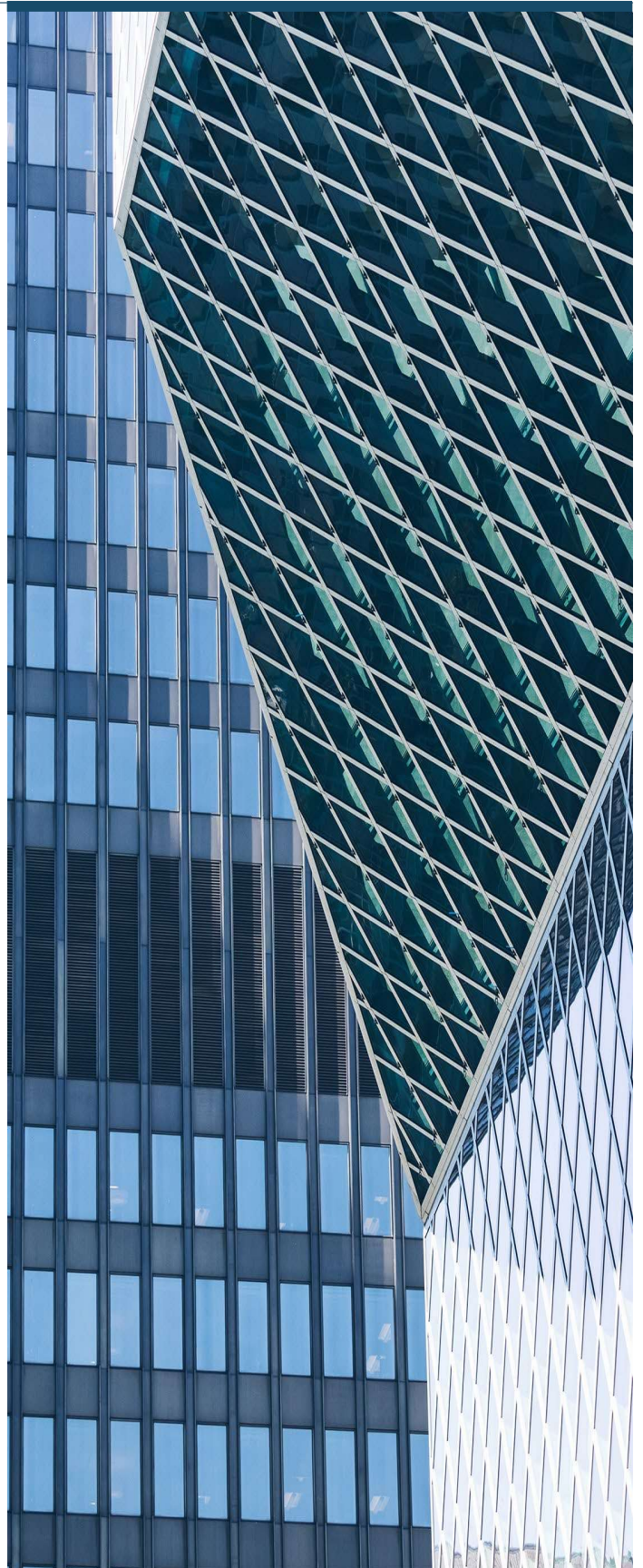


Full Appraisals for Colchester Whole Plan Viablilty Assessment

ON BEHALF OF: COLCHESTER CITY
COUNCIL
DATE: OCTOBER 2025

NEWMARK



Lower Value Brownfield Appraisals

Scheme Typology				Lower Value Brownfield		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%	
			872	4	12	13	12						
Development Value Summary					INPUTS								
Private					Units					Capital Value			
Affordable										£			
					100%					3,474,000			
					0%					-			
					0%					-			

Scheme Typology				Lower Value Brownfield		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%	
			2,352	7	12	18	12						
Development Value Summary					INPUTS								
					Units							Capital Value	
Private	GIA	£/m2	Capital Value								£		
Affordable	1,696	£3,983	£6,755,000								6,755,000		
	656		£1,593,511								722,930		
											870,581		

Scheme Typology		Lower Value Brownfield			No of Units				BLV	RLV	Profit on value
Appraisal Ref	15		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.85m	-£0.22m	17.3%
			4,703	7	16	18	16				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value		
Private	3,392	£3,983	£13,510,000					Private	70%	35	13,510,000
Affordable	1,312		£3,187,022					Intermediate	12%	6	1,445,859
								Affordable Rent	18%	9	1,741,163
GDV	4,703	£3,550	£16,697,022					Total	50		16,697,022
Land			-					Development Proceeds	Start	Duration	Total
Construction			£9,506,036					Private	Sales value	month	month
Fees etc			£920,102					Intermediate	13,510,000	18	16
Planning obligations			£2,485,802					Affordable Rent	1,445,859	15	16
									1,741,163	14	16
Disposal costs			£584,175								-
Finance			£238,598								-
Total Costs			£13,734,713					Total			16,697,022
PROFIT			£2,893,221								
Profit on Cost			20.6%								
Profit on Value (Blended)			17.3%								
Land costs		Rate									
Site value				220,912				1	1		220,912
Acquisition costs								1	1		-
Statutory Planning Fees (Residential)				(31,200)				6	1		(31,200)
Planning Application Professional Fees, Surveys and reports								15	14		
Residential Site Preparation				(200,000)				15	14		(200,000)
Residential Development Costs								Start	Duration		
Residential Construction Cost		Including Garages		(7,909,520)				13	16		(7,909,520)
Residential Contingency		5.0%		(555,564)				13	16		(555,564)
Residential Professional Fees		8.0% of costs		(888,902)				13	16		(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) Category 2 Housing			(21,000)				13	16		(21,000)
M4(2) Category 2 Housing	M4(2) Category 2 Housing			(49,000)				13	16		(49,000)
M4(3) Category 3 Housing	M4(3) Category 3 Housing			(7,583)				13	16		(7,583)
M4(3) Category 3 Housing	M4(3) Category 3 Housing			-				13	16		-
Future Homes Standard 2025				(375,000)				13	16		(375,000)
Additional Low Carbon/Energy Reduction				(632,762)				13	16		(632,762)
Building Safety Levy				(611,107)				13	16		(611,107)
EV Charging Points - Flats				-				13	16		-
Other Costs											
Site Infrastructure Costs				(250,000)				15	14		(250,000)
Residential S106				(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)											
Interest				7.50% APR							-
											(238,598)
Total cost (exc land)											13,934,713
Developers profit	Private			20.00% GDV		£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											(130,912)
Less:											
SDLT						HMRC formula					-
Acquisition Agent fees						1.0%					-
Acquisition Legal fees						0.5%					-
Interest on Land						7.5%					-
Residual Land Value											(220,912)
PROFIT											(2,893,221)
Developers profit	Private			20.00% GDV		£13,510,000					(2,702,000)
	Affordable			6.00% GDV		£3,187,022					(191,221)

Scheme Typology					Lower Value Brownfield			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					INPUTS											
	GIA	£/m2	Capital Value		Units										Capital Value	
Private	6,783	£3,983	£27,020,000		Private	70%	70								£	
Affordable	2,624		£6,374,044		Intermediate	12%	12								27,020,000	
					Affordable Rent	18%	18								2,891,719	
															3,482,325	
GDV	9,407	£3,550	£33,394,044													
Land			(£160,588)		Total	100						33,394,044				
Construction			£16,364,330		Development Proceeds										Total	
Fees etc			£1,732,025		Sales value											
Planning obligations			£4,383,684		Private	27,020,000	22	26		Start month	Duration month				27,020,000	
Disposal costs			£1,158,350		Intermediate	2,891,719	19	26							2,891,719	
Finance			£188,039		Affordable Rent	3,482,325	18	26							3,482,325	
Total Costs			£23,665,841												-	
															-	
PROFIT			£5,786,443		Total											33,394,044
Profit on Cost			23.9%													
Profit on Value (Blended)			17.3%													
Land costs					Rate											
Site value					(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 Fees, Surveys and reports					(160,588)		19	24							(160,588)	
Residential Site Preparation					(400,000)		19	24							(400,000)	
Residential Development Costs							Start	Duration								
Residential Construction Cost		Including Garages			(13,552,074)		17	26							(13,552,074)	
Residential Contingency		5.0%			(957,048)		17	26							(957,048)	
Residential Professional Fees		8.0% of costs			(1,531,277)		17	26							(1,531,277)	
Residential External Works		10%			(1,355,207)		17	26							(1,355,207)	
Abnormals					(500,000)		17	26							(500,000)	
Policy Related Costs																
Net Biodiversity costs					(28,700)		17	26							(28,700)	
M4(2) Category 2 Housing	M4(2) Category 2 Housing				(42,000)		17	26							(42,000)	
M4(2) Category 2 Housing	M4(2) Category 2 Housing				(98,000)		17	26							(98,000)	
M4(3) Category 3 Housing	M4(3) Category 3 Housing				(15,167)		17	26							(15,167)	
M4(3) Category 3 Housing	M4(3) Category 3 Housing				-		17	26							-	
Future Homes Standard 2025					(750,000)		17	26							(750,000)	
Additional Low Carbon/Energy Reduction					(677,604)		17	26							(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)	
Disposal Costs																
Marketing and disposal cost					(1,158,350)		22	26							(1,158,350)	
Total cost (exc finance)																(24,506,936)
Finance (exc land)																-
Interest				7.50% APR											(188,039)	
Total cost (exc land)																24,694,975
Developers profit	Private			20.00% GDV		£27,020,000									(5,404,000)	
	Affordable			6.00% GDV		£6,374,044									(382,443)	
Net Development Value																33,394,044
Total Development Costs + Profit																30,481,418
Balance																2,912,626
Less:																
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																(5,786,443)
Developers profit	Private			20.00% GDV		£27,020,000									(5,404,000)	
	Affordable			6.00% GDV		£6,374,044									(382,443)	

Scheme Typology		Lower Value Brownfield			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%
			14,110	13	22	24	38					
Development Value Summary					INPUTS							
					Units							Capital Value
					Private	70%	105	£				
					Affordable	12%	18	40,530,000				
						18%	27	4,337,578				
								5,223,488				

Scheme Typology		Lower Value Brownfield		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%
			23,516	13	60	24	60				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value		
Private	16,958	£3,983	£67,550,000						£		
Affordable	6,559		£15,935,109					Private	70%	175	67,550,000
								Intermediate	12%	30	7,229,297
								Affordable Rent	18%	45	8,705,813
GDV	23,516	£3,550	£83,485,109					Total	250		83,485,109
Land									Development Proceeds		
Construction			(£434,455)					Sales value		Start month	Duration month
Fees etc			£40,910,824					Private	67,550,000	24	60
Planning obligations			£4,330,708					Intermediate	7,229,297	21	60
			£10,959,211					Affordable Rent	8,705,813	20	60
Disposal costs			£2,880,875								
Finance			£272,736								
Total Costs			£58,919,899								
PROFIT			£14,466,107								
Profit on Cost			24.1%								
Profit on Value (Blended)			17.3%								
									Total		
									83,485,109		
Land costs					Rate						
Site value					(7,663,729)		1		1	(7,663,729)	
Acquisition costs					(1,235,375)		1		1	(1,235,375)	
Statutory Planning Fees (Residential)					(68,060)		12		1	(68,060)	
Planning Application Professional Fees, 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					Including Garages		19		60	(33,880,185)	
Residential Contingency					5.0%		19		60	(2,392,621)	
Residential Professional Fees					8.0% of costs		19		60	(3,828,193)	
Residential External Works					10%		19		60	(3,388,019)	
Abnormals					(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		19		60	(105,000)	
M4(2) Category 2 Housing					M4(2) Category 2 Housing		19		60	(245,000)	
M4(3) Category 3 Housing					M4(3) Category 3 Housing		19		60	(37,916)	
M4(3) Category 3 Housing					M4(3) Category 3 Housing		19		60	-	
Future Homes Standard 2025					(1,875,000)		19		60	(1,875,000)	
Additional Low Carbon/Energy Reduction					(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					(2,880,875)		24		60	(2,880,875)	
Total cost (exc finance)										(61,316,993)	
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% GDV		£15,935,109		(956,107)
Net Development Value											83,485,109
Total Development Costs + Profit											76,055,835
Balance											7,429,274
Less:											
SDLT							HMRC formula				(434,455)
Acquisition Agent fees							1.0%				(88,991)
Acquisition Legal fees							0.5%				(44,496)
Interest on Land							7.5%				(667,433)
Residual Land Value											7,663,729
PROFIT											(14,466,107)
Developers profit					Private		20.00% GDV		£67,550,000		(13,510,000)
					Affordable		6.00% GDV		£15,935,109		(956,107)

Medium Value Brownfield Appraisals

Scheme Typology		Medium Value Brownfield		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%
			872	7	16	18	16				
Development Value Summary											
	GIA	£/m2	Capital Value								
Private	872	£4,283	£3,735,000								
Affordable	-		-								
GDV											
	872	£4,283	£3,735,000								
Land				(£3,306)							
Construction				£1,772,768							
Fees etc				£177,010							
Planning obligations				£497,322							
Disposal costs				£168,738							
Finance				£43,348							
Total Costs				£2,655,879							
PROFIT				£747,000							
Profit on Cost				27.5%							
Profit on Value (Blended)				20.0%							
Land costs				Rate							
Site value				(247,964)							
Acquisition costs				(28,157)							
Statutory Planning Fees (Residential)				(5,202)							
Planning Application Professional Fees, Surveys and reports				(3,306)							
Residential Site Preparation				(36,000)							
Residential Development Costs											
Residential Construction Cost	Including Garages			(1,474,959)							
Residential Contingency	5.0%			(105,314)							
Residential Professional Fees	8.0% of costs			(168,502)							
Residential External Works	10%			(147,496)							
Abnormals				(45,000)							
Policy Related Costs											
Net Biodiversity costs				(2,583)							
M4(2) Category 2 Housing	M4(2) Category 2 Housing			-							
M4(2) Category 2 Housing	M4(2) Category 2 Housing			(12,600)							
M4(3) Category 3 Housing	M4(3) Category 3 Housing			-							
M4(3) Category 3 Housing	M4(3) Category 3 Housing			-							
Future Homes Standard 2025				(67,500)							
Additional Low Carbon/Energy Reduction				(117,997)							
Building Safety Levy				(157,142)							
EV Charging Points - Flats				-							
Other Costs											
Site Infrastructure Costs				(45,000)							
Residential S106				(94,500)							
Disposal Costs											
Marketing and disposal cost				(168,738)							
Total cost (exc finance)				(2,679,994)							
Finance (exc land)											
Interest				7.50% APR							
Total cost (exc land)											
Developers profit	Private			20.00% GDV							
	Affordable			6.00% GDV							
				£3,735,000							
				-							
Net Development Value											
Total Development Costs + Profit											
Balance											
Less:											
SDLT				HMRC formula							
Acquisition Agent fees				1.0%							
Acquisition Legal fees				0.5%							
Interest on Land				7.5%							
Residual Land Value											
				247,964							
PROFIT											
Developers profit	Private			20.00% GDV							
	Affordable			6.00% GDV							
				£3,735,000							
				-							

Scheme Typology		Medium Value Brownfield		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%	
			2,352	10	16	21	16					
Development Value Summary					INPUTS							
	GIA	£/m2	Capital Value					Units	Capital Value			
Private	1,696	£4,283	£7,262,500					Private	70%	18	7,262,500	
Affordable	656		£1,696,589					Intermediate	12%	3	757,945	
								Affordable Rent	18%	5	938,644	
GDV	2,352	£3,810	£8,959,089					Total	25		8,959,089	
Land			(£8,417)					Development Proceeds		Start month	Duration month	Total
Construction			£4,753,018					Sales value		21	16	7,262,500
Fees etc			£468,468					Private	7,262,500	16		7,262,500
Planning obligations			£1,242,901					Intermediate	757,945	18	16	757,945
								Affordable Rent	938,644	17	16	938,644
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Scheme Typology		Medium Value Brownfield		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%	
			4,703	7	24	18	24					
Development Value Summary					INPUTS							
	GIA	£/m2	Capital Value					Units	Capital Value			
Private	3,392	£4,283	£14,525,000						£			
Affordable	1,312		£3,393,178					Private	70%	35	14,525,000	
								Intermediate	12%	6	1,515,891	
								Affordable Rent	18%	9	1,877,288	
GDV	4,703	£3,810	£17,918,178					Total	50		17,918,178	
Land			(£31,028)					Development Proceeds			Total	
Construction			£9,506,036					Sales value	Start month	Duration month		
Fees etc			£951,130					Private	14,525,000	18	24	14,525,000
Planning obligations			£2,485,802					Intermediate	1,515,891	15	24	1,515,891
Disposal costs			£627,313					Affordable Rent	1,877,288	14	24	1,877,288
Finance			£149,774									-
Total Costs			£13,689,026									-
PROFIT			£3,108,591									-
Profit on Cost			22.2%									
Profit on Value (Blended)			17.3%									
								Total			17,918,178	
Land costs												
Rate												
Site value					(724,783)			1	1		(724,783)	
Acquisition costs					(105,779)			1	1		(105,779)	
Statutory Planning Fees (Residential)					(31,200)			6	1		(31,200)	
Planning Application Professional Fees, Surveys and reports					(31,028)			15	22		(31,028)	
Residential Site Preparation					(200,000)			15	22		(200,000)	
Residential Development Costs												
Residential Construction Cost		Including Garages			(7,909,520)			Start	Duration		(7,909,520)	
Residential Contingency		5.0%			(555,564)			13	24		(555,564)	
Residential Professional Fees		8.0% of costs			(888,902)			13	24		(888,902)	
Residential External Works		10%			(790,952)			13	24		(790,952)	
Abnormals					(250,000)			13	24		(250,000)	
Policy Related Costs												
Net Biodiversity costs					(14,350)			13	24		(14,350)	
M4(2) Category 2 Housing		M4(2) Category 2 Housing			(21,000)			13	24		(21,000)	
M4(2) Category 2 Housing		M4(2) Category 2 Housing			(49,000)			13	24		(49,000)	
M4(3) Category 3 Housing		M4(3) Category 3 Housing			(7,583)			13	24		(7,583)	
M4(3) Category 3 Housing		M4(3) Category 3 Housing			-			13	24		-	
Future Homes Standard 2025					(375,000)			13	24		(375,000)	
Additional Low Carbon/Energy Reduction					(632,762)			13	24		(632,762)	
Building Safety Levy					(611,107)			13	24		(611,107)	
EV Charging Points - Flats					-			13	24		-	
Other Costs												
Site Infrastructure Costs					(250,000)			15	22		(250,000)	
Residential S106					(525,000)			15	22		(525,000)	
Disposal Costs												
Marketing and disposal cost					(627,313)			18	24		(627,313)	
Total cost (exc finance)												
(13,876,059)												
Finance (exc land)												
Interest				7.50% APR							-	
											(149,774)	
Total cost (exc land)												
Developers profit		Private		20.00% GDV		£14,525,000					14,025,833	
		Affordable		6.00% GDV		£3,393,178					(2,905,000)	
											(203,591)	
Net Development Value												
17,918,178												
Total Development Costs + Profit												
17,134,423												
Balance												
783,755												
Less:												
SDLT						HMRC formula					(31,028)	
Acquisition Agent fees						1.0%					(8,306)	
Acquisition Legal fees						0.5%					(4,153)	
Interest on Land						7.5%					(62,292)	
Residual Land Value												
724,783												
PROFIT												
(3,108,591)												
Developers profit		Private		20.00% GDV		£14,525,000					(2,905,000)	
		Affordable		6.00% GDV		£3,393,178					(203,591)	

Scheme Typology		Medium Value Brownfield			No of Units				BLV	RLV	Profit on value
Appraisal Ref	10		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£3.71m	£4.64m	17.3%
			9,407	13	30	24	30				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value £		
Private	6,783	£4,283	£29,050,000					Private 70%	70	29,050,000	
Affordable	2,624		£6,786,356					Intermediate 12%	12	3,031,781	
								Affordable Rent 18%	18	3,754,575	
GDV	9,407	£3,810	£35,836,356					Total	100	35,836,356	
Land											
Construction											
Fees etc											
Planning obligations											
Disposal costs											
Finance											
Total Costs											
PROFIT											
Profit on Cost											
Profit on Value (Blended)											
								Total		35,836,356	
Land costs	Rate										
Site value											
Acquisition costs											
Statutory Planning Fees (Residential)											
Planning Application Professional Fees, Surveys and reports											
Residential Site Preparation											
Residential Development Costs								Start	Duration		
Residential Construction Cost	Including Garages							19	30		
Residential Contingency	5.0%							19	30		
Residential Professional Fees	8.0% of costs							19	30		
Residential External Works	10%							19	30		
Abnormals								19	30		
Policy Related Costs											
Net Biodiversity costs								19	30		
M4(2) Category 2 Housing	M4(2) Category 2 Housing							19	30		
M4(2) Category 2 Housing	M4(2) Category 2 Housing							19	30		
M4(3) Category 3 Housing	M4(3) Category 3 Housing							19	30		
M4(3) Category 3 Housing	M4(3) Category 3 Housing							19	30		
Future Homes Standard 2025								19	30		
Additional Low Carbon/Energy Reduction								19	30		
Building Safety Levy								19	30		
EV Charging Points - Flats								19	30		
Other Costs											
Site Infrastructure Costs								21	28		
Residential S106								21	28		
Disposal Costs											
Marketing and disposal cost								24	30		
Total cost (exc finance)											
Finance (exc land)											
Interest											
Total cost (exc land)											
Developers profit	Private										
	Affordable										
Net Development Value											
Total Development Costs + Profit											
Balance											
Less:											
SDLT											
Acquisition Agent fees											
Acquisition Legal fees											
Interest on Land											
Residual Land Value											
PROFIT											
Developers profit	Private										
	Affordable										

Scheme Typology		Medium Value Brownfield		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%
			14,110	13	22	24	38				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value	Units							Capital Value
Private	10,175		£43,575,000								£
Affordable	3,935		£10,179,534								

Scheme Typology		Medium Value Brownfield		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%
			23,516	13	60	24	60				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value		
Private	16,958	£4,283	£72,625,000					Private	70%	175	72,625,000
Affordable	6,559		£16,965,891					Intermediate	12%	30	7,579,453
								Affordable Rent	18%	45	9,386,438
GDV	23,516	£3,810	£89,590,891					Total	250		89,590,891
Land			(£676,967)					Development Proceeds		Start month	Total
Construction			£40,910,824					Sales value		month	
Fees etc			£4,573,220					Private	72,625,000	24	60
Planning obligations			£10,959,211					Intermediate	7,579,453	21	60
								Affordable Rent	9,386,438	20	60
Disposal costs			£3,096,563								
Finance			£235,748								
Total Costs			£59,098,599								
PROFIT			£15,542,953								
Profit on Cost			25.8%								
Profit on Value (Blended)			17.3%								

Higher Value Brownfield Appraisals

Scheme Typology				Higher Value Brownfield		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%	
			872	4	12	15	12						
Development Value Summary					<div>INPUTS</div> <div>Units</div> <div>Capital Value £</div> <div>4,000,500</div> <div>Private100%9</div> <div>Intermediate0%-</div> <div>Affordable Rent0%-</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> 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Scheme Typology		Higher Value Brownfield		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					INPUTS						
			GIA	£/m2	Capital Value	Units			Capital Value		
Private			1,696	£4,587	£7,778,750				£		
Affordable			656		£1,799,667				7,778,750		
									792,961		
									1,006,706		

Scheme Typology				Higher Value Brownfield		No of Units		50			BLV	RLV	Profit on value
Appraisal Ref	3		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period				£1.85m	£1.56m	17.4%
			4,703	10	18	21	18						
Development Value Summary					INPUTS								
	GIA	£/m2	Capital Value		Units					Capital Value			
Private	3,392	£4,587	£15,557,500							£			
Affordable	1,312		£3,599,334							15,557,500			
										1,585,922			
										2,013,413			

Scheme Typology		Higher Value Brownfield			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%	
			9,407	13	22	24	24					
Development Value Summary					INPUTS							
					Units							
					Capital Value							
					£							
Private	GIA	£/m2	Capital Value									
	6,783	£4,587	£31,115,000									
Affordable	2,624		£7,198,669									

Scheme Typology				Higher Value Brownfield		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					<div>INPUTS</div> <div>Units</div> <div>Capital Value £</div> <table><tr><td>Private</td><td>70%</td><td>105</td><td>46,672,500</td></tr><tr><td>Intermediate</td><td>12%</td><td>18</td><td>4,757,766</td></tr><tr><td>Affordable Rent</td><td>18%</td><td>27</td><td>6,040,238</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>								Private	70%	105	46,672,500	Intermediate	12%	18	4,757,766	Affordable Rent	18%	27	6,040,238																												
Private	70%	105	46,672,500																																																	
Intermediate	12%	18	4,757,766																																																	
Affordable Rent	18%	27	6,040,238																																																	
	GIA	£/m2	Capital Value																																																	
Private	10,175	£4,587	£46,672,500																																																	
Affordable	3,935		£10,798,003																																																	
GDV				14,110	£4,073	£57,470,503																																														
Land			(£544,600)																																																	
Construction			£24,546,495																																																	
Fees etc			£2,890,976																																																	
Planning obligations			£6,575,527																																																	
Disposal costs			£1,993,581																																																	
Finance			£174,140																																																	
Total Costs			£35,636,118																																																	
PROFIT			£9,982,380																																																	
Profit on Cost			27.4%																																																	
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 (Residential)					(49,460)		12	1	(49,460)																																											
Planning Application Professional Fees, Surveys and reports					(544,600)		21	36	(544,600)																																											
Residential Site Preparation					(600,000)		21	36	(600,000)																																											
Residential Development Costs							Start	Duration																																												
Residential Construction Cost					Including Garages		19	38	(20,328,111)																																											
Residential Contingency					5.0%		19	38	(1,435,572)																																											
Residential Professional Fees					8.0% of costs		19	38	(2,296,916)																																											
Residential External Works					10%		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) Category 2 Housing		19	38	(63,000)																																											
M4(2) Category 2 Housing					M4(2) Category 2 Housing		19	38	(147,000)																																											
M4(3) Category 3 Housing					M4(3) Category 3 Housing		19	38	(22,750)																																											
M4(3) Category 3 Housing					M4(3) Category 3 Housing		19	38	-																																											
Future Homes Standard 2025					(1,125,000)		19	38	(1,125,000)																																											
Additional Low Carbon/Energy Reduction					(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)																																											
Total cost (exc finance)													(38,150,359)																																							
Finance (exc land)														-																																						
Interest					7.50% APR				(174,140)																																											
Total cost (exc land)													38,324,999																																							
Developers profit					Private		20.00% GDV		£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																																							
PROFIT													(9,982,380)																																							
Developers profit					Private		20.00% GDV		£46,672,500		(9,334,500)																																									
					Affordable		6.00% GDV		£10,798,003		(647,880)																																									

Scheme Typology					Higher Value Brownfield		No of Units		250			BLV	RLV	Profit on value
Appraisal Ref		6		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period				£9.27m	£16.05m	17.4%
				23,516	13	60	24	60						
Development Value Summary						INPUTS								
		GIA	£/m2	Capital Value		Units						Capital Value		
Private		16,958	£4,587	£77,787,500								£		
Affordable		6,559		£17,996,672		Private		70%	175			77,787,500		
						Intermediate		12%	30			7,929,609		
						Affordable Rent		18%	45			10,067,063		

Lower Value Greenfield Appraisals

Scheme Typology		Lower Value Greenfield			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									£
Affordable		-		-									3,474,000
													-
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Scheme Typology				Lower Value Greenfield		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%
			2,352	7	12	16	12							
Development Value Summary					INPUTS									
	GIA	£/m²	Capital Value	Units										Capital Value
Private	1,696	£3,983	£6,755,000											£
Affordable	656	£2,430	£1,593,511	Private										6,755,000
				Intermediate										722,930
				Affordable Rent										870,581
GDV	2,352	£3,550	£8,348,511	Total										8,348,511
Land			-	Development Proceeds										
Construction			£4,763,515	Sales value										
Fees etc			£526,847	Private										6,755,000
Planning obligations			£1,552,847	Intermediate										722,930
				Affordable Rent										870,581
														-
														-
Disposal costs			£229,538											-
Finance			£73,256											-
Total Costs			£7,146,003	Total										8,348,511
PROFIT			£1,446,611											
Profit on Cost			20.2%											
Profit on Value (Blended)			17.3%											
Land costs		Rate												
Site value				244,103				1	1					244,103
Acquisition costs				-				1	1					-
Statutory Planning Fees (Residential)				(15,600)				6	1					(15,600)
Planning Application Professional Fees, Surveys and reports				(50,000)				15	10					(50,000)
Residential Site Preparation				-				15	10					-
Residential Development Costs								Start	Duration					
Residential Construction Cost		Including Garages		(3,954,760)				13	12					(3,954,760)
Residential Contingency		5.0%		(288,279)				13	12					(288,279)
Residential Professional Fees		8.0% of costs		(461,247)				13	12					(461,247)
Residential External Works		10%		(395,476)				13	12					(395,476)
Abnormals				(125,000)				13	12					(125,000)
Policy Related Costs														
Net Biodiversity costs				(25,075)				13	12					(25,075)
M4(2) Category 2 Housing	M4(2) Category 2 Housing			(10,500)				13	12					(10,500)
M4(2) Category 2 Housing	M4(2) Category 2 Housing			(24,500)				13	12					(24,500)
M4(3) Category 3 Housing	M4(3) Category 3 Housing			(3,792)				13	12					(3,792)
M4(3) Category 3 Housing	M4(3) Category 3 Housing			-				13	12					-
Future Homes Standard 2025				(187,500)				13	12					(187,500)
Additional Low Carbon/Energy Reduction				(316,381)				13	12					(316,381)
Building Safety Levy				(597,600)				13	12					(597,600)
EV Charging Points - Flats				-				13	12					-
Other Costs														
Site Infrastructure Costs				(125,000)				15	10					(125,000)
Residential S106				(262,500)				15	10					(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)														7,146,003
Developers profit				Private	20.00% GDV	£6,755,000				(1,351,000)				
				Affordable	6.00% GDV	£1,593,511				(95,611)				
Net Development Value														8,348,511
Total Development Costs + Profit														8,592,614
Balance														(244,103)
Less:														
SDLT						HMRC formula								-
Acquisition Agent fees						1.0%								-
Acquisition Legal fees						0.5%								-
Interest on Land						7.5%								-
Residual Land Value														(244,103)
PROFIT														
Developers profit				Private	20.00% GDV	£6,755,000				(1,446,611)				
				Affordable	6.00% GDV	£1,593,511				(1,351,000)				
										(95,611)				

Scheme Typology		Lower Value Greenfield			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%
			4,703	7	16	16	16					
Development Value Summary					INPUTS							
	GIA	£/m²	Capital Value	Units					Capital Value			
Private	3,392	£3,983	£13,510,000						£			
Affordable	1,312	£2,430	£3,187,022						13,510,000			
				Private	70%	35		1,445,859				
				Intermediate	12%	6		1,741,163				
				Affordable Rent	18%	9						
GDV	4,703	£3,550	£16,697,022	Total					50	16,697,022		
Land				Development Proceeds					Start	Duration	Total	
Construction			£9,527,031	Sales value					month	month		
Fees etc			£1,043,693	Private	13,510,000	16	16	0%		13,510,000		
Planning obligations			£3,105,695	Intermediate	1,445,859	15	16			1,445,859		
Disposal costs			£449,075	Affordable Rent	1,741,163	14	16			1,741,163		
Finance			£118,878							-		
Total Costs			£14,244,372	Total							-	
PROFIT											-	
Profit on Cost			20.3%								-	
Profit on Value (Blended)			17.3%								-	
				Total							16,697,022	
Land costs				Rate								
Site value				440,572		1	1			440,572		
Acquisition costs				-		1	1			-		
Statutory Planning Fees (Residential)				(31,200)		6	1			(31,200)		
Planning Application Professional Fees, Surveys and reports				(90,000)		15	14			(90,000)		
Residential Site Preparation				-		15	14			-		
Residential Development Costs						Start	Duration					
Residential Construction Cost	Including Garages		(7,909,520)			13	16			(7,909,520)		
Residential Contingency	5.0%		(576,558)			13	16			(576,558)		
Residential Professional Fees	8.0% of costs		(922,493)			13	16			(922,493)		
Residential External Works	10%		(790,952)			13	16			(790,952)		
Abnormals			(250,000)			13	16			(250,000)		
Policy Related Costs												
Net Biodiversity costs			(50,150)			13	16			(50,150)		
M4(2) Category 2 Housing	M4(2) Category 2 Housing		(21,000)			13	16			(21,000)		
M4(2) Category 2 Housing	M4(2) Category 2 Housing		(49,000)			13	16			(49,000)		
M4(3) Category 3 Housing	M4(3) Category 3 Housing		(7,583)			13	16			(7,583)		
M4(3) Category 3 Housing	M4(3) Category 3 Housing		-			13	16			-		
Future Homes Standard 2025			(375,000)			13	16			(375,000)		
Additional Low Carbon/Energy Reduction			(632,762)			13	16			(632,762)		
Building Safety Levy			(1,195,200)			13	16			(1,195,200)		
EV Charging Points - Flats			-			13	16			-		
Other Costs												
Site Infrastructure Costs			(250,000)			15	14			(250,000)		
Residential S106			(525,000)			15	14			(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)											14,244,372	
Developers profit	Private		20.00% GDV			£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											17,137,594	
Balance											(440,572)	
Less:												
SDLT						HMRC formula				-		
Acquisition Agent fees						1.0%				-		
Acquisition Legal fees						0.5%				-		
Interest on Land						7.5%				-		
Residual Land Value											(440,572)	
PROFIT											(2,893,221)	
Developers profit	Private		20.00% GDV			£13,510,000				(2,702,000)		
	Affordable		6.00% GDV			£3,187,022				(191,221)		

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

Scheme Typology				Lower Value Greenfield		No of Units		150			BLV	RLV	Profit on value																																						
Appraisal Ref	35		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period			£0.77m	£2.83m	17.3%																																							
			14,110	13	22	24	38																																												
Development Value Summary					INPUTS <table><tr><td colspan="2">Units</td><td>Capital Value</td></tr><tr><td>Private</td><td>70%</td><td>105</td><td>£</td></tr><tr><td>Affordable</td><td>12%</td><td>18</td><td>40,530,000</td></tr><tr><td></td><td>18%</td><td>27</td><td>4,337,578</td></tr><tr><td></td><td></td><td></td><td>5,223,488</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>								Units		Capital Value	Private	70%	105	£	Affordable	12%	18	40,530,000		18%	27	4,337,578				5,223,488																				
Units		Capital Value																																																	
Private	70%	105	£																																																
Affordable	12%	18	40,530,000																																																
	18%	27	4,337,578																																																
			5,223,488																																																
	GIA	£/m²	Capital Value																																																
Private	10,175	£3,983	£40,530,000																																																
Affordable	3,935	£2,430	£9,561,066																																																
GDV				14,110	£3,550	£50,091,066																																													
Land					(£153,618)																																														
Construction					£24,609,478																																														
Fees etc					£2,597,150																																														
Planning obligations					£8,435,205																																														
Disposal costs					£1,327,225																																														
Finance					£1,159,974																																														
Total Costs					£37,975,414																																														
PROFIT					£8,679,664																																														
Profit on Cost					22.8%																																														
Profit on Value (Blended)					17.3%																																														

Scheme Typology		Lower Value Greenfield		No of Units		250			BLV	RLV	Profit on value
Appraisal Ref	36		Residential GIA	Pre construction	Construction month	OMS Sale Start	Sale Period		£1.29m	£6.25m	17.3%
			23,516	12	60	24	60				
Development Value Summary				INPUTS							
	GIA	£/m²	Capital Value	Units							Capital Value
Private	16,958	£3,983	£67,550,000	Private	70%	175					£67,550,000
Affordable	6,559	£2,430	£15,935,109	Intermediate	12%	30					7,229,297
				Affordable Rent	18%	45					8,705,813
GDV	23,516	£3,550	£83,485,109	Total		250					83,485,109
Land			(£352,113)	Development Proceeds							Total
Construction			£41,015,797		Sales value		Start month	Duration month			
Fees etc			£4,264,210	Private	67,550,000		24	60	0%		67,550,000
Planning obligations			£14,058,675	Intermediate	7,229,297		21	60			7,229,297
				Affordable Rent	8,705,813		20	60			8,705,813
Disposal costs			£2,205,375								-
Finance			£222,688								-
Total Costs			£61,414,633	Total							83,485,109
PROFIT			£14,466,107								
Profit on Cost			23.4%								
Profit on Value (Blended)			17.3%								
Land costs				Rate							
Site value					(6,247,441)		1	1			(6,247,441)
Acquisition costs					(1,004,816)		1	1			(1,004,816)
Statutory Planning Fees (Residential)					(68,060)		12	1			(68,060)
Planning Application Professional Fees, Surveys and reports					(200,000)		21	58			(200,000)
Residential Site Preparation					-		21	58			-
Residential Development Costs							Start	Duration			
Residential Construction Cost		Including Garages			(33,880,185)		19	60			(33,880,185)
Residential Contingency		5.0%			(2,497,594)		19	60			(2,497,594)
Residential Professional Fees		8.0% of costs			(3,996,150)		19	60			(3,996,150)
Residential External Works		10%			(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			(250,750)
M4(2) Category 2 Housing	M4(2) Category 2 Housing				(105,000)		19	60			(105,000)
M4(2) Category 2 Housing	M4(2) Category 2 Housing				(245,000)		19	60			(245,000)
M4(3) Category 3 Housing	M4(3) Category 3 Housing				(37,916)		19	60			(37,916)
M4(3) Category 3 Housing	M4(3) Category 3 Housing				-		19	60			-
Future Homes Standard 2025					(1,875,000)		19	60			(1,875,000)
Additional Low Carbon/Energy Reduction					(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					(2,205,375)		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)											61,766,745
Developers profit	Private			20.00% GDV		£67,550,000					(13,510,000)
	Affordable			6.00% GDV		£15,935,109					(956,107)
Net Development Value											83,485,109
Total Development Costs + Profit											76,232,852
Balance											7,252,257
Less:											
SDLT						HMRC formula					(352,113)
Acquisition Agent fees						1.0%					(72,523)
Acquisition Legal fees						0.5%					(36,261)
Interest on Land						7.5%					(543,919)
Residual Land Value											6,247,441
PROFIT											(14,466,107)
Developers profit	Private			20.00% GDV		£67,550,000					(13,510,000)
	Affordable			6.00% GDV		£15,935,109					(956,107)

Medium Value Greenfield Appraisals

Scheme Typology		Medium Value Greenfield			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%
			872	7	16	18	16				
Development Value Summary					INPUTS						
Private		GIA	£/m2	Capital Value	Units						Capital Value
Affordable		872	£4,283	£3,735,000	Private						£
		-		-	100%						3,735,000
					0%						-
					0%						-

Scheme Typology		Medium Value Greenfield			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%	
			2,352	10	16	18	14					
Development Value Summary					INPUTS							
	GIA	£/m2	Capital Value	Units								Capital Value
Private	1,696	£4,283	£7,262,500									£
Affordable	656		£1,696,589									7,262,500
												757,945
												938,644

Scheme Typology		Medium Value Greenfield		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%
			4,703	7	24	16	22				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value	Units							
Private	3,392	£4,283	£14,525,000	Capital Value £							
Affordable	1,312		£3,393,178	14,525,000							
				1,515,891							
				1,877,288							
GDV	4,703	£3,810	£17,918,178								
Land			(£19,355)								
Construction			£9,527,031								
Fees etc			£973,048								
Planning obligations			£3,105,695								
Disposal costs			£482,063								
Finance			£54,006								
Total Costs			£14,122,487								
PROFIT			£3,108,591								
Profit on Cost			21.9%								
Profit on Value (Blended)			17.3%								
				Total							
				17,918,178							
Land costs				Rate							
Site value				(524,006)							
Acquisition costs				(73,094)							
Statutory Planning Fees (Residential)				(31,200)							
Planning Application Professional Fees, Surveys and reports				(19,355)							
Residential Site Preparation				-							
Residential Development Costs											
Residential Construction Cost				Including Garages							
Residential Contingency				5.0%							
Residential Professional Fees				8.0% of costs							
Residential External Works				10%							
Abnormals											
Policy Related Costs											
Net Biodiversity costs				(50,150)							
M4(2) Category 2 Housing				M4(2) Category 2 Housing							
M4(2) Category 2 Housing				M4(2) Category 2 Housing							
M4(3) Category 3 Housing				M4(3) Category 3 Housing							
M4(3) Category 3 Housing				M4(3) Category 3 Housing							
Future Homes Standard 2025				(375,000)							
Additional Low Carbon/Energy Reduction				(632,762)							
Building Safety Levy				(1,195,200)							
EV Charging Points - Flats				-							
Other Costs											
Site Infrastructure Costs				(250,000)							
Residential S106				(525,000)							
Disposal Costs											
Marketing and disposal cost				(482,063)							
Total cost (exc finance)				(14,160,930)							
Finance (exc land)											
Interest				7.50% APR							
Total cost (exc land)				14,214,936							
Developers profit				Private							
				Affordable							
				20.00% GDV							
				6.00% GDV							
				£14,525,000							
				£3,393,178							
Net Development Value				17,918,178							
Total Development Costs + Profit				17,323,527							
Balance				594,651							
Less:											
SDLT				HMRC formula							
Acquisition Agent fees				1.0%							
Acquisition Legal fees				0.5%							
Interest on Land				7.5%							
Residual Land Value				524,006							
PROFIT				(3,108,591)							
Developers profit				Private							
				Affordable							
				20.00% GDV							
				6.00% GDV							
				£14,525,000							
				£3,393,178							
				(203,591)							

Scheme Typology		Medium Value Greenfield		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%
			9,407	13	30	24	30				
Development Value Summary											
	GIA	£/m2	Capital Value								
Private	6,783	£4,283	£29,050,000								
Affordable	2,624		£6,786,356								
GDV											
	9,407	£3,810	£35,836,356								
Land					(£226,101)						
Construction					£16,406,319						
Fees etc					£1,864,721						
Planning obligations					£5,623,470						
Disposal costs					£954,125						
Finance					£144,622						
Total Costs					£24,767,157						
PROFIT					£6,217,181						
Profit on Cost					25.0%						
Profit on Value (Blended)					17.3%						
Land costs					Rate						
Site value					(4,080,036)						
Acquisition costs					(651,983)						
Statutory Planning Fees (Residential)					(40,160)						
Planning Application Professional Fees, Surveys and reports					(226,101)						
Residential Site Preparation					-						
Residential Development Costs											
Residential Construction Cost					Including Garages						
Residential Contingency					5.0%						
Residential Professional Fees					8.0% of costs						
Residential External Works					10%						
Abnormals											
Policy Related Costs											
Net Biodiversity costs											
M4(2) Category 2 Housing					M4(2) Category 2 Housing						
M4(2) Category 2 Housing					M4(2) Category 2 Housing						
M4(3) 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 Reduction											
Building Safety Levy											
EV Charging Points - Flats											
Other Costs											
Site Infrastructure Costs											
Residential S106											
Disposal Costs											
Marketing and disposal cost											
Total cost (exc finance)											
Finance (exc land)											
Interest					7.50% APR						
Total cost (exc land)											
Developers profit					Private						
					Affordable						
					20.00% GDV						
					6.00% GDV						
					£29,050,000						
					£6,786,356						
Net Development Value											
Total Development Costs + Profit											
Balance											
Less:											
SDLT					HMRC formula						
Acquisition Agent fees					1.0%						
Acquisition Legal fees					0.5%						
Interest on Land					7.5%						
Residual Land Value											
PROFIT											
Developers profit					Private						
					Affordable						
					20.00% GDV						
					6.00% GDV						
					£29,050,000						
					£6,786,356						

Scheme Typology		Medium Value Greenfield		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%
			14,110	13	22	24	38				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value		
Private	10,175		£43,575,000						£		
Affordable	3,935		£10,179,534						43,575,000		
								Private	70%	105	4,547,672
								Intermediate	12%	18	5,631,863
								Affordable Rent	18%	27	
										</	

Scheme Typology						Medium Value Greenfield			No of Units		250	
Appraisal Ref		30		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		BLV	RLV	Profit on value
				23,516	13	60	24	60		£2.57m	£10.46m	17.3%
Development Value Summary						INPUTS						
				GIA	£/m2	Capital Value		Units				Capital Value £
Private				16,958	£4,283	£72,625,000		72,625,000				72,625,000
Affordable				6,559		£16,965,891		16,965,891				16,965,891
GDV						23,516	£3,810	£89,590,891				
Land						(£596,941)						
Construction						£41,015,797						
Fees etc						£4,661,152						
Planning obligations						£14,058,675						
Disposal costs						£2,370,313						
Finance						£190,112						
Total Costs						£61,699,107						
PROFIT						£15,542,953						
Profit on Cost						25.1%						
Profit on Value (Blended)						17.3%						
Total						89,590,891						
Land costs						Rate						
Site value						(10,458,494)		1	1	(10,458,494)		
Acquisition costs						(1,690,336)		1	1	(1,690,336)		
Statutory Planning Fees (Residential)						(68,060)		12	1	(68,060)		
Planning Application Professional Fees, Surveys and reports						(596,941)		21	58	(596,941)		
Residential Site Preparation						-		21	58	-		
Residential Development Costs								Start	Duration			
Residential Construction Cost						Including Garages	(33,880,185)	19	60	(33,880,185)		
Residential Contingency						5.0%	(2,497,594)	19	60	(2,497,594)		
Residential Professional Fees						8.0% of costs	(3,996,150)	19	60	(3,996,150)		
Residential External Works						10%	(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	(250,750)		
M4(2) Category 2 Housing						M4(2) Category 2 Housing	(105,000)	19	60	(105,000)		
M4(2) Category 2 Housing						M4(2) Category 2 Housing	(245,000)	19	60	(245,000)		
M4(3) Category 3 Housing						M4(3) Category 3 Housing	(37,916)	19	60	(37,916)		
M4(3) Category 3 Housing						M4(3) Category 3 Housing	-	19	60	-		
Future Homes Standard 2025							(1,875,000)	19	60	(1,875,000)		
Additional Low Carbon/Energy Reduction							(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)		
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:												
SDLT								HMRC formula		(596,941)		
Acquisition Agent fees								1.0%		(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		Higher Value Greenfield		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%
			872	4	12	15	12				
Development Value Summary					INPUTS						
		GIA	£/m2	Capital Value	Units				Capital Value		
Private		872	£4,587	£4,000,500					£		
Affordable		-		-					4,000,500		

Scheme Typology		Higher Value Greenfield		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%		
			2,352	7	14	18	14						
Development Value Summary					INPUTS								
	GIA	£/m2	Capital Value					Units	Capital Value				
Private	1,696	£4,587	£7,778,750						£				
Affordable	656		£1,799,667					Private	70%	18	7,778,750		
								Intermediate	12%	3	792,961		
								Affordable Rent	18%	5	1,006,706		
GDV	2,352	£4,073	£9,578,417					Total	25		9,578,417		
								Development Proceeds		Start month	Duration month	Total	
Land			(£20,962)					Sales value					
Construction			£4,763,515					Private	7,778,750	18	14	0%	7,778,750
Fees etc			£497,809					Intermediate	792,961	15	14		792,961
Planning obligations			£1,552,847					Affordable Rent	1,006,706	14	14		1,006,706
													-
													-
													-
Disposal costs			£340,597										-
Finance			£101,643										-
Total Costs			£7,235,449										-
													-
PROFIT			£1,663,730										-
Profit on Cost			22.8%										-
Profit on Value (Blended)			17.4%										-
									Total			9,578,417	
Land costs					Rate								
Site value					(551,645)		1		1	(551,645)			
Acquisition costs					(77,593)		1		1	(77,593)			
Statutory Planning Fees (Residential)					(15,600)		6		1	(15,600)			
Planning Application Professional Fees, Surveys and reports					(20,962)		15		12	(20,962)			
Residential Site Preparation					-		15		12	-			
Residential Development Costs							Start		Duration				
Residential Construction Cost					Including Garages		(3,954,760)		13	14	(3,954,760)		
Residential Contingency					5.0%		(288,279)		13	14	(288,279)		
Residential Professional Fees					8.0% of costs		(461,247)		13	14	(461,247)		
Residential External Works					10%		(395,476)		13	14	(395,476)		
Abnormals					(125,000)				13	14	(125,000)		
Policy Related Costs													
Net Biodiversity costs					(25,075)		13		14	(25,075)			
M4(2) Category 2 Housing					M4(2) Category 2 Housing		(10,500)		13	14	(10,500)		
M4(2) Category 2 Housing					M4(2) Category 2 Housing		(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 Reduction					(316,381)		13		14	(316,381)			
Building Safety Levy					(597,600)		13		14	(597,600)			
EV Charging Points - Flats					-		13		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)											(7,232,361)		
Finance (exc land)													
Interest					7.50% APR						(101,643)		
Total cost (exc land)											7,334,004		
Developers profit					Private		20.00% GDV		£7,778,750		(1,555,750)		
					Affordable		6.00% GDV		£1,799,667		(107,980)		
Net Development Value											9,578,417		
Total Development Costs + Profit											8,997,735		
Balance											580,683		
Less:													
SDLT							HMRC formula				(20,962)		
Acquisition Agent fees							1.0%				(6,292)		
Acquisition Legal fees							0.5%				(3,146)		
Interest on Land							7.5%				(47,193)		
Residual Land Value											551,645		
PROFIT											(1,663,730)		
Developers profit					Private		20.00% GDV		£7,778,750		(1,555,750)		
					Affordable		6.00% GDV		£1,799,667		(107,980)		

Scheme Typology		Higher Value Greenfield		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					INPUTS						
					Units						
Private					Capital Value						
Affordable					£						
					15,557,500						
					1,585,922						
					2,013,413						

Scheme Typology		Higher Value Greenfield			No of Units					BLV	RLV	Profit on value
Appraisal Ref	22		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period			£1.03m	£5.47m	17.4%
			9,407	13	22	24	24					
Development Value Summary					INPUTS							
		GIA	£/m2	Capital Value					Units		Capital Value	
Private		6,783	£4,587	£31,115,000					70%	70	31,115,000	
Affordable		2,624		£7,198,669					12%	12	3,171,844	
									18%	18	4,026,825	
GDV		9,407	£4,073	£38,313,669					Total	100	38,313,669	
Land												

Scheme Typology		Higher Value Greenfield			No of Units					BLV	RLV	Profit on value
Appraisal Ref	23		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period			£1.54m	£8.35m	17.4%
			14,110	13	38	24	38					
Development Value Summary					INPUTS							
	GIA	£/m2	Capital Value					Units		Capital Value		
Private	10,175	£4,587	£46,672,500					70%	105	46,672,500		
Affordable	3,935		£10,798,003					12%	18	4,757,766		
								18%	27	6,040,238		
GDV	14,110	£4,073	£57,470,503					Total	150	57,470,503		
Land												
Construction												
Fees etc												
Planning obligations												
Disposal costs												
Finance												
Total Costs												
PROFIT												
Profit on Cost												
Profit on Value (Blended)												
								Total		57,470,503		
Land costs	Rate											
Site value												
Acquisition costs												
Statutory Planning Fees (Residential)												
Planning Application Professional Fees, Surveys and reports												
Residential Site Preparation												
Residential Development Costs								Start	Duration			
Residential Construction Cost	Including Garages							19	38			
Residential Contingency	5.0%							19	38			
Residential Professional Fees	8.0% of costs							19	38			
Residential External Works	10%							19	38			
Abnormals								19	38			
Policy Related Costs												
Net Biodiversity costs								19	38			
M4(2) Category 2 Housing	M4(2) Category 2 Housing							19	38			
M4(2) Category 2 Housing	M4(2) Category 2 Housing							19	38			
M4(3) Category 3 Housing	M4(3) Category 3 Housing							19	38			
M4(3) Category 3 Housing	M4(3) Category 3 Housing							19	38			
Future Homes Standard 2025								19	38			
Additional Low Carbon/Energy Reduction								19	38			
Building Safety Levy								19	38			
EV Charging Points - Flats								19	38			
Other Costs												
Site Infrastructure Costs								21	36			
Residential S106								21	36			
Disposal Costs												
Marketing and disposal cost								24	38			
Total cost (exc finance)										(39,307,412)		
Finance (exc land)												
Interest				7.50% APR								
Total cost (exc land)										39,460,137		
Developers profit	Private			20.00% GDV								
	Affordable			6.00% GDV								
Net Development Value										57,470,503		
Total Development Costs + Profit										49,442,517		
Balance										8,027,986		
Less:												
SDLT				HMRC formula								
Acquisition Agent fees				1.0%								
Acquisition Legal fees				0.5%								
Interest on Land				7.5%								
Residual Land Value										8,352,485		
PROFIT										(9,982,380)		
Developers profit	Private			20.00% GDV								
	Affordable			6.00% GDV								

Scheme Typology		Higher Value Greenfield		No of Units		250			BLV	RLV	Profit on value	
Appraisal Ref	24		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£2.57m	£14.05m	17.4%	
			23,516	13	60	24	60					
Development Value Summary					INPUTS							
					Units						Capital Value	
Private					70%						175	£
Affordable					12%						30	77,787,500
					18%						45	7,929,609
												10,067,063

Full Appraisals of Strategic Sites

Scheme Typology				North East Colchester		No of Units		2000			BLV	RLV	Profit on value																								
Appraisal Ref	North East Colchester		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					INPUTS <table><tr><td colspan="2"></td><td colspan="2">Units</td><td>Capital Value £</td></tr><tr><td>Private</td><td>GIA</td><td>£/m2</td><td>Capital Value</td><td></td></tr><tr><td>Affordable</td><td>135,660</td><td>£3,983</td><td>£540,400,000</td><td>540,400,000</td></tr><tr><td></td><td>52,470</td><td></td><td>£127,480,875</td><td>57,834,375</td></tr><tr><td></td><td></td><td></td><td></td><td>69,646,500</td></tr></table>										Units		Capital Value £	Private	GIA	£/m2	Capital Value		Affordable	135,660	£3,983	£540,400,000	540,400,000		52,470		£127,480,875	57,834,375					69,646,500
		Units		Capital Value £																																	
Private	GIA	£/m2	Capital Value																																		
Affordable	135,660	£3,983	£540,400,000	540,400,000																																	
	52,470		£127,480,875	57,834,375																																	
				69,646,500																																	
GDV					188,130	£3,550	£667,880,875																														
Land							(£320,107)																														
Construction							£328,958,055																														
Fees etc							£34,013,550																														
Planning obligations							£158,102,912																														
Disposal costs							£22,977,000																														
Finance							£628,470																														
Total Costs							£544,359,881																														
PROFIT							£115,728,853																														
Profit on Cost							21.2%																														
Profit on Value (Blended)							17.3%																														
Land costs					Rate																																
Site value					(5,696,942)		1 1 (5,696,942)																														
Acquisition costs					(915,200)		1 1 (915,200)																														
Statutory Planning Fees (Residential)					(393,560)		16 1 (393,560)																														
Planning Application Professional Fees, Surveys and reports					(320,107)		25 98 (320,107)																														
Residential Site Preparation					-		25 98 -																														
Residential Development Costs							Start Duration																														
Residential Construction Cost					Including Garages		(271,041,480) 23 100 (271,041,480)																														
Residential Contingency					5.0%		(20,812,427) 23 100 (20,812,427)																														
Residential Professional Fees					8.0% of costs		(33,299,883) 23 100 (33,299,883)																														
Residential External Works					10%		(27,104,148) 23 100 (27,104,148)																														
Abnormals					(10,000,000)		23 100 (10,000,000)																														
Policy Related Costs																																					
Net Biodiversity costs					(2,006,000)		23 100 (2,006,000)																														
M4(2) Category 2 Housing					M4(2) Category 2 Housing		(840,000) 23 100 (840,000)																														
M4(2) Category 2 Housing					M4(2) Category 2 Housing		(1,960,000) 23 100 (1,960,000)																														
M4(3) Category 3 Housing					M4(3) Category 3 Housing		(303,330) 23 100 (303,330)																														
M4(3) Category 3 Housing					M4(3) Category 3 Housing		- 23 100 -																														
Future Homes Standard 2025					(15,000,000)		23 100 (15,000,000)																														
Additional Low Carbon/Energy Reduction					(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					(70,000,000)		25 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% APR		-																														
Total cost (exc land)							545,595,188																														
Developers profit					Private		(108,080,000)																														
					Affordable		(7,648,853)																														
Net Development Value							667,880,875																														
Total Development Costs + Profit							661,324,040																														
Balance							6,556,835																														
Less:																																					
SDLT					HMRC formula		(320,107)																														
Acquisition Agent fees					1.0%		(66,121)																														
Acquisition Legal fees					0.5%		(33,061)																														
Interest on Land					7.5%		(495,911)																														
Residual Land Value							5,696,942																														
PROFIT							(115,728,853)																														
Developers profit					Private		(108,080,000)																														
					Affordable		(7,648,853)																														
					20.00% GDV		£540,400,000																														
					6.00% GDV		£127,480,875																														

Scheme Typology		Land South of Berechurch Hall Road			No of Units		875			BLV	RLV	Profit on value
Appraisal Ref	Land South of Berechurch		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£5.56m	£17.60m	17.3%	
			82,307	13	65	19	65					
Development Value Summary					INPUTS							
Private					Units					Capital Value		
Affordable					£					254,187,500		
					70%					613		
					12%					105		
					18%					158		

Scheme Typology		Land North of Oak Road			No of Units		600			BLV	RLV	Profit on value
Appraisal Ref	Land North of Oak		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£4.52m	£11.35m	17.3%	
			56,439	13	70	24	70					
Development Value Summary					INPUTS							
					Units						Capital Value	
Private					70%						420	£
Affordable					12%						72	174,300,000
					18%						108	18,190,688
												22,527,450

Scheme Typology		Land at East Dawes Lane			No of Units		300			BLV	RLV	Profit on value
Appraisal Ref	Land at East Dawes		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					INPUTS							
Private	GIA	£/m2	Capital Value	Units							Capital Value	
Affordable	20,349	£4,587	£93,345,000	Private							£	
	7,871		£21,596,006	Intermediate							93,345,000	
				Affordable Rent							9,515,531	
											12,080,475	
				</								

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

Scheme Typology		Land North of Coach Road			No of Units		400			BLV	RLV	Profit on value
Appraisal Ref	Land North of Coach		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					INPUTS							
	GIA	£/m2	Capital Value	Units							Capital Value £	
Private	27,132	£4,283	£116,200,000	Private							116,200,000	
Affordable	10,494		£27,145,425	Intermediate							12,127,125	
				Affordable Rent							15,018,300	
GDV	37,626	£3,810	£143,345,425									
Land			(£419,341)									
Construction			£65,791,611									
Fees etc			£7,175,278									
Planning obligations			£31,620,582									
Disposal costs			£4,948,500									
Finance			£473,242									
Total Costs			£109,589,872									
PROFIT			£24,868,726									
Profit on Cost			22.6%									
Profit on Value (Blended)			17.3%									
				Total							143,345,425	
Land costs				Rate								
Site value						(7,403,772)		1		1	(7,403,772)	
Acquisition costs						(1,193,056)		1		1	(1,193,056)	
Statutory Planning Fees (Residential)						(95,960)		9		1	(95,960)	
Planning Application Professional Fees, Surveys and reports						(419,341)		18		42	(419,341)	
Residential Site Preparation						-		18		42	-	
Residential Development Costs								Start		Duration		
Residential Construction Cost				Including Garages		(54,208,296)		16		44	(54,208,296)	
Residential Contingency				5.0%		(4,162,485)		16		44	(4,162,485)	
Residential Professional Fees				8.0% of costs		(6,659,977)		16		44	(6,659,977)	
Residential External Works				10%		(5,420,830)		16		44	(5,420,830)	
Abnormals						(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) Category 2 Housing		(168,000)		16		44	(168,000)	
M4(2) Category 2 Housing				M4(2) Category 2 Housing		(392,000)		16		44	(392,000)	
M4(3) Category 3 Housing				M4(3) Category 3 Housing		(60,666)		16		44	(60,666)	
M4(3) Category 3 Housing				M4(3) Category 3 Housing		-		16		44	-	
Future Homes Standard 2025						(3,000,000)		16		44	(3,000,000)	
Additional Low Carbon/Energy Reduction						(2,710,415)		16		44	(2,710,415)	
Building Safety Levy						(888,302)		16		44	(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		20.00% GDV		£116,200,000			(23,240,000)	
				Affordable		6.00% GDV		£27,145,425			(1,628,726)	
Net Development Value											143,345,425	
Total Development Costs + Profit											136,070,995	
Balance											7,274,430	
Less:												
SDLT						HMRC formula					(419,341)	
Acquisition Agent fees						1.0%					(85,968)	
Acquisition Legal fees						0.5%					(42,984)	
Interest on Land						7.5%					(644,762)	
Residual Land Value											7,403,772	
PROFIT											(24,868,726)	
Developers profit				Private		20.00% GDV		£116,200,000			(23,240,000)	
				Affordable		6.00% GDV		£27,145,425			(1,628,726)	

Scheme Typology		Land North of Park Lane			No of Units			900			BLV	RLV	Profit on value
Appraisal Ref	Land North of Park		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					INPUTS								
					Units								
Private					70%		630		Capital Value £				
Affordable					12%		108		261,450,000				
					18%		162		27,286,031				
									33,791,175				

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

Scheme Typology		Land North of A120 (Dandara)			No of Units		140		BLV	RLV	Profit on value
Appraisal Ref	Land North of A120		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£1.26m	£5.02m	17.4%
			13,169	7	30	18	30				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value		
Private	9,496	£4,587	£43,561,000					Private	70%	98	£43,561,000
Affordable	3,673		£10,078,136					Intermediate	12%	17	4,440,581
								Affordable Rent	18%	25	5,637,555
GDV	13,169	£4,073	£53,639,136								
Land			(£280,521)								
Construction			£23,019,467								
Fees etc			£2,646,958								
Planning obligations			£10,915,265								
Disposal costs			£1,861,343								
Finance			£199,315								
Total Costs			£38,361,826								
PROFIT			£9,316,888								
Profit on Cost			24.2%								
Profit on Value (Blended)			17.4%								
				Total				53,639,136			
Land costs	Rate										
Site value				(5,016,063)				1	1		(5,016,063)
Acquisition costs				(804,359)				1	1		(804,359)
Statutory Planning Fees (Residential)				(47,600)				6	1		(47,600)
Planning Application Professional Fees, Surveys and reports				(280,521)				15	28		(280,521)
Residential Site Preparation				-				15	28		-
Residential Development Costs								Start	Duration		
Residential Construction Cost	Including Garages			(18,972,904)				13	30		(18,972,904)
Residential Contingency	5.0%			(1,449,273)				13	30		(1,449,273)
Residential Professional Fees	8.0% of costs			(2,318,837)				13	30		(2,318,837)
Residential External Works	10%			(1,897,290)				13	30		(1,897,290)
Abnormals				(700,000)				13	30		(700,000)
Policy Related Costs											
Net Biodiversity costs				(140,420)				13	30		(140,420)
M4(2) Category 2 Housing	M4(2) Category 2 Housing			(58,800)				13	30		(58,800)
M4(2) Category 2 Housing	M4(2) Category 2 Housing			(137,200)				13	30		(137,200)
M4(3) Category 3 Housing	M4(3) Category 3 Housing			(21,233)				13	30		(21,233)
M4(3) Category 3 Housing	M4(3) Category 3 Housing			-				13	30		-
Future Homes Standard 2025				(1,050,000)				13	30		(1,050,000)
Additional Low Carbon/Energy Reduction				(948,645)				13	30		(948,645)
Building Safety Levy				(158,966)				13	30		(158,966)
EV Charging Points - Flats				-				13	30		-
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% APR							(199,315)
Total cost (exc land)											39,446,706
Developers profit	Private			20.00% GDV				£43,561,000		(8,712,200)	
	Affordable			6.00% GDV				£10,078,136		(604,688)	
Net Development Value											53,639,136
Total Development Costs + Profit											48,763,594
Balance											4,875,542
Less:											
SDLT				HMRC formula							(280,521)
Acquisition Agent fees				1.0%							(58,204)
Acquisition Legal fees				0.5%							(29,102)
Interest on Land				7.5%							(436,532)
Residual Land Value											5,016,063
PROFIT								9,316,888			
Developers profit	Private			20.00% GDV				£43,561,000		(8,712,200)	
	Affordable			6.00% GDV				£10,078,136		(604,688)	

Scheme Typology		Land at Colchester Station		No of Units		250			BLV	RLV	Profit on value
Appraisal Ref	Land at Colchester		Residential GIA	Pre construction	Construction month	Sale Start	Sale Period		£2.47m	£9.15m	17.4%
			23,516	7	55	18	55				
Development Value Summary					INPUTS						
	GIA	£/m2	Capital Value					Units	Capital Value		
Private	16,958	£4,587	£77,787,500					Private	70%	175	£
Affordable	6,559		£17,996,672					Intermediate	12%	30	77,787,500
								Affordable Rent	18%	45	7,929,609
											10,067,063