     T-	nderston Dd (CT24)	158 Units	VA1 1	TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW	
Site	adcaster Rd (ST31)	rivate Affordable	VAI	igm/ha	2,822	RLV	£7,361,814	CASHFLOW	
Gross ha	8.10 Nr of units	111 47	Ĭ.	Dwgs/ha	35	BLV	£6,750,000		
Net ha	4.50 AH tenures Intermedia			Jnits/pa	63	Viable?	Marginal		
Land type	Greenfield Affordable		4	AH rate	30.0%	Headroom	£611,814		
LV description	Village/Rural Social rent First Home	19	E	GDV=Total costs	17.7%	Headroom per net ha Headroom per dwg	£135,959 £3,872		
	111361101116	,	نا ا	Tong total GD v	27.770	Headroom psm	£42		
						Headroom psm CIL liable	£59	Start Fir	nish
1.0	Site Acquisition								
1.1 1.2	Net site value (residual land value)	сГ	Commercial land				£7,361,814		g-25
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £357,591		g-25 g-25
1.3	Purchaser costs	Г	1.75%	on land costs			£128,832		g-25
	Total Site Acquisition Costs						£7,848,236		
2.0	Developer's Return	-							
2.1 2.2	Central overheads Profit (net) on Private units	20.0%	3.5% o Minus		OM GDV		£1,708,026 £6,734,584		v-28 v-28
2.4	Profit (net) on Affordable units	6.0%	overheads		AH transfer values		£199,627		v-28
	Total Developer's Return			-1077			£8,642,237		
3.0	Development Value								
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.1.1	Flats (NIA)	29.03	55.0	1,597	£5,390		£8,606,685		t-28
3.1.2 3.1.3	2 bed house 3 bed house	20.74 41.48	74.5 93.0	1,545 3,857	£4,200 £4,200		£6,488,764 £16,200,135		t-28 t-28
3.1.4	4+ bed house	19.36	117.1	2,267	£4,200		£9,520,079		t-28
	Total	110.6		9,266					
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	9.72	55.0 74.5	534	£2,156		£1,152,242		t-28
3.2.2 3.2.3	2 bed house 3 bed house	3.56 4.27	74.5 93.0	265 397	£1,680 £1,680		£444,944 £666,520		t-28 t-28
3.2.4	4+ bed house	1.42	117.1	167	£1,680		£279,774		t-28
	Total	19.0	-	1,363					
3.3	Affordable rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	A 25   -	
3.3.1	Flats (NIA)	9.72 3.56	55.0 74.5	534 265	£2,695 £2,100		£1,440,302 £556,180	_	t-28
3.3.2 3.3.3	2 bed house 3 bed house	3.56 4.27	74.5 93.0	397	£2,100 £2,100		£556,180 £833,150		t-28 t-28
3.3.4	4+ bed house	1.42	117.1	167	£2,100		£349,717		t-28
	Total	19.0	-	1,363	<u> </u>				
3.4	Intermediate	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.4.1 3.4.2	Flats (NIA) 2 bed house	3.91 2.25	55.0 74.5	215 168	£3,773 £2,940		£811,487 £493,146		t-28 t-28
3.4.3	3 bed house	2.61	93.0	242	£2,940		£712,806		t-28
3.4.4	4+ bed house	0.71	117.1	83	£2,940		£244,802		t-28
	Total	9.5	•	709					
	Gross Development Value						£48,800,732		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units	Г	3.00%	on OM GDV			£1,224,470	Apr-26 Oc	t-28
4.1.3	Affordable units		0.00,1	ffordable housing			£23,700		t-28
	Total Sales Costs						£1,248,170		
4.2	Build Costs		-		_				
4.2.1 4.2.1.1	Private units Flats (GIA)	Nr of units 29.03	Size sqm 64.4	Total sqm 1,870	£psm £1,580		Total Cost £2,953,180	Apr-23 Ap	r-28
4.2.1.2	2 bed house	20.74	77.2	1,600	£1,242		£1,987,202		r-28
4.2.1.3	3 bed house	41.48	96.0	3,982	£1,242		£4,945,147		r-28
4.2.1.4	4+ bed house	19.36	120.5	2,332	£1,242		£2,895,754		r-28
	Total	111		9,783	_				
4.2.2 4.2.2.1	Affordable units Flats (GIA)	Nr of units 23.34	Size sqm 67.1	Total sqm 1,567	£psm £1,580		Total Cost £2,475,734	Anr 22 An	r 20
4.2.2.2	2 bed house	9.36	81.9	766	£1,242		£951,959		r-28 r-28
4.2.2.3	3 bed house	11.14	101.3	1,129	£1,242		£1,401,910		r-28
4.2.2.4	4+ bed house	3.56	126.4	449	£1,242		£558,169	Apr-23 Ap	r-28
	Total	47		3,912					
4.2.3	Garages	Nr of units 44.143	Size sqm 18	Total sqm 795	£psm £500		Total Cost £397,289	Apr-23 Ap	r-28
4.2.3	Total Build Costs	44.143	10	755	1300		£18,566,345	лрт-25 др	1-20
4.3	Extra-Over Construction Costs								
4.3.1.1	Externals (for houses)			extra-over on build cos			£1,313,743		r-28
4.3.1.2	Externals (for flats)	Ļ		extra-over on build cos	t for flats		£271,446		r-28
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs	}	£0 p	oer net ha oer unit			£0 £1,027,000		g-25 g-25
	Total Extra-Over Construction Costs		20,300				£2,612,189	25 Au	<u></u>
4.4	Professional Fees								
4.4.1	Professional Fees		8% (	on build costs (incl: ext	ernals)		£1,612,123	Jan-23 Ap	r-28
4.5	Total Professional Fees						£1,612,123		
4.5.1	Contingency Contingency	Г	4%	on build costs (incl: ext	ernals)		£806,061	Jan-23 Ap	r-28
	Total Contingency		.,,,,,				£806,061		
4.6	Planning Obligations								
4.6.1.1	Cat 2	Į.		oer house			£0		r-28
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)	-		oer flat oer market house			£0 £101,531		r-28 r-28
4.6.1.4	Cat(3)(A) Cat(3)(A)	ŀ		oer market nouse oer market flat			£101,531 £20,250		r-28 r-28
4.6.1.5	Cat(3)(B)	Ţ	£22,700 p	er affordable house			£136,515		r-28
4.6.1.6	Cat(3)(B)	Į		er affordable flat			£46,105	Apr-23 Ap	r-28
4.6.2	Electric charging points	Ļ		per unit (100% of hous	es; 50% of flats)		£131,812		r-28
4.6.3.2 4.6.4	Policy CC1, CC2 & CC3 Policy CC1, CC2 & CC3	ŀ	£15,000 p				£1,584,345 £471,393		r-28 r-28
	Policy G12 Biodiversity Net Gain	ŀ	£1,212				£191,496		r-28
4.6.5.1	Policy GI2a Stenshall SAC		£0	AC per house			£0	Apr-23 Ap	r-28
4.6.5.2				AC per flat			£0		r-28
4.6.5.2 4.6.6	Policy GI2a Stenshall SAC		£150,000 p				£300,000		r-28
4.6.5.2 4.6.6 4.6.7	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites	ļ		per unit			£1,874,354	Jan-23 Au	g-25
4.6.6	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106		£11,863 p				£4 857 801		
4.6.5.2 4.6.6 4.6.7 4.6.8	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions		£11,863 p				£4,857,801 £29,702,688		
4.6.5.2 4.6.6 4.6.7	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106		£11,863 [				£4,857,801 £29,702,688 £46,193,161		
4.6.5.2 4.6.6 4.6.7 4.6.8	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites \$106 Total Developer Contributions TOTAL DEVELOPMENT COSTS	EREST]	£11,863 g				£29,702,688		
4.6.5.2 4.6.6 4.6.7 4.6.8 5.0 6.0	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]	erest]					£29,702,688 £46,193,161		
4.6.5.2 4.6.6 4.6.7 4.6.8 5.0 6.0 7.0	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EREST]	APR	PCM			£29,702,688 £46,193,161 £2,607,572		
4.6.5.2 4.6.6 4.6.7 4.6.8 5.0 6.0	Policy Gi2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL POLICIT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST]	EREST]			net costs		£29,702,688 £46,193,161		
4.6.5.2 4.6.6 4.6.7 4.6.8 5.0 6.0 7.0	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EREST]	APR		net costs		£29,702,688 £46,193,161 £2,607,572		
4.6.5.2 4.6.6 4.6.7 4.6.8 5.0 6.0 7.0	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	erest)	APR		net costs		£29,702,688 £46,193,161 £2,607,572		
4.6.5.2 4.6.6 4.6.7 4.6.8 5.0 6.0 7.0	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites S106 Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	EREST]	APR		net costs		£29,702,688 £46,193,161 £2,607,572		

5540 St. 11 W	ad Mikaldada (CT22)	150 Units	VA1	TECHNICAL CHECKS:		DVA CULANAADV		CASHFLOW	
Site	rd, Wheldrake (ST33)	Private Affordable	VAI	Sqm/ha	2,804	DVA SUMMARY: RLV	£6,101,974	CASHFLOW	V
Gross ha	6.00 Nr of units	105 45		Dwgs/ha	35	BLV	£5,145,000		
Net ha Land type	4.30 AH tenures Interme			Units/pa AH rate	60 30.0%	Viable? Headroom	Yes £956,974		
LV description	Village/Rural Social re			GDV=Total costs	-	Headroom per net ha	£222,552		
·	First Ho			Profit/total GDV	17.7%	Headroom per dwg	£6,380		
						Headroom psm	£70	C44	Finish
1.0	Site Acquisition					Headroom psm CIL liable	£97	Start	Finish
1.1	Net site value (residual land value)	_					£6,101,974	Jan-23	Aug-25
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0	Jan-23	Aug-25
1.3	Purchaser costs	Г	1 75%	on land costs			£294,599 £106,785	Jan-23 Jan-23	Aug-25 Aug-25
1.3	Total Site Acquisition Costs	L	1.75/0	on land costs			£6,503,357	3811-23	Aug-23
2.0	Developer's Return	_							
2.1	Central overheads	20.0%		on GDV	. 014 6817		£1,621,543	Jan-23	Nov-28
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	6.0%	Minus overheads		n OM GDV n AH transfer values		£6,393,593 £189,519	Oct-28 Oct-28	Nov-28 Nov-28
	Total Developer's Return						£8,204,655	00.120	
3.0	Development Value								
3.1 3.1.1	Private units Flats (NIA)	Nr of units 27.56	Size sqm 55.0	Total sqm 1,516	£psm £5,390	İ	Total Value £8,170,903	Apr-26	Oct-28
3.1.2	2 bed house	19.69	74.5	1,467	£4,200		£6,160,219	Oct-23	Oct-28
3.1.3	3 bed house	39.38	93.0	3,662	£4,200		£15,379,875	Oct-23	Oct-28
3.1.4	4+ bed house Total	18.38 105.0	117.1	2,152 8,796	£4,200		£9,038,050	Oct-23	Oct-28
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value		
3.2.1	Flats (NIA)	9.23	55.0	507	£2,156		£1,093,901	Apr-26	Oct-28
3.2.2 3.2.3	2 bed house 3 bed house	3.38 4.05	74.5 93.0	251 377	£1,680 £1,680		£422,415 £632,772	Oct-23 Oct-23	Oct-28 Oct-28
3.2.4	4+ bed house	1.35	117.1	158	£1,680		£265,608	Oct-23	Oct-28
	Total	18.0		1,294					
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 9.23	Size sqm 55.0	Total sqm 507	£psm £2,695	ı	Total Value £1,367,376	Apr-26	Oct-28
3.3.2	2 bed house	3.38	74.5	251	£2,100		£528,019	Oct-23	Oct-28
3.3.3	3 bed house	4.05	93.0	377	£2,100		£790,965	Oct-23	Oct-28
3.3.4	4+ bed house	1.35	117.1	158	£2,100		£332,010	Oct-23	Oct-28
3.4	Total Intermediate	18.0 Nr of units	Size sqm	1,294 Total sqm	£psm		Total Value		
3.4.1	Flats (NIA)	3.71	55.0	204	£3,773		£770,399	Apr-26	Oct-28
3.4.2	2 bed house	2.14	74.5	159	£2,940		£468,177	Oct-23	Oct-28
3.4.3 3.4.4	3 bed house 4+ bed house	2.48 0.68	93.0 117.1	230 79	£2,940 £2,940		£676,715 £232,407	Oct-23 Oct-23	Oct-28 Oct-28
5.4.4	Total	9.0	227.2	673	22,5-10	l	2232,407	000 25	000 20
	Gross Development Value						£46,329,809		
4.0 4.1	Development Costs Sales Cost								
4.1.1	Private units		3.00%	on OM GDV			£1,162,471	Apr-26	Oct-28
4.1.3	Affordable units			affordable housing			£22,500	Apr-26	Oct-28
4.2	Total Sales Costs  Build Costs						£1,184,971		
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost		
4.2.1.1	Flats (GIA)	27.56	64.4	1,775	£1,580		£2,803,652	Apr-23	Apr-28
4.2.1.2	2 bed house	19.69	77.2	1,519	£1,242		£1,886,584	Apr-23	Apr-28
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	39.38 18.38	96.0 120.5	3,780 2,213	£1,242 £1,242		£4,694,760 £2,749,133	Apr-23 Apr-23	Apr-28 Apr-28
	Total	105	110.5	9,287	L-1,L-11L	ļ	22,743,133	7,01 23	7101 20
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm	i	Total Cost		
4.2.2.1 4.2.2.2	Flats (GIA) 2 bed house	22.16 8.89	67.1 81.9	1,488 728	£1,580 £1,242		£2,350,381 £903,759	Apr-23 Apr-23	Apr-28 Apr-28
4.2.2.3	3 bed house	10.58	101.3	1,072	£1,242		£1,330,927	Apr-23	Apr-28
4.2.2.4	4+ bed house	3.38	126.4	427	£1,242		£529,907	Apr-23	Apr-28
	Total	45 Nr of units	Size sqm	3,714 Total sqm	£psm		Total Cost		
4.2.3	Garages	41.908	18	754	£500		£377,173	Apr-23	Apr-28
	Total Build Costs						£17,626,277		
4.3	Extra-Over Construction Costs		100/	extra-over on build o			64 247 224	A== 22	A== 20
4.3.1.1 4.3.1.2	Externals (for flats)		10% 5%	extra-over on build o			£1,247,224 £257,702	Apr-23 Apr-23	Apr-28 Apr-28
4.3.2	Site abnormals (remediation/demolition)		£200,000	per net ha			£860,000	Jan-23	Aug-25
4.3.3	Site opening costs		£3,250	per unit			£487,500	Jan-23	Aug-25
4.4	Total Extra-Over Construction Costs  Professional Fees						£2,852,426		
4.4.1	Professional Fees		8%	on build costs (incl: e	xternals)		£1,530,496	Jan-23	Apr-28
	Total Professional Fees						£1,530,496		
<b>4.5</b> 4.5.1	Contingency Contingency		194	on build costs (incl: e	xternals)		£765,248	Jan-23	Apr-28
	Total Contingency		476	bana costs (mci: e			£765,248	Jan-23	, tp1-20
4.6	Planning Obligations								
4.6.1.1	Cat 2			per house			£0	Apr-23	Apr-28
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)	ŀ		per flat per market house			£0 £96,390	Apr-23 Apr-23	Apr-28 Apr-28
4.6.1.4	Cat(3)(A)		£7,750	per market flat			£19,225	Apr-23	Apr-28
4.6.1.5	Cat(3)(B)		£22,700	per affordable house			£129,603	Apr-23	Apr-28
4.6.1.6 4.6.2	Cat(3)(B) Electric charging points	-		per affordable flat per unit (100% of hou	ises; 50% of flats)		£43,771 £125,138	Apr-23 Apr-23	Apr-28 Apr-28
4.6.3.2	Policy CC1, CC2 & CC3	ļ	£15,000	per house	, 11000,		£1,504,125	Apr-23	Apr-28
4.6.4	Policy CC1, CC2 & CC3		£9,000	per flat			£447,525	Apr-23	Apr-28
4.6.5.1 4.6.5.2	Policy G12 Biodiversity Net Gain Policy G12a Stenshall SAC	-		per unit SAC per house			£108,225 £0	Apr-23 Apr-23	Apr-28 Apr-28
4.6.6	Policy GI2a Stenshall SAC	ŀ		SAC per flat			£0	Apr-23	Apr-28
4.6.7	Policy H5 Gypsy and Traveller sites		£150,000	per pitch			£300,000	Apr-23	Apr-28
4.6.8	S106 Total Developer Contributions	<u> </u>	£16,047	per unit			£2,407,050 £5,181,051	Jan-23	Aug-25
5.0	TOTAL DEVELOPMENT COSTS						£29,140,469		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTERES						£43,848,481		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING	NTEREST]					£2,481,328		
8.0	Finance Costs		APR	PCM					
8.1	Finance	Г	7.75%		n net costs		-£2,481,328		
		-				'			
9.0	TOTAL PROJECT COSTS [INCLUDING INTERES	т]					£46,329,809	l	
	raisal has been prepared in line with the RICS v		irnose of the apprair	al is to assess the imn	act of planning policic	s on site viability at a straton		al is not a fo	rmal 'Red
		RICS Valuation – P <u>rofession</u>					ic icvei. Tills applaist		mar nea
	Book' (	INICO VAIGACION I IOIESSIC	Jilai Stailuai us OK Ja	iliual y 2022 Valuation	una snoula not be re	ica apon as saem			

	1 (500)							
SS20 Imphal Ba Site		769 Units vate Affordable	VA1	Sqm/ha	4,014	DVA SUMMARY:	£25,249,767	CASHFLOW
Gross ha		338 231		Dwgs/ha	4,014	BLV	£6,982,000	
Net ha	15.40 AH tenures Intermediate	46		Units/pa	192	Viable?	Yes	
Land type	Mixed Affordable re			AH rate	30.0%	Headroom	£18,267,767	
LV description	Strategic Site Social rent First Homes	92		GDV=Total costs Profit/total GDV	17 70/	Headroom per net ha Headroom per dwg	£1,186,219 £23,755	
	FIISE HOHIES			FIGHT/ total GDV	17.770	Headroom psm	£25,753	
						Headroom psm CIL liable		Start Finish
1.0	Site Acquisition							
1.1	Net site value (residual land value)	. 1		i			£25,249,767	Jan-23 Mar-27
1.2	Stamp Duty Land Tax	Category:	Commercial land				£0 £1,251,988	Jan-23 Mar-27 Jan-23 Mar-27
1.3	Purchaser costs	Ī	1.75%	on land costs			£441,871	Jan-23 Mar-27
	Total Site Acquisition Costs	I .					£26,943,626	
2.0	Developer's Return							
2.1	Central overheads	20.00/		on GDV			£8,313,112	Jan-23 Nov-31
2.2 2.4	Profit (net) on Private units Profit (net) on Affordable units	20.0%	Minus overheads		on OM GDV on AH transfer values		£32,777,819 £971,601	Oct-31 Nov-31 Oct-31 Nov-31
2.4	Total Developer's Return	0.0%	overneaus	2.370	on An cransier values		£42,062,532	000-31
3.0	Development Value							
3.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Value	ı
3.1.1 3.1.2	Flats (NIA) 2 bed house	141.30 100.93	55.0 74.5	7,772 7,519	£5,390 £4,200		£41,889,497 £31,581,388	Oct-27 Oct-31 Oct-23 Oct-31
3.1.2	3 bed house	201.86	93.0	18,773	£4,200		£78,847,493	Oct-23 Oct-31
3.1.4	4+ bed house	94.20	117.1	11,032	£4,200		£46,335,070	Oct-23 Oct-31
	Total	538.3		45,096				•
3.2	Social rent	Nr of units	Size sqm	Total sqm	£psm		Total Value	0+27
3.2.1 3.2.2	Flats (NIA) 2 bed house	47.29 17.30	55.0 74.5	2,601 1,289	£2,156 £1,680		£5,608,063 £2,165,581	Oct-27 Oct-31 Oct-23 Oct-31
3.2.3	3 bed house	20.76	93.0	1,931	£1,680		£3,244,011	Oct-23 Oct-31
3.2.4	4+ bed house	6.92	117.1	811	£1,680		£1,361,684	Oct-23 Oct-31
L	Total	92.3		6,632				
3.3 3.3.1	Affordable rent Flats (NIA)	Nr of units 47.29	Size sqm 55.0	Total sqm 2,601	£psm £2,695		Total Value £7,010,079	Oct-27 Oct-31
3.3.1	Flats (NIA) 2 bed house	47.29 17.30	74.5	2,601 1,289	£2,695 £2,100		£7,010,079 £2,706,976	Oct-27 Oct-31 Oct-23 Oct-31
3.3.3	3 bed house	20.76	93.0	1,931	£2,100		£4,055,014	Oct-23 Oct-31
3.3.4	4+ bed house	6.92	117.1	811	£2,100		£1,702,105	Oct-23 Oct-31
	Total	92.3		6,632	_			
3.4 3.4.1	Intermediate Flats (NIA)	Nr of units 19.03	Size sqm 55.0	Total sqm 1,047	£psm £3,773		Total Value £3,949,581	Oct-27 Oct-31
3.4.2	2 bed house	10.96	74.5	816	£2,940		£2,400,185	Oct-27 Oct-31 Oct-23 Oct-31
3.4.3	3 bed house	12.69	93.0	1,180	£2,940		£3,469,290	Oct-23 Oct-31
3.4.4	4+ bed house	3.46	117.1	405	£2,940		£1,191,473	Oct-23 Oct-31
-	Total  Gross Development Value	46.1		3,448			£237,517,489	
4.0	Development Costs						1237,317,403	
4.1	Sales Cost							
4.1.1	Private units		3.00%	on OM GDV			£5,959,603	Oct-27 Oct-31
4.1.3	Affordable units		£500	affordable housing			£115,350	Oct-27 Oct-31
4.2	Total Sales Costs Build Costs						£6,074,953	
4.2.1	Private units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Flats (GIA)	141.30	64.4	9,100	£1,580		£14,373,389	Apr-23 Apr-31
4.2.1.2	2 bed house	100.93	77.2	7,787	£1,242		£9,671,889	Apr-23 Apr-31
4.2.1.3 4.2.1.4	3 bed house 4+ bed house	201.86 94.20	96.0 120.5	19,379 11,348	£1,242 £1,242		£24,068,470 £14,093,890	Apr-23 Apr-31 Apr-23 Apr-31
4.2.1.4	Total	538	120.3	47,614	11,242		114,093,890	Api-23 Api-31
4.2.2	Affordable units	Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Flats (GIA)	113.62	67.1	7,629	£1,580		£12,049,618	Apr-23 Apr-31
4.2.2.2 4.2.2.3	2 bed house 3 bed house	45.56 54.21	81.9 101.3	3,730 5,494	£1,242 £1,242		£4,633,270 £6,823,220	Apr-23 Apr-31 Apr-23 Apr-31
4.2.2.4	4+ bed house	17.30	126.4	2,187	£1,242		£2,716,657	Apr-23 Apr-31 Apr-23 Apr-31
	Total	231		19,040				
		Nr of units	Size sqm	Total sqm	£psm		Total Cost	1
4.2.3	Garages Total Build Costs	214.849	18	3,867	£500		£1,933,641 £90,364,044	Apr-23 Apr-31
4.3	Extra-Over Construction Costs						190,364,044	
4.3.1.1	Externals (for houses)		10%	extra-over on build o	cost for houses		£6,394,104	Apr-23 Apr-31
4.3.1.2	Externals (for flats)	[	5%	extra-over on build o			£1,321,150	Apr-23 Apr-31
4.3.2	Site abnormals (remediation/demolition)			per net ha per unit			£3,080,000 £8,651,250	Jan-23 Mar-27 Jan-23 Mar-27
4.3.3	Site opening costs  Total Extra-Over Construction Costs		111,250	per unit			£19,446,504	Jan-25 IVIdf-2/
4.4	Professional Fees							
4.4.1	Professional Fees		8%	on build costs (incl:	externals)		£7,846,344	Jan-23 Apr-31
4.5	Total Professional Fees						£7,846,344	
<b>4.5</b> 4.5.1	Contingency	ı	4%	on build costs (incl:	externals)		£3,923,172	Jan-23 Apr-31
	Total Contingency						£3,923,172	
4.6	Planning Obligations							
4.6.1.1	Cat 2			per house			£0	Apr-23 Apr-31
4.6.1.2 4.6.1.3	Cat 2 Cat(3)(A)	ŀ		per flat per market house			£0 £494,159	Apr-23 Apr-31 Apr-23 Apr-31
4.6.1.4	Cat(3)(A)	ŀ		per market flat			£98,559	Apr-23 Apr-31 Apr-23 Apr-31
4.6.1.5	Cat(3)(B)		£22,700	per affordable house	2		£664,430	Apr-23 Apr-31
4.6.1.6	Cat(3)(B)	[		per affordable flat			£224,399	Apr-23 Apr-31
4.6.2 4.6.3.2	Electric charging points Policy CC1, CC2 & CC3	ŀ		per unit (100% of ho per house	uses; 50% of flats)		£641,538 £7,711,148	Apr-23 Apr-31 Apr-23 Apr-31
4.6.4	Policy CC1, CC2 & CC3	ŀ		per flat			£2,294,312	Apr-23 Apr-31 Apr-23 Apr-31
4.6.5.1	Policy G12 Biodiversity Net Gain	ļ	£722	per unit			£554,834	Apr-23 Apr-31
4.6.5.2	Policy GI2a Stenshall SAC	ļ		SAC per house			£0	Apr-23 Apr-31
4.6.6 4.6.7	Policy GI2a Stenshall SAC Policy H5 Gypsy and Traveller sites	}	£150,000	SAC per flat per pitch			£0 £450,000	Apr-23 Apr-31 Apr-23 Apr-31
4.6.7	S106	ŀ		per pitch per unit			£12,323,225	Jan-23 Mar-27
	Total Developer Contributions						£25,456,604	
5.0	TOTAL DEVELOPMENT COSTS		<del></del>	<del></del>	·		£153,111,622	
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	re#1					£222,117,779	
	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTER	ESTJ					£15,399,710	
7.0	Einanca Costs		APR	PCM				
	Finance Costs							
7.0	Finance Costs	ſ	7.75%	0.624%	on net costs		-£15,399,710	
7.0 8.0		[		0.624%	on net costs		-£15,399,710	
7.0 8.0		[		0.624%	on net costs		-£15,399,710	
7.0 8.0 8.1	Finance	]		0.624%	on net costs			
7.0 8.0 8.1	Finance  TOTAL PROJECT COSTS [INCLUDING INTEREST]	on guidance. The	7.75%			es on sita viahilibu at a statu	£237,517,489	alic not a formal local
7.0 8.0 8.1	Finance  TOTAL PROJECT COSTS [INCLUDING INTEREST]  praisal has been prepared in line with the RICS valuati		7.75% urpose of the apprais	sal is to assess the imp			£237,517,489	ll is not a formal 'Red

## **Appendix A1.6**

**Updated DVAs of tested older persons accommodation typologies** 

60 unit Retiren	nent home - Greenf VA1		60 Units			TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
oo unit netiren	Helit Hollie - Greelli VAI			ordable		Sam/ha	7.200	RLV	£502,725	0/10/11/2011
Gross	0.50	Nr of units	42	18		Dwgs/ha	120	BLV	£560,000	
						Dwgs/ha				
Net	0.50	AH tenures:	Intermediate	4		Units/pa	55	Viable?	No	
Land type:	Greenfield		Affordable rent	7		AH rate	30.0%	Headroom	-£57,275	
LV description	Urban		Social rent	7		GDV=Total costs	-	Headroom per net ha	-£114,551	
			First Homes	-		Profit/total GDV	6.8%	Headroom per dwg	-£955	
								Headroom psm flsp	-£11	
								Headroom psm CIL liable flsp	-£16	Start Finish
4.0	Cian Annualaiaina							ricuar com pom era music nop	220	Start Tillisii
1.0	Site Acquisition									
1.1	Net site value (residual la	nd value)				i			£502,725	Jan-24 Mar-25
1.2	Stamp Duty Land Tax		Catego	ory:	Commercial land				£0	Jan-24 Mar-25
									£14,636	Jan-24 Mar-25
1.3	Purchaser costs			Ī	1.80%	on land costs			£9,049	Jan-24 Mar-25
	Total Site Acquisition Cos	ts				•			£526,410	1
2.0		,,,,							2520,120	
	Developer's Profit			г	2.50/	CD1/			0540 705	
2.1	Central Overheads			ļ.	3.5%	on GDV			£512,795	Jan-24 Jan-27
2.4	Affordable units				2.5%	on AH transfer values			£64,638	Dec-26 Jan-27
	Total Developer's Profit								£999,734	
3.0	Development Value									
3.1	Private units		Nr	of units	Size sqm	Total sqm	£psm		Total Value	1
3.1.1	Retirement flats (NIA)			42.00	60.0	2,520	£4,788	İ	£12,065,760	Nov-25 Dec-26
						2,320				
3.1.2	Extracare flats (NIA)			0.00	71.0	-	£5,058		£0	Nov-25 Dec-26
				42.0		2,520				
3.2	Social rent		Nr	of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)			7.20	60.0	432	£1,915		£827,366	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)			0.00	71.0	-	£2,023		£0	Nov-25 Dec-26
			<u> </u>	7.2		432	,			
2.2	Affordable rent		Ne		Cino com	Total sgm	Cnom		Total Value	
3.3			INI	of units	Size sqm		£psm	i		
3.3.1	Retirement flats (NIA)			7.20	60.0	432	£2,394		£1,034,208	Nov-25 Dec-26
3.3.2	Extracare flats (NIA)			0.00	71.0	-	£2,529		£0	Nov-25 Dec-26
				7.2		432				
3.4	Intermediate		Nr	of units	Size sqm	Total sqm	£psm		Total Value	
3.4.1	Retirement flats (NIA)			3.60	60.0	216	£3,352	İ	£723,946	Nov-25 Dec-26
				0.00		210				
3.4.2	Extracare flats (NIA)				71.0		£3,541	l l	£0	Nov-25 Dec-26
				3.6		216				
	Gross Development Value	e							£14,651,280	
4.0	Development Costs									
4.1	Sales Cost									
4.1.1	Private units			Г	6.00%	on OM GDV			£723,946	Nov-25 Dec-26
4.1.3	Affordable units				£500	affordable housing			£9,000	Nov-25 Dec-26
	Total Sales Costs								£732,946	
4.2	Build Costs									
4.2.1	Private units		Nr	of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Retirement flats (GIA)			42	80.0	3,360	£1,668		£5,604,480	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)			0	109.0		£1,731		£0	Apr-24 Jun-26
4.2.1.2	Extracare riats (GIA)				105.0	2.000	11,731	l l	1.0	Apr-24 Jun-20
				42		3,360				
4.2.2	Affordable units		Nr_	of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Retirement flats (GIA)			18	80.0	1,440	£1,668		£2,401,920	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)			0	109.0	-	£1,731		£0	Apr-24 Jun-26
			·	18		1,440				
			Nr	of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2	6		141					1		A 24 Iv 26
4.2.3	Garages			13	18	234	£500		£117,180	Apr-24 Jun-26
	Total Build Costs			60					£8,123,580	
4.3	Extra-Over Construction	Costs								
4.3.1.1	Externals (for houses)				10%	extra-over on build cost	for houses		£11,718	Apr-24 Jun-26
4.3.1.2	Externals (for flats)			Ī	10%	extra-over on build cost	for flats		£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediat	ion/demolitio	n)	ľ	£0	per net ha			£0	Jan-24 Mar-25
4.3.3	Site opening costs	, ac	••		£6,500	per unit			£390,000	Jan-24 Mar-25
4.3.3		-t' Ct-			10,500	per unit				Juli 24 Iviui 25
	Total Extra-Over Constru	ction Costs							£1,202,358	
4.4	Professional Fees									
4.4.1	Professional Fees				8%	on build costs (incl: exte	rnals)		£714,875	Jan-24 Jun-26
	Total Professional Fees								£714,875	
4.5	Contingency									
4.5.1	Contingency			Г	1%	on build costs (incl: exte	rnals)		£357./38	Jan-24 Jun-26
1.5.1					1,0	on bana costs (men exte			£357,438	30.1.2.1 30.1.20
	Total Contingency								1337,430	
4.6	Other Planning Obligation	115								
4.6.1.1	Cat 3 (A)			L		per market house			£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)			L		per market flat			£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)				£0	per affordable house			£0	Apr-24 Jun-26
4.6.1.4	Cat 3 (B)			-	£0	per affordable flat			£0	Apr-24 Jun-26
4.6.2	Electric charging points			f		per unit (100% of house	s: 50% of flats)		£30,000	Apr-24 Jun-26
4.6.3.1	Policy CC1, CC2 & CC3			-		per house	3, 3070 01 11013)		£0	
										Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3			-		per flat			£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity No			L		per unit			£72,720	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC			ſ	£1,000	SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC			ſ	£500	SAC per flat			£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Trave			ļ		per pitch			£0	Apr-24 Jun-26
4.7.1	S106			-		per unit			£252,000	Jan-24 Mar-25
7.7.1		tions			14,200	per unit				Jai1-24   IVId1-25
<b>.</b>	Total Developer Contribu								£924,720	
5.0	TOTAL DEVELOPMENT CO	OSTS							£12,055,916	
6.0	TOTAL PROJECT COSTS [6	EXCLUDING IN	TEREST]						£13,582,060	
7.0	TOTAL INCOME - TOTAL								£1,069,220	
8.0	Finance Costs								, ,,	
					APR	PCM				
0.1	Financa			Г			ot costs	I	C1 060 220	I
8.1	Finance			L	7.75%	0.624% on n	net costs		-£1,069,220	1
I										I
I										I
L										<u> </u>
9.0	TOTAL PROJECT COSTS [I	NCLUDING IN	TEREST]						£14,651,280	
										•
This appraisa	I has been propored in line	with the DICS	valuation guidance. The		- 6 4	access the impact of plan		e viability at a strategic level. This	annesical is not a fe	rmal 'Dad Daak'

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book (RICS Valuation — Professional Standards UK January 2022 valuation and should not be relied upon as such.

60 unit Retirer	ment home - Browni VA1		60 Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
			Private Affordable		Sqm/ha	7,200	RLV	£1,281,133	
Gross	0.50 Nr	r of units	48 12		Dwgs/ha	120	BLV	£560,000	
Net	0.50 AH	H tenures:	Intermediate 2		Units/pa	55	Viable?	Yes	
Land type:	Brownfield		Affordable rent 5		AH rate	20.0%	Headroom	£721,133	
LV description	Urban		Social rent 5		GDV=Total costs	0	Headroom per net ha	£1,442,266	
			First Homes -		Profit/total GDV	6.9%	Headroom per dwg	£12,019	
			THIS CHOILES		i Tolity total ODV	0.570	Headroom psm flsp	£142	
							Headroom psm CIL liable flsp	£178	Start Finish
	a						Headroom psin Cit liable lisp	11/0	Start Finish
1.0	Site Acquisition								
1.1	Net site value (residual land v	value)			1		_	£1,281,133	Jan-24 Mar-25
1.2	Stamp Duty Land Tax		Category:	Commercial land				£0	Jan-24 Mar-25
					_			£53,557	Jan-24 Mar-25
1.3	Purchaser costs			1.80%	on land costs			£23,060	Jan-24 Mar-25
	Total Site Acquisition Costs							£1,357,750	
2.0	Developer's Profit								
2.1	Central Overheads			3.5%	on GDV			£542,959	Jan-24 Jan-27
2.4	Affordable units			2.5%	on AH transfer values		F	£43,092	Dec-26 Jan-27
2.4	Total Developer's Profit			2.3/0	Oli All transfer values				Dec-20 Jan-27
2.2								£1,068,682	
3.0	Development Value								
3.1	Private units		Nr of units	Size sqm	Total sqm	£psm	=	Total Value	
3.1.1	Retirement flats (NIA)		48.00	60.0	2,880	£4,788		£13,789,440	Nov-25 Dec-26
3.1.2	Extracare flats (NIA)		0.00	71.0	-	£5,058	_	£0	Nov-25 Dec-26
			48.0		2,880				
3.2	Social rent		Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)		4.80	60.0	288	£1,915		£551,578	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)		0.00	71.0	-	£2,023		£0	Nov-25 Dec-26
	,		4.8		288	,	_		
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Retirement flats (NIA)		4.80	60.0	288	£2,394	F	£689,472	Nov-25 Dec-26
					200		-		
3.3.2	Extracare flats (NIA)		0.00	71.0	-	£2,529	L	£0	Nov-25 Dec-26
			4.8		288	_			
3.4	Intermediate		Nr of units	Size sqm	Total sqm	£psm	_	Total Value	
3.4.1	Retirement flats (NIA)		2.40	60.0	144	£3,352		£482,630	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)		0.00	71.0	-	£3,541	L	£0	Nov-25 Dec-26
			2.4		144				
	Gross Development Value							£15,513,120	
4.0	Development Costs								
4.1	Sales Cost								
4.1.1	Private units			6.00%	on OM GDV			£827,366	Nov-25 Dec-26
4.1.3	Affordable units				affordable housing		-	£6,000	Nov-25 Dec-26
4.1.5	Total Sales Costs			1300	allordable floasing			£833,366	1404 25   DCC 20
4.2	Build Costs							1833,300	
			No. of contra	Cine seem	Total com	Corne		Tatal Cast	
4.2.1	Private units		Nr of units	Size sqm	Total sqm	£psm	_	Total Cost	
4.2.1.1	Retirement flats (GIA)		48	80.0	3,840	£1,668	<u> </u>	£6,405,120	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)		0	109.0	-	£1,731	L	£0	Apr-24 Jun-26
			48		3,840				
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	£psm	_	Total Cost	
4.2.2.1	Retirement flats (GIA)		12	80.0	960	£1,668		£1,601,280	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)		0	109.0	-	£1,731		£0	Apr-24 Jun-26
			12		960		_		
			Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages		15	18	268	£500		£133,920	Apr-24 Jun-26
	Total Build Costs		60					£8,140,320	
4.3	Extra-Over Construction Cost	ts							
4.3.1.1	Externals (for houses)			10%	extra-over on build cost f	or houses		£13,392	Apr-24 Jun-26
4.3.1.2	Externals (for flats)			10%	extra-over on build cost f		-	£800,640	Apr-24 Jun-26
			,			UI IIdtS	-		
4.3.2	Site abnormals (remediation)	/aemolitior	n)	£400,000	per net ha		<u> </u>	£200,000	Jan-24 Mar-25
4.3.3	Site opening costs			£U	per unit			£0	Jan-24 Mar-25
	Total Extra-Over Construction	n Costs						£1,014,032	
4.4	Professional Fees								
4.4.1	Professional Fees			8%	on build costs (incl: exter	nals)		£716,348	Jan-24 Jun-26
	Total Professional Fees							£716,348	
4.5	Contingency								
4.5.1	Contingency			4%	on build costs (incl: exter	nals)		£358,174	Jan-24 Jun-26
	Total Contingency							£358,174	
4.6	Other Planning Obligations								
4.6.1.1	Cat 3 (A)			£0	per market house			£0	Apr-24 Jun-26
4.6.1.2	Cat 3 (A)			£0	per market flat		_	£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)				per affordable house		F	£0	Apr-24 Jun-26
4.6.1.4	Cat 3 (B)				per affordable flat		=	£0	Apr-24 Jun-26
4.6.2				£1,000		FOO( of flots)	-	£30,000	
4.6.3.1	Electric charging points Policy CC1, CC2 & CC3				per unit (100% of houses; per house	, 30% 01 11ats)	-		
					l'		<u> </u>	£0	Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3				per flat		<u> </u>	£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net G	iain		£231	per unit		<u> </u>	£13,860	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC				SAC per house		<u> </u>	£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC			£500	SAC per flat			£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Traveller	r sites		£150,000	per pitch		_	£0	Apr-24 Jun-26
4.7.1	S106			£4,200	per unit			£252,000	Jan-24 Mar-25
	Total Developer Contribution	ns						£865,860	
5.0	TOTAL DEVELOPMENT COST							£11,928,101	
6.0	TOTAL PROJECT COSTS [EXCI		TEREST1					£14,354,532	
7.0	TOTAL INCOME - TOTAL COS							£1,158,588	1
		, , J [LACLUI	DING INTEREST					11,130,300	
8.0	Finance Costs			400	DCM				
				APR	PCM		_	04.455	
8.1	Finance			7.75%	0.624% on ne	et costs		-£1,158,588	
I									
I									
9.0	TOTAL PROJECT COSTS [INCL	LUDING INT	TEREST]					£15,513,120	
			<del></del>						

This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.

60 unit Retirer	ment home - Greenf VA1		60 Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
			Private Affordable		Sqm/ha	7,200	RLV	£502,725	
Gross	0.50 Nr	r of units	42 18		Dwgs/ha	120	BLV	£450,000	
Net	0.50 AF	H tenures:	Intermediate 4		Units/pa	55	Viable?	Yes	
Land type:	Greenfield		Affordable rent 7		AH rate	30.0%	Headroom	£52,725	
LV description	Village/Rural		Social rent 7		GDV=Total costs	-	Headroom per net ha	£105,449	
			First Homes -		Profit/total GDV	6.8%	Headroom per dwg	£879	
					Trong total ob t	0.070	Headroom psm flsp	£10	
							Headroom psm CIL liable flsp	£15	Start Finish
	av						Headroom psin Cit liable lisp	112	Start Fillish
1.0	Site Acquisition								
1.1	Net site value (residual land	value)			1		<u> </u>	£502,725	Jan-24 Mar-25
1.2	Stamp Duty Land Tax		Category:	Commercial land				£0	Jan-24 Mar-25
					_			£14,636	Jan-24 Mar-25
1.3	Purchaser costs			1.80%	on land costs			£9,049	Jan-24 Mar-25
	Total Site Acquisition Costs							£526,410	
2.0	Developer's Profit								
2.1	Central Overheads			3.5%	on GDV			£512,795	Jan-24 Jan-27
2.4	Affordable units			2.5%	on AH transfer values		F	£64,638	Dec-26 Jan-27
2.4				2.3/6	OII AIT transfer values				Dec-20 Jan-27
2.2	Total Developer's Profit							£999,734	
3.0	Development Value								
3.1	Private units		Nr of units	Size sqm	Total sqm	£psm	=	Total Value	
3.1.1	Retirement flats (NIA)		42.00	60.0	2,520	£4,788		£12,065,760	Nov-25 Dec-26
3.1.2	Extracare flats (NIA)		0.00	71.0	-	£5,058	_	£0	Nov-25 Dec-26
			42.0		2,520				
3.2	Social rent		Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.2.1	Retirement flats (NIA)		7.20	60.0	432	£1,915		£827,366	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)		0.00	71.0	-	£2,023		£0	Nov-25 Dec-26
	,		7.2		432	,	_		
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Retirement flats (NIA)		7.20	60.0	432	£2,394	F	£1,034,208	Nov-25 Dec-26
					- 452		-		
3.3.2	Extracare flats (NIA)		0.00	71.0		£2,529	L	£0	Nov-25 Dec-26
			7.2		432	_			
3.4	Intermediate		Nr of units	Size sqm	Total sqm	£psm	_	Total Value	
3.4.1	Retirement flats (NIA)		3.60	60.0	216	£3,352		£723,946	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)		0.00	71.0	-	£3,541	L	£0	Nov-25 Dec-26
			3.6		216				
	Gross Development Value							£14,651,280	
4.0	Development Costs								
4.1	Sales Cost								
4.1.1	Private units			6.00%	on OM GDV			£723,946	Nov-25 Dec-26
4.1.3	Affordable units				affordable housing		F	£9,000	Nov-25 Dec-26
4.1.3	Total Sales Costs			1300	alloruable flousing			£732,946	140V-23 Dec-20
								1/32,946	
4.2	Build Costs			<u></u>		_			
4.2.1	Private units		Nr of units	Size sqm	Total sqm	£psm	_	Total Cost	
4.2.1.1	Retirement flats (GIA)		42	80.0	3,360	£1,668		£5,604,480	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)		0	109.0	-	£1,731	<u> </u>	£0	Apr-24 Jun-26
			42		3,360				
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	£psm	_	Total Cost	
4.2.2.1	Retirement flats (GIA)		18	80.0	1,440	£1,668		£2,401,920	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)		0	109.0	-	£1,731		£0	Apr-24 Jun-26
	,		18		1,440	, -	_		-
			Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.3	Garages		13	18	234	£500	_	£117,180	Apr-24 Jun-26
4.2.3	Total Build Costs		60	10	254	1300		£8,123,580	Apr 24 Juli 20
4.3	Extra-Over Construction Cos	aka	00					18,123,380	
		SIS		100/				644.740	A 24 Iv- 26
4.3.1.1	Externals (for houses)			10%	extra-over on build cost fo		<u> </u>	£11,718	Apr-24 Jun-26
4.3.1.2	Externals (for flats)			10%	extra-over on build cost for	or flats	<u> </u>	£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediation,	n/demolition	n)	£0	per net ha		<u> </u>	£0	Jan-24 Mar-25
4.3.3	Site opening costs			£6,500	per unit			£390,000	Jan-24 Mar-25
	Total Extra-Over Construction	on Costs						£1,202,358	
4.4	Professional Fees								
4.4.1	Professional Fees			8%	on build costs (incl: extern	nals)		£714,875	Jan-24 Jun-26
	Total Professional Fees							£714,875	
4.5	Contingency								
4.5.1	Contingency			4%	on build costs (incl: extern	nals)		£357,438	Jan-24 Jun-26
	Total Contingency							£357,438	
4.6	Other Planning Obligations							2007,000	
4.6.1.1	Cat 3 (A)			£0	per market house			£0	Apr-24 Jun-26
4.6.1.2				£0	per market flat		-	£0	
	Cat 3 (A)						-		Apr-24 Jun-26
4.6.1.3	Cat 3 (B)				per affordable house		-	£0	Apr-24 Jun-26
4.6.1.4	Cat 3 (B)				per affordable flat		<u> </u>	£0	Apr-24 Jun-26
4.6.2	Electric charging points					50% of flats)	<u> </u>	£30,000	Apr-24 Jun-26
4.6.3.1	Policy CC1, CC2 & CC3				per house			£0	Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3			£9,000	per flat		_	£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net G	Gain		£1,212	per unit		_	£72,720	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC			£1,000	SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC			£500	SAC per flat			£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Travelle	er sites			per pitch		F	£0	Apr-24 Jun-26
4.7.1	S106				per unit			£252,000	Jan-24 Mar-25
l	Total Developer Contribution	ins		1-7,200	In a. a.m.			£924,720	2.   19101-23
F 0									
5.0	TOTAL DEVELOPMENT COST		TEDECT1					£12,055,916	
6.0	TOTAL PROJECT COSTS [EXC							£13,582,060	<b>.</b>
7.0	TOTAL INCOME - TOTAL COS	STS [EXCLU	DING INTEREST]					£1,069,220	
8.0	Finance Costs								
				APR	PCM		_		
8.1	Finance			7.75%	0.624% on ne	t costs		-£1,069,220	
I							<u>-</u>		
I									I
I									I
9.0	TOTAL PROJECT COSTS [INCI	LUDING INT	TEREST1					£14,651,280	
			•					, ,,	•

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60 unit Retirer	ment home - Browni VA1		60 Units		TECHNICAL CHECKS:		DVA SUMMARY:		CASHFLOW
			Private Affordable		Sqm/ha	7,200	RLV	£1,281,133	
Gross	0.50 Nr	of units	48 12		Dwgs/ha	120	BLV	£450,000	
Net	0.50 AH	l tenures:	Intermediate 2		Units/pa	55	Viable?	Yes	
Land type:	Brownfield		Affordable rent 5		AH rate	20.0%	Headroom	£831,133	
LV description	Village/Rural		Social rent 5		GDV=Total costs	0	Headroom per net ha	£1,662,266	
			First Homes -		Profit/total GDV	6.9%	Headroom per dwg	£13,852	
					Trong total ob v	0.370	Headroom psm flsp	£164	1
							Headroom psm CIL liable flsp	£205	Start Finish
	a						Headroom psin Cit liable lisp	1205	Start Fillish
1.0	Site Acquisition								
1.1	Net site value (residual land v	value)			1		<u> </u>	£1,281,133	Jan-24 Mar-25
1.2	Stamp Duty Land Tax		Category:	Commercial land	]			£0	Jan-24 Mar-25
					•			£53,557	Jan-24 Mar-25
1.3	Purchaser costs			1.80%	on land costs			£23,060	Jan-24 Mar-25
	Total Site Acquisition Costs							£1,357,750	
2.0	Developer's Profit								
2.1	Central Overheads			3.5%	on GDV			£542,959	Jan-24 Jan-27
2.4	Affordable units			2.5%	on AH transfer values		-	£43,092	Dec-26 Jan-27
	Total Developer's Profit			2.570	on run transfer values			£1,068,682	DCC 20 3411 27
3.0	Development Value							11,008,082	
			Nr of units	Cinn name	T-4-1	C		T-4-1M-line	
3.1	Private units			Size sqm	Total sqm	£psm	F	Total Value	
3.1.1	Retirement flats (NIA)		48.00	60.0	2,880	£4,788	<u> </u>	£13,789,440	Nov-25 Dec-26
3.1.2	Extracare flats (NIA)		0.00	71.0	-	£5,058	L	£0	Nov-25 Dec-26
			48.0		2,880				
3.2	Social rent		Nr of units	Size sqm	Total sqm	£psm	-	Total Value	
3.2.1	Retirement flats (NIA)		4.80	60.0	288	£1,915		£551,578	Nov-25 Dec-26
3.2.2	Extracare flats (NIA)		0.00	71.0	-	£2,023	L	£0	Nov-25 Dec-26
			4.8		288				
3.3	Affordable rent		Nr of units	Size sqm	Total sqm	£psm		Total Value	
3.3.1	Retirement flats (NIA)		4.80	60.0	288	£2,394		£689,472	Nov-25 Dec-26
3.3.2	Extracare flats (NIA)		0.00	71.0	-	£2,529		£0	Nov-25 Dec-26
	,		4.8		288				
3.4	Intermediate		Nr of units	Size sqm	Total sgm	£psm		Total Value	
3.4.1	Retirement flats (NIA)		2.40	60.0	144	£3,352	Г	£482,630	Nov-25 Dec-26
3.4.2	Extracare flats (NIA)		0.00	71.0	-	£3,541	F	£0	Nov-25 Dec-26
3.4.2	Extracare riats (NIA)			71.0	144	13,341	L	10	NOV-23 Dec-20
			2.4		144				
	Gross Development Value							£15,513,120	
4.0	Development Costs								
4.1	Sales Cost								
4.1.1	Private units			6.00%	on OM GDV		L	£827,366	Nov-25 Dec-26
4.1.3	Affordable units			£500	affordable housing			£6,000	Nov-25 Dec-26
	Total Sales Costs							£833,366	
4.2	Build Costs								
4.2.1	Private units		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.1.1	Retirement flats (GIA)		48	80.0	3,840	£1,668	Г	£6,405,120	Apr-24 Jun-26
4.2.1.2	Extracare flats (GIA)		0	109.0	-	£1,731	Ī	£0	Apr-24 Jun-26
	,		48		3,840		L		, , , , , , ,
4.2.2	Affordable units		Nr of units	Size sqm	Total sqm	£psm		Total Cost	
4.2.2.1	Retirement flats (GIA)		12	80.0	960	£1,668	F	£1,601,280	Apr-24 Jun-26
4.2.2.2	Extracare flats (GIA)		0		300	£1,731	-		Apr-24 Jun-26
4.2.2.2	Extracare riats (GIA)			109.0	960	11,/31	L	£0	Apr-24 Jun-26
			12					T. 10 .	
			Nr of units	Size sqm	Total sqm	£psm	F	Total Cost	
4.2.3	Garages		15	18	268	£500		£133,920	Apr-24 Jun-26
	Total Build Costs		60					£8,140,320	
4.3	Extra-Over Construction Cost	ts					_		
4.3.1.1	Externals (for houses)			10%	extra-over on build cost f			£13,392	Apr-24 Jun-26
4.3.1.2	Externals (for flats)			10%	extra-over on build cost f	or flats		£800,640	Apr-24 Jun-26
4.3.2	Site abnormals (remediation/	/demolitior	n)	£400,000	per net ha			£200,000	Jan-24 Mar-25
4.3.3	Site opening costs			£0	per unit			£0	Jan-24 Mar-25
	Total Extra-Over Construction	n Costs						£1,014,032	
4.4	Professional Fees								
4.4.1	Professional Fees			8%	on build costs (incl: exter	nals)		£716,348	Jan-24 Jun-26
	Total Professional Fees					,		£716,348	
4.5	Contingency						-	.,	
4.5.1	Contingency			4%	on build costs (incl: exter	nals)	Γ	£358,174	Jan-24 Jun-26
1.5.1	Total Contingency			170	on bana costs (men extern	11015/		£358,174	3011 2 1 3011 20
4.6	Other Planning Obligations							1330,174	
4.6.1.1				£0	nor market house			£0	Apr-24 Jun-26
	Cat 3 (A)			£0			-		
4.6.1.2	Cat 3 (A)				per market flat		F	£0	Apr-24 Jun-26
4.6.1.3	Cat 3 (B)				per affordable house		-	£0	Apr-24 Jun-26
4.6.1.4	Cat 3 (B)				per affordable flat		<u> </u>	£0	Apr-24 Jun-26
4.6.2	Electric charging points					: 50% of flats)	<u> </u>	£30,000	Apr-24 Jun-26
4.6.3.1	Policy CC1, CC2 & CC3				per house		<u> </u>	£0	Apr-24 Jun-26
4.6.3.2	Policy CC1, CC2 & CC3				per flat			£540,000	Apr-24 Jun-26
4.6.4	Policy G12 Biodiversity Net G	iain		£231	per unit		L	£13,860	Apr-24 Jun-26
4.6.5.1	Policy GI2a Stenshall SAC				SAC per house			£0	Apr-24 Jun-26
4.6.5.2	Policy GI2a Stenshall SAC			£500	SAC per flat			£30,000	Apr-24 Jun-26
4.6.6	Policy H5 Gypsy and Traveller	r sites		£150,000	per pitch			£0	Apr-24 Jun-26
4.7.1	S106			£4,200	per unit			£252,000	Jan-24 Mar-25
	Total Developer Contribution	ıs						£865,860	
5.0	TOTAL DEVELOPMENT COSTS							£11,928,101	
6.0	TOTAL PROJECT COSTS [EXCL		TEREST1					£14,354,532	
7.0	TOTAL INCOME - TOTAL COS							£1,158,588	1
8.0	Finance Costs	LEVELOI	mirresij					L1,136,300	
0.0	i mance Costs			400	DCM				
0.1	Finance			APR	PCM	at easts	=	C1 150 500	1
8.1	Finance			7.75%	0.624% on ne	et costs	L	-£1,158,588	I
I									I
I									1
l									
9.0	TOTAL PROJECT COSTS [INCL	LUDING INT	TEREST]					£15,513,120	l

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50 unit Extrac	are home - Brownfie VA1	50 Units	TECHNICAL CHECKS:	DVA SUMMARY:	CASHFLOW
		Private Affordable	Sqm/ha 7,100	RLV £503,474	
Gross	0.50 Nr of units	40 10	Dwgs/ha 100	BLV £560,000	
Net	0.50 AH tenures	: Intermediate 2	Units/pa 50	Viable? No	
Land type:	Brownfield	Affordable rent 4	AH rate 20.0%	Headroom -£56,526	
LV description	Urban	Social rent 4	GDV=Total costs -	Headroom per net ha -£113,051	
		First Homes -	Profit/total GDV 6.9%	Headroom per dwg -£1,131	
		•		Headroom psm flsp -£10	
				Headroom psm CIL liable flsp -£13	Start Finish
1.0	Site Acquisition				
1.1	Net site value (residual land value)			£503,474	Jan-24 Feb-25
1.2	Stamp Duty Land Tax	Category:	Commercial land	£0	Jan-24 Feb-25
				£14,674	Jan-24 Feb-25
1.3	Purchaser costs		1.80% on land costs	£9,063	Jan-24 Feb-25
	Total Site Acquisition Costs		•	£527,211	
2.0	Developer's Profit				
2.1	Central Overheads		3.5% on GDV	£565,611	Jan-24 Nov-26
2.4	Affordable units		2.5% on AH transfer values	£44,890	Oct-26 Nov-26
	Total Developer's Profit			£1,113,266	
3.0	Development Value				
3.1	Private units	Nr of units	Size sqm Total sqm £psm	Total Value	
3.1.1	Retirement flats (NIA)	0.00	60.0 - £4,788	£0	Oct-25 Oct-26
3.1.2	Extracare flats (NIA)	40.00	71.0 2,840 £5,058	£14,364,720	Oct-25 Oct-26
		40.0	2,840		
3.2	Social rent	Nr of units	Size sqm Total sqm £psm	Total Value	
3.2.1	Retirement flats (NIA)	0.00	60.0 - £1,915	£0	Oct-25 Oct-26
3.2.2	Extracare flats (NIA)	4.00	71.0 284 £2,023	£574,589	Oct-25 Oct-26
		4.0	284		
3.3	Affordable rent	Nr of units	Size sqm Total sqm £psm	Total Value	
3.3.1	Retirement flats (NIA)	0.00	60.0 - £2,394	£0	Oct-25 Oct-26
3.3.2	Extracare flats (NIA)	4.00	71.0 284 £2,529	£718,236	Oct-25 Oct-26
5.5.2	Extracare riats (IVIA)	4.0	284	1710,230	OCT 25 OCT 20
3.4	Intermediate	Nr of units	Size sqm Total sqm £psm	Total Value	
3.4.1	Retirement flats (NIA)	0.00	60.0 - £3,352	£0	Oct-25 Oct-26
3.4.2	Extracare flats (NIA)	2.00	71.0 142 £3,541	£502,765	Oct-25 Oct-26
5.4.2	Extracare riats (IVIA)	2.00	142	1302,703	OCT 25 OCT 20
-	Cross Davidonment Value	2.0	142	£16,160,310	1
4.0	Gross Development Value			£16,160,310	
4.1	Development Costs				
	Sales Cost		6.00% on OM GDV	C0C1 002	Oct-25 Oct-26
4.1.1	Private units		6.00% on OM GDV £500 affordable housing	£861,883	
4.1.3	Affordable units		±500 affordable housing	£5,000	Oct-25 Oct-26
	Total Sales Costs			£866,883	
4.2	Build Costs	<b>.</b>	a: <b>T</b>	T. 10.	
4.2.1	Private units	Nr of units	Size sqm Total sqm £psm	Total Cost	
4.2.1.1	Retirement flats (GIA)	40	80.0 - £1,668	£0	Apr-24 Apr-26
4.2.1.2	Extracare flats (GIA)	40	109.0 4,360 £1,731	£7,547,160	Apr-24 Apr-26
		40	4,360	T. 10 .	
4.2.2	Affordable units	Nr of units	Size sqm Total sqm £psm	Total Cost	
4.2.2.1	Retirement flats (GIA)	0	80.0 - £1,668		Apr-24 Apr-26
4.2.2.2	Extracare flats (GIA)	10	109.0 1,090 £1,731	£1,886,790	Apr-24 Apr-26
		10	1,090	T. 10 .	
	_	Nr of units	Size sqm Total sqm £psm	Total Cost	
4.2.3	Garages	0	18 - £500	£0	Apr-24 Apr-26
4.3	Total Build Costs	50		£9,433,950	
	Extra-Over Construction Costs		100/ subsequent build seek feet become		A 24 A 26
4.3.1.1	Externals (for houses)		10% extra-over on build cost for houses	£0	Apr-24 Apr-26
4.3.1.2	Externals (for flats)		10% extra-over on build cost for flats	£943,395	Apr-24 Apr-26
4.3.2	Site abnormals (remediation/demoliti	ion)	£400,000 per net ha	£200,000	Jan-24 Feb-25
4.3.3	Site opening costs		£0 per unit	£0	Jan-24 Feb-25
	Total Extra-Over Construction Costs			£1,143,395	
4.4	Professional Fees				
4.4.1	Professional Fees		8% on build costs (incl: externals)	£830,188	Jan-24 Apr-26
	Total Professional Fees			£830,188	
4.5	Contingency				
4.5.1	Contingency		4% on build costs (incl: externals)	£415,094	Jan-24 Apr-26
16	Total Contingency			£415,094	
4.6	Other Planning Obligations				
4.6.1.1	Cat 3 (A)		£0 per market house	<u>£0</u>	Apr-24 Apr-26
4.6.1.2	Cat 3 (A)		£0 per market flat	<u>£0</u>	Apr-24 Apr-26
4.6.1.3	Cat 3 (B)		£0 per affordable house	<u>£0</u>	Apr-24 Apr-26
4.6.1.4	Cat 3 (B)		£0 per affordable flat	£0	Apr-24 Apr-26
4.6.2	Electric charging points		£1,000 per unit (100% of houses; 50% of flat:		Apr-24 Apr-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000 per house	£0	Apr-24 Apr-26
4.6.3.2	Policy CC1, CC2 & CC3		£9,000 per flat	£450,000	Apr-24 Apr-26
4.6.4	Policy G12 Biodiversity Net Gain		£231 per unit	£11,550	Apr-24 Apr-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house	03	Apr-24 Apr-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat	£25,000	Apr-24 Apr-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch	03	Apr-24 Apr-26
4.7.1	S106		£4,200 per unit	£210,000	Jan-24 Feb-25
	Total Developer Contributions			£721,550	
5.0	TOTAL DEVELOPMENT COSTS	N=======1		£13,411,060	
6.0	TOTAL PROJECT COSTS [EXCLUDING I			£15,051,536	<b></b>
7.0	TOTAL INCOME - TOTAL COSTS [EXCL	UDING INTEREST]		£1,108,774	
8.0	Finance Costs				
I			APR PCM		
8.1	Finance		7.75% 0.624% on net costs	-£1,108,774	
I					
					1
9.0	TOTAL PROJECT COSTS [INCLUDING II	NTEREST]		£16,160,310	I.
This appraisa	I has been prepared in line with the RIC	S valuation guidance. The purpose	of the appraisal is to assess the impact of planning policies	on site viability at a strategic level. This appraisal is not a fe	ormal 'Red Book'
	p -p		Standards UK January 2022 valuation and should not be re		

50 unit Extraca	are home - Brownfie VA1	50 Units	TECHNICAL CHECKS:	DVA SUMMARY:	CASHFLOW
		Private Affordable	Sqm/ha 7,100	RLV £503,474	
Gross	0.50 Nr of units	40 10	Dwgs/ha 100	BLV £450,000	
Net Land type:	0.50 AH tenures: Brownfield	Intermediate 2 Affordable rent 4	AH rate 20.0%	Viable? Yes Headroom £53,474	
LV description		Social rent 4	GDV=Total costs -	Headroom per net ha £106,949	
L' description	v mage/ narai	First Homes -	Profit/total GDV 6.9%	Headroom per dwg £1,069	
				Headroom psm flsp £10	1
				Headroom psm CIL liable flsp £12	Start Finish
1.0	Site Acquisition				
1.1	Net site value (residual land value)			£503,474	Jan-24 Feb-25
1.2	Stamp Duty Land Tax	Category:	Commercial land	£0	Jan-24 Feb-25
1.3	D	ī	4.000/	£14,674	Jan-24 Feb-25
1.3	Purchaser costs  Total Site Acquisition Costs		1.80% on land costs	£9,063 £527,211	Jan-24 Feb-25
2.0	Developer's Profit			1527,211	
2.1	Central Overheads		3.5% on GDV	£565,611	Jan-24 Nov-26
2.4	Affordable units		2.5% on AH transfer values	£44,890	Oct-26 Nov-26
	Total Developer's Profit		<u>.</u>	£1,113,266	
3.0	Development Value				
3.1	Private units	Nr of units	Size sqm Total sqm £psm	Total Value	
3.1.1	Retirement flats (NIA)	0.00	60.0 - £4,788	£0	Oct-25 Oct-26
3.1.2	Extracare flats (NIA)	40.00	71.0 2,840 £5,058	£14,364,720	Oct-25 Oct-26
3.2	Social rent	40.0 Nr of units	2,840 Size sqm Total sqm £psm	Total Value	
3.2.1	Retirement flats (NIA)	0.00	60.0 - £1,915	£0	Oct-25 Oct-26
3.2.2	Extracare flats (NIA)	4.00	71.0 284 £2,023	£574,589	Oct-25 Oct-26
	, ,	4.0	284		
3.3	Affordable rent	Nr of units	Size sqm Total sqm £psm	Total Value	
3.3.1	Retirement flats (NIA)	0.00	60.0 - £2,394	£0	Oct-25 Oct-26
3.3.2	Extracare flats (NIA)	4.00	71.0 284 £2,529	£718,236	Oct-25 Oct-26
		4.0	284	T . 1971	
3.4 3.4.1	Intermediate Retirement flats (NIA)	Nr of units 0.00	Size sqm         Total sqm         £psm           60.0         -         £3,352	Total Value £0	Oct-25 Oct-26
3.4.2	Extracare flats (NIA)	2.00	71.0 142 £3,541	£502,765	Oct-25 Oct-26 Oct-25 Oct-26
5.1.2	Extracare rides (rin )	2.0	142	2502,703	000 25 000 20
	Gross Development Value		<del></del>	£16,160,310	
4.0	Development Costs				
4.1	Sales Cost				
4.1.1	Private units		6.00% on OM GDV	£861,883	Oct-25 Oct-26
4.1.3	Affordable units		£500 affordable housing	£5,000	Oct-25 Oct-26
4.2	Total Sales Costs  Build Costs			£866,883	
4.2.1	Private units	Nr of units	Size sqm Total sqm £psm	Total Cost	
4.2.1.1	Retirement flats (GIA)	0	80.0 - £1,668	±0	Apr-24 Apr-26
4.2.1.2	Extracare flats (GIA)	40	109.0 4,360 £1,731	£7,547,160	Apr-24 Apr-26
		40	4,360		
4.2.2	Affordable units	Nr of units	Size sqm Total sqm £psm	Total Cost	
4.2.2.1	Retirement flats (GIA)	0	80.0 - £1,668	£0	Apr-24 Apr-26
4.2.2.2	Extracare flats (GIA)	10	109.0 1,090 £1,731	£1,886,790	Apr-24 Apr-26
		10	1,090	T-t-I Ct	
4.2.3	Garages	Nr of units	Size sqm         Total sqm         £psm           18         -         £500	Total Cost £0	Apr-24 Apr-26
4.2.5	Total Build Costs	50	10 1500	£9,433,950	Apr 24 Apr 20
4.3	Extra-Over Construction Costs				
4.3.1.1	Externals (for houses)		10% extra-over on build cost for houses	D3	Apr-24 Apr-26
4.3.1.2	Externals (for flats)		10% extra-over on build cost for flats	£943,395	Apr-24 Apr-26
4.3.2	Site abnormals (remediation/demolitio	n)	£400,000 per net ha	£200,000	Jan-24 Feb-25
4.3.3	Site opening costs		£0 per unit	£0	Jan-24 Feb-25
4.4	Total Extra-Over Construction Costs Professional Fees			£1,143,395	
4.4.1	Professional Fees		8% on build costs (incl: externals)	£830,188	Jan-24 Apr-26
	Total Professional Fees	<u></u>	ore on band costs (men externals)	£830,188	3011 2 1 7 7 P. 20
4.5	Contingency				
4.5.1	Contingency		4% on build costs (incl: externals)	£415,094	Jan-24 Apr-26
	Total Contingency			£415,094	
4.6	Other Planning Obligations				
4.6.1.1	Cat 3 (A)		£0 per market house	£0	Apr-24 Apr-26
4.6.1.2	Cat 3 (A)		£0 per market flat £0 per affordable house	£0 £0	Apr-24 Apr-26
4.6.1.3 4.6.1.4	Cat 3 (B) Cat 3 (B)		£0 per affordable flotse	£0	Apr-24 Apr-26 Apr-24 Apr-26
4.6.2	Electric charging points		£1,000 per unit (100% of houses; 50% of flat		Apr-24 Apr-26
4.6.3.1	Policy CC1, CC2 & CC3		£15,000 per house	£0	Apr-24 Apr-26
4.6.3.2	Policy CC1, CC2 & CC3		£9,000 per flat	£450,000	Apr-24 Apr-26
4.6.4	Policy G12 Biodiversity Net Gain		£231 per unit	£11,550	Apr-24 Apr-26
4.6.5.1	Policy GI2a Stenshall SAC		£1,000 SAC per house	£0	Apr-24 Apr-26
4.6.5.2	Policy GI2a Stenshall SAC		£500 SAC per flat	£25,000	Apr-24 Apr-26
4.6.6	Policy H5 Gypsy and Traveller sites		£150,000 per pitch	0 <del>1</del>	Apr-24 Apr-26
4.7.1	S106 Total Developer Contributions		£4,200 per unit	£210,000 £721,550	Jan-24 Feb-25
5.0	TOTAL DEVELOPMENT COSTS			£13,411,060	
6.0	TOTAL PROJECT COSTS [EXCLUDING IN	TEREST]		£15,411,000 £15,051,536	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLU			£13,031,330 £1,108,774	1
8.0	Finance Costs				
			APR PCM		
8.1	Finance		7.75% 0.624% on net costs	-£1,108,774	Ī
					Ī
					I
9.0	TOTAL PROJECT COSTS [INCLUDING IN	TEREST1		£16,160,310	1
This appraisa	arnas been prepared in line with the RICS		of the appraisal is to assess the impact of planning policies Standards UK January 2022 valuation and should not be re	s on site viability at a strategic level. This appraisal is not a fo elied upon as such.	ormal 'Red Book'

## **Appendix A1.7**

**Updated DVAs of tested on campus student accommodation typologies** 

25-bed PBSA	VA1 2	5 Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	FLOW
			Sqm/ha -	RLV £116,0	05		
Gross	0.05 Priva	e Affordable	Dwgs/ha 50	BLV £22,5	00		
Net	0.05 Nr of beds 2	5 -	Units/pa 3:	Viable? Yes			
Land type	Greenfield Intermediate		AH rate 0.0				
LV description	On campus - GF Affordable rent		GDV=Total costs -	Headroom per net ha £1,870,1			
			Profit/total GDV 14.7				
10	Clara Atatat			Headroom psm CIL liable £1	41	Start	Finish
1.0	Site Acquisition  Net site value (residual land value)			£116,0	OF.	Jan-24	Oct-24
1.2	Stamp Duty Land Tax	Category: C	Commercial land		£0	Jan-24	Oct-24
1.2	Starrip Duty Early Tax	category.	commercial land		£0	Jan-24	Oct-24
1.3	Purchaser costs (Surveyors and Legal fees)		1.80% on land costs	£2,0		Jan-24	Oct-24
	Total Site Acquisition Costs			£118,0	_		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total D	Development Cost £66,6	70	Jan-24	Jul-26
2.2	Profit (net)	20% Mi	inus overheads 16.5% of Total D	Development Cost £314,2	99	May-26	Jul-26
	Total Developer's Profit			£380,9	69		
3.0	Development Value						
		r of units/beds	Total sqm (NIA) £ per bed pa (net) Yie				
3.1	Student beds	25	431 £5,425 5.25	% £2,583,3	33	Aug-25	May-26
4.0	Gross Development Value Development Costs			£2,583,3	33		
4.1	Sales Cost						
4.1.1	Private units		2.00% on OM GDV	£51,6	67	Aug-25	May-26
*****	Total Sales Costs		2.00%	£51,6		7105 23	may 20
4.2	Build Costs						
4.2.1	Private units	Nr of units	Total sqm (GIA) £psm	Total C	ost		
4.2.1.1	Student beds	25	663 £2,199	£1,457,9	37	Apr-24	Aug-25
	Total Build Costs	-		£1,457,9	37		
4.3	Extra-Over Construction Costs		10% extra-over on build cost for fla	C445.7	0.4	A 24	A 25
4.3.1	Externals (for flats)	-	£0 per net ha			Apr-24	Aug-25
4.3.2 4.3.3	Site abnormals (remediation/demolition) Site opening costs	-	£0 per init		£0 £0	Jan-24 Jan-24	Oct-24 Oct-24
4.5.5	Total Extra-Over Construction Costs		EU per driit	£145,7		Jan-24	OC1-24
4.4	Professional Fees			1143,7	J4		
4.4.1			8% on build costs (incl: externals)	£128,2	98	Jan-24	Aug-25
	Total Professional Fees		,	£128,2			
4.5	Contingency						
4.4.1	Contingency		4% on build costs (incl: externals)			Jan-24	Aug-25
	Total Contingency			£64,1	49		
4.6	Planning Obligations	_			_		
4.6.1	S106	<u> </u>	0.0% per unit		£0	Jan-24	Oct-24
4.6.2	Polcy H10 AH OSFC payment BREEAM	<u> </u>	FALSE per room  0.0% of build costs		£0	Jan-24 Apr-24	Oct-24
4.6.6		<u> </u>	£2,250 per room	£56,2		_	Aug-25
4.6.7.2 4.6.8	Policy CC1, CC2 & CC3 Policy G12 Biodiversity Net Gain	-	£15,000 per ha		50	Apr-24 Apr-24	Aug-25 Aug-25
4.0.0	Total Developer Contributions		£13,000 per na	£57,0		Api-24	Aug-23
5.0	TOTAL DEVELOPMENT COSTS			£1,904,8			
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£2,403,9			
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£179,4			
8.0	Finance Costs						
			APR PCM				
8.1	Finance		8.50% 0.682% on net co	sts -£179,426			
	TOTAL PROJECT COCTS SINGLEDING INTEGERS						
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]			£2,583,333			

NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.

Control of Control o	100-bed PBSA	VA1 100	Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASHI	LOW
Second   Company   Compa						£318,119		
March   Committed   Committe	Gross	0.17 Private	Affordable					
Meteoriphic   Greenfield   Greenfield   Gre			1 -					
Secription   Compast of Secr			_					
Selection   Sele								
See   Acquisition								
1.0   Site Acquaintion				Trong total do v			Start	Finish
1.1   Net site value (residual land value)	1.0	Site Acquisition						
Samp Duty, Land Tax		·				£318,119	Jan-24	Jan-25
1.3   Purchairer costs (Surveyors and Legal fees)   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% on land costs   1.80% of Total Stee Acquisition Costs   1.80% of Total Steephore Return			Category: Commercial land		ŀ			Jan-25
1.80% on land costs				1				Jan-25
Total Site Acquisition Costs	1.3	Purchaser costs (Surveyors and Legal fees)	1.80%	on land costs	l e			Jan-25
2.0								
Control overheads	2.0					2023,232		
20		•		3 5% of Total Developmen	t Cost	£266.852	lan-24	Nov-26
Total Developer's Profit   Student Accommodation   No funits/beds   Total sign (NLA) E per bed ga (net)   Yield   Total Value			20% Minus overheads					
Sudent Accommodation	2.2		20% 1411103 0461116003	10.5% of Total Developmen	1 6031		OCT 20	1404 20
Student Accommodation   No Funits/Peds   Total sym   Ni Funits   Feb. 425   S.259k   E10,333,333	2.0	•				11,324,070		
Student beds	3.0		of units/heds Total sam (NIA)	f ner hed na (net) Vield		Total Value		
Gross Development Value  4.0 Development Costs  4.1.1 Private units  5.00.667 Jan.26 Cott  4.1.1 Private units  6.0.1 Suide Costs  4.2 Build Costs  4.2.1 Private units  7.5 Total Suist Costs  4.2.1 Private units  8.5 Suident bed	3 1				Г		lan-26	Oct-26
August   See   S	3.1	Student beds	100 1,725	13,423 3.23/6	L	110,333,333	Jaii-20	OC1-20
August   See   S		Gross Develonment Value				£10 333 333		
Sales Cost   Sales Costs   S	4.0					110,333,333		
4.1.1   Private units   2.00%   on OM GDV   E206,667   Jan-26   Oct-2								
Total Sales Costs			2.00%	on OM GDV		£206 667	lan 26	Oct 26
A2-1	4.1.1		2.00%	OIT OIVI GDV			Juli 20	OCT 20
A2.1   Private units	4.2					1200,007		
Agrical   Student beds   100   2,654   £2,199   E5,836,146   Agrical   Jane2			of units/heds Total sam (GIA)	fnsm		Total Cost		
Total Build Costs   E5,836,146					Г		Apr 24	lan 26
## State   Sta	4.2.1.1	Statent beas	2,034	12,133	L	15,650,140	Apr-24	Jan-20
4.3.1   Externals (for flats)   10%   20   20   20   20   20   20   20		Total Build Costs	-			£5,836,146		
4.3.1   Externals (for flats)   10%   20   20   20   20   20   20   20	4.3	Extra-Over Construction Costs						
Site abnormals (remediation)   E0   per net ha   E0   Jan-24   Jan-2			10%	extra-over on build cost for flats		£583,615	Apr-24	Jan-26
Site opening costs   E0   per unit   E58,615   See					ŀ			Jan-25
Total Device Construction Costs   E583,615	4.3.3							Jan-25
A.4.1   Professional Fees   8% on build costs (incl: externals)   E513,581   Jan-24   Jan-2				The second secon				
A4.1   Professional Fees   8% on build costs (incl: externals)   £513,581   Jan-24	4.4							
Total Professional Fees   E513,581			8%	on build costs (incl: externals)		£513.581	Jan-24	Jan-26
4.4.1   Contingency								
A4.1   Contingency	4.5							
Total Contingency   £256,790	4.4.1		4%	on build costs (incl: externals)		£256,790	Jan-24	Jan-26
4.6.1   S106   E0   per unit   E0   Jan-24   J						,		
4.6.1 \$106 4.6.2 Policy H10 AH OSFC payment	4.6							
A6.2   Policy H10 AH OSFC payment   FALSE   per room   E0   Jan-24   Jan-			£0	per unit		£0	Jan-24	Jan-25
4.6.6 BREEAM					ļ ·			Jan-25
4.6.7.2 Policy CC1, CC2 & CC3					l l			Jan-26
4.6.8   Policy G12 Biodiversity Net Gain   £15,000   per ha   £2,550   Apr-24   Jan-2					ŀ			Jan-26
Total Developer Contributions					ļ ·			Jan-26
5.0 TOTAL DEVELOPMENT COSTS  6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]  7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance Costs  APR PCM  8.1 Finance  8.50% 0.682% on net costs  -£854,864  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]  £10,333,333		, ,						
6.0 TOTAL PROJECT COSTS [EXCLUDING INTEREST]  7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]  8.0 Finance Costs  APR PCM  8.1 Finance 8.50% 0.682% on net costs  -E854,864  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST]	5.0							
7.0 TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]								
8.0 Finance Costs  APR PCM  8.1 Finance 8.50% 0.682% on net costs -£854,864  9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,333,333			i					
8.1 Finance						1034,004		
8.1 Finance	0.0	Tillance Costs	APR	PCM				
9.0 TOTAL PROJECT COSTS [INCLUDING INTEREST] £10,333,333	8 1	Finance			Г	-£854 864		
· · · · ·			0.5576	5.13278 on net 603th	_	200 1,00 1		
· · · · ·								
· · · · ·								
· · · · ·	9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£10.333 333		
NR: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red			idens. The surrent of the		Union on the citability on a control			

B: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Re Book' (RICS Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.

200-bed PBSA	VA1 200	Units	TECHNICAL CHECKS:	DVA SUMMARY:	CASH	FLOW
			Sqm/ha -	RLV £17,341		
Gross	0.46 Private	Affordable	Dwgs/ha 435	BLV £207,000	İ	
Net	0.46 Nr of beds 200	-	Units/pa 267	Viable? No	İ	
Land type	Greenfield Intermediate	0	AH rate 0.0%	Headroom -£189,659	İ	
LV description	On campus - GF Affordable rent		GDV=Total costs -	Headroom per net ha -£412,303	İ	
	Social rent		Profit/total GDV 15.1%	Headroom per student bed -£948	İ	
				Headroom psm CIL liable -£36	Start	Finish
1.0	Site Acquisition			C17 241	100 24	**** 25
1.1 1.2	Net site value (residual land value) Stamp Duty Land Tax	Category:	Commercial land	£17,341 £0	Jan-24 Jan-24	Mar-25 Mar-25
1.2	Stamp Duty Land Tax	Category.	Commercial failu	£0 £0	Jan-24 Jan-24	Mar-25
1.3	Purchaser costs (Surveyors and Legal fees)	Ī	1.80% on land costs	£0 £312	Jan-24 Jan-24	Mar-25
1.5	Total Site Acquisition Costs		1.80% John land costs	£17,653	Ja11-24	Iviai-25
2.0	Developer's Return			22,,000		
2.1	Central overheads		3.5% of Total Development	t Cost £544,880	Jan-24	Apr-27
2.2	Profit (net)	20%	Minus overheads 16.5% of Total Development		Mar-27	Apr-27
2.2	Total Developer's Profit	20,-	20370 01 1000 2010 2010	£3,113,599	11101 21	7.p. 2.
3.0	Development Value			,,		
5.0		of units/beds	Total sqm (NIA) £ per bed pa (net) Yield	Total Value		
3.1	Student beds	200	3,450 £5,425 5.25%	£20,666,667	Jun-26	Mar-27
5.1	State in Seas		5,700			
	Gross Development Value			£20,666,667		
4.0	Development Costs					
4.1	Sales Cost					
4.1.1	Private units		2.00% on OM GDV	£413,333	Jun-26	Mar-27
	Total Sales Costs			£413,333		
4.2	Build Costs					
4.2.1	Private units Nr	of units/beds	Total sqm (GIA) £psm	Total Cost		
4.2.1.1	Student beds	200	5,308 £2,199	£11,672,292	Apr-24	Jun-26
	Total Build Costs	-		£11,672,292		
4.3	Extra-Over Construction Costs		500/ Later and halld and for flate	C4 467 220	A 24	lum 20
4.3.1	Externals (for flats)	ŀ	10% extra-over on build cost for flats	£1,167,229	Apr-24	Jun-26
4.3.2	Site abnormals (remediation/demolition)	ŀ	£0 per net ha	60	Jan-24	Mar-25
4.3.3	Site opening costs		£1,588 per unit	£317,500	Jan-24	Mar-25
4.4	Total Extra-Over Construction Costs Professional Fees			£1,484,729		
4.4.1	Professional Fees Professional Fees		8% on build costs (incl: externals)	£1,027,162	Jan-24	Jun-26
4.4.1	Total Professional Fees		6% Off build costs (Inc.: externals)	£1,027,162	JdII-24	Juli-26
4.5	Contingency			E1,UEr,IUE		
4.4.1	Contingency		4% on build costs (incl: externals)	£513,581	Jan-24	Jun-26
4.4.1	Total Contingency		4/6 Juli bullu costs (Ilici. externals)	£513,581	Ja11-24	Juli-20
4.6	Planning Obligations			2010101		
4.6.1	S106		£0 per unit	£0	Jan-24	Mar-25
4.6.2	Polcy H10 AH OSFC payment	ĺ	FALSE per room	£0	Jan-24	Mar-25
4.6.6	BREEAM	1	0.0% of build costs	£0	Apr-24	Jun-26
4.6.7.2	Policy CC1, CC2 & CC3	ľ	£2,250 per room	£450,000	Apr-24	Jun-26
4.6.8	Policy G12 Biodiversity Net Gain	Ī	£15,000 per ha	£6,900	Apr-24	Jun-26
	Total Developer Contributions		· ·	£456,900		
5.0	TOTAL DEVELOPMENT COSTS			£15,567,997		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]			£18,699,249		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]			£1,967,417		
8.0	Finance Costs					
			APR PCM			
8.1	Finance	Į	8.50% 0.682% on net costs	-£1,967,417	İ	
					i	
					i	
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]			£20,666,667		
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a function - Professional Standards UK January 2022 valuation and should not be relied upon as such.						3ook' (RICS

350-bed PBSA	VA1	350 Units	TECHNICAL CHECKS:	DVA SUMMARY:	CASHFLOW
			Sqm/ha -	RLV -£328,405	
Gross	0.76	Private Affordable	Dwgs/ha 461	BLV £342,000	
Net	0.76 Nr of beds	350 -	Units/pa 467	Viable? No	
Land type	Greenfield	Intermediate 0	AH rate 0.0%	Headroom -£670,405	
LV description	On campus - GF		GDV=Total costs -	Headroom per net ha -£882,112	
•			Profit/total GDV 15.1%	Headroom per student bed -£1,915	
			<u></u>	Headroom psm CIL liable -£72	Start Finish
1.0	Site Acquisition				
1.1	Net site value (residual land value)	_		-£328,405	Jan-24 May-25
1.2	Stamp Duty Land Tax	Category:	Commercial land	£0	Jan-24 May-25
		_		£0	Jan-24 May-25
1.3	Purchaser costs (Surveyors and Legal fee	es)	1.80% on land costs	£0	Jan-24 May-25
	Total Site Acquisition Costs			-£328,405	
2.0	Developer's Return				
2.1	Central overheads		3.5% of Total Deve	elopment Cost £953,421	Jan-24 Aug-27
2.2	Profit (net)	20%		elopment Cost £4,494,701	Jul-27 Aug-27
	Total Developer's Profit		•	£5,448,122	
3.0	Development Value				
	Student Accommodation	Nr of units/beds	Total sqm (NIA) £ per bed pa (net) Yield	Total Value	
3.1	Student beds	350	6,038 £5,425 5.25%	£36,166,667	Oct-26 Jul-27
		<u> </u>			
	Gross Development Value			£36,166,667	
4.0	Development Costs				
4.1	Sales Cost				
4.1.1	Private units		2.00% on OM GDV	£723,333	Oct-26 Jul-27
	Total Sales Costs		***	£723,333	
4.2	Build Costs				
4.2.1	Private units	Nr of units/beds	Total sqm (GIA) £psm	Total Cost	
4.2.1.1	Student beds	350	9,288 £2,199	£20,424,312	Apr-24 Oct-26
		<u> </u>	•		' '
	Total Build Costs	-		£20,424,312	1
4.3	Extra-Over Construction Costs				
4.3.1	Externals (for flats)		10% extra-over on build cost for flats	£2,042,431	Apr-24 Oct-26
4.3.2	Site abnormals (remediation/demolition	)	£0 per net ha	£0	Jan-24 May-25
4.3.3	Site opening costs		£1,588 per unit	£555,625	Jan-24 May-25
	Total Extra-Over Construction Costs		••	£2,598,056	
4.4	Professional Fees				
4.4.1	Professional Fees		8% on build costs (incl: externals)	£1,797,339	Jan-24 Oct-26
	Total Professional Fees		•	£1,797,339	
4.5	Contingency				
4.4.1	Contingency		4% on build costs (incl: externals)	£898,670	Jan-24 Oct-26
	Total Contingency		•	£898,670	
4.6	Planning Obligations				
4.6.1	S106		£0 per unit	£0	Jan-24 May-25
4.6.2	Polcy H10 AH OSFC payment	ļ.	FALSE per room	£0	Jan-24 May-25
4.6.6	BREEAM	ħ	0.0% of build costs	£0	Apr-24 Oct-26
4.6.7.2	Policy CC1, CC2 & CC3		£2,250 per room	£787,500	Apr-24 Oct-26
4.6.8	Policy G12 Biodiversity Net Gain	ļ.	£15,000 per ha	£11,400	Apr-24 Oct-26
	Total Developer Contributions			£798,900	
5.0	TOTAL DEVELOPMENT COSTS			£27,240,611	
6.0	TOTAL PROJECT COSTS [EXCLUDING INT	EDEST1		£32,360,327	
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUD			£3,806,339	+
8.0	Finance Costs	THE INTEREST		13,500,333	
8.0	Finance Costs		APR PCM		
8.1	Finance	r	8.50% 0.682% on net costs	-£3,806,339	
0.1	rillatice	L	8.30% 0.082% Off flet costs	-13,800,335	
0.0	TOTAL PROJECT COSTS [INCLUDING INT	rnrem)		£36,166,667	
9.0	TOTAL PROJECT COSTS [INCLUDING INT	EREST		130,100,007	
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a form					

600-bed PBSA	VA1	600 Units	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
			Sqm/ha -	RLV	-£1,478,059		
Gross	1.63	Private Affordable	Dwgs/ha 368	BLV	£733,500		
Net	1.63 Nr of beds	600 -	Units/pa 800	Viable?	No		
Land type	Greenfield Inter		AH rate 0.0%	Headroom	-£2,211,559		
LV description	On campus - GF Affor		GDV=Total costs (0)	Headroom per net ha	-£1,356,784		
			Profit/total GDV 15.1%	Headroom per student bed	-£3,686		
				Headroom psm CIL liable	-£139	Start	Finish
1.0	Site Acquisition				04 470 050		
1.1	Net site value (residual land value)	C-1	Communications	<u> </u>	-£1,478,059	Jan-24	Aug-25
1.2	Stamp Duty Land Tax	Category:	Commercial land		£0	Jan-24	Aug-25
1.3	Purchaser costs (Surveyors and Legal fees)	ı	1.80% on land costs		£0	Jan-24 Jan-24	Aug-25 Aug-25
1.5	Total Site Acquisition Costs		1.00% on land costs		-£1,478,059	Juli 24	Aug 23
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Develop	nent Cost	£1,634,676	Jan-24	Feb-28
2.2	Profit (net)	20%	Minus overheads 16.5% of Total Develop		£7,706,330	Jan-28	Feb-28
	Total Developer's Profit		•		£9,341,006		
3.0	Development Value						
	Student Accommodation	Nr of units/beds	Total sqm (NIA) £ per bed pa (net) Yield		Total Value		
3.1	Student beds	600	10,350 £5,425 5.25%		£62,000,000	Apr-27	Jan-28
	Gross Development Value				£62,000,000		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units		2.00% on OM GDV		£1,240,000	Apr-27	Jan-28
	Total Sales Costs				£1,240,000		
4.2	Build Costs						
4.2.1	Private units	Nr of units/beds	Total sqm (GIA) £psm		Total Cost		
4.2.1.1	Student beds	600	15,923 £2,199		£35,014,677	Apr-24	Apr-27
	Total Build Costs				£35,014,677		
4.3	Extra-Over Construction Costs				133,014,077		
4.3.1	Externals (for flats)	ŗ	10% extra-over on build cost for flats	_	£3,501,468	Apr-24	Apr-27
4.3.2	Site abnormals (remediation/demolition)	ŀ	£0 per net ha		£0	Jan-24	Aug-25
4.3.3	Site opening costs	ŀ	£1,588 per unit		£952,500	Jan-24	Aug-25
1.5.5	Total Extra-Over Construction Costs		21,500 per unit		£4,453,968	3011 2 1	7108 23
4.4	Professional Fees						
4.4.1	Professional Fees		8% on build costs (incl: externals)		£3,081,292	Jan-24	Apr-27
	Total Professional Fees				£3,081,292		
4.5	Contingency						
4.4.1	Contingency	Ī	4% on build costs (incl: externals)		£1,540,646	Jan-24	Apr-27
	Total Contingency		•		£1,540,646		
4.6	Planning Obligations						
4.6.1	S106		£0 per unit		£0	Jan-24	Aug-25
4.6.2	Polcy H10 AH OSFC payment	ļ	FALSE per room		£0	Jan-24	Aug-25
4.6.6	BREEAM	ļ	0.0% of build costs		£0	Apr-24	Apr-27
4.6.7.2	Policy CC1, CC2 & CC3	ſ	£2,250 per room		£1,350,000	Apr-24	Apr-27
4.6.8	Policy G12 Biodiversity Net Gain		£15,000 per ha		£24,450	Apr-24	Apr-27
	Total Developer Contributions				£1,374,450		
5.0	TOTAL DEVELOPMENT COSTS				£46,705,032		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTER	EST]			£54,567,980		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING	G INTEREST]			£7,432,020		
8.0	Finance Costs						
		ŕ	APR PCM				
8.1	Finance		8.50% 0.682% on net costs		-£7,432,020		
9.0	TOTAL PROJECT COSTS [INCLUDING INTERE	EST1			£62,000,000		
NB: This apprai	NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a (RICS Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.						

## **Appendix A1.8**

**Updated DVAs of tested off campus student accommodation typologies** 

25-bed PBSA	25 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
			Sqm/ha -	RLV	£402,319		
Gross	0.05 Private Affordable		Dwgs/ha 500	BLV	£75,000		
Net	0.05 Nr of beds 25 -		Units/pa 33	Viable?	Yes		
Land type	Brownfield Intermediat 0	<u> </u>	AH rate 0.0%	Headroom	£327,319		
LV description	City Centre Affordable r 0		GDV=Total costs -	Headroom per net ha	£6,546,390		
	Social rent 0		Profit/total GDV 13.2%	Headroom per student bed	£13,093		
				Headroom psm CIL liable	£494	Start	Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)		1		£402,319	Jan-24	Oct-24
1.2	Stamp Duty Land Tax Category:	Commercial land			£0	Jan-24	Oct-24
			1		£9,616	Jan-24	Oct-24
1.3	Purchaser costs (Surveyor & Legal fees)	1.80%	on land costs		£7,242	Jan-24	Oct-24
	Total Site Acquisition Costs				£419,177		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Developm		£73,927	Jan-24	Jul-26
2.2		Minus overheads	16.5% of Total Developm	ent Cost	£348,513	May-26	Jul-26
	Total Developer's Profit				£422,439		
3.0	Development Value						
	Student Accommodation Nr of units/beds		£ per bed pa (net) Yield		Total Value		
3.1	Student beds 25	431	£6,722 5.25%		£3,200,952	Aug-25	May-26
	Gross Development Value				£3,200,952		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£64,019	Aug-25	May-26
	Total Sales Costs				£64,019		
4.2	Build Costs	T. (-1.)	<b>5</b>		T. 1. 1. C 1		
4.2.1	Private units Nr of units/beds Student beds 25		£psm £2,199		Total Cost £1,457,937	A 24	A 25
4.2.1.1	Student beds 25	663	12,199		11,457,937	Apr-24	Aug-25
	Total Build Costs -				£1,457,937		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)	10%	extra-over on build cost for flats		£145,794	Apr-24	Aug-25
4.3.2	Site abnormals (remediation/demolition)	£400,000			£20,000	Jan-24	Oct-24
4.3.3	Site opening costs	£0	per unit		£0	Jan-24	Oct-24
	Total Extra-Over Construction Costs				£165,794		
4.4	Professional Fees						
4.4.1	Professional Fees	8%	on build costs (incl: externals)		£128,298	Jan-24	Aug-25
	Total Professional Fees				£128,298		
4.5	Contingency						
4.5.1	Contingency	4%	on build costs (incl: externals)		£64,149	Jan-24	Aug-25
	Total Contingency				£64,149		
4.6	Other Planning Obligations						
4.6.1	S106	0.0%			£0	Jan-24	Oct-24
4.6.2	Polcy H10 AH OSFC payment	£7,000			£175,000	Jan-24	Oct-24
4.6.6	BREEAM		of build costs		£0	Apr-24	Aug-25
4.6.7.2	Policy CC1, CC2 & CC3	£2,250			£56,250	Apr-24	Aug-25
4.6.8	Policy G12 Biodiversity Net Gain	£15,000	per ha		£750	Apr-24	Aug-25
	Total Developer Contributions				£232,000		
5.0	TOTAL DEVELOPMENT COSTS				£2,112,197		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£2,953,814		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£247,138		
8.0	Finance Costs	APR	PCM				
0.1	Finance				C247 120		
8.1	Finance	8.50%	0.682% on net costs		-£247,138		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£3,200,952		
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a form  Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.							ık' (RICS

100-bed PBSA	100 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	FLOW
			Sqm/ha -	RLV	£1,414,523		
Gross	0.17 Private Affordable		Dwgs/ha 588	BLV	£255,000		
Net	0.17 Nr of beds 100 -		Units/pa 133	Viable?	Yes		
Land type	Brownfield Intermediati -	_	AH rate 0.0%	Headroom	£1,159,523		
LV description	City Centre Affordable r -		GDV=Total costs -	Headroom per net ha	£6,820,721		
	Social rent -		Profit/total GDV 13.2%	Headroom per student bed	£11,595		
				Headroom psm CIL liable	£437	Start	Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)		_		£1,414,523	Jan-24	Jan-25
1.2	Stamp Duty Land Tax Category:	Commercial land			£0	Jan-24	Jan-25
					£60,226	Jan-24	Jan-25
1.3	Purchaser costs (Surveyor & Legal fees)	1.80%	on land costs		£25,461	Jan-24	Jan-25
	Total Site Acquisition Costs				£1,500,210		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Developme	ent Cost	£295,462	Jan-24	Nov-26
2.2	Profit (net) 20	% Minus overheads	16.5% of Total Developme	ent Cost	£1,392,890	Oct-26	Nov-26
	Total Developer's Profit				£1,688,352		
3.0	Development Value						
	Student Accommodation Nr of units/bed	ds Total sqm (NIA)	£ per bed pa (net) Yield		Total Value		
3.1	Student beds 10	0 1,725	£6,722 5.25%		£12,803,810	Jan-26	Oct-26
		•					
	Gross Development Value				£12,803,810		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£256,076	Jan-26	Oct-26
	Total Sales Costs		•		£256,076	<u>'</u>	
4.2	Build Costs						
4.2.1	Private units Nr of units/bed	ds Total sqm (GIA)	£psm		Total Cost		
4.2.1.1	Student beds 10	00 2,654	£2,199		£5,836,146	Apr-24	Jan-26
		•	<u> </u>				
	Total Build Costs -				£5,836,146		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)	10%	extra-over on build cost for flats		£583,615	Apr-24	Jan-26
4.3.2	Site abnormals (remediation/demolition)	£400,000	per net ha		£68,000	Jan-24	Jan-25
4.3.3	Site opening costs	£0	per unit		£0	Jan-24	Jan-25
	Total Extra-Over Construction Costs				£651,615		
4.4	Professional Fees						
4.4.1	Professional Fees	8%	on build costs (incl: externals)		£513,581	Jan-24	Jan-26
	Total Professional Fees				£513,581		
4.5	Contingency						
4.5.1	Contingency	4%	on build costs (incl: externals)		£256,790	Jan-24	Jan-26
	Total Contingency				£256,790		
4.6	Other Planning Obligations						
4.6.1	S106	£0	per unit		£0	Jan-24	Jan-25
4.6.2	Polcy H10 AH OSFC payment	£7,000	per room		£700,000	Jan-24	Jan-25
4.6.6	BREEAM	0.0%	of build costs		£0	Apr-24	Jan-26
4.6.7.2	Policy CC1, CC2 & CC3	£2,250	per room		£225,000	Apr-24	Jan-26
4.6.8	Policy G12 Biodiversity Net Gain	£15,000	per ha		£2,550	Apr-24	Jan-26
	Total Developer Contributions				£927,550		
5.0	TOTAL DEVELOPMENT COSTS				£8,441,758		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£11,630,320		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£1,173,490		
8.0	Finance Costs						
		APR	PCM				
8.1	Finance	8.50%	0.682% on net costs		-£1,173,490		
		-					
l							
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£12,803,810		
NB: This apprai	isal has been prepared in line with the RICS valuation guidanc	e. The nurnose of the a	inpraisal is to assess the impact of planning	g policies on site viability at a strategic l	evel. This appraisal is not	formal 'Red	Book' (RICS

NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICI Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.

200-bed PBSA	200 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
			Sqm/ha -	RLV	£2,415,077		
Gross	0.46 Private Affordabl	le	Dwgs/ha 435	BLV	£690,000		
Net	0.46 Nr of beds 200 -		Units/pa 267	Viable?	Yes		
Land type	Brownfield Intermediat	0	AH rate 0.0%	Headroom	£1,725,077		
LV description	City Centre Affordable I		GDV=Total costs -	Headroom per net ha	£3,750,168		
·	Social rent		Profit/total GDV 13.2%	Headroom per student bed	£8,625		
				Headroom psm CIL liable	£325	Start	Finish
1.0	Site Acquisition						
1.1	Net site value (residual land value)				£2,415,077	Jan-24	Mar-25
1.2	Stamp Duty Land Tax Category:	Commercial land			£0	Jan-24	Mar-25
			_		£110,254	Jan-24	Mar-25
1.3	Purchaser costs (Surveyor & Legal fees)	1.80%	on land costs		£43,471	Jan-24	Mar-25
	Total Site Acquisition Costs	•			£2,568,802		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Developm	nent Cost	£592,666	Jan-24	Apr-27
2.2	Profit (net) 20	% Minus overheads	16.5% of Total Developm	nent Cost	£2,793,997	Mar-27	Apr-27
	Total Developer's Profit	•			£3,386,663		
3.0	Development Value						
	Student Accommodation Nr of units/bed	is Total sqm (NIA)	£ per bed pa (net) Yield		Total Value		
3.1	Student beds 20		£6,722 5.25%		£25,607,619	Jun-26	Mar-27
	<u></u>		<u> </u>				
	Gross Development Value				£25,607,619		
4.0	Development Costs						
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£512,152	Jun-26	Mar-27
	Total Sales Costs				£512,152		
4.2	Build Costs						
4.2.1	Private units Nr of units/bed	ls Total sqm (GIA)	£psm		Total Cost		
4.2.1.1	Student beds 20		£2,199		£11,672,292	Apr-24	Jun-26
			·				
	Total Build Costs -				£11,672,292		
4.3	Extra-Over Construction Costs						
4.3.1	Externals (for flats)	10%	extra-over on build cost for flats		£1,167,229	Apr-24	Jun-26
4.3.2	Site abnormals (remediation/demolition)	£400,000	per net ha		£184,000	Jan-24	Mar-25
4.3.3	Site opening costs	£0	per unit		£0	Jan-24	Mar-25
	Total Extra-Over Construction Costs	•			£1,351,229		
4.4	Professional Fees						
4.4.1	Professional Fees	8%	on build costs (incl: externals)		£1,027,162	Jan-24	Jun-26
	Total Professional Fees				£1,027,162		
4.5	Contingency						
4.5.1	Contingency	4%	on build costs (incl: externals)		£513,581	Jan-24	Jun-26
	Total Contingency				£513,581		
4.6	Other Planning Obligations						
4.6.1	S106		per unit		£0	Jan-24	Mar-25
4.6.2	Polcy H10 AH OSFC payment	£7,000	per room		£1,400,000	Jan-24	Mar-25
4.6.6	BREEAM	0.0%	of build costs		£0	Apr-24	Jun-26
4.6.7.2	Policy CC1, CC2 & CC3	£2,250			£450,000	Apr-24	Jun-26
4.6.8	Policy G12 Biodiversity Net Gain	£15,000	per ha		£6,900	Apr-24	Jun-26
	Total Developer Contributions				£1,856,900		
5.0	TOTAL DEVELOPMENT COSTS				£16,933,316		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£22,888,782		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£2,718,837		
8.0	Finance Costs						
		APR	PCM				
8.1	Finance	8.50%	0.682% on net costs		-£2,718,837		
1		_	<del></del>				
1							
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]				£25,607,619		
NR: This annraical h	as been prepared in line with the RICS valuation guidance. T	he numose of the ann	oraisal is to assess the impact of planning	nolicies on site viability at a strategic level. This	annraisal is not a formal !!	Red Book' (PI	CS Valuation
NB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red - Professional Standards UK January 2022 valuation and should not be relied upon as such.						ica book (Ni	valuation

Gross	350 Units	VA1	TECHNICAL CHECKS:	DVA SUMMARY:		CASH	IFLOW
			Sqm/ha -	RLV	£3,774,206		
	0.76 Private Affordabl	e	Dwgs/ha 461	BLV	£1,140,000		
Net	0.76 Nr of beds 350 -		Units/pa 467	Viable?	Yes		
Land type	Brownfield Intermediat	0	AH rate 0.0%	Headroom	£2,634,206		
LV description			GDV=Total costs (0)	Headroom per net ha	£3,466,061		
LV description			Profit/total GDV 13.2%	Headroom per student bed	£7,526		
Ì			110119 (0001 000	Headroom psm CIL liable	£284	Start	Finish
1.0	Site Acquisition			Headroom psin Cit habie	1204	Start	FIIIISII
1.1	Net site value (residual land value)				£3,774,206	Jan-24	May 25
1.2		Communications	1				May-25
1.2	Stamp Duty Land Tax Category:	Commercial land	1		£0	Jan-24	May-25
l			1		£178,210	Jan-24	May-25
1.3	Purchaser costs (Surveyor & Legal fees)	1.80%	on land costs		£67,936	Jan-24	May-25
	Total Site Acquisition Costs				£4,020,352		
2.0	Developer's Return						
2.1	Central overheads		3.5% of Total Devel		£1,036,417	Jan-24	Aug-27
2.2	Profit (net) 20	Minus overheads	16.5% of Total Devel	opment Cost	£4,885,967	Jul-27	Aug-27
	Total Developer's Profit				£5,922,384		
3.0	Development Value						
	Student Accommodation Nr of units/bed	ls Total sqm (NIA)	£ per bed pa (net) Yield		Total Value		
3.1	Student beds 35		£6,722 5.25%		£44,813,333	Oct-26	Jul-27
ĺ		,	,		, , , , , ,		
	Gross Development Value				£44,813,333		
4.0	Development Costs				144,013,333		
4.1	Sales Cost						
4.1.1	Private units	2.0%	on OM GDV		£896,267	Oct-26	Jul-27
4.1.1		2.0%	on OW GDV			Uct-26	Jui-27
	Total Sales Costs				£896,267		
4.2	Build Costs		_				
4.2.1	Private units Nr of units/bed		£psm		Total Cost		
4.2.1.1	Student beds 35	0 9,288	£2,199		£20,424,312	Apr-24	Oct-26
	Total Build Costs -				£20,424,312		
4.3	Extra-Over Construction Costs	_	1				
4.3.1	Externals (for flats)		extra-over on build cost for flats		£2,042,431	Apr-24	Oct-26
4.3.2	Site abnormals (remediation/demolition)		per net ha		£304,000	Jan-24	May-25
4.3.3	Site opening costs	£0	per unit		£0	Jan-24	May-25
	Total Extra-Over Construction Costs				£2,346,431		
4.4	Professional Fees		<u></u>				
4.4.1	Professional Fees	8%	on build costs (incl: externals)		£1,797,339	Jan-24	Oct-26
	Total Professional Fees				£1,797,339		
4.5	Contingency						
4.5.1	Contingency	4%	on build costs (incl: externals)		£898,670	Jan-24	Oct-26
	Total Contingency	•	•		£898,670		
4.6	Other Planning Obligations						
4.6.1	\$106	ff	per unit		£0	Jan-24	May-25
4.6.2	Polcy H10 AH OSFC payment		per room		£2,450,000	Jan-24	May-25
	BREEAM	0.0%	of build costs		£0	Apr-24	Oct-26
4.6.6	Policy CC1, CC2 & CC3	£2.250			£787,500	Apr-24	Oct-26
4.6.6 4.6.7.2	,,	£15,000	r · · · · ·		£11,400	Apr-24	Oct-26
4.6.7.2	Policy G12 Biodiversity Net Gain	,000	l ben one		£3,248,900	, qp. 2-3	000 20
	Policy G12 Biodiversity Net Gain						
4.6.7.2 4.6.8	Total Developer Contributions						
4.6.7.2 4.6.8 5.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS				£29,611,919		
4.6.7.2 4.6.8 5.0 6.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£29,611,919 £39,554,655		
4.6.7.2 4.6.8 5.0 6.0 7.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]				£29,611,919		
4.6.7.2 4.6.8 5.0 6.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST]				£29,611,919 £39,554,655		
4.6.7.2 4.6.8 5.0 6.0 7.0 8.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs	APR	РСМ		£29,611,919 £39,554,655 £5,258,678		
4.6.7.2 4.6.8 5.0 6.0 7.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	APR 8.50%	PCM 0.682% on net costs		£29,611,919 £39,554,655		
4.6.7.2 4.6.8 5.0 6.0 7.0 8.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs				£29,611,919 £39,554,655 £5,258,678		
4.6.7.2 4.6.8 5.0 6.0 7.0 8.0	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs Finance				£29,611,919 £39,554,655 £5,258,678		
4.6.7.2 4.6.8 5.0 6.0 7.0 8.0 8.1	Total Developer Contributions TOTAL DEVELOPMENT COSTS TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL PROJECT COSTS [EXCLUDING INTEREST] TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST] Finance Costs	8.50%	0.682% on net costs		£29,611,919 £39,554,655 £5,258,678 -£5,258,678		

600-bed PBSA	600 Units VA1 TECHNICAL CHECKS: DV	VA SUMMARY:	CASH	IFLOW
000-bea i bak		LV £5,142,859		
Gross		LV £2,445,000		
Net		iable? Yes		
Land type		eadroom £2,697,859		
LV description		eadroom per net ha £1,655,128		
		eadroom per student bed £4,496		
		eadroom psm CIL liable £169	Start	Finish
1.0	Site Acquisition			
1.1	Net site value (residual land value)	£5,142,859	Jan-24	Aug-25
1.2	Stamp Duty Land Tax Category: Commercial land	£0	Jan-24	Aug-25
		£246,643	Jan-24	Aug-25
1.3	Purchaser costs (Surveyor & Legal fees) 1.80% on land costs	£92,571	Jan-24	Aug-25
	Total Site Acquisition Costs	£5,482,073		
2.0	Developer's Return			
2.1	Central overheads 3.5% of Total Development C	Cost £1,781,535	Jan-24	Feb-28
2.2	Profit (net) 20% Minus overheads 16.5% of Total Development C		Jan-28	Feb-28
	Total Developer's Profit	£10,180,198		
3.0	Development Value			
	Student Accommodation Nr of units/beds Total sqm (NIA) £ per bed pa (net) Yield	Total Value		
3.1	Student beds 600 10,350 £6,722 5.25%	£76,822,857	Apr-27	Jan-28
	<u> </u>			
	Gross Development Value	£76,822,857		
4.0	Development Costs			
4.1	Sales Cost			
4.1.1	Private units 2.0% on OM GDV	£1,536,457	Apr-27	Jan-28
	Total Sales Costs	£1,536,457		
4.2	Build Costs			
4.2.1	Private units Nr of units/beds Total sqm £psm	Total Cost		
4.2.1.1	Student beds 600 15,923 £2,199	£35,014,677	Apr-24	Apr-27
	Total Build Costs -	£35,014,677		
4.3	Extra-Over Construction Costs			
4.3.1	Externals (for flats) 10% extra-over on build cost for flats	£3,501,468	Apr-24	Apr-27
4.3.2	Site abnormals (remediation/demolition) £400,000 per net ha	£652,000	Jan-24	Aug-25
4.3.3	Site opening costs £0 per unit	£0	Jan-24	Aug-25
	Total Extra-Over Construction Costs	£4,153,468		
4.4	Professional Fees			
4.4.1	Professional Fees 8% on build costs (incl: externals)	£3,081,292	Jan-24	Apr-27
	Total Professional Fees	£3,081,292		
4.5	Contingency			
4.5.1	Contingency 4% on build costs (incl: externals)	£1,540,646	Jan-24	Apr-27
	Total Contingency	£1,540,646		
4.6	Planning Obligations			
4.6.1	S106 £0 per unit	£0	Jan-24	Aug-25
4.6.2	Polcy H10 AH OSFC payment £7,000 per room	£4,200,000	Jan-24	Aug-25
4.6.6	BREEAM 0.0% of build costs	£0	Apr-24	Apr-27
4.6.7.2	Policy CC1, CC2 & CC3 £2,250 per room	£1,350,000	Apr-24	Apr-27
4.6.8	Policy G12 Biodiversity Net Gain £15,000 per ha	£24,450	Apr-24	Apr-27
	Total Developer Contributions	£5,574,450		
5.0	TOTAL DEVELOPMENT COSTS	£50,900,989		
6.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£66,563,260		
7.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£10,259,597		
8.0	Finance Costs			
L	APR PCM			
8.1	Finance 8.50% 0.682% on net costs	-£10,259,597		
9.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]	£76,822,857		
NB: This appra	raisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning	policies on site viability at a strategic level. This appraisal is not a	formal 'Red	Book' (RICS

IB: This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RIC Valuation – Professional Standards UK January 2022 valuation and should not be relied upon as such.

## **Appendix A1.9**

**Updated DVAs of tested retail typologies** 

4: SM/	ALL LOCAL CONVENIENCE		
	TECHNICAL CHECKS: DVA SUMMARY:		CASHFLOW
	GDV=Total costs - RLV per net ha	£1,639,022	<u> </u>
	Profit/total GDV 16.1% BLV per net ha	£2,000,000	
	Profit/total costs 20.0% Viable?	No	Start Finish
	Site BLV £62,222 Headroom psm CIL liable	-£40	
1.0			
<b>1.0</b> 1.1.1	Site Acquisition Site value (RLV) Site area 0.03 ha	£50,992	Jan-24 Feb-24
1.1.2	Stamp Duty Land Tax (on BLV)	£0	Jan-24 Feb-24
1.1.3	Surveyor & legal fees (on BLV)	£467	Jan-24 Feb-24
1.1.5	Total Site Acquisition Costs	£51,458	Juli 24 1 CD 24
2.0	S. d W. d		
2.0	Development Value  Nr. of units Size sqm Rent psm Yield Rent free (#mths)	Capital Value	
2.1	4: SMALL LOCAL CONVENIENCE 1 266 £215 5.3% 9	£1,089,333	Dec-24 Jan-25
2.2.1	Adjusted for rent free period	£1,048,321	Dec-24 Jan-25
2.2.2	Less purchaser costs 5.8% of capital value	£63,030	Dec-24 Jan-25
2.2.2	Total Net Development Value	£985,291	DCC 24 Jan 25
	Total Net Detelopment value	2303,231	
3.0	Development Costs		
3.1	Sales Cost	CO 052	Dan 24 Jan 25
3.1.1	Marketing costs 1.0% Letting agent fee 10% of rent	£9,853	Dec-24 Jan-25
3.1.2 3.1.3	· ·	£5,719 £2,860	Dec-24 Jan-25 Dec-24 Jan-25
3.1.3	Letting legal fees 5% of rent  Total Sales Costs	£18,431	Dec-24 Jan-23
3.2	Build Costs	110,431	
J	Nr. of units Size sqm Cost psm	Total Costs	1
3.2.1	4: SMALL LOCAL CONVENIENCE 1 280 £1,852	£518,560	Jan-24 Dec-24
3.2.2	BREEAM 'Excellent' 1.80% of build cost	£9,334	Jan-24 Dec-24
		£527,894	
3.3	Externals		
3.3.1	External works 15.0% of build costs	£79,184	Jan-24 Dec-24
3.3.2	Biodiversity Net Gain £15,000 per ha	£467	Jan-24 Dec-24
		£79,651	
3.4	Professional Fees		
3.4.1	Professional fees 10% of build costs + externals	£60,754	Jan-24 Dec-24
3.5	Contingency	£60,754	
3.5.1	Contingency  4% of build costs, externals + PFs	£26,732	Jan-24 Dec-24
3.3.1	Contingency 4/0 of build costs, externals + F13	£26,732	Jan-24 Dec-24
4.0	Other Policy Obligations	220). 02	
4.1	S106 5% of build costs	£25,928	Jan-24 Feb-24
	·	£25,928	
5.0	TOTAL DEVELOPMENT COSTS (including land payment)	£790,849	
6.0	Developer Return		
6.1	Central overheads 3.5%	£27,680	Jan-24 Dec-24
6.2	Profit (net) 16.5% of total development costs	£130,490	Dec-24 Jan-25
	Total Developer's Return	£158,170	
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]	£949,019	
8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INTEREST]	£36,272	
9.0	Finance Costs APR PCM		
9.1	Borrowing cost 8.50% 0.682%	-£36,272	
10.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]	£985,291	<u> </u>
NB: Th	is appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess	the impact of planning police	cies on site

<u>NB:</u> This appraisal has been prepared in line with the RICS valuation guidance. The purpose of the appraisal is to assess the impact of planning policies on site viability at a strategic level. This appraisal is not a formal 'Red Book' (RICS Valuation – Global Standards Effective from 31 January 2022) valuation and should not be relied upon as such.

7. RET	ALL WADEHOUSE (OUT OF TOWN COMPARISO	201		
/: KET	AIL WAREHOUSE (OUT OF TOWN COMPARISO	<u> </u>		
	TECHNICAL CHECKS:	DVA SUMMARY:		CASHFLOW
	GDV=Total costs -	RLV per net ha	£1,163,365	
	Profit/total GDV 16.0%	BLV per net ha	£2,000,000	
	Profit/total costs 20.0%	Viable?	No	Start Finish
	Site BLV £1,000,000	Headroom psm CIL liable	-£209	
1.0	Site Acquisition			
1.1.1	Site value (RLV) Site area	0.50 ha	£581,683	Jan-24 Feb-24
1.1.2	Stamp Duty Land Tax (on BLV)		£39,500	Jan-24 Feb-24
1.1.3	Surveyor & legal fees (on BLV)		£7,500	Jan-24 Feb-24
	Total Site Acquisition Costs		£628,683	
2.0	Development Value			
2.0	Nr. of units	s Size sqm Rent psm Yield Rent free (#mths)	Capital Value	
2.1	7: RETAIL WAREHOUSE (OUT OF TO 1		£4,666,667	Dec-24 Jan-25
2.2.1	Adjusted for rent free period	2,000 2210 0001	£4,467,118	Dec-24 Jan-25
2.2.2	Less purchaser costs	6.5% of capital value	£304,500	Dec-24 Jan-25
	Total Net Development Value	•	£4,162,618	,
			-	
3.0	Development Costs Sales Cost			
<b>3.1</b> 3.1.1	Marketing costs	1.0%	£41,626	Dec-24 Jan-25
3.1.2	Letting agent fee	1.0% 10% of rent	£28,000	Dec-24 Jan-25
3.1.2	Letting legal fees	5% of rent	£14,000	Dec-24 Jan-25
5.1.5	Total Sales Costs	370 01 10110	£83,626	DCC 24 3011 25
3.2	Build Costs			
	Nr. of units	s Size sqm Cost psm	Total Costs	
3.2.1	7: RETAIL WAREHOUSE (OUT OF TO 1		£1,878,000	Jan-24 Dec-24
3.2.2	BREEAM 'Excellent'	1.80% of build cost	£33,804	Jan-24 Dec-24
			£1,911,804	
3.3	Externals			
3.3.1	External works	15.0% of build costs	£286,771	Jan-24 Dec-24
3.3.2	Biodiversity Net Gain	£15,000 per ha	£7,500	Jan-24 Dec-24
			£294,271	
3.4	Professional Fees	400/ of heild costs i outernals	C220 607	157 24 Dog 24
3.4.1	Professional fees	10% of build costs + externals	£220,607	Jan-24 Dec-24
3.5	Contingency		£220,607	-
3.5.1	Contingency	4% of build costs, externals + PFs	£97,067	Jan-24 Dec-24
3.3.1	Contingency	470 of build costs, executais 1113	£97,067	Jan 24 Dec 2.
4.0	Other Policy Obligations			
4.1	\$106	5% of build costs	£93,900	Jan-24 Feb-24
		<u> </u>	£93,900	
5.0	TOTAL DEVELOPMENT COSTS (including land pay	yment)	£3,329,958	
6.0	Developer Return			
6.1	Central overheads	3.5%	£116,549	Jan-24 Dec-24
6.2	Profit (net)	16.5% of total development costs	£549,443	Dec-24 Jan-25
	Total Developer's Return		£665,992	
7.0	TOTAL PROJECT COSTS [EXCLUDING INTEREST]		£3,995,950	
8.0	TOTAL INCOME - TOTAL COSTS [EXCLUDING INT	EREST1	£166,668	
9.0	Finance Costs	APR PCM		
9.1	Borrowing cost	8.50% 0.682%	-£166,668	
5.1	Borrowing cost	3.3070	1100,000	
10.0	TOTAL PROJECT COSTS [INCLUDING INTEREST]	-	£4,162,618	
		valuation guidance. The purpose of the appraisal is to assess th		cies on site
		and Book! (BICS Valuation   Global Standards Effective from 21		

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