Full Appraisals for Colchester Whole Plan Viablilty Assessment

ON BEHALF OF: COLCHESTER CITY

COUNCIL

DATE: OCTOBER 2025



Lower Value Brownfield Appraisals

Scheme Typology		Low	er Value Brow	nfield	No of Units	9			BLV	RLV	Profit on value
Appraisal Ref	13		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.33m	£0.06m	20.0%
Development Value Summary Private Affordable	GIA 872 -	£/m2 £3,983	Capital Value £3,474,000	4	INPUTS Private Intermediate Affordable Rent	100% 0% 0%	9 -				Capital Value £ 3,474,000 -
GDV	872	£3,983	£3,474,000		Anordable Neik	070					-
Land Construction Fees etc Planning obligations Disposal costs			£1,772,768 £173,704 £497,322 £157,645		Total Development Proces Private	eds Sales value 3,474,000	9 Growth	Start month 13	Duration month 12		3,474,000 Total 3,474,000
Finance			£55,542		Intermediate	0,474,000		15	12		-
Total Costs			£2,656,981		Affordable Rent			9	12		-
PROFIT Profit on Cost Profit on Value (Blended)			£694,800 25.6% 20.0%		- - -						Ξ.
Land costs		Rate			Total						3,474,000
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation					(60,260) (5,960) (5,202) - (36,000)			1 1 3 10 10	1 1 1 10 10		(60,260) (5,960) (5,202) - (36,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Contingency Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(1,474,959) (105,314) (168,502) (147,496) (45,000)			Start 8 8 8 8 8	Duration 12 12 12 12 12		(1,474,959) (105,314) (168,502) (147,496) (45,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	sing sing		(2,583) - (12,600) - (67,500) (117,997) (157,142)			8 8 8 8 8	12 12 12 12 12 12 12 12		(2,583) - (12,600) - - (67,500) (117,997) (157,142)
EV Charging Points - Flats Other Costs Site Infrastructure Costs					- (45,000)			10	12		- (45,000)
Residential S106 Disposal Costs					(94,500)			10	10		(94,500)
Marketing and disposal cost					(157,645)			13	12		(157,645)
Total cost (exc finance)											(2,643,399)
Finance (exc land) Interest				7.50%	APR						- (55,542)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£3,474,000					2,698,940 (694,800)
Net Development Value Total Development Costs + Profit Balance Less:											3,474,000 3,393,740 80,260
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(662) (331) (4,966)
Residual Land Value											60,260
PROFIT Developers profit		Private		20.00%	GDV	£3,474,000					(694,800) (694,800)
Solo, opera prom		Affordable		6.00%		20,474,000					-

Scheme Typology		Low	er Value Brow	nfield	No of Units	25			BLV	RLV	Profit on value
Appraisal Ref	14		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.93m	-£0.13m	17.3%
Development Value Summary Private Affordable	GIA 1,696 656	£/m2 £3,983	2,352 Capital Value £6,755,000 £1,593,511	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	12 Units 18 3 5				Capital Value £ 6,755,000 722,930 870,581
GDV Land Construction	2,352	£3,550	£8,348,511 - £4,753,018		Affordable Rent	18%	5				870,581
Fees etc Planning obligations Disposal costs			£460,051 £1,242,901 £297,088		Total Development Proce	eds Sales value 6,755,000	25	Start month 18	Duration month 12		8,348,511 Total 6,755,000
Finance Total Costs			£131,890 £6,884,947		Intermediate Affordable Rent	722,930 870,581		15 14	12 12 12		722,930 870,581 -
PROFIT Profit on Cost Profit on Value (Blended)			£1,446,611 20.6% 17.3%		Total						- 8,348,511
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			133,047 - (15,600) - (100,000)			1 1 6 15 15	1 1 1 10 10		133,047 - (15,600) - (100,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(3,954,760) (277,782) (444,451) (395,476) (125,000)			Start 13 13 13 13 13	Duration 12 12 12 12 12		(3,954,760) (277,782) (444,451) (395,476) (125,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	ising ising		(7,175) (10,500) (24,500) (3,792) - (187,500) (316,381) (305,554)			13 13 13 13 13 13 13	12 12 12 12 12 12 12 12		(7,175) (10,500) (24,500) (3,792) - (187,500) (316,381) (305,554)
EV Charging Points - Flats Other Costs Site Infrastructure Costs Residential S106					(125,000) (262,500)			13 15 15	12 10 10		(125,000) (262,500)
Disposal Costs Marketing and disposal cost					(297,088)			18	12		(297,088)
Total cost (exc finance) Finance (exc land) Interest				7.50%	ADD						(6,853,057)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%	GDV	£6,755,000 £1,593,511					(131,890) 6,984,947 (1,351,000) (95,611)
Net Development Value Total Development Costs + Profit Balance											8,348,511 8,431,558 (83,047)
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					:
Residual Land Value											(133,047)
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£6,755,000 £1,593,511					(1,446,611) (1,351,000) (95,611)

Scheme Typology		Low	er Value Brow	nfield	No of Units	50			BLV	RLV	Profit on value
Appraisal Ref	15		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.85m	-£0.22m	17.3%
Davalanment Value Cummany			4,703	7	16 INPUTS	18	16				
Development Value Summary	GIA	£/m2	Capital Value		INPUIS		Units				Capital Value
Private	3,392	£3,983	£13,510,000					,			£
Affordable	1,312		£3,187,022		Private Intermediate	70% 12%	35 6				13,510,000 1,445,859
					Affordable Rent	18%	9	1			1,741,163
GDV	4,703	£3,550	£16,697,022					1			
Land											
Construction			£9,506,036								
Fees etc			£920,102		Total		50				16,697,022
Planning obligations			£2,485,802		Development Proce		_	Start	Duration		Total
Disposal costs			£584,175		Private	Sales value 13,510,000		month 18	month 16		13,510,000
Finance			£238,598		Intermediate	1,445,859		15	16		1,445,859
Total Costs			£13,734,713		Affordable Rent	1,741,163		14	16		1,741,163
PROFIT			£2,893,221								
Profit on Cost			20.6%		-						-
Profit on Value (Blended)			17.3%								
					Total						16,697,022
Land costs Site value		Rate			220,912			1	1		220,912
Acquisition costs					- 220,912			1	1		-
Statutory Planning Fees (Residential)					(31,200)			6	1		(31,200)
Planning Application Professional Fed Residential Site Preparation	es, Surveys	and reports			(200,000)			15 15	14 14		- (200,000)
Residential Site Preparation					(200,000)			10	14		(200,000)
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(7,909,520)			13	16		(7,909,520)
Residential Contingency Residential Professional Fees		5.0% 8.0%	of costs		(555,564) (888,902)			13 13	16 16		(555,564) (888,902)
Residential External Works		10%			(790,952)			13	16		(790,952)
Abnormals					(250,000)			13	16		(250,000)
Policy Related Costs Net Biodiversity costs					(14,350)			13	16		(14,350)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ising		(21,000)			13	16		(21,000)
M4(2) Category 2 Housing		egory 2 Hou			(49,000)			13	16		(49,000)
M4(3) Category 3 Housing M4(3) Category 3 Housing		egory 3 Hoι egory 3 Hoι			(7,583)			13 13	16 16		(7,583)
Future Homes Standard 2025		ogory o moc	ionig		(375,000)			13	16		(375,000)
Additional Low Carbon/Energy Reduc	ction				(632,762)			13	16		(632,762)
Building Safety Levy EV Charging Points - Flats					(611,107)			13 13	16 16		(611,107)
Ev Griarging Forms - Flats					-			10	10		-
Other Costs											
Site Infrastructure Costs Residential S106					(250,000) (525,000)			15 15	14 14		(250,000) (525,000)
Residential 3100					(525,000)			15	14		(525,000)
Disposal Costs											
Marketing and disposal cost					(584,175)			18	16		(584,175)
Total cost (exc finance)											(13,696,115)
											, . ,
Finance (exc land)				7.500	ADD						(000 500)
Interest				7.50%	APR						(238,598)
Total cost (exc land)											13,934,713
Developers profit		Private		20.00%		£13,510,000					(2,702,000)
		Affordable		6.00%	GDV	£3,187,022					(191,221)
Net Development Value											16,697,022
Total Development Costs + Profit											16,827,934
Balance Less:											(130,912)
SDLT						HMRC formula					
Acquisition Agent fees						1.0%					-
Acquisition Legal fees Interest on Land						0.5% 7.5%					-
Interest on Land						7.5%					
Residual Land Value											(220,912)
PROFIT											(2,893,221)
Developers profit		Private		20.00%		£13,510,000					(2,702,000)
		Affordable		6.00%	GDV	£3,187,022					(191,221)

Scheme Typology		Low	er Value Brow	nfield	No of Units	100			BLV	RLV	Profit on value
Appraisal Ref	16		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£3.71m	£2.95m	17.3%
			9,407	13	26	22	26				
Development Value Summary	GIA	£/m2	Capital Value		INPUTS		Units				Capital Value
Private	6,783	£3,983	£27,020,000				Omto				£
Affordable	2,624		£6,374,044		Private	70%	70				27,020,000
					Intermediate	12%	12				2,891,719
GDV	9,407	£3,550	£33,394,044		Affordable Rent	18%	18				3,482,325
	0,101	20,000	200,004,044					İ			
Land			(£160,588)					1			
Construction			£16,364,330		T-4-1		100				33,394,044
Fees etc Planning obligations			£1,732,025 £4,383,684		Total Development Proce	eds.	100	Start	Duration		33,394,044 Total
r lamming obligations			21,000,001		2010.00	Sales value		month	month		
Disposal costs			£1,158,350		Private	27,020,000		22	26		27,020,000
Finance Total Costs			£188,039		Intermediate	2,891,719		19	26		2,891,719
Total Costs			£23,665,841		Affordable Rent	3,482,325		18	26		3,482,325
PROFIT			£5,786,443								
Profit on Cost			23.9%		1						
Profit on Value (Blended)			17.3%								
Land costs		Rate			Total						33,394,044
Site value		Rate			(2,953,214)			1	1		(2,953,214)
Acquisition costs					(468,546)			1	1		(468,546)
Statutory Planning Fees (Residential					(40,160)			12	1		(40,160)
Planning Application Professional Fe Residential Site Preparation	es, Surveys	and reports			(160,588) (400,000)			19 19	24 24		(160,588) (400,000)
itesidential Site Freparation					(400,000)			15	24		(400,000)
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(13,552,074)			17	26		(13,552,074)
Residential Contingency Residential Professional Fees		5.0% 8.0%	of costs		(957,048) (1,531,277)			17 17	26 26		(957,048) (1,531,277)
Residential External Works		10%	OI COSIS		(1,355,207)			17	26		(1,355,207)
Abnormals					(500,000)			17	26		(500,000)
Policy Related Costs					(00.700)			17	26		(00 =00)
Net Biodiversity costs M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ieina		(28,700) (42,000)			17	26		(28,700) (42,000)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ising		(98,000)			17	26		(98,000)
M4(3) Category 3 Housing		egory 3 Hou			(15,167)			17	26		(15,167)
M4(3) Category 3 Housing Future Homes Standard 2025	M4(3) Cate	egory 3 Hou	ising		(750,000)			17 17	26 26		(750,000)
Additional Low Carbon/Energy Redu	ction				(677,604)			17	26		(750,000) (677,604)
Building Safety Levy					(1,222,214)			17	26		(1,222,214)
EV Charging Points - Flats								17	26		-
Other Costs											
Site Infrastructure Costs					(500,000)			19	24		(500,000)
Residential S106					(1,050,000)			19	24		(1,050,000)
L											
Disposal Costs Marketing and disposal cost					(1,158,350)			22	26		(1,158,350)
marketing and disposal cost					(1,100,000)				20		(1,100,000)
Total cost (exc finance)											(24,506,936)
Einenee (eve len-l)											
Finance (exc land) Interest				7.50%	APR						- (188,039)
				7.5070							
Total cost (exc land)					051/	00=					24,694,975
Developers profit		Private Affordable		20.00% 6.00%		£27,020,000 £6,374,044					(5,404,000) (382,443)
		Allordable		0.00%	GD V	20,374,044					(502,445)
Net Development Value											33,394,044
Total Development Costs + Profit											30,481,418
Balance Less:											2,912,626
SDLT						HMRC formula					(160,588)
Acquisition Agent fees						1.0%					(34,218)
Acquisition Legal fees						0.5%					(17,109)
Interest on Land						7.5%					(256,632)
Residual Land Value											2,953,214
PROFIT											(E 796 440)
Developers profit		Private		20.00%	GDV	£27,020,000					(5,786,443) (5,404,000)
, ,				6.00%		£6,374,044					(382,443)
		Affordable		0.0070	ODV	L0,374,044					(502,445)

Scheme Typology		Low	er Value Brow	nfield	No of Units	150			BLV	RLV	Profit on value
Appraisal Ref	17		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£5.56m	£3.80m	17.3%
Development Value Summary	GIA	£/m2	14,110 Capital Value	13	22 INPUTS	24	38 Units				Capital Value
Private Affordable	10,175 3,935	£3,983	£40,530,000 £9,561,066		Private Intermediate Affordable Rent	70% 12% 18%	105 18 27				40,530,000 4,337,578 5,223,488
GDV	14,110	£3,550	£50,091,066								., .,
Land Construction Fees etc			(£210,060) £24,546,495 £2,556,436		Total		150				50,091,066
Planning obligations Disposal costs			£6,575,527 £1,732,525		Development Proce	Sales value 40,530,000		Start month 24	Duration month 38		Total 40,530,000
Finance Total Costs			£1,049,274 £36,250,196		Intermediate Affordable Rent	4,337,578 5,223,488		21 20	22 22		4,337,578 5,223,488
PROFIT			£8,679,664								
Profit on Cost Profit on Value (Blended)			23.5% 17.3%		1						
Land costs		Rate			Total						50,091,066
Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fer Residential Site Preparation					(3,804,137) (607,069) (49,460) (210,060) (600,000)			1 1 12 21 21	1 1 1 20 20		(3,804,137) (607,069) (49,460) (210,060) (600,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(20,328,111) (1,435,572) (2,296,916) (2,032,811) (750,000)			Start 19 19 19 19 19	Duration 22 22 22 22 22 22		(20,328,111) (1,435,572) (2,296,916) (2,032,811) (750,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	ising ising		(43,050) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (1,833,321)			19 19 19 19 19 19 19	22 22 22 22 22 22 22 22 22 22		(43,050) (63,000) (147,000) (22,750) (1,125,000) (1,016,406) (1,833,321)
Other Costs Site Infrastructure Costs Residential S106					(750,000) (1,575,000)			21 21	20 20		(750,000) (1,575,000)
Disposal Costs Marketing and disposal cost					(1,732,525)			24	38		(1,732,525)
Total cost (exc finance)											(36,618,051)
Finance (exc land) Interest				7.50%	APR						- (1,049,274)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£40,530,000 £9,561,066					37,667,325 (8,106,000) (573,664)
Net Development Value Total Development Costs + Profit Balance											50,091,066 46,346,989 3,744,076
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(210,060) (44,112) (22,056) (330,840)
Residual Land Value											3,804,137
PROFIT Developers profit		Private		20.00%	GDV	£40,530,000					(8,679,664) (8,106,000)
persopera pront		Affordable		6.00%		£9,561,066					(573,664)

Scheme Typology		Low	er Value Brow	nfield	No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	18		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£9.27m	£7.66m	17.3%
Davidonment Value Cummany			23,516	13	60 INPUTS	24	60				
Development Value Summary	GIA	£/m2	Capital Value		INPUIS		Units				Capital Value
Private	16,958	£3,983	£67,550,000								£
Affordable	6,559		£15,935,109		Private	70%	175				67,550,000
					Intermediate Affordable Rent	12% 18%	30 45				7,229,297 8,705,813
GDV	23,516	£3,550	£83,485,109		Affordable Rent	18%	45				8,705,813
	20,010	20,000	200,100,100								
Land			(£434,455)								
Construction			£40,910,824		T-4-1		250				00 405 400
Fees etc Planning obligations			£4,330,708 £10,959,211		Total Development Proce	ande	250	Start	Duration		83,485,109 Total
l laming congulation			210,000,211		2010.00	Sales value		month	month		
Disposal costs			£2,880,875		Private	67,550,000		24	60		67,550,000
Finance Total Costs			£272,736 £58,919,899		Intermediate	7,229,297		21	60		7,229,297
Total Costs			£58,919,899		Affordable Rent	8,705,813		20	60		8,705,813
PROFIT			£14,466,107								
Profit on Cost			24.1%								
Profit on Value (Blended)			17.3%								
144-		D. 1			Total						83,485,109
Land costs Site value		Rate			(7,663,729)			1	1		(7,663,729)
Acquisition costs					(1,235,375)			i	i		(1,235,375)
Statutory Planning Fees (Residential)					(68,060)			12	1		(68,060)
Planning Application Professional Fee	es, Surveys	and reports			(434,455)			21	58		(434,455)
Residential Site Preparation					(1,000,000)			21	58		(1,000,000)
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(33,880,185)			19	60		(33,880,185)
Residential Contingency		5.0%			(2,392,621)			19	60		(2,392,621)
Residential Professional Fees Residential External Works		8.0% 10%	of costs		(3,828,193) (3,388,019)			19 19	60 60		(3,828,193) (3,388,019)
Abnormals		10 /0			(1,250,000)			19	60		(1,250,000)
Policy Related Costs											
Net Biodiversity costs					(71,750)			19	60		(71,750)
M4(2) Category 2 Housing M4(2) Category 2 Housing	M4(2) Cate M4(2) Cate	egory 2 Hou	ising		(105,000) (245,000)			19 19	60 60		(105,000) (245,000)
M4(3) Category 3 Housing	M4(3) Cate				(37,916)			19	60		(37,916)
M4(3) Category 3 Housing	M4(3) Cate				-			19	60		-
Future Homes Standard 2025					(1,875,000)			19	60		(1,875,000)
Additional Low Carbon/Energy Reduc	tion				(1,694,009)			19	60 60		(1,694,009)
Building Safety Levy EV Charging Points - Flats					(3,055,536)			19 19	60		(3,055,536)
Ev charging remie ride									00		-
Other Costs											
Site Infrastructure Costs Residential S106					(1,250,000) (2,625,000)			21 21	58 58		(1,250,000) (2,625,000)
Residential 5106					(2,625,000)			21	58		(2,625,000)
Disposal Costs											
Marketing and disposal cost					(2,880,875)			24	60		(2,880,875)
Total cost (exc finance)											(61,316,993)
											(0.,010,000)
Finance (exc land)											
Interest				7.50%	APR						(272,736)
Total cost (exc land)											61,589,729
Developers profit		Private		20.00%	GDV	£67,550,000					(13,510,000)
, ,		Affordable		6.00%		£15,935,109					(956,107)
Not Davidonment V-I											92 405 400
Net Development Value Total Development Costs + Profit											83,485,109 76,055,835
Balance											7,429,274
Less:											
SDLT						HMRC formula					(434,455)
Acquisition Agent fees Acquisition Legal fees						1.0% 0.5%					(88,991) (44,496)
Interest on Land						0.5% 7.5%					(44,496) (667,433)
											(527,100)
Residual Land Value											7,663,729
PROFIT											(14,466,107)
Developers profit		Private		20.00%		£67,550,000					(13,510,000)
		Affordable		6.00%	GDV	£15,935,109					(956,107)

Medium Value Brownfield Appraisals

Scheme Typology		Medi	ım Value Brow	rnfield	No of Units	9			BLV	RLV	Profit on value
Appraisal Ref	7		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.33m	£0.25m	20.0%
Development Value Summary Private Affordable	GIA 872 -	£/m2 £4,283	Capital Value £3,735,000	7	INPUTS Private Intermediate Affordable Rent	100% 0% 0%	9 -				Capital Value £ 3,735,000 -
GDV Land Construction	872	£4,283	£3,735,000 (£3,306) £1,772,768		- - -						
Fees etc Planning obligations Disposal costs Finance			£177,010 £497,322 £168,738 £43,348		Total Development Proce Private Intermediate	eeds Sales value 3,735,000	9 Growth	Start month 18 15	Duration month 16		3,735,000 Total 3,735,000
Total Costs PROFIT Profit on Cost Profit on Value (Blended)			£2,655,879 £747,000 27.5% 20.0%		Affordable Rent			14	16		- - -
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	es, Surveys	Rate and reports			(247,964) (28,157) (5,202) (3,306) (36,000)			1 1 6 15	1 1 1 14 14		3,735,000 (247,964) (28,157) (5,202) (3,306) (36,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(1,474,959) (105,314) (168,502) (147,496) (45,000)			Start 13 13 13 13 13	Duration 16 16 16 16 16		(1,474,959) (105,314) (168,502) (147,496) (45,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(2,583) - (12,600) - - (67,500) (117,997) (157,142)			13 13 13 13 13 13 13 13	16 16 16 16 16 16 16		(2,583) - (12,600) - (67,500) (117,997) (157,142)
Other Costs Site Infrastructure Costs Residential S106					(45,000) (94,500)			15 15	14 14		(45,000) (94,500)
Disposal Costs Marketing and disposal cost					(168,738)			18	16		(168,738)
Total cost (exc finance)											(2,679,994)
Finance (exc land) Interest				7.50%	APR						- (43,348)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£3,735,000					2,723,342 (747,000)
Net Development Value Total Development Costs + Profit Balance Less:											3,735,000 3,470,342 264,658
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(3,306) (2,761) (1,381) (20,709)
Residual Land Value											247,964
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£3,735,000					(747,000) (747,000) -

Scheme Typology		Mediu	ım Value Brow	rnfield	No of Units	25			BLV	RLV	Profit on value
Appraisal Ref	8		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.93m	£0.34m	17.3%
Development Value Summary Private Affordable	GIA 1,696 656	£/m2 £4,283	2,352 Capital Value £7,262,500 £1,696,589	10	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	16 Units				Capital Value £ 7,262,500 757,945 938,644
GDV Land	2,352	£3,810	£8,959,089 (£8,417)		- 7 III O GUBIO TROIR	1070					000,011
Construction Fees etc Planning obligations			£4,753,018 £468,468 £1,242,901		Total Development Proc	Sales value	25	Start month	Duration month		8,959,089 Total
Disposal costs Finance Total Costs			£318,656 £101,827 £6,876,453		Private Intermediate Affordable Rent	7,262,500 757,945 938,644		21 18 17	16 16 16		7,262,500 757,945 938,644
PROFIT Profit on Cost Profit on Value (Blended)			£1,554,295 22.1% 17.3%		Total						8,959,089
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	s, Surveys	Rate and reports			(335,873) (42,468) (15,600) (8,417) (100,000)			1 1 9 18 18	1 1 1 14 14		(335,873) (42,468) (15,600) (8,417) (100,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(3,954,760) (277,782) (444,451) (395,476) (125,000)			Start 16 16 16 16 16	Duration 16 16 16 16 16		(3,954,760) (277,782) (444,451) (395,476) (125,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	ising ising		(7,175) (10,500) (24,500) (3,792) - (187,500) (316,381) (305,554)			16 16 16 16 16 16 16	16 16 16 16 16 16 16		(7,175) (10,500) (24,500) (3,792) - (187,500) (316,381) (305,554)
Other Costs Site Infrastructure Costs Residential S106					(125,000) (262,500)			18 18	14 14		- (125,000) (262,500)
Disposal Costs Marketing and disposal cost					(318,656)			21	16		(318,656)
Total cost (exc finance) Finance (exc land) Interest				7.50%	APR						(6,925,511) - (101,827)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%	GDV	£7,262,500 £1,696,589					7,027,338 (1,452,500) (101,795)
Net Development Value Total Development Costs + Profit Balance											8,959,089 8,581,633 377,456
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(8,417) (3,783) (1,892) (28,376)
Residual Land Value											335,873
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£7,262,500 £1,696,589					(1,554,295) (1,452,500) (101,795)

Scheme Typology		Mediu	ım Value Brow	rnfield	No of Units	50			BLV	RLV	Profit on value
Appraisal Ref	9		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.85m	£0.72m	17.3%
Development Value Summary Private Affordable	GIA 3,392 1,312	£/m2 £4,283	4,703 Capital Value £14,525,000 £3,393,178	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	24 Units 35 6 9				Capital Value £ 14,525,000 1,515,891 1,877,288
GDV Land Construction	4,703	£3,810	£17,918,178 (£31,028) £9,506,036		Anordable Netic	1070	9				1,077,200
Fees etc Planning obligations Disposal costs			£951,130 £2,485,802 £627,313		Total Development Pro	ceeds Sales value 14,525,000	50	Start month 18	Duration month 24		17,918,178 Total 14,525,000
Finance Total Costs			£149,774 £13,689,026		Intermediate Affordable Rent	1,515,891 1,877,288		15 14	24 24 24		1,515,891 1,877,288 -
PROFIT Profit on Cost Profit on Value (Blended)			£3,108,591 22.2% 17.3%		Total						- 17,918,178
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(724,783) (105,779) (31,200) (31,028) (200,000)			1 1 6 15 15	1 1 1 22 22		(724,783) (105,779) (31,200) (31,028) (200,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	uding Gara 5.0% 8.0% 10%	ges of costs		(7,909,520) (555,564) (888,902) (790,952) (250,000)			Start 13 13 13 13 13	Duration 24 24 24 24 24 24		(7,909,520) (555,564) (888,902) (790,952) (250,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	ising ising		(14,350) (21,000) (49,000) (7,583) (375,000) (632,762)			13 13 13 13 13 13	24 24 24 24 24 24 24		(14,350) (21,000) (49,000) (7,583) - (375,000) (632,762)
Building Safety Levy EV Charging Points - Flats Other Costs Site Infrastructure Costs Residential \$106					(611,107) - (250,000) (525,000)			13 13 15 15	24 24 22 22		(611,107) - (250,000) (525,000)
Disposal Costs Marketing and disposal cost					(627,313)			18	24		(627,313)
Total cost (exc finance) Finance (exc land)											(13,876,059)
Interest Total cost (exc land) Developers profit		Private		7.50% 20.00%	GDV	£14,525,000					(149,774) 14,025,833 (2,905,000)
Net Development Value Total Development Costs + Profit Balance		Affordable		6.00%	GDV	£3,393,178					(203,591) 17,918,178 17,134,423 783,755
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(31,028) (8,306) (4,153) (62,292)
Residual Land Value											724,783
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£14,525,000 £3,393,178					(3,108,591) (2,905,000) (203,591)

Scheme Typology		Mediu	ım Value Brow	rnfield	No of Units	100			BLV	RLV	Profit on value
Appraisal Ref	10		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£3.71m	£4.64m	17.3%
Development Value Summary Private Affordable	GIA 6,783 2,624	£/m2 £4,283	9,407 Capital Value £29,050,000 £6,786,356	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	70 12 18				Capital Value £ 29,050,000 3,031,781 3,754,575
GDV Land Construction	9,407	£3,810	£35,836,356 (£258,532) £16,364,330		Allordable Neill	1070	10				5,754,575
Fees etc Planning obligations			£1,829,970 £4,383,684		Total Development Proce	Sales value	100	Start month	Duration month		35,836,356 Total
Disposal costs Finance Total Costs			£1,244,625 £154,449 £23,718,525		Private Intermediate Affordable Rent	29,050,000 3,031,781 3,754,575		24 21 20	30 30 30		29,050,000 3,031,781 3,754,575 -
PROFIT Profit on Cost Profit on Value (Blended)			£6,217,181 25.6% 17.3%		Total						- 35,836,356
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(4,637,859) (742,791) (40,160) (258,532) (400,000)			1 1 12 21 21	1 1 1 28 28		(4,637,859) (742,791) (40,160) (258,532) (400,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(13,552,074) (957,048) (1,531,277) (1,355,207) (500,000)			Start 19 19 19 19 19	Duration 30 30 30 30 30		(13,552,074) (957,048) (1,531,277) (1,355,207) (500,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	ising ising		(28,700) (42,000) (98,000) (15,167) - (750,000) (677,604) (1,222,214)			19 19 19 19 19 19	30 30 30 30 30 30 30 30		(28,700) (42,000) (98,000) (15,167) - (750,000) (677,604) (1,222,214)
EV Charging Points - Flats Other Costs Site Infrastructure Costs Residential S106					(500,000) (1,050,000)			19 21 21	30 28 28		- (500,000) (1,050,000)
Disposal Costs Marketing and disposal cost					(1,244,625)			24	30		(1,244,625)
Total cost (exc finance) Finance (exc land)											(24,965,400)
Interest Total cost (exc land) Developers profit		Private Affordable		7.50% 20.00% 6.00%	GDV	£29,050,000 £6,786,356					(154,449) 25,119,849 (5,810,000) (407,181)
Net Development Value Total Development Costs + Profit Balance						23, 23, 23					35,836,356 31,337,030 4,499,326
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(258,532) (53,806) (26,903) (403,549)
Residual Land Value											4,637,859
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£29,050,000 £6,786,356					(6,217,181) (5,810,000) (407,181)

Scheme Typology		Mediu	um Value Brov	rnfield	No of Units	150			BLV	RLV	Profit on value
Appraisal Ref	11		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£5.56m	£6.45m	17.3%
Development Value Summary Private Affordable	GIA 10,175 3,935	£/m2 £4,283	14,110 Capital Value £43,575,000 £10,179,534	13	INPUTS Private Intermediate	70% 12%	Units 105 18				Capital Value £ 43,575,000 4,547,672
GDV Land	14,110	£3,810	£53,754,534 (£364,133)		Affordable Rent	18%	27				5,631,863
Construction Fees etc Planning obligations			£24,546,495 £2,710,509 £6,575,527		Total Development Proc	Sales value	150	Start month	Duration month		53,754,534 Total
Disposal costs Finance Total Costs			£1,861,938 £855,759 £36,186,094		Private Intermediate Affordable Rent	43,575,000 4,547,672 5,631,863		24 21 20	38 22 22		43,575,000 4,547,672 5,631,863 -
PROFIT Profit on Cost Profit on Value (Blended) Land costs		Rate	£9,325,772 25.2% 17.3%		Total						53,754,534
Land costs Site value Acquisition costs Statutory Planning Fees (Residential Planning Application Professional Fe Residential Site Preparation					(6,454,195) (1,038,474) (49,460) (364,133) (600,000)			1 1 12 21 21	1 1 1 20 20		(6,454,195) (1,038,474) (49,460) (364,133) (600,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	nges of costs		(20,328,111) (1,435,572) (2,296,916) (2,032,811) (750,000)			Start 19 19 19 19	Duration 22 22 22 22 22 22		(20,328,111) (1,435,572) (2,296,916) (2,032,811) (750,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Redu Bullding Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou gory 3 Hou	ising ising		(43,050) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (1,833,321)			19 19 19 19 19 19 19	22 22 22 22 22 22 22 22 22 22 22		(43,050) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (1,833,321)
Other Costs Site Infrastructure Costs Residential S106					(750,000) (1,575,000)			21 21	20 20		(750,000) (1,575,000)
Disposal Costs Marketing and disposal cost					(1,861,938)			24	38		(1,861,938)
Total cost (exc finance) Finance (exc land)											(37,332,942)
Interest				7.50%	APR						(855,759)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£43,575,000 £10,179,534					38,188,701 (8,715,000) (610,772)
Net Development Value Total Development Costs + Profit Balance Less:											53,754,534 47,514,473 6,240,062
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(364,133) (74,927) (37,463) (561,950)
Residual Land Value											6,454,195
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£43,575,000 £10,179,534					(9,325,772) (8,715,000) (610,772)

Scheme Typology		Mediu	ım Value Brow	nfield	No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	12		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£9.27m	£11.83m	17.3%
Development Value Summary Private Affordable	GIA 16,958 6,559	£/m2 £4,283	23,516 Capital Value £72,625,000 £16,965,891	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 175 30 45				Capital Value £ 72,625,000 7,579,453 9,386,438
GDV Land Construction	23,516	£3,810	£89,590,891 (£676,967) £40,910,824		- - -	1070					
Fees etc Planning obligations Disposal costs Finance Total Costs			£4,573,220 £10,959,211 £3,096,563 £235,748 £59,098,599		Private Intermediate Affordable Rent	Peds Sales value 72,625,000 7,579,453 9,386,438		Start month 24 21 20	Duration month 60 60		89,590,891 Total 72,625,000 7,579,453 9,386,438
PROFIT Profit on Cost Profit on Value (Blended)			£15,542,953 25.8% 17.3%		Total						- 89,590,891
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	s, Surveys a	Rate and reports			(11,834,931) (1,914,407) (68,060) (676,967) (1,000,000)			1 1 12 21 21	1 1 1 58 58		(11,834,931) (1,914,407) (68,060) (676,967) (1,000,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Incl	uding Gara 5.0% 8.0% 10%	ges of costs		(33,880,185) (2,392,621) (3,828,193) (3,388,019) (1,250,000)			Start 19 19 19 19	Duration 60 60 60 60 60		(33,880,185) (2,392,621) (3,828,193) (3,388,019) (1,250,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	gory 2 Hou gory 3 Hou	sing sing		(71,750) (105,000) (245,000) (37,916) (1,875,000) (1,694,009) (3,055,536)			19 19 19 19 19 19 19	60 60 60 60 60 60 60 60		(71,750) (105,000) (245,000) (37,916) - (1,875,000) (1,694,009) (3,055,536)
Other Costs Site Infrastructure Costs Residential S106					(1,250,000) (2,625,000)			21 21	58 58		(1,250,000) (2,625,000)
Disposal Costs Marketing and disposal cost					(3,096,563)			24	60		(3,096,563)
Total cost (exc finance)											(62,454,225)
Finance (exc land) Interest				7.50%	APR						- (235,748)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£72,625,000 £16,965,891					62,689,974 (14,525,000) (1,017,953)
Net Development Value Total Development Costs + Profit Balance Less:											89,590,891 78,232,927 11,357,964
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(676,967) (137,493) (68,747) (1,031,200)
Residual Land Value											11,834,931
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£72,625,000 £16,965,891					(15,542,953) (14,525,000) (1,017,953)

Higher Value Brownfield Appraisals

Scheme Typology		High	er Value Brow	nfield	No of Units	9			BLV	RLV	Profit on value
Appraisal Ref	1		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.33m	£0.42m	20.0%
Development Value Summary Private Affordable	GIA 872 -	£/m2 £4,587	872 Capital Value £4,000,500 -	4	INPUTS Private Intermediate Affordable Rent	100% 0% 0%	9				Capital Value £ 4,000,500 -
GDV Land Construction	872	£4,587	£4,000,500 (£13,180) £1,772,768		- - -						
Fees etc Planning obligations Disposal costs Finance Total Costs			£186,884 £497,322 £180,021 £46,991 £2,670,806		Total Development Proc Private Intermediate Affordable Rent	eeds Sales value 4,000,500	9 Growth 1 100 1 100	Start month 15 12 11	Duration month 12 12 12	0%	4,000,500 Total 4,000,500 - -
PROFIT Profit on Cost Profit on Value (Blended)			£800,100 29.3% 20.0%		Total						4,000,500
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	s, Surveys	Rate and reports			(417,791) (55,803) (5,202) (13,180) (36,000)			1 1 3 12 12	1 1 1 10 10		(417,791) (55,803) (5,202) (13,180) (36,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(1,474,959) (105,314) (168,502) (147,496) (45,000)			Start 10 10 10 10 10	Duration 12 12 12 12 12		(1,474,959) (105,314) (168,502) (147,496) (45,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(2,583) - (12,600) - - (67,500) (117,997) (157,142)			10 10 10 10 10 10 10 10	12 12 12 12 12 12 12 12 12		(2,583) - (12,600) - (67,500) (117,997) (157,142)
Other Costs Site Infrastructure Costs Residential S106					(45,000) (94,500)			12 12	10 10		(45,000) (94,500)
Disposal Costs Marketing and disposal cost					(180,021)			15	12		(180,021)
Total cost (exc finance)											(2,728,798)
Finance (exc land) Interest				7.50%	APR						- (46,991)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£4,000,500					2,775,789 (800,100)
Net Development Value Total Development Costs + Profit Balance Less:											4,000,500 3,575,889 424,611
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(13,180) (4,736) (2,368) (35,520)
Residual Land Value											417,791
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£4,000,500					(800,100) (800,100) -

Scheme Typology		Higher Value Brow	nfield	No of Units	25			BLV	RLV	Profit on value
Appraisal Ref	2	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.93m	£0.76m	17.4%
		2,352	7	14	18	14				
Development Value Summary	GIA £	/m2 Capital Value		INPUTS		Units				Capital Value
Private		1,587 £7,778,750				Ullits				£
Affordable	656	£1,799,667		Private	70%	18	1			7,778,750
				Intermediate	12%	3				792,961
				Affordable Rent	18%	5				1,006,706
GDV	2,352 £4	1,073 £9,578,417								
		(000.400)								
Land Construction		(£33,103) £4,753,018								
Fees etc		£4,753,016 £493,153		Total		25	l			9,578,417
Planning obligations		£1,242,901		Development Proce	eds		Start	Duration		Total
					Sales value		month	month		
Disposal costs		£340,597		Private	7,778,750		18	14	0%	7,778,750
Finance		£96,070		Intermediate	792,961		15	14		792,961
Total Costs		£6,892,637		Affordable Rent	1,006,706		14	14		1,006,706
										-
PROFIT		£1,663,730								-
Profit on Cost		23.6%								
Profit on Value (Blended)		17.4%		Total						0.570.447
Land costs		Rate		Total						9,578,417
Site value	F	Rate		(760,463)			1	1		(760,463)
Acquisition costs				(111,587)			i	1		(111,587)
Statutory Planning Fees (Residential				(15,600)			6	1		(15,600)
Planning Application Professional Fe	es, Surveys and r	reports		(33,103)			15	12		(33,103)
Residential Site Preparation				(100,000)			15	12		(100,000)
Residential Development Costs		_					Start	Duration		
Residential Construction Cost		g Garages		(3,954,760)			13	14		(3,954,760)
Residential Contingency Residential Professional Fees		i.0% i.0% of costs		(277,782) (444,451)			13 13	14 14		(277,782) (444,451)
Residential External Works		10% of costs		(395,476)			13	14		(395,476)
Abnormals		10 70		(125,000)			13	14		(125,000)
Policy Related Costs				(120,000)						(120,000)
Net Biodiversity costs				(7,175)			13	14		(7,175)
M4(2) Category 2 Housing	M4(2) Category	/ 2 Housing		(10,500)			13	14		(10,500)
M4(2) Category 2 Housing	M4(2) Category			(24,500)			13	14		(24,500)
M4(3) Category 3 Housing	M4(3) Category	/ 3 Housing		(3,792)			13	14		(3,792)
M4(3) Category 3 Housing	M4(3) Category	/ 3 Housing					13	14		-
Future Homes Standard 2025				(187,500)			13	14		(187,500)
Additional Low Carbon/Energy Redu	ction			(316,381)			13	14		(316,381)
Building Safety Levy EV Charging Points - Flats				(305,554)			13 13	14 14		(305,554)
LV Charging Folitis - Flats				•			10	14		•
Other Costs										
Site Infrastructure Costs				(125,000)			15	12		(125,000)
Residential S106				(262,500)			15	12		(262,500)
Disposal Costs										
Marketing and disposal cost				(340,597)			18	14		(340,597)
Total cost (exc finance)										(7,041,256)
Total Cost (EAC IIIIalice)										(1,041,200)
Finance (exc land)										
Interest			7.50%	APR						(96,070)
			5070							,,
Total cost (exc land)										7,137,326
Developers profit	Priv		20.00%		£7,778,750					(1,555,750)
	Affo	ordable	6.00%	GDV	£1,799,667					(107,980)
Not Davidonment Value										0.570.447
Net Development Value Total Development Costs + Profit										9,578,417 8,801,056
Balance										777,361
Less:										,
SDLT					HMRC formula					(33,103)
Acquisition Agent fees					1.0%					(8,721)
Acquisition Legal fees					0.5%					(4,360)
Interest on Land					7.5%					(65,404)
Residual Land Value										700 100
										760,463
Residual Land Value										
										(1.663 730)
PROFIT Developers profit	Priv	rate	20.00%	GDV	£7,778,750					(1,663,730) (1,555,750)
PROFIT		rate ordable	20.00% 6.00%		£7,778,750 £1,799,667					(1,663,730) (1,555,750) (107,980)

Scheme Typology		High	er Value Brow	nfield	No of Units	50			BLV	RLV	Profit on value
Appraisal Ref	3			Pre construction	Construction month	Sale Start	Sale Period		£1.85m	£1.56m	17.4%
Development Value Summary Private Affordable	GIA 3,392 1,312	£/m2 £4,587	4,703 Capital Value £15,557,500 £3,599,334	10	INPUTS Private Intermediate	70%	Units]			Capital Value £ 15,557,500 1,585,922
GDV	4,703	£4,073	£19,156,834		Affordable Rent	18%	9				2,013,413
Land Construction Fees etc Planning obligations			(£79,489) £9,506,036 £999,591 £2,485,802		Total Development Proce		50	Start	Duration		19,156,834 Total
Disposal costs Finance Total Costs			£671,194 £156,466 £13,739,599		Private Intermediate Affordable Rent	Sales value 15,557,500 1,585,922 2,013,413		month 21 18 17	month 18 18 18	0%	15,557,500 1,585,922 2,013,413
PROFIT Profit on Cost Profit on Value (Blended)			£3,327,460 23.7% 17.4%								-
					Total						19,156,834
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(1,558,306) (241,468) (31,200) (79,489) (200,000)			1 1 9 18 18	1 1 1 16 16		(1,558,306) (241,468) (31,200) (79,489) (200,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	uding Gara 5.0% 8.0% 10%	ges of costs		(7,909,520) (555,564) (888,902) (790,952) (250,000)			Start 16 16 16 16 16	Duration 18 18 18 18 18		(7,909,520) (555,564) (888,902) (790,952) (250,000)
Policy Related Costs Net Blodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(14,350) (21,000) (49,000) (7,583) - (375,000) (632,762)			16 16 16 16 16 16	18 18 18 18 18		(14,350) (21,000) (49,000) (7,583) - (375,000) (632,762)
Building Safety Levy EV Charging Points - Flats Other Costs	uon				(611,107) -			16 16	18 18		(632,762) (611,107) -
Site Infrastructure Costs Residential S106					(250,000) (525,000)			18 18	16 16		(250,000) (525,000)
Disposal Costs Marketing and disposal cost					(671,194)			21	18		(671,194)
Total cost (exc finance)											(14,104,091)
Finance (exc land) Interest				7.50%	APR						- (156,466)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£15,557,500 £3,599,334					14,260,557 (3,111,500) (215,960)
Net Development Value Total Development Costs + Profit Balance Less:											19,156,834 17,588,017 1,568,818
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(79,489) (17,998) (8,999) (134,983)
Residual Land Value											1,558,306
PROFIT		B : .		0	05)/	0.15 555					(3,327,460)
Developers profit		Private Affordable		20.00% 6.00%		£15,557,500 £3,599,334					(3,111,500) (215,960)

Scheme Typology		High	er Value Brow	nfield	No of Units	100			BLV	RLV	Profit on value
Appraisal Ref	4		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£3.71m	£6.29m	17.4%
Development Value Summary			9,407	13	22 INPUTS	24	24				
	GIA	£/m2	Capital Value				Units				Capital Value
Private Affordable	6,783 2,624	£4,587	£31,115,000 £7,198,669		Private	70%	70	1			£ 31,115,000
Priordable	2,024		27,130,003		Intermediate	12%	12				3,171,844
	0.407	04.070			Affordable Rent	18%	18				4,026,825
GDV	9,407	£4,073	£38,313,669								
Land			(£354,467)								
Construction Fees etc			£16,364,330 £1,925,904		Total		100				38,313,669
Planning obligations			£4,383,684		Development Proce	eeds	100	Start	Duration		Total
						Sales value		month	month		
Disposal costs Finance			£1,332,388 £187,579		Private Intermediate	31,115,000 3,171,844		24 21	24 22		31,115,000 3,171,844
Total Costs			£23,839,418		Affordable Rent	4,026,825		20	22		4,026,825
											-
PROFIT Profit on Cost			£6,654,920								•
Profit on Cost Profit on Value (Blended)			27.3% 17.4%								
					Total						38,313,669
Land costs Site value		Rate			(6,287,925)			1	1		(6,287,925)
Acquisition costs					(1,011,406)			i	i		(1,011,406)
Statutory Planning Fees (Residential)					(40,160)			12	1		(40,160)
Planning Application Professional Fee Residential Site Preparation	es, Surveys	and reports			(354,467) (400,000)			21 21	20 20		(354,467) (400,000)
•					(100,000)						(100,000)
Residential Development Costs	la a				(13,552,074)			Start	Duration		(13,552,074)
Residential Construction Cost Residential Contingency	inc	luding Gara 5.0%	iges		(957,048)			19 19	22 22		(13,552,074) (957,048)
Residential Professional Fees		8.0%	of costs		(1,531,277)			19	22		(1,531,277)
Residential External Works Abnormals		10%			(1,355,207) (500,000)			19 19	22 22		(1,355,207) (500,000)
Policy Related Costs					(500,000)			19	22		(500,000)
Net Biodiversity costs					(28,700)			19	22		(28,700)
M4(2) Category 2 Housing M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou egory 2 Hou	sing		(42,000) (98,000)			19 19	22 22		(42,000) (98,000)
M4(3) Category 3 Housing	M4(3) Cate	egory 3 Hou	sing		(15,167)			19	22		(15,167)
M4(3) Category 3 Housing	M4(3) Cate	egory 3 Hou	sing		(750,000)			19	22		-
Future Homes Standard 2025 Additional Low Carbon/Energy Reduc	tion				(750,000) (677,604)			19 19	22 22		(750,000) (677,604)
Building Safety Levy					(1,222,214)			19	22		(1,222,214)
EV Charging Points - Flats					•			19	22		-
Other Costs											
Site Infrastructure Costs					(500,000)			21	20		(500,000)
Residential S106					(1,050,000)			21	20		(1,050,000)
Disposal Costs											
Marketing and disposal cost					(1,332,388)			24	24		(1,332,388)
Total cost (exc finance)											(25,417,712)
Fig (los 4)											
Finance (exc land) Interest				7.50%	APR						- (187,579)
				5070							
Total cost (exc land) Developers profit		Private		20.00%	GDV	£31.115.000					25,605,290 (6,223,000)
25.5.6pera pront		Affordable		6.00%		£7,198,669					(431,920)
Not Development Volum											
Net Development Value Total Development Costs + Profit											38,313,669 32,260,211
Balance											6,053,458
Less: SDLT						HMRC formula					(354,467)
Acquisition Agent fees						HMRC formula 1.0%					(354,467) (72,993)
Acquisition Legal fees						0.5%					(36,497)
Interest on Land						7.5%					(547,450)
Residual Land Value											6,287,925
PROFIT Developers profit		Private		20.00%	GDV	£31,115,000					(6,654,920) (6,223,000)
		Affordable		6.00%		£7,198,669					(431,920)

Scheme Typology		High	er Value Brow	nfield	No of Units	150			BLV	RLV	Profit on value
Appraisal Ref	5		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£5.56m	£9.56m	17.4%
			14,110	13	38	24	38				
Development Value Summary					INPUTS						
Private	GIA 10,175	£/m2 £4,587	Capital Value £46,672,500				Units				Capital Value £
Affordable	3,935	14,307	£10,798,003		Private	70%	105	1			46,672,500
Allordable	0,555		210,730,000		Intermediate	12%	18	†			4,757,766
					Affordable Rent	18%	27	†			6,040,238
GDV	14,110	£4,073	£57,470,503					i			.,,
								1			
Land			(£544,600)					I			
Construction			£24,546,495								
Fees etc			£2,890,976		Total		150				57,470,503
Planning obligations			£6,575,527		Development Proc			Start	Duration		Total
Disposal costs			£1,993,581		Private	Sales value 46,672,500		month 24	month 38	0%	46,672,500
Finance			£174,140		Intermediate	4,757,766		21	38	0 70	4,757,766
Total Costs			£35,636,118		Affordable Rent	6,040,238		20	38		6,040,238
Total Gosts			200,000,110		Allordable Nell	0,040,200		20	50		-
PROFIT			£9,982,380								
Profit on Cost			27.4%		1						
Profit on Value (Blended)			17.4%								
					Total						57,470,503
Land costs		Rate									
Site value					(9,558,224)			1	1		(9,558,224)
Acquisition costs					(1,543,781)			1	1		(1,543,781)
Statutory Planning Fees (Residentia					(49,460)			12	1		(49,460)
Planning Application Professional Fe Residential Site Preparation	es, Surveys	and reports			(544,600)			21	36 36		(544,600) (600,000)
nesidential Site Preparation					(600,000)			21	30		(000,000)
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	uding Gara	ages		(20,328,111)			19	38		(20,328,111)
Residential Contingency		5.0%	-9		(1,435,572)			19	38		(1,435,572)
Residential Professional Fees		8.0%	of costs		(2,296,916)			19	38		(2,296,916)
Residential External Works		10%			(2,032,811)			19	38		(2,032,811)
Abnormals					(750,000)			19	38		(750,000)
Policy Related Costs											
Net Biodiversity costs					(43,050)			19	38		(43,050)
M4(2) Category 2 Housing	M4(2) Cate	gory 2 Hou	ısıng		(63,000)			19	38		(63,000)
M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(3) Cate				(147,000) (22,750)			19 19	38 38		(147,000)
M4(3) Category 3 Housing	M4(3) Cate				(22,750)			19	38		(22,750)
Future Homes Standard 2025	W4(3) Cate	gory 5 riot	ising		(1,125,000)			19	38		(1,125,000)
Additional Low Carbon/Energy Redu	ction				(1,016,406)			19	38		(1,016,406)
Building Safety Levy					(1,833,321)			19	38		(1,833,321)
EV Charging Points - Flats					- '			19	38		- '
Other Costs											
Site Infrastructure Costs					(750,000)			21	36		(750,000)
Residential S106					(1,575,000)			21	36		(1,575,000)
Disposal Costs											
Marketing and disposal cost					(1,993,581)			24	38		(1,993,581)
Marketing and disposal cost					(1,555,561)			2-7	00		(1,555,561)
Total cost (exc finance)											(38,150,359)
Finance (exc land)											
Interest				7.50%	APR						(174,140)
Total cost (exc land)					001/	0/					38,324,499
Developers profit		Private		20.00%		£46,672,500					(9,334,500)
		Affordable		6.00%	GDV	£10,798,003					(647,880)
Net Development Value											57,470,503
Total Development Costs + Profit											48,306,879
Balance											9,163,624
Less:											
SDLT						HMRC formula					(544,600)
Acquisition Agent fees						1.0%					(111,020)
Acquisition Legal fees						0.5%					(55,510)
Interest on Land						7.5%					(832,650)
Residual Land Value											9,558,224
Residual Land Value											9,558,224
PROFIT											(9,982,380)
				20.00%	GDV	£46,672,500					(9,334,500)
Developers profit		Private									
		Private Affordable		6.00%		£10,798,003					(647,880)

Scheme Typology		High	er Value Brow	nfield	No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	6		Residential GIA		Construction month	Sale Start	Sale Period		£9.27m	£16.05m	17.4%
Development Value Summary			23,516	13	60 INPUTS	24	60				
Development value Summary	GIA	£/m2	Capital Value		INFOIS		Units				Capital Value
Private	16,958	£4,587	£77,787,500					,			£
Affordable	6,559		£17,996,672		Private Intermediate	70% 12%	175 30	+			77,787,500 7,929,609
					Affordable Rent	18%	45	İ			10,067,063
GDV	23,516	£4,073	£95,784,172]			
Land			(£922,206)					-			
Construction			£40,910,824					1			
Fees etc			£4,818,459		Total	•	250	<u> </u>			95,784,172
Planning obligations			£10,959,211		Development Proce			Start	Duration		Total
Disposal costs			£3,315,969		Private	Sales value 77,787,500		month 24	month 60	0%	77,787,500
Finance			£210,496		Intermediate	7,929,609		21	60	0,0	7,929,609
Total Costs			£59,292,753		Affordable Rent	10,067,063		20	60		10,067,063
PROFIT			646 607 000								
Profit on Cost			£16,637,300 27.5%		•						-
Profit on Value (Blended)			17.4%								
					Total						95,784,172
Land costs Site value		Rate			(16,053,042)			1	1		(46.052.042)
Acquisition costs					(2,601,077)			1	1		(16,053,042) (2,601,077)
Statutory Planning Fees (Residential					(68,060)			12	1		(68,060)
Planning Application Professional Fe	es, Surveys	and reports			(922,206)			21	58		(922,206)
Residential Site Preparation					(1,000,000)			21	58		(1,000,000)
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(33,880,185)			19	60		(33,880,185)
Residential Contingency Residential Professional Fees		5.0% 8.0%	of costs		(2,392,621) (3,828,193)			19 19	60 60		(2,392,621) (3,828,193)
Residential External Works		10%	OI COSIS		(3,388,019)			19	60		(3,388,019)
Abnormals					(1,250,000)			19	60		(1,250,000)
Policy Related Costs Net Biodiversity costs					(71,750)			19	60		(=4 ==0)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısina		(105,000)			19	60		(71,750) (105,000)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısing		(245,000)			19	60		(245,000)
M4(3) Category 3 Housing		egory 3 Hou			(37,916)			19	60		(37,916)
M4(3) Category 3 Housing Future Homes Standard 2025	M4(3) Cate	egory 3 Hou	ising		(1,875,000)			19 19	60 60		- (1,875,000)
Additional Low Carbon/Energy Redu	ction				(1,694,009)			19	60		(1,694,009)
Building Safety Levy					(3,055,536)			19	60		(3,055,536)
EV Charging Points - Flats					•			19	60		-
Other Costs											
Site Infrastructure Costs					(1,250,000)			21	58		(1,250,000)
Residential S106					(2,625,000)			21	58		(2,625,000)
Disposal Costs											
Marketing and disposal cost					(3,315,969)			24	60		(3,315,969)
											(00.005.510)
Total cost (exc finance)											(63,605,540)
Finance (exc land)											-
Interest				7.50%	APR						(210,496)
Total cost (exc land)											63,816,035
Developers profit		Private		20.00%	GDV	£77,787,500					(15,557,500)
		Affordable		6.00%	GDV	£17,996,672					(1,079,800)
Net Development Value											95,784,172
Total Development Costs + Profit											80,453,336
Balance											15,330,836
Less:											(000 000)
SDLT Acquisition Agent fees						HMRC formula 1.0%					(922,206) (186,541)
Acquisition Legal fees						0.5%					(93,271)
Interest on Land						7.5%					(1,399,059)
Residual Land Value											16,053,042
PROCE											
PROFIT Developers profit		Private		20.00%	GDV	£77.787.500					(16,637,300) (15.557.500)
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£77,787,500 £17,996,672					(16,637,300) (15,557,500) (1,079,800)

Lower Value Greenfield Appraisals

Scheme Typology	Lower V	alue Gre	enfield		No of Units	9			BLV	RLV	Profit on value
Appraisal Ref	31		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.05m	£0.01m	20.0%
			872	4	12	10	12				
Development Value Summary					INPUTS						
	GIA	£/m²	Capital Value				Units				Capital Value
Private	872	£3,983	£3,474,000		5	4000/		1			£
Affordable	-		-		Private	100%	9	ļ			3,474,000
					Intermediate	0%	-				-
GDV	872	£3,983	20 121 222		Affordable Rent	0%	-				-
GDV	8/2	£3,983	£3,474,000								
Land								ł			
Land Construction			£1,778,800					ł			
Fees etc			£183,355		Total		9				3,474,000
Planning obligations			£653,961		Development Procee	de		Start	Duration		Total
r larming obligations			2000,001		Development Froces	Sales value		month	month		Total
Disposal costs			£122,905		Private	3,474,000		10	12	0%	3,474,000
Finance			£12,775		Intermediate	0, 11 1,000		10	12	0,0	
Total Costs			£2,751,796		Affordable Rent			9	12		
Total Goots			22,101,100		7 11101 442510 1 10111			Ŭ			
PROFIT			£694,800								
Profit on Cost			25.1%								
Profit on Value (Blended)			20.0%								
			20.0 /0		Total						3,474,000
Land costs		Rate									-,,,000
Site value					(6,738)			1	1		(6,738)
Acquisition costs					(666)			i	i		(666)
Statutory Planning Fees (Residential)					(5,202)			3	i		(5,202)
Planning Application Professional Fee		and reports			- '-			10	10		
Residential Site Preparation	,-	,						10	10		-
·											
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(1,474,959)			8	12		(1,474,959)
Residential Contingency		5.0%			(111,346)			8	12		(111,346)
Residential Professional Fees		8.0%	of costs		(178,153)			8	12		(178,153)
Residential External Works		10%			(147,496)			8	12		(147,496)
Abnormals					(45,000)			8	12		(45,000)
Policy Related Costs											
Net Biodiversity costs					(9,027)			8	12		(9,027)
M4(2) Category 2 Housing		egory 2 Hou			-			8	12		-
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısing		(12,600)			8	12		(12,600)
M4(3) Category 3 Housing		egory 3 Hou			-			8	12		-
M4(3) Category 3 Housing	M4(3) Cate	egory 3 Hou	ısing		-			8	12		-
Future Homes Standard 2025					(67,500)			8	12		(67,500)
Additional Low Carbon/Energy Reduc	tion				(117,997)			8	12		(117,997)
Building Safety Levy					(307,337)			8	12		(307,337)
EV Charging Points - Flats					-			8	12		-
Other Costs Site Infrastructure Costs					(45,000)			10	10		/4= 000
					(45,000)						(45,000)
Residential S106					(94,500)			10	10		(94,500)
Diamanal Carda											
Disposal Costs Marketing and disposal cost					(122,905)			10	12		(122,905)
mandung and disposal cost					(122,800)			10	12		(122,303)
Total cost (exc finance)											(2,739,688)
The tractions intuited											(2,.00,000)
Finance (exc land)											
Interest				7.50%	APR						(12,775)
				7.5070							(,,
Total cost (exc land)											2.752.462
Developers profit		Private		20.00%	GDV	£3,474,000					(694,800)
		Affordable		6.00%	GDV	, , 500					-
Net Development Value											3,474,000
Total Development Costs + Profit											3,447,262
Balance											26,738
Less:											
SDLT						HMRC formula					-
Acquisition Agent fees						1.0%					(74)
Acquisition Legal fees						0.5%					(37)
Interest on Land						7.5%					(555)
Residual Land Value											6,738
PROFIT											(694,800)
Developers profit		Private		20.00%		£3,474,000					(694,800)
		Affordable		6.00%	GDV						-

Scheme Typology	Lower V	alue Gre	enfield		No of Units	25			BLV	RLV	Profit on value
Appraisal Ref	32		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.13m	-£0.24m	17.3%
Development Value Summary Private Affordable	GIA 1,696 656	£/m² £3,983 £2,430	2,352 Capital Value £6,755,000 £1,593,511	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 18 3 5				Capital Value £ 6,755,000 722,930 870,581
GDV Land Construction	2,352	£3,550	£8,348,511 - £4,763,515								
Fees etc Planning obligations Disposal costs Finance Total Costs PROFIT			£526,847 £1,552,847 £229,538 £73,256 £7,146,003		Total Development Proces Private Intermediate Affordable Rent	eds Sales value 6,755,000 722,930 870,581	25	Start month 16 15 14	Duration month 12 12 12	0%	8,348,511 Total 6,755,000 722,930 870,581
Profit on Cost Profit on Value (Blended)			20.2% 17.3%								
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			70tal 244,103 (15,600) (50,000) -			1 1 6 15	1 1 1 10 10		8,348,511 244,103 - (15,600) (50,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(3,954,760) (288,279) (461,247) (395,476) (125,000)			Start 13 13 13 13 13	Duration 12 12 12 12 12		(3,954,760) (288,279) (461,247) (395,476) (125,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(25,075) (10,500) (24,500) (3,792) - (187,500) (316,381) (597,600)			13 13 13 13 13 13 13 13	12 12 12 12 12 12 12 12 12		(25,075) (10,500) (24,500) (3,792) (187,500) (316,381) (597,600)
Other Costs Site Infrastructure Costs Residential S106					(125,000) (262,500)			15 15	10 10		(125,000) (262,500)
Disposal Costs Marketing and disposal cost					(229,538)			16	12		(229,538)
Total cost (exc finance)											(7,072,747)
Finance (exc land) Interest				7.50%	APR						(73,256)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£6,755,000 £1,593,511					7,146,003 (1,351,000) (95,611)
Net Development Value Total Development Costs + Profit Balance Less:											8,348,511 8,592,614 (244,103)
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					:
Residual Land Value											(244,103)
PROFIT		Deliverte		00.000	ODV	00 755 000					(1,446,611)
Developers profit		Private Affordable		20.00% 6.00%		£6,755,000 £1,593,511					(1,351,000) (95,611)

Scheme Typology	Lower V	alue Gree	enfield		No of Units	50			BLV	RLV	Profit on value
Appraisal Ref	33		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.26m	-£0.44m	17.3%
Development Value Summary Private Affordable	GIA 3,392 1,312	£/m² £3,983 £2,430	4,703 Capital Value £13,510,000 £3,187,022	7	16 INPUTS Private Intermediate Affordable Rent	70% 12% 18%	35 6 9				Capital Value £ 13,510,000 1,445,859 1,741,163
GDV	4,703	£3,550	£16,697,022		Allordable Refit	1076	9				1,741,103
Land Construction Fees etc Planning obligations Disposal costs Finance			£9,527,031 £1,043,693 £3,105,695 £449,075 £118,878		Total Development Proces Private Intermediate	Sales value 13,510,000 1,445,859	50	Start month 16 15	Duration month 16 16	0%	16,697,022 Total 13,510,000 1,445,859
Total Costs PROFIT			£14,244,372 £2,893,221		Affordable Rent	1,741,163		14	16		1,741,163 - -
Profit on Cost Profit on Value (Blended)			20.3% 17.3%		T-4-1						40.007.000
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fer Residential Site Preparation		Rate and reports			440,572 - (31,200) (90,000)			1 1 6 15	1 1 1 14 14		16,697,022 440,572 - (31,200) (90,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing	M4(2) Cate M4(2) Cate	10% egory 2 Hou	of costs		(7,909,520) (576,558) (922,493) (790,952) (250,000) (50,150) (21,000) (49,000)			Start 13 13 13 13 13 13 13 13 13	Duration 16 16 16 16 16 16 16 16		(7,909,520) (576,558) (922,493) (790,952) (250,000) (50,150) (21,000) (49,000)
M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduct Building Safety Levy EV Charging Points - Flats	M4(3) Cate M4(3) Cate	egory 3 Hou egory 3 Hou	sing		(7,583) (375,000) (632,762) (1,195,200)			13 13 13 13 13 13	16 16 16 16 16 16		(7,583) (375,000) (632,762) (1,195,200)
Other Costs Site Infrastructure Costs Residential S106					(250,000) (525,000)			15 15	14 14		(250,000) (525,000)
Disposal Costs Marketing and disposal cost					(449,075)			16	16		(449,075)
Total cost (exc finance)											(14,125,494)
Finance (exc land) Interest				7.50%	APR						- (118,878)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£13,510,000 £3,187,022					14,244,372 (2,702,000) (191,221)
Net Development Value Total Development Costs + Profit Balance Less:											16,697,022 17,137,594 (440,572)
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					- - -
Residual Land Value											(440,572)
PROFIT Developers profit		Private		20.00%	CDV	£13,510,000					(2,893,221)
Developers profit		Affordable		6.00%		£3,187,022					(2,702,000) (191,221)

Scheme Typology	Lower V	alue Gre	enfield		No of Units	100	١		BLV	RLV	Profit on value
Appraisal Ref	34		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.51m	£2.37m	17.3%
Development Value Summary Private Affordable	GIA 6,783 2,624	£/m² £3,983 £2,430	9,407 Capital Value £27,020,000 £6,374,044	13	Private Intermediate Affordable Rent	70% 12% 18%	70 12 18				Capital Value £ 27,020,000 2,891,719 3,482,325
GDV Land Construction	9,407	£3,550	£33,394,044 (£126,534) £16,406,319		- , , , , , , , , , , , , , , , , , , ,	1070					0,102,020
Fees etc Planning obligations Disposal costs Finance			£1,758,620 £5,623,470 £888,150 £190,360		Total Development Proce Private Intermediate	Sales value 27,020,000 2,891,719	1.00	Start month 22 19	Duration month 26 26	0%	33,394,044 Total 27,020,000 2,891,719
Total Costs PROFIT Profit on Cost Profit on Value (Blended)			£24,740,385 £5,786,443 23.3% 17.3%		Affordable Rent	3,482,325	5 1.00	18	26		3,482,325 - -
					Total						33,394,044
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fer Residential Site Preparation		Rate and reports			2,367,486 (373,195) (40,160) (120,000)			1 1 12 19	1 1 1 24 24		2,367,486 - (40,160) (120,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	1uding Gara 5.0% 8.0% 10%	ages of costs		(13,552,074) (999,038) (1,598,460) (1,355,207) (500,000)			Start 17 17 17 17 17	Duration 26 26 26 26 26 26		(13,552,074) (999,038) (1,598,460) (1,355,207) (500,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy	M4(2) Cate M4(3) Cate M4(3) Cate	gory 3 Hou	using using		(100,300) (42,000) (98,000) (15,167) - (750,000) (677,604) (2,390,400)			17 17 17 17 17 17 17	26 26 26 26 26 26 26 26 26		(100,300) (42,000) (98,000) (15,167) - (750,000) (677,604) (2,390,400)
EV Charging Points - Flats Other Costs Site Infrastructure Costs Residential S106					(500,000) (1,050,000)			17 19 19	26 24 24		(500,000) (1,050,000)
Disposal Costs Marketing and disposal cost					(888,150)			22	26		(888,150)
Total cost (exc finance)											(24,676,559)
Finance (exc land) Interest				7.50%	APR						- (190,360)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£27,020,000 £6,374,044)				24,866,919 (5,404,000) (382,443)
Net Development Value Total Development Costs + Profit Balance Less:											33,394,044 30,653,362 2,740,682
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(126,534) (27,407) (13,703) (205,551)
Residual Land Value											2,367,486
PROFIT Developers profit		Private		20.00%	GDV	£27,020,000)				(5,786,443) (5,404,000)
		Affordable		6.00%		£6,374,044					(382,443)

Scheme Typology	Lower V	alue Gre	enfield		No of Units	150			BLV	RLV	Profit on value
Appraisal Ref	35		Residential GIA		Construction month	Sale Start	Sale Period		£0.77m	£2.83m	17.3%
Development Value Summary Private Affordable	GIA 10,175 3,935	£/m² £3,983 £2,430	14,110 Capital Value £40,530,000 £9,561,066	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 105 18 27				Capital Value £ 40,530,000 4,337,578 5,223,488
GDV	14,110	£3,550	£50,091,066								5,225, 155
Land Construction Fees etc Planning obligations Disposal costs Finance Total Costs PROFIT Profit on Cost			(£153,618) £24,609,478 £2,597,150 £8,435,205 £1,327,225 £1,159,974 £37,975,414 £8,679,664 22.8%		Total Development Proce Private Intermediate Affordable Rent	Sales value 40,530,000 4,337,578 5,223,488	150	Start month 24 21 20	Duration month 38 22 22	0%	50,091,066 Total 40,530,000 4,337,578 5,223,488 -
Profit on Value (Blended)			17.3%		Total						50,091,066
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fer Residential Site Preparation		Rate and reports			(2,833,338) (449,032) (49,460) (150,000)			1 1 12 21	1 1 1 20 20		(2,833,338) (449,032) (49,460) (150,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(20,328,111) (1,498,556) (2,397,690) (2,032,811) (750,000)			Start 19 19 19 19	Duration 22 22 22 22 22 22		(20,328,111) (1,498,556) (2,397,690) (2,032,811) (750,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(3) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	sing sing		(150,450) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (3,585,600)			19 19 19 19 19 19 19	22 22 22 22 22 22 22 22 22 22		(150,450) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (3,585,600)
Other Costs Site Infrastructure Costs Residential S106					(750,000) (1,575,000)			21 21	20 20		(750,000) (1,575,000)
Disposal Costs Marketing and disposal cost					(1,327,225)			24	38		(1,327,225)
Total cost (exc finance)											(37,418,090)
Finance (exc land) Interest				7.50%	APR						- (1,159,974)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£40,530,000 £9,561,066					38,578,064 (8,106,000) (573,664)
Net Development Value Total Development Costs + Profit Balance Less:											50,091,066 47,257,728 2,833,338
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(153,618) (32,824) (16,412) (246,178)
Residual Land Value											2,833,338
PROFIT Developers profit		Private		20.00%	GDV	£40,530,000					(8,679,664) (8,106,000)
		Affordable		6.00%		£9,561,066					(573,664)

Scheme Typology	Lower V	alue Gre	enfield		No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	36		Residential GIA		Construction month	OMS Sale Start	Sale Period		£1.29m	£6.25m	17.3%
Development Value Summary Private Affordable	GIA 16,958 6,559	£/m² £3,983 £2,430	23,516 Capital Value £67,550,000 £15,935,109	12	60 INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 175 30 45				Capital Value £ 67,550,000 7,229,297 8,705,813
GDV Land Construction	23,516	£3,550	£83,485,109 (£352,113) £41,015,797		Affordable Rent	18%	45				8,705,813
Fees etc Planning obligations Disposal costs			£4,264,210 £14,058,675 £2,205,375		Total Development Proce	eds Sales value 67,550,000	250	Start month 24	Duration month 60	0%	83,485,109 Total 67,550,000
Finance Total Costs PROFIT			£222,688 £61,414,633 £14,466,107		Intermediate Affordable Rent	7,229,297 8,705,813		21 20	60 60	078	7,229,297 8,705,813
Profit on Cost Profit on Value (Blended)			23.4% 17.3%		Total						83,485,109
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(6,247,441) (1,004,816) (68,060) (200,000)			1 1 12 21 21	1 1 1 58 58		(6,247,441) (1,004,816) (68,060) (200,000)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(33,880,185) (2,497,594) (3,996,150) (3,388,019) (1,250,000)			Start 19 19 19 19	Duration 60 60 60 60 60		(33,880,185) (2,497,594) (3,996,150) (3,388,019) (1,250,000)
Policy Neated Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(250,750) (105,000) (245,000) (37,916) - (1,875,000) (1,694,009) (5,976,000)			19 19 19 19 19 19 19	60 60 60 60 60 60 60 60		(250,750) (105,000) (245,000) (37,916) - (1,875,000) (1,694,009) (5,976,000)
Other Costs Site Infrastructure Costs Residential S106					(1,250,000) (2,625,000)			21 21	58 58		(1,250,000) (2,625,000)
Disposal Costs Marketing and disposal cost					(2,205,375)			24	60		(2,205,375)
Total cost (exc finance)											(61,544,058)
Finance (exc land) Interest				7.50%	APR						- (222,688)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£67,550,000 £15,935,109					61,766,745 (13,510,000) (956,107)
Net Development Value Total Development Costs + Profit Balance Less:											83,485,109 76,232,852 7,252,257
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(352,113) (72,523) (36,261) (543,919)
Residual Land Value											6,247,441
PROFIT Developers profit		Private		20.00%	GDV	£67,550,000					(14,466,107)
Developers profit		Affordable		6.00%		£15,935,109					(13,510,000) (956,107)

Medium Value Greenfield Appraisals

Scheme Typology		Medi	um Value Gree	nfield	No of Units	9			BLV	RLV	Profit on value
Appraisal Ref	25		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.09m	£0.16m	20.0%
Development Value Summary Private Affordable	GIA 872 -	£/m2 £4,283	872 Capital Value £3,735,000	7	INPUTS Private Intermediate Affordable Rent	100% 0% 0%	9 -				Capital Value £ 3,735,000 -
GDV Land	872	£4,283	£3,735,000 (£456) £1,778,800		- , iiio gabio i toiti	0.70					
Construction Fees etc Planning obligations Disposal costs Finance Total Costs			£1,778,800 £183,811 £653,961 £131,388 £47,705 £2,795,208		Total Development Proce Private Intermediate Affordable Rent	eeds Sales value 3,735,000	9 Growth	Start month 18 15 14	Duration month 16 16 16	0%	3,735,000 Total 3,735,000 - -
PROFIT Profit on Cost Profit on Value (Blended)			£747,000 26.5% 20.0%		-						:
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(156,784) (16,007) (5,202) (456)			1 1 6 15	1 1 1 14 14		3,735,000 (156,784) (16,007) (5,202) (456)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(1,474,959) (111,346) (178,153) (147,496) (45,000)			Start 13 13 13 13 13	Duration 16 16 16 16 16		(1,474,959) (111,346) (178,153) (147,496) (45,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduct Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(9,027) - (12,600) - - (67,500) (117,997) (307,337)			13 13 13 13 13 13 13 13	16 16 16 16 16 16 16		(9,027) - (12,600) - (67,500) (117,997) (307,337)
Other Costs Site Infrastructure Costs Residential S106					(45,000) (94,500)			15 15	14 14		(45,000) (94,500)
Disposal Costs Marketing and disposal cost					(131,388)			18	16		(131,388)
Total cost (exc finance)											(2,763,967)
Finance (exc land) Interest				7.50%	APR						- (47,705)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£3,735,000					2,811,671 (747,000)
Net Development Value Total Development Costs + Profit Balance Less:											3,735,000 3,558,671 176,329
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(456) (1,728) (864) (12,959)
Residual Land Value											156,784
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£3,735,000					(747,000) (747,000) -

Scheme Typology		Medi	um Value Gree	nfield	No of Units	25			BLV	RLV	Profit on value
Appraisal Ref	26		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.26m	£0.26m	17.3%
Development Value Summary Private Affordable	GIA 1,696 656	£/m2 £4,283	2,352 Capital Value £7,262,500 £1,696,589	10	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	14 Units				Capital Value £ 7,262,500 757,945 938,644
GDV Land Construction	2,352	£3,810	£8,959,089 (£4,296) £4,763,515								
Fees etc Planning obligations Disposal costs Finance Total Costs PROFIT			£481,142 £1,552,847 £246,031 £19,637 £7,058,878 £1,554,295		Total Development Proce Private Intermediate Affordable Rent	Sales value 7,262,500 757,945 938,644	Growth	Start month 18 18 17	Duration month 14 16 16	0%	8,959,089 Total 7,262,500 757,945 938,644 -
Profit on Cost Profit on Value (Blended)			21.9% 17.3%		Total						8,959,089
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	s, Surveys a	Rate and reports			(264,987) (30,928) (15,600) (4,296)			1 1 9 18 18	1 1 1 14		(264,987) (30,928) (15,600) (4,296)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(3,954,760) (288,279) (461,247) (395,476) (125,000)			Start 16 16 16 16 16	Duration 16 16 16 16 16		(3,954,760) (288,279) (461,247) (395,476) (125,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	sing sing		(25,075) (10,500) (24,500) (3,792) (187,500) (316,381) (597,600)			16 16 16 16 16 16 16 16	16 16 16 16 16 16 16 16		(25,075) (10,500) (24,500) (3,792) - (187,500) (316,381) (597,600)
Other Costs Site Infrastructure Costs Residential S106					(125,000) (262,500)			18 18	14 14		(125,000) (262,500)
Disposal Costs Marketing and disposal cost					(246,031)			18	14		(246,031)
Total cost (exc finance)											(7,074,465)
Finance (exc land) Interest				7.50%	APR						- (19,637)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£7,262,500 £1,696,589					7,094,102 (1,452,500) (101,795)
Net Development Value Total Development Costs + Profit Balance Less:											8,959,089 8,648,397 310,692
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(4,296) (2,959) (1,480) (22,194)
Residual Land Value											264,987
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£7,262,500 £1,696,589					(1,554,295) (1,452,500) (101,795)

Scheme Typology		Medi	um Value Gree	enfield	No of Units	50			BLV	RLV	Profit on value
Appraisal Ref	27		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.51m	£0.52m	17.3%
Development Value Summary Private Affordable	GIA 3,392 1,312	£/m2 £4,283	4,703 Capital Value £14,525,000 £3,393,178	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	22 Units 35 6 9				Capital Value £ 14,525,000 1,515,891 1,877,288
GDV Land Construction	4,703	£3,810	£17,918,178 (£19,355) £9,527,031		- Anordable Nett	10%	J.				1,017,200
Fees etc Planning obligations Disposal costs			£973,048 £3,105,695 £482,063		Total Development Proc Private	eeds Sales value 14,525,000	50	Start month 16	Duration month 22		17,918,178 Total 14,525,000
Finance Total Costs PROFIT			£54,006 £14,122,487 £3,108,591		Intermediate Affordable Rent	1,515,891 1,877,288		15 14	24 24		1,515,891 1,877,288 - -
Profit on Cost Profit on Value (Blended)			21.9% 17.3%		Total						17,918,178
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(524,006) (73,094) (31,200) (19,355)			1 1 6 15 15	1 1 1 22 22		(524,006) (73,094) (31,200) (19,355)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(7,909,520) (576,558) (922,493) (790,952) (250,000)			Start 13 13 13 13 13	Duration 24 24 24 24 24 24		(7,909,520) (576,558) (922,493) (790,952) (250,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(50,150) (21,000) (49,000) (7,583) - (375,000) (632,762)			13 13 13 13 13 13	24 24 24 24 24 24 24		(50,150) (21,000) (49,000) (7,583) (375,000) (632,762)
Building Safety Levy EV Charging Points - Flats Other Costs Site Infrastructure Costs					(1,195,200) - (250,000)			13 13 15	24 24 22		(1,195,200) - (250,000)
Residential S106 Disposal Costs Marketing and disposal cost					(525,000) (482,063)			15 16	22		(525,000) (482,063)
Total cost (exc finance)											(14,160,930)
Finance (exc land) Interest				7.50%	APR						- (54,006)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£14,525,000 £3,393,178					14,214,936 (2,905,000) (203,591)
Net Development Value Total Development Costs + Profit Balance Less:											17,918,178 17,323,527 594,651
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(19,355) (5,971) (2,986) (44,783)
Residual Land Value											524,006
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£14,525,000 £3,393,178					(3,108,591) (2,905,000) (203,591)

Scheme Typology		Medi	um Value Gree	enfield	No of Units	100			BLV	RLV	Profit on value
Appraisal Ref	28		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.03m	£4.08m	17.3%
Development Value Summary Private Affordable	GIA 6,783 2,624	£/m2 £4,283	9,407 Capital Value £29,050,000 £6,786,356	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	70 12 18				Capital Value £ 29,050,000 3,031,781 3,754,575
GDV Land Construction	9,407	£3,810	£35,836,356 (£226,101) £16,406,319		Allordable Rent	1070	10				3,754,575
Fees etc Planning obligations Disposal costs			£1,864,721 £5,623,470 £954,125		Total Development Proce	eeds Sales value 29,050,000	100	Start month 24	Duration month 30	0%	35,836,356 Total 29,050,000
Finance Total Costs PROFIT			£144,622 £24,767,157 £6,217,181		Intermediate Affordable Rent	3,031,781 3,754,575		21 20	30 30	070	3,031,781 3,754,575 -
Profit on Cost Profit on Value (Blended) Land costs		Rate	25.0% 17.3%		Total						35,836,356
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fer Residential Site Preparation					(4,080,036) (651,983) (40,160) (226,101)			1 1 12 21 21	1 1 1 28 28		(4,080,036) (651,983) (40,160) (226,101)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(13,552,074) (999,038) (1,598,460) (1,355,207) (500,000)			Start 19 19 19 19	Duration 30 30 30 30 30		(13,552,074) (999,038) (1,598,460) (1,355,207) (500,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	ising ising		(100,300) (42,000) (98,000) (15,167) - (750,000) (677,604) (2,390,400)			19 19 19 19 19 19 19	30 30 30 30 30 30 30 30 30		(100,300) (42,000) (98,000) (15,167) - (750,000) (677,604) (2,390,400)
Other Costs Site Infrastructure Costs Residential S106					(500,000) (1,050,000)			21 21	28 28		(500,000) (1,050,000)
Disposal Costs Marketing and disposal cost					(954,125)			24	30		(954,125)
Total cost (exc finance) Finance (exc land) Interest				7.50%	APR						(25,500,618) - (144,622)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%	GDV	£29,050,000 £6,786,356					25,645,240 (5,810,000) (407,181)
Net Development Value Total Development Costs + Profit Balance Less:											35,836,356 31,862,421 3,973,935
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(226,101) (47,320) (23,660) (354,901)
Residual Land Value											4,080,036
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£29,050,000 £6,786,356					(6,217,181) (5,810,000) (407,181)

Scheme Typology		Medi	um Value Gree	nfield	No of Units	150			BLV	RLV	Profit on value
Appraisal Ref	29		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.54m	£5.53m	17.3%
Development Value Summary Private Affordable	GIA 10,175 3,935	£/m2 £4,283	14,110 Capital Value £43,575,000 £10,179,534	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 105 18 27				Capital Value £ 43,575,000 4,547,672 5,631,863
GDV Land Construction	14,110	£3,810	£53,754,534 (£310,221) £24,609,478		- 7110104000 110111	1070					0,001,000
Fees etc Planning obligations Disposal costs Finance Total Costs			£2,757,371 £8,435,205 £1,426,188 £946,324 £37,864,345		Total Development Proce Private Intermediate Affordable Rent	eeds Sales value 43,575,000 4,547,672 5,631,863		Start month 24 21 20	Duration month 38 22 22	0%	53,754,534 Total 43,575,000 4,547,672 5,631,863
PROFIT Profit on Cost Profit on Value (Blended)			£9,325,772 24.5% 17.3%		Total						53,754,534
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(5,526,899) (887,518) (49,460) (310,221)			1 1 12 21 21	1 1 1 20 20		(5,526,899) (887,518) (49,460) (310,221)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Incl	luding Gara 5.0% 8.0% 10%	ges of costs		(20,328,111) (1,498,556) (2,397,690) (2,032,811) (750,000)			Start 19 19 19 19	Duration 22 22 22 22 22 22		(20,328,111) (1,498,556) (2,397,690) (2,032,811) (750,000)
Net Blodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduci Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	sing sing		(150,450) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (3,585,600)			19 19 19 19 19 19 19	22 22 22 22 22 22 22 22 22 22 22		(150,450) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (3,585,600)
Other Costs Site Infrastructure Costs Residential S106					(750,000) (1,575,000)			21 21	20 20		(750,000) (1,575,000)
Disposal Costs Marketing and disposal cost					(1,426,188)			24	38		(1,426,188)
Total cost (exc finance)											(38,115,760)
Finance (exc land) Interest				7.50%	APR						- (946,324)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£43,575,000 £10,179,534					39,062,085 (8,715,000) (610,772)
Net Development Value Total Development Costs + Profit Balance Less:											53,754,534 48,387,857 5,366,678
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(310,221) (64,144) (32,072) (481,081)
Residual Land Value											5,526,899
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£43,575,000 £10,179,534					(9,325,772) (8,715,000) (610,772)

Scheme Typology		Medi	um Value Gree	enfield	No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	30		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£2.57m	£10.46m	17.3%
Development Value Summary			23,516	13	60 INPUTS	24	60				
Development value Summary	GIA	£/m2	Capital Value		INFUIS		Units				Capital Value
Private	16,958	£4,283	£72,625,000					,			£
Affordable	6,559		£16,965,891		Private Intermediate	70% 12%	175 30				72,625,000 7,579,453
					Affordable Rent	18%	45				9,386,438
GDV	23,516	£3,810	£89,590,891								
Land			(£596,941)								
Construction			£41,015,797								
Fees etc			£4,661,152		Total	•	250				89,590,891
Planning obligations			£14,058,675		Development Proce			Start	Duration		Total
Disposal costs			£2,370,313		Private	Sales value 72,625,000		month 24	month 60	0%	72,625,000
Finance			£190,112		Intermediate	7,579,453		21	60	0,0	7,579,453
Total Costs			£61,699,107		Affordable Rent	9,386,438		20	60		9,386,438
PROFIT			C45 540 050								
Profit on Cost			£15,542,953 25.1%		1						•
Profit on Value (Blended)			17.3%								
					Total						89,590,891
Land costs Site value		Rate			(10,458,494)			1	1		(10,458,494)
Acquisition costs					(1,690,336)			1	i		(1,690,336)
Statutory Planning Fees (Residential)					(68,060)			12	1		(68,060)
Planning Application Professional Fee	es, Surveys	and reports			(596,941)			21	58		(596,941)
Residential Site Preparation					-			21	58		-
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(33,880,185)			19	60		(33,880,185)
Residential Contingency Residential Professional Fees		5.0% 8.0%	of costs		(2,497,594) (3,996,150)			19 19	60 60		(2,497,594) (3,996,150)
Residential External Works		10%	OI COSIS		(3,388,019)			19	60		(3,388,019)
Abnormals					(1,250,000)			19	60		(1,250,000)
Policy Related Costs Net Biodiversity costs					(250,750)			19	60		(0=0==0)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısina		(250,750)			19	60		(250,750) (105,000)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısing		(245,000)			19	60		(245,000)
M4(3) Category 3 Housing	M4(3) Cate				(37,916)			19	60		(37,916)
M4(3) Category 3 Housing Future Homes Standard 2025	M4(3) Cate	egory 3 Hou	ising		(1,875,000)			19 19	60 60		- (1,875,000)
Additional Low Carbon/Energy Reduc	tion				(1,694,009)			19	60		(1,694,009)
Building Safety Levy					(5,976,000)			19	60		(5,976,000)
EV Charging Points - Flats					-			19	60		-
Other Costs											
Site Infrastructure Costs					(1,250,000)			21	58		(1,250,000)
Residential S106					(2,625,000)			21	58		(2,625,000)
Disposal Costs											
Marketing and disposal cost					(2,370,313)			24	60		(2,370,313)
											(00 500 050)
Total cost (exc finance)											(63,796,273)
Finance (exc land)											-
Interest				7.50%	APR						(190,112)
Total cost (exc land)											63,986,385
Developers profit		Private		20.00%	GDV	£72,625,000					(14,525,000)
		Affordable		6.00%	GDV	£16,965,891					(1,017,953)
Net Development Value											89,590,891
Total Development Costs + Profit											79,529,339
Balance											10,061,552
Less:											(500.044)
SDLT Acquisition Agent fees						HMRC formula 1.0%					(596,941) (121,488)
Acquisition Legal fees						0.5%					(60,744)
Interest on Land						7.5%					(911,162)
Residual Land Value											10,458,494
PROFIT											(15,542,953)
Developers profit		Private		20.00%	GDV	£72,625,000					(14,525,000)
		Affordable		6.00%	GDV	£16,965,891					(1,017,953)

Higher Value Greenfield Appraisals

Scheme Typology		High	er Value Greei	nfield	No of Units	9			BLV	RLV	Profit on value
Appraisal Ref	19		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.09m	£0.30m	20.0%
Development Value Summary Private Affordable	GIA 872 -	£/m2 £4,587	Capital Value £4,000,500	4	INPUTS Private Intermediate Affordable Rent	100% 0% 0%	9 -				Capital Value £ 4,000,500 -
GDV Land Construction	872	£4,587	£4,000,500 (£6,149) £1,778,800								
Fees etc Planning obligations Disposal costs Finance Total Costs PROFIT			£189,504 £653,961 £180,021 £51,287 £2,847,425 £800,100		Total Development Proce Private Intermediate Affordable Rent	Sales value 4,000,500	9 Growth	Start month 15	Duration month 12	0%	4,000,500 Total 4,000,500 - -
Profit on Cost Profit on Value (Blended)			27.9% 20.0%								
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	s, Surveys	Rate and reports			(296,859) (36,117) (5,202) (6,149)			1 1 3 12 12	1 1 1 10 10		4,000,500 (296,859) (36,117) (5,202) (6,149)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(1,474,959) (111,346) (178,153) (147,496) (45,000)			Start 10 10 10 10 10	Duration 12 12 12 12 12		(1,474,959) (111,346) (178,153) (147,496) (45,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduct Building Safety Lev V Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(9,027) - (12,600) - - (67,500) (117,997) (307,337)			10 10 10 10 10 10 10 10	12 12 12 12 12 12 12 12 12		(9,027) - (12,600) - (67,500) (117,997) (307,337)
Other Costs Site Infrastructure Costs Residential S106					(45,000) (94,500)			12	10		(45,000) (94,500)
Disposal Costs Marketing and disposal cost					(180,021)			15	12		(180,021)
Total cost (exc finance)											(2,838,403)
Finance (exc land) Interest				7.50%	APR						- (51,287)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£4,000,500					2,889,690 (800,100)
Net Development Value Total Development Costs + Profit Balance Less:											4,000,500 3,689,790 310,710
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(6,149) (3,330) (1,665) (24,973)
Residual Land Value											296,859
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£4,000,500					(800,100) (800,100) -

Scheme Typology		High	er Value Greei	nfield	No of Units	25			BLV	RLV	Profit on value
Appraisal Ref	20		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.26m	£0.55m	17.4%
Development Value Summary Private Affordable	GIA 1,696 656	£/m2 £4,587	2,352 Capital Value £7,778,750 £1,799,667	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	14 Units				Capital Value £ 7,778,750 792,961 1,006,706
GDV Land Construction	2,352	£4,073	£9,578,417 (£20,962) £4,763,515								
Fees etc Planning obligations Disposal costs Finance Total Costs			£497,809 £1,552,847 £340,597 £101,643 £7,235,449		Total Development Proc Private Intermediate Affordable Rent	eeds Sales value 7,778,750 792,961 1,006,706	25	Start month 18 15 14	Duration month 14 14 14	0%	9,578,417 Total 7,778,750 792,961 1,006,706
PROFIT Profit on Cost Profit on Value (Blended)			£1,663,730 22.8% 17.4%		Total						9,578,417
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	s, Surveys :	Rate and reports			(551,645) (77,593) (15,600) (20,962)			1 1 6 15	1 1 1 12 12		(551,645) (77,593) (15,600) (20,962)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(3,954,760) (288,279) (461,247) (395,476) (125,000)			Start 13 13 13 13 13	Duration 14 14 14 14 14		(3,954,760) (288,279) (461,247) (395,476) (125,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	sing sing		(25,075) (10,500) (24,500) (3,792) - (187,500) (316,381) (597,600)			13 13 13 13 13 13 13 13	14 14 14 14 14 14 14 14		(25,075) (10,500) (24,500) (3,792) - (187,500) (316,381) (597,600)
Other Costs Site Infrastructure Costs Residential S106					(125,000) (262,500)			15 15	12 12		(125,000) (262,500)
Disposal Costs Marketing and disposal cost					(340,597)			18	14		(340,597)
Total cost (exc finance)											(7,232,361)
Finance (exc land) Interest				7.50%	APR						- (101,643)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£7,778,750 £1,799,667					7,334,004 (1,555,750) (107,980)
Net Development Value Total Development Costs + Profit Balance Less:											9,578,417 8,997,735 580,683
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(20,962) (6,292) (3,146) (47,193)
Residual Land Value											551,645
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£7,778,750 £1,799,667					(1,663,730) (1,555,750) (107,980)

Scheme Typology		High	ner Value Gree	nfield	No of Units	50			BLV	RLV	Profit on value
Appraisal Ref	21		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£0.51m	£1.14m	17.4%
			4,703	10	18	21	18				
Development Value Summary	GIA	£/m2	Capital Value		INPUTS		Units				Capital Value
Private	3,392	£/m2 £4,587	£15,557,500				Units				Capital Value £
Affordable	1,312	L4,301	£3,599,334		Private	70%	35	1			15,557,500
7 III GIGGE	1,012		20,000,001		Intermediate	12%	6	†			1,585,922
					Affordable Rent	18%	9	1			2,013,413
GDV	4,703	£4,073	£19,156,834					İ			
Land			(£55,427)					1			
Construction			£9,527,031								40.450.004
Fees etc Planning obligations			£1,009,120 £3,105,695		Total Development Proce		50	Start	Duration		19,156,834 Total
Planning obligations			13,103,093		Development Proce	Sales value		month	month		IOIAI
Disposal costs			£671,194		Private	15,557,500		21	18	0%	15,557,500
Finance			£163,225		Intermediate	1,585,922		18	18	0,0	1,585,922
Total Costs			£14,420,838		Affordable Rent	2,013,413		17	18		2,013,413
PROFIT			£3,327,460								-
Profit on Cost			22.9%								
Profit on Value (Blended)			17.4%								
					Total						19,156,834
Land costs		Rate			(4.4.4.4.4)						(4.4.4.4.1)
Site value Acquisition costs					(1,144,441) (174,095)			1 1	1 1		(1,144,441) (174,095)
Statutory Planning Fees (Residential)					(31,200)			9	1		(31,200)
Planning Application Professional Fe		and reports			(55,427)			18	16		(55,427)
Residential Site Preparation	oo, our voys	and reports			-			18	16		-
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	ages		(7,909,520)			16	18		(7,909,520)
Residential Contingency		5.0%			(576,558)			16	18		(576,558)
Residential Professional Fees		8.0%	of costs		(922,493)			16	18		(922,493)
Residential External Works		10%			(790,952)			16	18		(790,952)
Abnormals Policy Related Costs					(250,000)			16	18		(250,000)
Net Biodiversity costs					(50,150)			16	18		(50,150)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısina		(21,000)			16	18		(21,000)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısina		(49,000)			16	18		(49,000)
M4(3) Category 3 Housing	M4(3) Cate				(7,583)			16	18		(7,583)
M4(3) Category 3 Housing	M4(3) Cate	egory 3 Hou	using		- '-			16	18		-
Future Homes Standard 2025			-		(375,000)			16	18		(375,000)
Additional Low Carbon/Energy Reduc	ction				(632,762)			16	18		(632,762)
Building Safety Levy					(1,195,200)			16	18		(1,195,200)
EV Charging Points - Flats					-			16	18		-
Other Costs											
Site Infrastructure Costs					(250,000)			18	16		(250,000)
Residential S106					(525,000)			18	16		(525,000)
residential 6100					(020,000)			10	10		(020,000)
Disposal Costs											
Marketing and disposal cost					(671,194)			21	18		(671,194)
Total cost (exc finance)											(14,487,134)
Finance (exc land)				7.500/	ADD						(400,005)
Interest				7.50%	APK						(163,225)
Total cost (exc land)											14,650,360
Developers profit		Private		20.00%	GDV	£15.557.500					(3,111,500)
		Affordable		6.00%		£3,599,334					(215,960)
				2.3070							
Net Development Value											19,156,834
Total Development Costs + Profit											17,977,820
Balance											1,179,015
Less:						LIMBS :					(55 ::
SDLT						HMRC formula					(55,427)
Acquisition Agent fees Acquisition Legal fees						1.0% 0.5%					(13,185)
Interest on Land						0.5% 7.5%					(6,593) (98,890)
						7.5%					(30,030)
Residual Land Value											1,144,441
PROFIT											(3,327,460)
Developers profit		Private		20.00%		£15,557,500					(3,111,500)
		Affordable		6.00%	GDV	£3,599,334					(215,960)

Development Value Summary	Scheme Typology		High	er Value Gree	nfield	No of Units	100			BLV	RLV	Profit on value
Development Value Summany	Appraisal Ref	22				month	Sale Start	Period		£1.03m	£5.47m	17.4%
Marcheliable 1,000	Dovolonment Value Summany			9,407	13		24	24				
Affordable 2.624 £7.196.699 Private intermediate 77% 70 70 10 10 10 10 10 10			£/m2			INFOIS		Units				Capital Value
Methods			£4,587	£31,115,000		Debuete	700/	70	1			£ 31,115,000
Afficiation 19% 19	Arrordable	2,624		£7,198,009								31,115,000
Lange												4,026,825
Construction	GDV	9,407	£4,073	£38,313,669								
Construction	Land			(£307 042)								
Pamming poliphagenes												
Composal costs								100				38,313,669
Disposal corosis	Planning obligations			£5,623,470		Development Proce						Total
Affordatis	Disposal costs			£1,332,388		Private			24		0%	31,115,000
PROFIT \$6,84,920	Finance			£187,111								3,171,844
Profit on Coat 26.3% Profit on Value (Bindhed) 17.4% Total	Total Costs			£25,187,907		Affordable Rent	4,026,825		20	22		4,026,825
Profit on Coat 26.3% Profit on Value (Bindhed) 17.4% Total	PROFIT			£6.654.920								
Land costs Rate	Profit on Cost			26.3%		1						
Land coats	Profit on Value (Blended)			17.4%		Total						20 242 662
Sile value	Land costs		Rate			iotai						38,313,669
Slautony Planning Peos (Residential) (40,160) 12 1 1 1 1 1 1 1 1	Site value		71410			(5,472,223)			1	1		(5,472,223)
Planning Application Professional Fees, Surveys and reports												(878,618) (40,160)
Residential Site Preparation Residential Development Costs Residential Development Costs Residential Development Costs Residential Construction Cost Residential Construction Cost Residential Professional Fees Residential Professional Professional Residential R			and reports									(307,042)
Residential Construction Cost Including Garages (13,552,074) 19 22 (13,552,074) 19 22 (14,552,074) 19 22 (15,552,074) 19		,				-						
Residential Construction Cost Including Garages (13,552,074) 19 22 (13,552,074) 19 22 (14,552,074) 19	Posidential Development Costs								Stort	Duration		
Residential Contingency 5.5% (999,038) 19 22 (87, Residential Contingency 5.5% (1,989,460) 19 22 (11, Residential External Works 10% (1,355,207) 19 22 (11, Residential External Works 10% (1,355,207) 19 22 (11, Residential External Works 10% (1,355,207) 19 22 (12, Residential External Works 10% (1,355,207) 19 22 (12, Residential External Works 10% (1,355,207) 19 22 (12, Residential External Works 10, Residential External Works 10% (1,355,207) 19 22 (10, Residential External Works 10, Residential External External Works 10, Residential External External Works 10, Residential External Exte	Residential Construction Cost	Inc	luding Gara	ges		(13,552,074)						(13,552,074)
Residential External Works 10% (1,555,207) 19 22 (1)			5.0%						19			(999,038)
Abnomals (500,000) 19 22 (50 Policy Related Costs Net Biodiversity costs (100,300) 19 22 (70 May 19 Policy Related Costs Net Biodiversity costs (100,300) 19 22 (70 May 19 Policy Related Costs (200,000) 19 22 (70 May 19 Policy Related Costs) M4(2) Category 2 Housing M4(2) Category 2 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing M4(2) Category 3 Housing (750,000) 19 22 (70 May 19 May 19 May 19 M4(2) Category 3 Housing M4(2) Category				of costs								(1,598,460) (1,355,207)
Net Biordiversity costs (100,300) 19 22 (104,4			10 /0									(500,000)
M4(2) Category 2 Housing M4(2) Category 2 Housing (42,000) 19 22 (44,000)												
M4(2) Category 2 Housing M4(2) Category 2 Housing (98,000) 19 22 (14,000) (15,167) 19 22 (14,000) (15,167) 19 22 (14,000) (15,167) 19 22 (14,000) (15,167) (15		M4(2) Cate	agony 2 Hou	eina								(100,300) (42,000)
M4(3) Category 3 Housing M4(3) Category 3 Housing - 19 22 Future Homes Standard 2025. (50,000) 19 22 (5 Additional Low Carbon/Energy Reduction (677,604) 19 22 (2 EV Charging Points - Flats (2,390,400) 19 22 (2 EV Charging Points - Flats (500,000) 21 20 (5 Site Infrastructure Costs (500,000) 21 20 (5 Residential S106 (1,050,000) 21 20 (5 Marketing and disposal cost (1,332,388) 24 24 (1 Total cost (exc Iand) Interest 7,50% APR (5 (5 Total cost (exc Iand) Developers profit Private 20,00% GDV £31,115,000 (5 Net Development Value 6,00% GDV £7,198,669 (6 Total cost (exc Iand) Development Costs + Profit 8 33 Balance 33 Less: 1,0% (6 SDLT HMRC formula (6 Acquisition Legal fees 0,5% (6 Interest on Land 7,5% (6	M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	sing					19	22		(98,000)
Future Homes Standard 2025	M4(3) Category 3 Housing					(15,167)			19			(15,167)
Additional Low Carbon/Energy Reduction Building Safey Levy (2,390,400) 19 22 (2,290 Charging Points - Flats - 19 22 Other Costs Site Infrastructure Costs (500,000) 21 20 (8, Residential S106 (1,050,000) 21 20 (1, 1,050	M4(3) Category 3 Housing Future Homes Standard 2025	M4(3) Cate	egory 3 Hou	ising		(750,000)						- (750,000)
EV Charging Points - Flats -	Additional Low Carbon/Energy Reduc	ction										(677,604)
Other Costs (560,000) 21 20 (£ Residential S106 (1,050,000) 21 20 (£ Disposal Costs (1,332,388) 24 24 (£ Marketing and disposal cost (1,332,388) 24 24 (£ Total cost (exc finance) (£	Building Safety Levy					(2,390,400)			19			(2,390,400)
Site Infrastructure Costs	EV Charging Points - Flats					•			19	22		-
Residential S106 (1,050,000) 21 20 (1, Disposal Costs Marketing and disposal cost (1,332,388) 24 24 (1, Total cost (exc finance) (26												
Disposal Costs Marketing and disposal cost (1,332,388)	Site Infrastructure Costs											(500,000) (1,050,000)
Marketing and disposal cost	Residential S106					(1,050,000)			21	20		(1,050,000)
Total cost (exc finance)												
Finance (exc land)	Marketing and disposal cost					(1,332,388)			24	24		(1,332,388)
Finance (exc land)	Total cost (exc finance)											(26,186,456)
Interest												
Total cost (exc land) Developers profit					7 509/	ADD						- (187,111)
Developers profit	interest				7.50%	AF K						(107,111)
Affordable 6.00% GDV £7,198,669 Net Development Value Total Development Costs + Profit Balance Less: SDLT HMRC formula Acquisition Agent fees 4.00% GDV £7,198,669 (Acquisition Agent fees 4.00% GDV £7,198,669 (Acquisition Agent fees) (Acquisition Agent fees) (Acquisition Legal fees) (Acquisiti												26,373,567
Net Development Value 38 Total Development Costs + Profit 33 Balance 5 Less: 5 SDLT HMRC formula (3 Acquisition Agent fees 1.0% (6 Acquisition Legal fees 0.5% (6 Interest on Land 7.5% (6 Residual Land Value 5	Developers profit											(6,223,000) (431,920)
Total Development Costs + Profit 33 Balance Less: 5 Less: IMPRC formula SDLT HMRC formula (3 Acquisition Agent fees 1.0% (6 Acquisition Legal fees 0.5% (6 Interest on Land 7.5% (6 Residual Land Value 5			Allordable		0.00%	SDV	£1,150,009					
Balance 5 Less: 5 SDLT HMRC formula (3 Acquisition Agent fees 1.0% (6 Acquisition Legal fees 0.5% (6 Interest on Land 7.5% (6 Residual Land Value 5	Net Development Value											38,313,669
Less: HMRC formula (3 SDLT 1.0% (6 Acquisition Agent fees 1.0% (6 Acquisition Legal fees 0.5% (6 Interest on Land 7.5% (6 Residual Land Value 5												33,028,487 5,285,181
SDLT HMRC formula (3 Acquisition Agent fees 1.0% (1 Acquisition Legal fees 0.5% (6 Interest on Land 7.5% (6 Residual Land Value 5												
Acquisition Legal fees 0.5% Interest on Land 7.5% Residual Land Value 5.												(307,042)
Interest on Land 7.5% (2) Residual Land Value 5.							1.0%					(63,508) (31,754)
Residual Land Value 5												(476,313)
	Residual Land Value											5,472,223
DDOET 16												
	PROFIT		Delicente		00.000	ODV	004 445 000					(6,654,920)
	Developers profit											(6,223,000) (431,920)
					3.00%		27,100,000					(101,020)

Scheme Typology		High	er Value Greei	nfield	No of Units	150			BLV	RLV	Profit on value
Appraisal Ref	23		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.54m	£8.35m	17.4%
Development Value Summary Private Affordable	GIA 10,175 3,935	£/m2 £4,587	14,110 Capital Value £46,672,500 £10,798,003	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	38 Units				Capital Value £ 46,672,500 4,757,766 6,040,238
GDV Land Construction	14,110	£4,073	£57,470,503 (£474,499) £24,609,478		Anordable Rent	1070	21				0,040,236
Fees etc Planning obligations Disposal costs Finance Total Costs			£2,921,649 £8,435,205 £1,993,581 £152,725 £37,638,140		Total Development Proce Private Intermediate Affordable Rent	Sales value 46,672,500 4,757,766 6,040,238		Start month 24 21 20	Duration month 38 38 38	0%	57,470,503 Total 46,672,500 4,757,766 6,040,238
PROFIT Profit on Cost Profit on Value (Blended)			£9,982,380 26.4% 17.4%		Total						57,470,503
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation	es, Surveys a	Rate and reports			(8,352,485) (1,347,498) (49,460) (474,499)			1 1 12 21 21	1 1 1 36 36		(8,352,485) (1,347,498) (49,460) (474,499)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Incl	uding Gara 5.0% 8.0% 10%	ges of costs		(20,328,111) (1,498,556) (2,397,690) (2,032,811) (750,000)			Start 19 19 19 19 19	Duration 38 38 38 38 38		(20,328,111) (1,498,556) (2,397,690) (2,032,811) (750,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	gory 2 Hou gory 3 Hou	sing sing		(150,450) (63,000) (147,000) (22,750) (1,125,000) (1,016,406) (3,585,600)			19 19 19 19 19 19 19	38 38 38 38 38 38 38 38 38		(150,450) (63,000) (147,000) (22,750) - (1,125,000) (1,016,406) (3,585,600)
Other Costs Site Infrastructure Costs Residential S106					(750,000) (1,575,000)			21 21	36 36		(750,000) (1,575,000)
Disposal Costs Marketing and disposal cost					(1,993,581)			24	38		(1,993,581)
Total cost (exc finance)											(39,307,412)
Finance (exc land) Interest				7.50%	APR						(152,725)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%	G GDV G GDV	£46,672,500 £10,798,003					39,460,137 (9,334,500) (647,880)
Net Development Value Total Development Costs + Profit Balance Less:											57,470,503 49,442,517 8,027,986
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(474,499) (97,000) (48,500) (727,499)
Residual Land Value											8,352,485
PROFIT Developers profit		Private		20.00%		£46,672,500 £10,798,003					(9,982,380) (9,334,500) (647,880)

Scheme Typology		High	er Value Greei	nfield	No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	24			Pre construction	Construction month	Sale Start	Sale Period		£2.57m	£14.05m	17.4%
Development Value Summary Private Affordable	GIA 16,958 6,559	£/m2 £4,587	23,516 Capital Value £77,787,500 £17,996,672	13	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 175 30 45				Capital Value £ 77,787,500 7,929,609 10,067,063
GDV Land Construction	23,516	£4,073	£95,784,172 (£805,665) £41,015,797		Anordable Nent	1076	40				10,007,000
Fees etc Planning obligations Disposal costs Finance Total Costs			£4,869,875 £14,058,675 £3,315,969 £168,924 £62,623,575		Total Development Proce Private Intermediate Affordable Rent	eeds Sales value 77,787,500 7,929,609 10,067,063	250	Start month 24 21 20	Duration month 60 60 60	0%	95,784,172 Total 77,787,500 7,929,609 10,067,063
PROFIT Profit on Cost Profit on Value (Blended)			£16,637,300 26.5% 17.4%		-						-
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(14,048,535) (2,274,762) (68,060) (805,665)			1 1 12 21 21	1 1 1 58 58		95,784,172 (14,048,535) (2,274,762) (68,060) (805,665)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Incl	uding Gara 5.0% 8.0% 10%	ges of costs		(33,880,185) (2,497,594) (3,996,150) (3,388,019) (1,250,000)			Start 19 19 19 19	Duration 60 60 60 60 60		(33,880,185) (2,497,594) (3,996,150) (3,388,019) (1,250,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	gory 2 Hou gory 3 Hou	sing sing		(250,750) (105,000) (245,000) (37,916) (1,875,000) (1,694,009) (5,976,000)			19 19 19 19 19 19 19	60 60 60 60 60 60 60 60		(250,750) (105,000) (245,000) (37,916) - (1,875,000) (1,694,009) (5,976,000)
Other Costs Site Infrastructure Costs Residential S106					(1,250,000) (2,625,000)			21 21	58 58		(1,250,000) (2,625,000)
Disposal Costs Marketing and disposal cost					(3,315,969)			24	60		(3,315,969)
Total cost (exc finance)											(65,535,078)
Finance (exc land) Interest				7.50%	APR						- (168,924)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£77,787,500 £17,996,672					65,704,001 (15,557,500) (1,079,800)
Net Development Value Total Development Costs + Profit Balance Less:											95,784,172 82,341,302 13,442,870
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(805,665) (163,233) (81,616) (1,224,247)
Residual Land Value											14,048,535
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£77,787,500 £17,996,672					(16,637,300) (15,557,500) (1,079,800)

Full Appraisals of Strategic Sites

				ster	No of Units	2000			BLV	RLV	Profit on value
Appraisal Ref	East Colchest		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£3.13m	£5.70m	17.3%
			188,130	17	100	26	100				
Development Value Summary	GIA	£/m2	Capital Value		INPUTS		Units				Capital Value
Private	135,660	£3,983	£540,400,000								£
Affordable	52,470		£127,480,875		Private Intermediate	70%	1,400				540,400,000 57,834,375
					Affordable Rent	12% 18%	240 360				69,646,500
GDV	188,130	£3,550	£667,880,875								, ,
Land			(£320,107)								
Construction			£328,958,055								
Fees etc			£34,013,550		Total		2,000				667,880,875
Planning obligations			£158,102,912		Development Proc	eeds Sales value		Start month	Duration month		Total
Disposal costs			£22,977,000		Private	540,400,000		26	100	0%	540,400,000
Finance			£628,470		Intermediate	57,834,375		25	100		57,834,375
Total Costs			£544,359,881		Affordable Rent	69,646,500		24	100		69,646,500
PROFIT			£115,728,853								
Profit on Cost			21.2%								
Profit on Value (Blended)			17.3%		Total						667,880,875
Land costs		Rate									007,000,075
Site value					(5,696,942)			1	1		(5,696,942)
Acquisition costs Statutory Planning Fees (Residential)					(915,200) (393,560)			1 16	1		(915,200) (393,560)
Planning Application Professional Fee	s, Surveys ar	nd reports			(320,107)			25	98		(320,107)
Residential Site Preparation					- '			25	98		-
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inclu	ding Gara	iges		(271,041,480)			23	100		(271,041,480)
Residential Contingency		5.0%			(20,812,427)			23	100		(20,812,427)
Residential Professional Fees Residential External Works		8.0% 10%	of costs		(33,299,883) (27,104,148)			23 23	100 100		(33,299,883) (27,104,148)
Abnormals		1070			(10,000,000)			23	100		(10,000,000)
Policy Related Costs					(0.000.000)				400		
Net Biodiversity costs M4(2) Category 2 Housing	M4(2) Categ	ory 2 Hou	ısina		(2,006,000) (840,000)			23 23	100 100		(2,006,000) (840,000)
	M4(2) Categ				(1,960,000)			23	100		(1,960,000)
M4(3) Category 3 Housing	M4(3) Categ				(303,330)			23	100		(303,330)
M4(3) Category 3 Housing Future Homes Standard 2025	M4(3) Categ	ory 3 Hou	sing		(15,000,000)			23 23	100 100		- (15,000,000)
Additional Low Carbon/Energy Reduct	ion				(13,552,074)			23	100		(13,552,074)
Building Safety Levy					(4,441,508)			23	100		(4,441,508)
EV Charging Points - Flats					•			23	100		•
Other Costs											
Site Infrastructure Costs Residential S106					(70,000,000)			25 25	98 98		(70,000,000)
Residential S106					(50,000,000)			25	98		(50,000,000)
Disposal Costs											
Marketing and disposal cost					(22,977,000)			26	100		(22,977,000)
Total cost (exc finance)											(544,966,718)
Finance (exc land) Interest				7.50%	ΔPR						- (628,470)
Interest				7.50%	AFIX						(020,470)
Total cost (exc land)											545,595,188
Developers profit		Private Affordable		20.00% 6.00%		£540,400,000 £127,480,875					(108,080,000) (7,648,853)
	^	JIGGDIC		3.00 /		2121,400,070					
Net Development Value Total Development Costs + Profit											667,880,875
Total Development Costs + Profit Balance											661,324,040 6,556,835
Less:											0,000,000
SDLT						HMRC formula					(320,107)
Acquisition Agent fees Acquisition Legal fees						1.0% 0.5%					(66,121) (33,061)
Interest on Land						7.5%					(495,911)
											5,696,942
Residual Land Value											0,000,042
Residual Land Value											
PROFIT				00.555	CDV	05/0 /00					(115,728,853)
		Private Affordable		20.00%		£540,400,000 £127,480,875					(115,728,853) (108,080,000) (7,648,853)

Scheme Typology		ind South	n of Berechurc	h Hall Road	No of Units	875			BLV	RLV	Profit on value
Appraisal Ref	South of			Pre construction	Construction month	Sale Start	Sale Period		£5.56m	£17.60m	17.3%
Development Value Summary Private Affordable	GIA 59,351 22,956	£/m2 £4,283	82,307 Capital Value £254,187,500 £59,380,617	13	65 INPUTS Private	70%	65 Units				Capital Value £ 254,187,500
GDV	82,307	£3,810	£313,568,117		Intermediate Affordable Rent	12% 18%	105				26,528,086 32,852,531
Land Construction Fees etc Planning obligations			(£1,012,348) £143,230,031 £15,710,585 £69,140,257		Total Development Proce	peds	875	Start	Duration		313,568,117 Total
Disposal costs Finance Total Costs			£10,812,969 £279,323 £238,160,816		Private Intermediate Affordable Rent	Sales value 254,187,500 26,528,086 32,852,531		month 19 18 17	month 65 65 65	0%	254,187,500 26,528,086 32,852,531
PROFIT Profit on Cost Profit on Value (Blended)			£54,400,337 22.8% 17.3%								-
Land costs		Rate			Total						313,568,117
Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation					(17,603,489) (2,853,475) (184,310) (1,012,348)			1 1 12 18 18	1 1 1 63 63		(17,603,489) (2,853,475) (184,310) (1,012,348)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Incl	luding Gara 5.0% 8.0% 10%	ges of costs		(117,985,298) (9,071,204) (14,513,927) (11,798,530) (4,375,000)			Start 16 16 16 16 16	Duration 65 65 65 65 65		(117,985,298) (9,071,204) (14,513,927) (11,798,530) (4,375,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025	M4(2) Cate M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 3 Hou	sing sing		(877,625) (367,500) (857,500) (132,707) (6,562,500)			16 16 16 16 16	65 65 65 65 65		(877,625) (367,500) (857,500) (132,707) - (6,562,500)
Additional Low Carbon/Energy Reduct Building Safety Levy EV Charging Points - Flats	tion				(5,899,265) (1,943,160)			16 16 16	65 65 65		(5,899,265) (1,943,160)
Other Costs Site Infrastructure Costs Residential S106					(30,625,000) (21,875,000)			18 18	63 63		(30,625,000) (21,875,000)
Disposal Costs Marketing and disposal cost					(10,812,969)			19	65		(10,812,969)
Total cost (exc finance)											(241,747,317)
Finance (exc land) Interest				7.50%	5 APR						(279,323)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%	GDV GDV	£254,187,500 £59,380,617					242,026,640 (50,837,500) (3,562,837)
Net Development Value Total Development Costs + Profit Balance Less:											313,568,117 296,426,977 17,141,141
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(1,012,348) (204,570) (102,285) (1,534,272)
Residual Land Value											17,603,489
PROFIT Developers profit		Private		20.00%	- CDV	£254,187,500					(54,400,337) (50,837,500)
Developers profit		Affordable			GDV GDV	£59,380,617					(3,562,837)

March Marc	Scheme Typology		Land	North of Oak	Road	No of Units	600			BLV	RLV	Profit on value
New Symmetry Value Summary Value	Appraisal Ref	North of				month	Sale Start	Period		£4.52m	£11.35m	17.3%
Capital Value Capital Valu	Davidson and Walter Communication			56,439	13		24	70				
Process	Development value Summary	GIA	£/m2	Capital Value		INPUIS		Units				Capital Value
Process	Private	40,698		£174,300,000								£
## Affordackin Round and (1548,581) (15	Affordable	15,741		£40,718,138								
100									+			
Total Tota	GDV	56,439	£3,810	£215,018,138		7 moradolo rioni	1070	100	i			22,027,100
Total Tota												
Total												
Separate costs	Fees etc					Total	-	600	l			215,018,138
Private 174,300,000 24 70 0% 174,300,000 24 70 0% 174,300,000 24 70 0% 174,300,000 24 70 0% 174,300,000 26 0% 274,000 27	Planning obligations			£47,430,874		Development Proce						Total
Impure	Disassal			07 447 750		Debuete			month		00/	
Mail Coates \$164,151,083 Mail Coates \$2,827,460 Mail Coates \$2,											0%	
Trotto Codat (Selended) 173% Total 215,016,182 and cotts Rate (11,348,023) 1 1 1 1 (11,348,023) (1,835,143) 1 1 1 (1,835,144) (1,835,143) 1 1 1 (1,835,144) (1,835,143) 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 1 (1,8	Total Costs			£164,131,883								
Trotto Codat (Selended) 173% Total 215,016,182 and cotts Rate (11,348,023) 1 1 1 1 (11,348,023) (1,835,143) 1 1 1 (1,835,144) (1,835,143) 1 1 1 (1,835,144) (1,835,143) 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,143) 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 (1,835,144) (1,835,144) 1 1 1 1 1 1 1 (1,8												-
Total Tota												-
Total				22.7% 17.3%								
11,346,025 1				17.576		Total						215,018,138
Comparison costs	Land costs		Rate			-						
Statistics Sta	Site value					(11,348,023)						(11,348,023)
Parming Application Professional Fees, Surveys and reports (648,658) (64												
Residential Sile Preparation Residential Sile Preparation Residential Construction Code Residential Construction Code Residential Construction Code Residential Construction Code Residential Construction Code Residential Professional Fees 8.0% of costs (5,989,965) 19 70 (8,939,965) Residential Professional Fees 8.0% of costs (5,989,965) 19 70 (8,939,965) Residential Professional Fees 8.0% of costs (5,989,965) 19 70 (8,939,965) Residential Professional Fees 8.0% of costs (5,989,965) 19 70 (8,939,965) Residential Professional Fees 8.0% of costs (5,989,965) 19 70 (8,939,965) Residential Extend Works 10% (6,131,244) 19 70 (8,939,965) Residential Extend Works 10% (6,131,244) 19 70 (8,939,965) Residential Extend R	Planning Application Professional Fee		and reports						21	68		(648,658)
Residential Construction Cost Including Garages (81,312,444) 19 70 (81,312,444) (81	Residential Site Preparation					-			21	68		-
Residential Construction Cost Including Garages (81,312,444) 19 70 (81,312,444) (81	Residential Development Costs								Start	Duration		
Residential Contingency 5.0% (6.243.728) 19 70 (6.243.728)	Residential Construction Costs	Inc	luding Gara	ges		(81,312,444)						(81,312,444)
Residential External Works 10% (2,131,244) 19 70 (8,131,244) 19 70 (3,000,000) 19 70 (3,000,000) 19 70 (3,000,000) 19 70 (3,000,000) 19 70 (6,131,244) (6,1800) (6,	Residential Contingency		5.0%	-		(6,243,728)			19	70		(6,243,728)
Continue Continue				of costs								
			10%									(8,131,244)
M4(2) Category 2 Housing M4(2) Category 2 Housing (252,000) 19 70 (252,000) (44) (34) Category 3 Housing (868,000) 19 70 (808,000) (44) (30 Category 3 Housing (80,999) 19 70 (80,999) (19 70 (90,999) (19 70 (19 70 (19	Policy Related Costs					(0,000,000)						(0,000,000)
M4(2) Category 2 Housing M4(2) Category 2 Housing (\$88,000) 19 70 (\$98,000) (\$98,000) (\$98,000) (\$99,999) (\$90,999) 19 70 (\$90,999) (\$	Net Biodiversity costs											
M4(3) Category 3 Housing M4(3) Category 3 Ho	M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	sing								
M4(3) Category 3 Housing M4(3) Category 3 Housing												
(4,065,622) 19 70 (4,065,622) 19 19 70 (4,065,622) 19 19 70 (4,065,622) 19 19 70 (4,065,622) 19 19 19 19 19 19 19 1	M4(3) Category 3 Housing					-			19			-
1,332,453 19 70 (1,332,453	Future Homes Standard 2025											
Second S		tion										
Company Comp	EV Charging Points - Flats					(1,002,400)			19			(1,002,400)
Company Comp												
15,000,000 21 68 (15,0						(21 000 000)			21	69		(24 000 000)
Sipposal Costs	Residential S106											(21,000,000)
Adarketing and disposal cost (7,417,750) 24 70 (7,417,750)						(,,						(12,222,222,
Cotal cost (exc finance)	Disposal Costs					(7.447.750)				70		<i>(</i> = =)
Finance (exc land) Interest	Marketing and disposal cost					(7,417,750)			24	70		(7,417,750)
Finance (exc land) Interest	Total cost (exc finance)											(166,142,967)
166,615,685 166,615,615 166,615,615												
Total cost (exc land) Private 20.00% GDV £174,300,000 £48,800,000 £48,800,000 £48,800,000 £48,800,000 £48,800,000 £48,800,000 £48,800,000 £48,808,	Finance (exc land)				7 500/	ADD						(472.749)
Private 20.00% GDV £174,300,000 (34,860,000) Affordable 6.00% GDV £40,718,138 (2,443,008) (2,443	merest				7.50%	AL K						(4/2,/18)
Affordable 6.00% GDV £40,718,138 (2,443,088) Net Development Value 215,018,138 Total Development Costs + Profit 203,918,773 Salance 11,099,365 Less: SDLT HMRC formula (648,658) Acquisition Legal fees 0,5% (65,916) Therest on Land 1,5% (988,737) Residual Land Value 11,348,023 PROFIT 1,303,088	Total cost (exc land)											
A	Developers profit											
203,918,773 203,918,733 203,918,733			Affordable		6.00%	GDV	£40,718,138					(2,443,088)
203,918,773 203,918,733 203,918,733	Net Development Value											215,018,138
Profit Private 20.00% GDV	Total Development Costs + Profit											203,918,773
MRC formula (648,658)												11,099,365
Acquisition Agent fees 1.0% (131,832) Acquisition Legal fees 0.5% (65,916) Interest on Land 7.5% (988,737) Residual Land Value 11,348,023 PROFIT (37,303,088) Developers profit Private 20.00% GDV £174,300,000 (34,860,000)	SDLT						HMRC formula					(648.658)
Acquisition Legal fees 0.5% (65,916) Interest on Land 7.5% (988,737) Residual Land Value 11,348,023 PROFIT (37,303,088) Developers profit Private 20.00% GDV £174,300,000 (34,860,000)	Acquisition Agent fees						1.0%					(131,832)
Residual Land Value 11,348,023 PROFIT (37,303,088) Developers profit Private 20.00% GDV £174,300,000 (34,860,000)	Acquisition Legal fees						0.5%					(65,916)
PROFIT (37,303,088) Developers profit Private 20.00% GDV £174,300,000 (34,860,000)	Interest on Land						7.5%					(988,737)
PROFIT (37,303,088) Developers profit Private 20.00% GDV £174,300,000 (34,860,000)												
Developers profit Private 20.00% GDV £174,300,000 (34,860,000)	Residual Land Value											11,348,023
Developers profit Private 20.00% GDV £174,300,000 (34,860,000)	PROFIT											(27 202 000)
	Developers profit		Private		20.00%	GDV	£174.300.000					

Scheme Typology		d at East Dawe	s Lane	No of Units	300			BLV	RLV	Profit on value
Appraisal Ref	East	Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£2.81m	£10.70m	17.4%
		28,220	7	67	18	67				
Development Value Summary	GIA £/m2	Capital Value		INPUTS		Units				Capital Value
Private Affordable	20,349 £4,587 7,871	£93,345,000 £21,596,006		Private	70%	210				£ 93,345,000
Allordable	7,071	£21,590,000		Intermediate	12%	36				9,515,531
GDV	28,220 £4,073	£114,941,006		Affordable Rent	18%	54				12,080,475
GDV	20,220 £4,073	£114,541,006		=						
Land Construction		(£611,003) £49,343,708								
Fees etc		£5,683,345		Total		300				114,941,006
Planning obligations		£23,715,437		Development Proc			Start	Duration		Total
Disposal costs		£3,977,163		Private	Sales value 93,345,000		month 18	month 67	0%	93,345,000
Finance		£207,536		Intermediate	9,515,531		15	67		9,515,531
Total Costs		£82,316,186		Affordable Rent	12,080,475		14	67		12,080,475
PROFIT		£19,964,760								-
Profit on Cost Profit on Value (Blended)		24.2% 17.4%								
		17.476		Total						114,941,006
Land costs Site value	Rate			(10,700,352)			1	1		(10,700,352)
Acquisition costs				(1,729,708)			1	1		(1,729,708)
Statutory Planning Fees (Residential) Planning Application Professional Fee		_		(77,360)			6 15	1 65		(77,360)
Residential Site Preparation	es, Surveys and report	S		(611,003)			15	65		(611,003) -
Residential Development Costs							Start	Duration		
Residential Construction Cost	Including Gar	rages		(40,656,222)			13	67		(40,656,222)
Residential Contingency	5.0% 8.0%			(3,121,864)			13	67		(3,121,864)
Residential Professional Fees Residential External Works	8.0% 10%	of costs		(4,994,982) (4,065,622)			13 13	67 67		(4,994,982) (4,065,622)
Abnormals				(1,500,000)			13	67		(1,500,000)
Policy Related Costs Net Biodiversity costs				(300,900)			13	67		(300.900)
M4(2) Category 2 Housing	M4(2) Category 2 Ho			(126,000)			13	67		(126,000)
M4(2) Category 2 Housing M4(3) Category 3 Housing	M4(2) Category 2 Ho M4(3) Category 3 Ho			(294,000) (45,500)			13 13	67 67		(294,000) (45,500)
M4(3) Category 3 Housing	M4(3) Category 3 Ho			-			13	67		(45,500)
Future Homes Standard 2025 Additional Low Carbon/Energy Reduc	4:			(2,250,000) (2,032,811)			13 13	67 67		(2,250,000) (2,032,811)
Building Safety Levy	tion			(666,226)			13	67		(2,032,811) (666,226)
EV Charging Points - Flats				• •			13	67		` - '
Other Costs										
Site Infrastructure Costs Residential S106				(10,500,000)			15 15	65 65		(10,500,000)
Residential S 106				(7,500,000)			15	65		(7,500,000)
Disposal Costs				(0.077.400)			18	67		(0.077.400)
Marketing and disposal cost				(3,977,163)			10	67		(3,977,163)
Total cost (exc finance)										(84,449,361)
Finance (exc land)										
Interest			7.50%	6 APR						(207,536)
Total cost (exc land)										84,656,897
Developers profit	Private Affordabl	Δ	20.00%	6 GDV 6 GDV	£93,345,000 £21,596,006					(18,669,000) (1,295,760)
	Alloldabi		6.007	0.007	121,050,000					
Net Development Value Total Development Costs + Profit										114,941,006 104,621,658
Balance										10,319,349
Less:					uune :					
SDLT					HMRC formula 1.0%					(611,003) (124,301)
Acquisition Agent fees					0.5%					(62,150)
Acquisition Agent fees Acquisition Legal fees					7.5%					(932,254)
Acquisition Legal fees Interest on Land										
Acquisition Legal fees										10,700,352
Acquisition Legal fees Interest on Land Residual Land Value PROFIT										(19,964,760)
Acquisition Legal fees Interest on Land	Private Affordabl	e	20.00%	6 GDV 6 GDV	£93,345,000 £21,596,006					

Scheme Typology		Land	West of Station	n Road	No of Units	200			BLV	RLV	Profit on value
Appraisal Ref	West of		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£2.17m	£3.68m	17.3%
Development Value Summary Private Affordable	GIA 13,566 5,247	£/m2 £4,283	18,813 Capital Value £58,100,000 £13,572,713	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	Units 140 24 36				Capital Value £ 58,100,000 6,063,563 7,509,150
GDV Land Construction	18,813	£3,810	£71,672,713 (£202,847) £32,895,806		Affordable Rent	18%	36				7,509,150
Planning obligations Disposal costs			£3,591,596 £15,810,291 £2,479,250		Total Development Proc Private	eeds Sales value 58,100,000	200	Start month 18	Duration month 50	0%	71,672,713 Total 58,100,000
Finance Total Costs PROFIT			£217,305 £54,791,400 £12,434,363		Intermediate Affordable Rent	6,063,563 7,509,150		15 14	50 50		6,063,563 7,509,150
Profit on Cost Profit on Value (Blended)			22.6% 17.3%		Total						71,672,713
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(3,680,077) (586,873) (58,760) (202,847)			1 1 6 15 15	1 1 1 48 48		(3,680,077) (586,873) (58,760) (202,847)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(27,104,148) (2,081,243) (3,329,988) (2,710,415) (1,000,000)			Start 13 13 13 13 13	Duration 50 50 50 50 50		(27,104,148) (2,081,243) (3,329,988) (2,710,415) (1,000,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	ising ising		(200,600) (84,000) (196,000) (30,333) - (1,500,000) (1,355,207) (444,151)			13 13 13 13 13 13 13 13	50 50 50 50 50 50 50 50		(200,600) (84,000) (196,000) (30,333) - (1,500,000) (1,355,207) (444,151)
Other Costs Site Infrastructure Costs Residential S106					(7,000,000) (5,000,000)			15 15	48 48		(7,000,000) (5,000,000)
Disposal Costs Marketing and disposal cost					(2,479,250)			18	50		(2,479,250)
Total cost (exc finance) Finance (exc land) Interest				7.50%	. ADD						(55,363,815) - (217,305)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%	GDV	£58,100,000 £13,572,713					55,581,121 (11,620,000) (814,363)
Net Development Value Total Development Costs + Profit Balance											71,672,713 68,015,483 3,657,229
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(202,847) (42,669) (21,335) (320,021)
Residual Land Value											3,680,077
PROFIT Developers profit		Private Affordable		20.00% 6.00%		£58,100,000 £13,572,713					(12,434,363) (11,620,000) (814,363)

Scheme Typology		Land	North of Coach	n Road	No of Units	400			BLV	RLV	Profit on value
Appraisal Ref	North of		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£3.04m	£7.40m	17.3%
			37,626	10	44	21	44				
Development Value Summary	GIA	£/m2	Capital Value		INPUTS		Units				Capital Value
Private	27,132	£4,283	£116,200,000								£
Affordable	10,494		£27,145,425		Private Intermediate	70% 12%	280 48				116,200,000 12,127,125
					Affordable Rent	18%	72				15,018,300
GDV	37,626	£3,810	£143,345,425								
Land			(£419,341)								
Construction Fees etc			£65,791,611 £7,175,278		Total	_	400				143,345,425
Planning obligations			£31,620,582		Development Proc		-100	Start	Duration		Total
Disposal costs			£4,948,500		Private	Sales value 116,200,000		month 21	month 44	0%	116,200,000
Finance			£473,242		Intermediate	12,127,125		18	44	070	12,127,125
Total Costs			£109,589,872		Affordable Rent	15,018,300		17	44		15,018,300
PROFIT			£24,868,726								-
Profit on Cost			22.6%								
Profit on Value (Blended)			17.3%		Total						143,345,425
Land costs		Rate							,		
Site value Acquisition costs					(7,403,772) (1,193,056)			1	1		(7,403,772) (1,193,056)
Statutory Planning Fees (Residential)					(95,960)			9	1		(95,960)
Planning Application Professional Fee Residential Site Preparation	es, Surveys a	and reports			(419,341)			18 18	42 42		(419,341)
·											
Residential Development Costs Residential Construction Cost	Incl	uding Gara	ges		(54,208,296)			Start 16	Duration 44		(54,208,296)
Residential Contingency		5.0%	-		(4,162,485)			16	44		(4,162,485)
Residential Professional Fees Residential External Works		8.0% 10%	of costs		(6,659,977) (5,420,830)			16 16	44 44		(6,659,977) (5,420,830)
Abnormals		10 /0			(2,000,000)			16	44		(2,000,000)
Policy Related Costs Net Biodiversity costs					(401,200)			16	44		(401,200)
M4(2) Category 2 Housing	M4(2) Cate	gory 2 Hou	sing		(168,000)			16	44		(401,200)
M4(2) Category 2 Housing	M4(2) Cate	gory 2 Hou	sing		(392,000)			16	44 44		(392,000)
M4(3) Category 3 Housing M4(3) Category 3 Housing	M4(3) Cate M4(3) Cate				(60,666)			16 16	44 44		(60,666)
Future Homes Standard 2025		5 ,	J		(3,000,000)			16	44		(3,000,000)
Additional Low Carbon/Energy Reduct Building Safety Levy	tion				(2,710,415) (888,302)			16 16	44 44		(2,710,415) (888,302)
EV Charging Points - Flats					-			16	44		-
Other Costs											
Site Infrastructure Costs					(14,000,000)			18	42		(14,000,000)
Residential S106					(10,000,000)			18	42		(10,000,000)
Disposal Costs											
Marketing and disposal cost					(4,948,500)			21	44		(4,948,500)
Total cost (exc finance)											(110,729,027)
Finance (exc land)											-
Interest				7.50%	APR						(473,242)
Total cost (exc land)											111,202,269
Developers profit		Private Affordable		20.00%	GDV GDV	£116,200,000 £27,145,425					(23,240,000) (1,628,726)
		,ordable		0.00 //		221,170,420					
Net Development Value Total Development Costs + Profit											143,345,425 136.070.995
Balance											7,274,430
Less: SDLT						HMRC formula					(440.044)
Acquisition Agent fees						1.0%					(419,341) (85,968)
Acquisition Legal fees						0.5%					(42,984)
Interest on Land						7.5%					(644,762)
Poeidual Land Value											7 402 772
Residual Land Value											7,403,772
PROFIT Developers profit		Private		20.00%	GDV	£116,200,000					(24,868,726) (23,240,000)
Developers profit		Affordable			GDV	£116,200,000 £27,145,425					(1,628,726)

Scheme Typology		Lanc	l North of Park	Lane	No of Units	900			BLV	RLV	Profit on value
Appraisal Ref	North of		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£7.43m	£17.17m	17.3%
			84,659	13	90	24	90				
Development Value Summary	GIA	£/m2	Capital Value		INPUTS		Units				Capital Value
Private	61,047	£4,283	£261,450,000								£
Affordable	23,612		£61,077,206		Private Intermediate	70% 12%	630 108				261,450,000 27,286,031
					Affordable Rent	18%	162				33,791,175
GDV	84,659	£3,810	£322,527,206								
Land			(£987,341)								
Construction			£148,031,125								
Fees etc			£16,161,248		Total		900				322,527,206
Planning obligations			£71,146,311		Development Proce	Sales value		Start month	Duration month		Total
Disposal costs			£11,121,625		Private	261,450,000		24	90	0%	261,450,000
Finance			£572,790		Intermediate	27,286,031		21	90		27,286,031
Total Costs			£246,045,758		Affordable Rent	33,791,175		20	90		33,791,175
PROFIT			£55,954,632								-
Profit on Cost			22.7%								
Profit on Value (Blended)			17.3%		Total						322,527,206
Land costs		Rate			-						
Site value					(17,173,362)			1	1		(17,173,362)
Acquisition costs Statutory Planning Fees (Residential)					(2,783,454) (188,960)			1 12	1		(2,783,454) (188,960)
Planning Application Professional Fee		and reports			(987,341)			21	88		(987,341)
Residential Site Preparation					-			21	88		-
Residential Development Costs								Start	Duration		
Residential Construction Cost	Inc	luding Gara	iges		(121,968,666)			19	90		(121,968,666)
Residential Contingency		5.0% 8.0%	-6		(9,365,592)			19	90		(9,365,592)
Residential Professional Fees Residential External Works		10%	of costs		(14,984,947) (12,196,867)			19 19	90 90		(14,984,947) (12,196,867)
Abnormals					(4,500,000)			19	90		(4,500,000)
Policy Related Costs Net Biodiversity costs					(902,700)			19	90		(000 700)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ısina		(378,000)			19	90		(902,700) (378,000)
M4(2) Category 2 Housing	M4(2) Cate	egory 2 Hou	ising		(882,000)			19	90		(882,000)
M4(3) Category 3 Housing M4(3) Category 3 Housing	M4(3) Cate				(136,499)			19 19	90 90		(136,499)
Future Homes Standard 2025	M4(3) Cate	egory 3 Hou	ising		(6,750,000)			19	90		(6,750,000)
Additional Low Carbon/Energy Reduc	tion				(6,098,433)			19	90		(6,098,433)
Building Safety Levy EV Charging Points - Flats					(1,998,679)			19 19	90 90		(1,998,679)
EV Charging Points - Flats					•			19	90		-
Other Costs											
Site Infrastructure Costs Residential S106					(31,500,000) (22,500,000)			21 21	88 88		(31,500,000) (22,500,000)
Residential 5 100					(22,500,000)			21	00		(22,500,000)
Disposal Costs											
Marketing and disposal cost					(11,121,625)			24	90		(11,121,625)
Total cost (exc finance)											(249,243,763)
Finance (exc land)											
Interest				7.50%	APR						(572,790)
Total cost (exc land) Developers profit		Private		20.00%	GDV	£261.450.000					249,816,553 (52,290,000)
Developers profit		Affordable			GDV	£61,077,206					(3,664,632)
Nat Barrelannant V											
Net Development Value Total Development Costs + Profit											322,527,206 305,771,185
Balance											16,756,021
Less:											(007.044)
SDLT Acquisition Agent fees						HMRC formula 1.0%					(987,341) (199,568)
Acquisition Legal fees						0.5%					(99,784)
Interest on Land						7.5%					(1,496,761)
Residual Land Value											17,173,362
DDOEIT											(EE 054 622)
PROFIT Developers profit		Private		20.00%	GDV	£261,450,000					(55,954,632) (52,290,000)
		Affordable			GDV	£61,077,206					(3,664,632)

Scheme Typology		Land So	uth of Marks T	ey Village	No of Units	1500			BLV	RLV	Profit on value
Appraisal Ref	South of			Pre construction	Construction month	Sale Start	Sale Period		£22.86m	£55.67m	17.4%
Development Value Summary			141,098	13	108 INPUTS	24	108				
Private Affordable	GIA 101,745 39,353	£/m2 £4,587	Capital Value £466,725,000 £107,980,031		Private Intermediate Affordable Rent	70% 12% 18%	1,050 180 270				Capital Value £ 466,725,000 47,577,656 60,402,375
GDV	141,098	£4,073	£574,705,031		Affordable Rent	18%	270				60,402,375
Land Construction Fees etc			(£3,225,579) £246,637,145 £28,370,818		Total		1,500				574,705,031
Planning obligations			£116,949,264		Development Proce		1,500	Start	Duration		Total
Disposal costs Finance			£19,845,813 £682,193		Private Intermediate	Sales value 466,725,000 47,577,656		month 24 21	month 108 108	0%	466,725,000 47,577,656
Total Costs			£409,259,654		Affordable Rent	60,402,375		20	108		60,402,375 -
PROFIT			£99,823,802								-
Profit on Cost Profit on Value (Blended)			24.3% 17.4%		Total						574,705,031
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(55,671,055) (9,050,521) (300,560) (3,225,579)			1 1 12 21 21	1 1 1 106 106		(55,671,055) (9,050,521) (300,560) (3,225,579)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(203,281,110) (15,527,924) (24,844,679) (20,328,111) (7,500,000)			Start 19 19 19 19	Duration 108 108 108 108 108		(203,281,110) (15,527,924) (24,844,679) (20,328,111) (7,500,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou ggory 3 Hou ggory 3 Hou	sing sing		(1,504,500) (630,000) (1,470,000) (227,498) - (11,250,000) (10,164,056) (1,703,211)			19 19 19 19 19 19 19	108 108 108 108 108 108 108 108 108		(1,504,500) (630,000) (1,470,000) (227,498) - (11,250,000) (10,164,056) (1,703,211)
Other Costs Site Infrastructure Costs Residential S106					(52,500,000) (37,500,000)			21 21	106 106		(52,500,000) (37,500,000)
Disposal Costs Marketing and disposal cost					(19,845,813)			24	108		(19,845,813)
Total cost (exc finance)											(420,853,560)
Finance (exc land) Interest				7.50%	APR						- (682,193)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£466,725,000 £107,980,031					421,535,754 (93,345,000) (6,478,802)
Net Development Value Total Development Costs + Profit Balance											574,705,031 521,359,555 53,345,476
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(3,225,579) (647,216) (323,608) (4,854,118)
Residual Land Value											55,671,055
PROFIT Developers profit		Private		20.00%	GDV	£466,725,000					(99,823,802) (93,345,000)
		Affordable		6.00%		£107,980,031					(6,478,802)

Scheme Typology		and Norti	n of A120 (L&C	+ Stantec)	No of Units	1000			BLV	RLV	Profit on value
Appraisal Ref	North of			Pre construction	Construction month	Sale Start	Sale Period		£22.24m	£37.06m	17.4%
Development Value Summary Private Affordable	GIA 67,830 26,235	£/m2 £4,587	94,065 Capital Value £311,150,000 £71,986,688	13	INPUTS Private Intermediate	70% 12% 18%	700 120 180				Capital Value £ 311,150,000 31,718,438 40,268,250
GDV Land Construction	94,065	£4,073	£383,136,688 (£2,143,800) £164,424,764		Affordable Rent	18%	180				40,268,250
Fees etc Planning obligations Disposal costs Finance Total Costs			£18,914,479 £77,966,176 £13,233,875 £486,002 £272,881,496		Total Development Proce Private Intermediate Affordable Rent	eeds Sales value 311,150,000 31,718,438 40,268,250		Start month 24 21 20	Duration month 100 100	0%	383,136,688 Total 311,150,000 31,718,438 40,268,250
PROFIT Profit on Cost Profit on Value (Blended)			£66,549,201 24.3% 17.4%		7-4-1						-
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(37,064,452) (6,021,539) (207,560) (2,143,800)			1 1 12 21 21	1 1 1 98 98		383,136,688 (37,064,452) (6,021,539) (207,560) (2,143,800)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals Policy Related Costs	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(135,520,740) (10,351,950) (16,563,119) (13,552,074) (5,000,000)			Start 19 19 19 19 19	Duration 100 100 100 100 100		(135,520,740) (10,351,950) (16,563,119) (13,552,074) (5,000,000)
Net Biodiversity costs M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	sing sing		(1,003,000) (420,000) (980,000) (151,665) - (7,500,000) (6,776,037) (1,135,474)			19 19 19 19 19 19 19	100 100 100 100 100 100 100 100 100		(1,003,000) (420,000) (980,000) (151,665) - (7,500,000) (6,776,037) (1,135,474)
Other Costs Site Infrastructure Costs Residential S106					(35,000,000) (25,000,000)			21 21	98 98		(35,000,000) (25,000,000)
Disposal Costs Marketing and disposal cost					(13,233,875)			24	100		(13,233,875)
Total cost (exc finance)											(280,560,832)
Finance (exc land) Interest				7.50%	APR						- (486,002)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£311,150,000 £71,986,688					281,046,834 (62,230,000) (4,319,201)
Net Development Value Total Development Costs + Profit Balance Less:											383,136,688 347,596,035 35,540,652
SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(2,143,800) (430,860) (215,430) (3,231,449)
Residual Land Value											37,064,452
PROFIT Developers profit		Private		20.00%		£311,150,000					(66,549,201) (62,230,000)
		Affordable		6.00%	GDV	£71,986,688					(4,319,201)

Scheme Typology		Land N	orth of A120 (D)andara)	No of Units	140			BLV	RLV	Profit on value
Appraisal Ref	North of		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.26m	£5.02m	17.4%
			13,169	7	30 INPUTS	18	30				
Development Value Summary	GIA	£/m2	Capital Value		INPUIS		Units				Capital Value
Private Affordable	9,496 3,673	£4,587	£43,561,000 £10,078,136		Private	70%	98	1			£ 43,561,000
Allordable	3,073		210,070,130		Intermediate	12%	17	1			4,440,581
GDV	13,169	£4,073	£53,639,136		Affordable Rent	18%	25	-			5,637,555
	,							1			
Land Construction			(£280,521) £23,019,467					-			
Fees etc			£2,646,958		Total	· ·	140	1			53,639,136
Planning obligations			£10,915,265		Development P	roceeds Sales value		Start month	Duration month		Total
Disposal costs			£1,861,343		Private	43,561,00	00	18	30	0%	43,561,000
Finance Total Costs			£199,315 £38,361,826		Intermediate Affordable Rent	4,440,58 5,637,55		15 14	30 30		4,440,581 5,637,555
					Anordable Nent	0,007,00	,,,		50		
PROFIT Profit on Cost			£9,316,888 24.2%		=						-
Profit on Value (Blended)			17.4%								
Land costs		Rate			Total						53,639,136
Site value		Kate			(5,016,063)			1	1		(5,016,063)
Acquisition costs Statutory Planning Fees (Residential)					(804,359) (47,600)			1 6	1		(804,359) (47,600)
Planning Application Professional Fee		nd reports			(280,521)			15	28		(280,521)
Residential Site Preparation					-			15	28		-
Residential Development Costs								Start	Duration		
Residential Construction Cost Residential Contingency	Inclu	uding Gara	ages		(18,972,904) (1,449,273)			13 13	30 30		(18,972,904) (1,449,273)
Residential Professional Fees		8.0%	of costs		(2,318,837)			13	30		(2,318,837)
Residential External Works Abnormals		10%			(1,897,290) (700,000)			13 13	30 30		(1,897,290)
Policy Related Costs					(700,000)				30		(700,000)
Net Biodiversity costs	M4(0) O-4				(140,420)			13	30		(140,420)
M4(2) Category 2 Housing M4(2) Category 2 Housing	M4(2) Cate M4(2) Cate				(58,800) (137,200)			13 13	30 30		(58,800) (137,200)
M4(3) Category 3 Housing	M4(3) Cate	gory 3 Hou	ısing		(21,233)			13 13	30 30		(21,233)
M4(3) Category 3 Housing Future Homes Standard 2025	M4(3) Cate	gory 3 Hou	ising		(1,050,000)			13	30		(1,050,000)
Additional Low Carbon/Energy Reduc	tion				(948,645)			13	30		(948,645)
Building Safety Levy EV Charging Points - Flats					(158,966)			13 13	30 30		(158,966)
Other Costs											
Site Infrastructure Costs					(4,900,000)			15	28		(4,900,000)
Residential S106					(3,500,000)			15	28		(3,500,000)
Disposal Costs											
Marketing and disposal cost					(1,861,343)			18	30		(1,861,343)
Total cost (exc finance)											(39,247,391)
Finance (exc land)											
Interest				7.50%	6 APR						(199,315)
Total cost (exc land)											39,446,706
Developers profit		Private Affordable		20.00%	6 GDV 6 GDV	£43,561,00 £10,078,13					(8,712,200) (604,688)
	,	Anordable		6.00%	O ODV	10,070,13	,0				
Net Development Value Total Development Costs + Profit											53,639,136 48.763.594
Balance											4,875,542
Less: SDLT						HMD04					(200 504)
SDL1 Acquisition Agent fees						HMRC formula 1.0					(280,521) (58,204)
Acquisition Legal fees						0.5	%				(29,102)
Interest on Land						7.5	70				(436,532)
											E 040 002
Besidual Land Value											5,016,063
Residual Land Value											
Residual Land Value PROFIT Developers profit		Private		20.00%	/ CDV	£43,561,00	10				(9,316,888) (8,712,200)

Scheme Typology		Land	at Colchester	Station	No of Units	250			BLV	RLV	Profit on value
Appraisal Ref	Colchest		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£2.47m	£9.15m	17.4%
Development Value Summary Private Affordable	GIA 16,958 6,559	£/m2 £4,587	23,516 Capital Value £77,787,500 £17,996,672	7	INPUTS Private Intermediate Affordable Rent	70% 12% 18%	55 Units 175 30 45				Capital Value £ 77,787,500 7,929,609 10,067,063
GDV	23,516	£4,073	£95,784,172 (£520,606)		Allordable Refit	1070	45				10,067,063
Construction Fees etc Planning obligations			£41,106,191 £4,729,445 £19,491,544		Total Development Proce	eeds Sales value	250	Start month	Duration month		95,784,172 Total
Disposal costs Finance Total Costs			£3,315,969 £202,214 £68,324,758		Private Intermediate Affordable Rent	77,787,500 7,929,609 10,067,063		18 15 14	55 55 55	0%	77,787,500 7,929,609 10,067,063
PROFIT Profit on Cost Profit on Value (Blended)			£16,637,300 24.3% 17.4%		-						-
					Total						95,784,172
Land costs Site value Acquisition costs Statutory Planning Fees (Residential) Planning Application Professional Fee Residential Site Preparation		Rate and reports			(9,145,518) (1,476,596) (68,060) (520,606)			1 1 6 15	1 1 1 53 53		(9,145,518) (1,476,596) (68,060) (520,606)
Residential Development Costs Residential Construction Cost Residential Contingency Residential Professional Fees Residential External Works Abnormals	Inc	luding Gara 5.0% 8.0% 10%	ges of costs		(33,880,185) (2,587,987) (4,140,780) (3,388,019) (1,250,000)			Start 13 13 13 13 13	Duration 55 55 55 55 55		(33,880,185) (2,587,987) (4,140,780) (3,388,019) (1,250,000)
Policy Related Costs Net Biodiversity costs M4(2) Category 2 Housing M4(2) Category 2 Housing M4(3) Category 3 Housing M4(3) Category 3 Housing Future Homes Standard 2025 Additional Low Carbon/Energy Reduc Building Safety Levy EV Charging Points - Flats	M4(2) Cate M4(3) Cate M4(3) Cate	egory 2 Hou egory 2 Hou egory 3 Hou egory 3 Hou	ising ising		(250,750) (105,000) (245,000) (37,916) - (1,875,000) (1,694,009) (283,869)			13 13 13 13 13 13 13 13	55 55 55 55 55 55 55 55		(250,750) (105,000) (245,000) (37,916) - (1,875,000) (1,694,009) (283,869)
Other Costs Site Infrastructure Costs Residential S106					(8,750,000) (6,250,000)			15 15	53 53		(8,750,000) (6,250,000)
Disposal Costs Marketing and disposal cost					(3,315,969)			18	55		(3,315,969)
Total cost (exc finance)											(70,119,745)
Finance (exc land) Interest				7.50%	APR						- (202,214)
Total cost (exc land) Developers profit		Private Affordable		20.00% 6.00%		£77,787,500 £17,996,672					70,321,959 (15,557,500) (1,079,800)
Net Development Value Total Development Costs + Profit Balance											95,784,172 86,959,260 8,824,912
Less: SDLT Acquisition Agent fees Acquisition Legal fees Interest on Land						HMRC formula 1.0% 0.5% 7.5%					(520,606) (106,221) (53,111) (796,659)
Residual Land Value											9,145,518
PROFIT		Drivet-		00.000	CDV	077 707 500					(16,637,300)
Developers profit		Private Affordable		20.00% 6.00%		£77,787,500 £17,996,672					(15,557,500) (1,079,800)