Surplus (Deficit) from Input land valuation at 1/5/2024

-£551

HCA Development Appraisal Tool INPUT SHEET 1 - SITE DETAILS

Basic Site Details

FULL VIABILITY ASSESSMENT	
Site Address	The Woodyard, The Green, Sarratt WD3 6BH
OS X coordinate	
OS Y coordinate	
Site Reference	Appendix 9
File Source	AH contribution £58,355. Works + 4.4%
Scheme Description	Erection of 2 storey detached house on land to the side of The Woodyard end of
Date of appraisal	01/05/2024
Gross Site Area (hectares)	0.07
Net Residential Site Area (hectares)	0.07
Author & Organisation	Mark Smith - affordable housing 106
Local Planning Authority	Three Rivers
Land Purchase Price	620,000
Land Purchase date	01/05/2024
Most recent valuation of the site £	620,000
Basis of valuation	Residual
Date of valuation	01/05/2024
	·
Any note on valuation	ELIV plue promium of 400/
Any note on valuation	EUV plus premium of 10%
Developer of sale units	
Developer of affordable units	
Manager of affordable units	
HCA Investment Partner (where applicable)	
Note on applicant (eg sub partner status)	

HCA Development Apprasial Model v3

Surplus (Deficit) from Input la	nd valuati	on at 1/5	/2024		-£551									
Carpido (Bonott) Hom input la	ra varaati		g:No afford	lahlo unit		entered								
HCA Dayslanmant Annais	ol Tool	Waitiill	g. No allore	iable unit	numbers	emereu					T. () ()			
HCA Development Appraisa											Total Un	its input/tra	ansferred	2
SUMMARY SHEET 1 - RES	SIDENTI	AL MIX A	<u>ASSUMP</u>	TIONS										
	3 Afforda	ble Tenur	res, 5 OM P	hases & 2	2 Private r	ent								
	There is a	an option t	o input your	full list of	property to	ypes ('GLA	toolkit sty	le') and ha	ave the to	ol summa	rise and po	opulate (sh	neet Input () -Setup)
			izes, values											
Social Rented														
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed		4 Bed +						
			3 Bed Flat		_		_	Flat High		3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	Total
Total Number of Units														0
Unit Size (sq m) - NIA														4
Habitable Rooms per Unit	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
														1
Shared Ownership phase 1]
	L D	lo.p. /		Lan :	4.5.	lo p	lo p	4.5.						
		2 Bed						4 Bed +	0.0-4	lo Dad	 	C Dod	C D and t	
Dranarty Type Decemention		rise	3 Bed Flat Low rise		_			Flat High rise	House	3 Bed House	4 Bed House	5 Bed House	6 Bed+ House	Total
Property Type Description Total Number of Units	rise	rise	Low rise	nse	rise	High rise	rise	rise	nouse	nouse	nouse	nouse	nouse	Total
														0
Unit Size (sq m) - NIA Habitable Rooms per Unit														4
Persons per Unit												-		4
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	J 0
Total Size for units	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Shared Ownership phase 2														1
Onared Ownership phase 2														J
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						
			3 Bed Flat					Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise		rise	High rise	_	rise	House	House	House	House	House	Total
Total Number of Units						3				1.75.55	1.75.55			0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														
Persons per Unit														•
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	·	•	·	•	•	•	•	•	-	J	J		•	
Affordable Rent phase 1														
The state of the s														1
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						
			3 Bed Flat					Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise		rise	High rise	_	rise	House	House	House	House	House	Total
Total Number of Units						3								0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0

HCA Development Apprasial Model v3

Affordable Rent phase 2														1
raiorado rem prideo 2														J
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						1
			3 Bed Flat					Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	_		House	House	House	House	House	Total
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit			†											1
Persons per Unit														-
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	-		-	-		-	-	-			-		-	-
Open Market Phase 1:	Build pha	ase 1												1
•														_
	4.5	0.5		4.5	4.5	0.5	0.5	4.5						
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed		4 Bed +	O Dod	2 Dad	4 Dad	E Davi	6 Dadi	
Dramark Time Description			3 Bed Flat		_		_	Flat High		3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	1
Total Number of Units										1 470 7				1
Unit Size (sq m) - NIA				1		<u> </u>				176.7		-	_	4
Habitable Rooms per Unit						<u> </u>				1		-		4
Persons per Unit										6				
Total size for units	0	0	0	0	0	0	0	0	0	177	0	0	0	177
Open Market Phase 2:	Build pha	2												1
Open warket Fliase 2.	Bullu pila	156 2												J
	I Dod	lo D. d												-
	LIBEA	17 KAN		IA Red +	I1 Red	12 Red	I3 Bed	14 Red +						
	1 Bed	2 Bed Flat Low	3 Bed Flat	4 Bed +	1 Bed Flat High			4 Bed +	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	Flat Low	Flat Low	3 Bed Flat Low rise	Flat Low	Flat High	Flat	Flat High	Flat High		3 Bed House	4 Bed House	5 Bed House	6 Bed+ House	
Property Type Description Total Number of Units			3 Bed Flat Low rise				Flat High	Flat High	2 Bed House	3 Bed House	4 Bed House	5 Bed House	6 Bed+ House	1
Total Number of Units	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		House 1				1
Total Number of Units Unit Size (sq m) - NIA	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		1 125.3				1
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		House 1				1
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Flat Low	Flat Low		Flat Low	Flat High	Flat	Flat High	Flat High		House 1 125.3 3 4				125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	1 125.3	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise	Flat Low rise	Low rise	Flat Low rise	Flat High rise	Flat High rise	Flat High rise	Flat High rise	House	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise O Build pha	Flat Low rise 0 ase 3	Low rise	Flat Low rise 0 4 Bed +	Flat High rise	Flat High rise	Flat High rise 0 3 Bed	Flat High rise	House 0	House 1 125.3 3 4	House	House	House	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Flat Low rise O Build pha	Flat Low rise 0 ase 3	Low rise 0	Flat Low rise 0 4 Bed +	Flat High rise 0	Flat High rise	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	House 0	House 1 125.3 3 4 125	House 0	House 0	House 0	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3:	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+	125
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit	Plat Low rise O Build pha 1 Bed Flat Low	Flat Low rise 0 ase 3 2 Bed Flat Low	O 3 Bed Flat	Flat Low rise 0 4 Bed + Flat Low	Flat High rise 0 1 Bed Flat High	Flat High rise 0	Flat High rise 0 3 Bed Flat High	Flat High rise 0 4 Bed + Flat High	O 2 Bed	House 1 125.3 3 4 125	House 0 4 Bed	O 5 Bed	House 0 6 Bed+]
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Plat Low rise O Build pha 1 Bed Flat Low rise	Plat Low rise O ase 3 2 Bed Flat Low rise	O 3 Bed Flat Low rise	Plat Low rise 0 4 Bed + Flat Low rise	Plat High rise 0 1 Bed Flat High rise	Plat High rise 0 2 Bed Flat High rise	Flat High rise 0 3 Bed Flat High rise	Plat High rise 0 4 Bed + Flat High rise	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House	O 4 Bed House	O 5 Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit	Plat Low rise O Build pha 1 Bed Flat Low rise	Plat Low rise O ase 3 2 Bed Flat Low rise O	O 3 Bed Flat Low rise	Plat Low rise 0 4 Bed + Flat Low rise	Plat High rise 0 1 Bed Flat High rise	Plat High rise 0 2 Bed Flat High rise	Flat High rise 0 3 Bed Flat High rise	Plat High rise 0 4 Bed + Flat High rise	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House	O 4 Bed House	O 5 Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	O Build pha 1 Bed Flat Low rise 0 Build pha	Plat Low rise O ase 3 2 Bed Flat Low rise O ase 4	O 3 Bed Flat Low rise	Plat Low rise 0 4 Bed + Flat Low rise	Plat High rise 0 1 Bed Flat High rise 0	Plat High rise 0 2 Bed Flat High rise	o 3 Bed Flat High rise 0	Plat High rise 0 4 Bed + Flat High rise 0	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House	O 4 Bed House	O 5 Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Plat Low rise O Build phate I Bed Flat Low rise O Build phate I Bed 1 Bed	Plat Low rise 0 ase 3 2 Bed Flat Low rise 0 ase 4	O 3 Bed Flat Low rise	Plat Low rise O 4 Bed + Flat Low rise O 4 Bed +	Plat High rise 0 1 Bed Flat High rise 0	Plat High rise 0 2 Bed Flat High rise 0	7 Plat High rise 0 Plat High rise 1 Plat	Plat High rise 0 4 Bed + Flat High rise 0 4 Bed +	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House 0	O 4 Bed House	O S Bed House	O 6 Bed+House	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 4:	Plat Low rise O Build pha 1 Bed Flat Low rise O Build pha 1 Bed Flat Low rise	Plat Low rise O ase 3 2 Bed Flat Low rise O ase 4 2 Bed Flat Low	O 3 Bed Flat Low rise 0	Plat Low rise O 4 Bed + Flat Low rise O 4 Bed + Flat Low rise	Plat High rise O 1 Bed Flat High rise O 1 Bed Flat High rise	Plat High rise 0 2 Bed Flat High rise 0 2 Bed Flat Flat High rise	7 Plat High rise 0 Plat High rise 0 Plat High rise 0 Plat High rise 1 Plat	Plat High rise O 4 Bed + Flat High rise O 4 Bed + Flat High rise	O 2 Bed House 0 2 Bed 2 Bed	1 125.3 3 4 125 3 Bed House 0	O 4 Bed House 4 Bed 4 Bed	O 5 Bed House 5 Bed 5 Bed	O 6 Bed+ House 0 6 Bed+	0
Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units Open Market Phase 3: Property Type Description Total Number of Units Unit Size (sq m) - NIA Habitable Rooms per Unit Persons per Unit Total size for units	Plat Low rise O Build phate I Bed Flat Low rise O Build phate I Bed 1 Bed	Plat Low rise 0 ase 3 2 Bed Flat Low rise 0 ase 4	O 3 Bed Flat Low rise	Plat Low rise O 4 Bed + Flat Low rise O 4 Bed +	Plat High rise 0 1 Bed Flat High rise 0	Plat High rise 0 2 Bed Flat High rise 0	7 Plat High rise 0 Plat High rise 0 Plat High rise 0 Plat High rise 1 Plat	Plat High rise O 4 Bed + Flat High rise O 4 Bed + Flat High rise	O 2 Bed House	House 1 125.3 3 4 125 3 Bed House 0	O 4 Bed House	O S Bed House	O 6 Bed+House	0

HCA Development Apprasial Model v3

Unit Size (sq m) - NIA														
Habitable Rooms per Unit														
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Market Phase 5:	Build pha	ise 5]
	1				1									
	1 Bed Flat Low	2 Bed Flat Low	3 Bed Flat		1 Bed Flat High	2 Bed Flat	3 Bed Flat High	4 Bed + Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	_	_	House	House	House	House	House	
Total Number of Units						_								0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														1
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Private Rental 1	Build pha	ıse 1												1
														J _
	1 Bed	2 Bed		4 Bed +		2 Bed		4 Bed +						
	Flat Low	Flat Low	3 Bed Flat	Flat Low	Flat High	Flat	Flat High	Flat High	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise	Low rise	rise	rise	High rise	rise	rise	House	House	House	House	House	
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														1
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Private Rental 2	Build pha	ise 2												1
														•
	1 Bed	2 Bed		4 Bed +	1 Bed	2 Bed	3 Bed	4 Bed +						
			3 Bed Flat				Flat High		2 Bed	3 Bed	4 Bed	5 Bed	6 Bed+	
Property Type Description	rise	rise			rise	High rise			House	House	House		House	
Total Number of Units														0
Unit Size (sq m) - NIA														
Habitable Rooms per Unit														1
Persons per Unit														
Total size for units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			t cells for de											
for Parking spaces														
see Input 5 Res Costs cell C73											Total Un	its input		2
											· Otal Offi	- In Jo Git		_

RESIDENTIAL VALUE ASSU	JMPTIONS			
		Valuation Basis	Full term yield based on	current rents
Social Rented				
Percentage of target rent that the	ne RP will charge tenants	100%	Default should be 100%	
Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise	Rent per Unit per Week (£)	Computed Target Rent per Unit per Week (£)	Gross £ rent per annum pu	Memo - Number of units
2 Bed House 3 Bed House 4 Bed House 5 Bed House 6 Bed+ House				
Management Costs (% of rent)		per annum		
Voids / bad debts (% of rent)		per annum		
Repairs Fund (% of rent)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)		per annum Yield is conventionally based		
Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 2 Bed House 4 Bed + Flat High rise 2 Bed House 5 Bed House 6 Bed + House Owner Occupier share (%)	This computation takes the	e rent, deducts costs, and capit Total Capital Value (£ psm, NIA)	ralises the net income stre Total Net Rent after costs (£ per Unit)	eam. An estimated adjustme Capital value of net rental stream (£ per Unit) on Full term yield based on current rents basis
Unsold Equity Rent pa (%)		per annum		
Management Costs (% of rent)		per annum		
Voids / bad debts (% of rent) Rent Yield Capitalisation (%)		per annum per annum	Total Annual Cost	0%
Est. staircasing % of full value (if any)	0%	Forecast total % sold	

HCA Development Apprasial	Model v3			Printed 10/01/2024
			implied real value	
Estimated long term house infla	tion %	-10.0%	growth (above rate of interest)	house price inflation is set to
Staircasing equivalent to initial tranche of	0%	This inflates the present value o	of staircasing by the amo	ount of 'real' houseprice infla
Initial tranche plus staircasing estimate	0%	Adding future estimated capital	staircasing gain (if any)	to initial tranche
Shared Ownership phase 2	This computation takes the	e rent, deducts costs, and capital	lises the net income stre	eam. An estimated adjustme
		, , , , , , , , , , , , , , , , , , ,		Capital value of net
			Total Net Rent after	rental stream
Type of Unit	100% Share valuation	Total Capital Value (£ psm, NIA)	costs (£ per Unit)	(£ per Unit) on Full term yield based on current rents basis
1 Bed Flat Low rise	100 / Onare valuation	Niry	(2 per omi)	Torne basis
2 Bed Flat Low rise				
3 Bed Flat Low rise 4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House				
3 Bed House 4 Bed House				
5 Bed House				
6 Bed+ House				
Owner Occupier share (%)]		
Unsold Equity Rent pa (%)		per annum		
Management Costs (% of rent)		per annum		
Voids / bad debts (% of rent)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)		per annum		
Est. staircasing % of full value (0%	0%	Forecast total % sold	
Average year of staircase	0		implied real value	
			growth (above rate of	
Estimated long term house infla Staircasing equivalent to initial	0%	-10.0%	interest)	house price inflation is set to
tranche of	0%	This inflates the present value of	of staircasing by the amo	ount of 'real' houseprice infla
Initial tranche plus staircasing estimate	0%	Adding future estimated capital	staircasing gain (if any)	to initial tranche
Affordable Rent phase 1				
Percentage of market rent	80.0%			
	4000/ 1145//55 5	0, ,, ,, ,, ,,	T / / A / D / / O	
Type of Unit	100% MARKET Rent per Unit per Week (£)	Chargeable Rent per Unit per Week (£)	Total Annual Rent (£ per Unit)	Memo - Number of units
1 Bed Flat Low rise	. ,	(/	,	
2 Bed Flat Low rise3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise3 Bed Flat High rise				
4 Bed + Flat High rise				
2 Bed House 3 Bed House				
4 Bed House				
5 Bed House				

6 Bed+ House	Nation that whom offered all a	wanta aya hisibay than Casial yantaa	th on the cost never interes	should be lever
Man. Costs (% of AFFORDABL		rents are higher than Social rentas per annum	then the cost percentages s	rrioula de lower
Voids / bad debts (% of AR)		per annum		
Repairs Fund (% of AR)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)]		
Affordable Rent phase 2 Percentage of market rent	80.0%			
3				
	Charrachia Bant nas	Charrent la Part nor I lait nor	Total Annual Dant (C	
Type of Unit	Chargeable Rent per Unit per Week (£)	Chargeable Rent per Unit per Week (£)	Total Annual Rent (£ per Unit)	Memo - Number of units
1 Bed Flat Low rise 2 Bed Flat Low rise				
3 Bed Flat Low rise 4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise 3 Bed Flat High rise				
4 Bed + Flat High rise 2 Bed House				
3 Bed House				
4 Bed House 5 Bed House				
6 Bed+ House				
Man. Costs (% of AFFORDABL		rents are higher than Social rentas per annum	tnen tne cost percentages s	noula be lower
Voids / bad debts (% of AR)		per annum		
Repairs Fund (% of AR)		per annum	Total Annual Cost	0%
Rent Yield Capitalisation (%)]		
Trent Treid Capitalisation (70)		J		
Open Market Values				
Open Market Phase 1:	Build phase 1		Capital (Sales) Value	
Type of Unit 1 Bed Flat Low rise	Sales Value per unit £	Unit size	(£ psm)	No of units
2 Bed Flat Low rise				
3 Bed Flat Low rise 4 Bed + Flat Low rise				
1 Bed Flat High rise				
2 Bed Flat High rise 3 Bed Flat High rise				
4 Bed + Flat High rise 2 Bed House				
3 Bed House 4 Bed House	1,150,000	176.7	6,508	1
5 Bed House				
6 Bed+ House			6,508.2	1
Open Market Phase 2:	Build phase 2		,	
	Sales Value per unit £			
Type of Unit 1 Bed Flat Low rise	Sales value per unit £			
2 Bed Flat Low rise 3 Bed Flat Low rise				
4 Bed + Flat Low rise				
1 Bed Flat High rise				

2 Bed Flat High rise3 Bed Flat High rise4 Bed + Flat High rise2 Bed House				
3 Bed House	809,400	125.3	6,460	1
4 Bed House		·		
5 Bed House				
6 Bed+ House				
			6,459.7	1

Open Market Phase 3: Build phase 3

Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House 3 Bed House 5 Bed House

Open Market Phase 4: Build phase 4

Type of Unit	Sales Value per unit £
ed Flat Low rise	
ed Flat Low rise	
ed Flat Low rise	
ed + Flat Low rise	
ed Flat High rise	
ed Flat High rise	
ed Flat High rise	
ed + Flat High rise	
ed House	

Build phase 5

Type of Unit	Sales Value per unit £
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	
1 Bed Flat High rise	
2 Bed Flat High rise	
3 Bed Flat High rise	
4 Bed + Flat High rise	
2 Bed House	
3 Bed House	
4 Bed House	
5 Bed House	
6 Bed+ House	

Private Rental 1 Build phase 1

Open Market Phase 5:

	Rent per unit per week		Memo - Number of	
Type of Unit	(£)	Gross £ rent per annum pu	units	
1 Bed Flat Low rise				
2 Bed Flat Low rise				
3 Bed Flat Low rise				
1 Red + Flat Low rise				

1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House 3 Bed House 4 Bed House 5 Bed House 6 Bed+ House Management Costs (% of rent) Voids / bad debts (% of rent) Repairs Fund (% of rent) Yield (%)		to capitalise the net rent) See	Total Annual Cost 0% user guidance
Private Rental 2 Build phase 2	2		
Type of Unit 1 Bed Flat Low rise 2 Bed Flat Low rise 3 Bed Flat Low rise 4 Bed + Flat Low rise 1 Bed Flat High rise 2 Bed Flat High rise 3 Bed Flat High rise 4 Bed + Flat High rise 2 Bed House 3 Bed House 5 Bed House 6 Bed + House Management Costs (% of rent) Voids / bad debts (% of rent) Repairs Fund (% of rent)	Rent per Unit per Week (£)	Gross £ rent per annum pu	Memo - Number of units Total Annual Cost 0%
Ground rents Social Pented		Average ground rent per unit per annum (£)	(where applicable)
Social Rented Shared Ownership Affordable Rent			
Open market (all phases)			
Yield (%)		(to capitalise the ground rents)	
Value of each residential car pa	rking space	£0	(Only where sold separately -will be phased as for (see Input 5 Res Costs cell C73 for parking numbers & co

BUILDING PERIOD. Any volid Facial Order formed (Fuerly is not accept well as an DDBMINY)				Month number		
Affordable Low rise flats Affordable High rise flats Affordable High rise flats by 2 Affordable Houses p 2 On 1-00-24 Signature of the House p 2 On 1-00-24 Signature of the House p 2 On 1-00-24 Signature of the House p 2 On 1-00-24 Signature of the High phase 2 On 1-00-24 Signa	Date of scheme appraisal	01-May-24	from Site Sheet	0		
Affordable Low rise flats Affordable High rise flats Affordable High rise flats by 2 Affordable Houses p 2 On 1-00-24 Signature of the House p 2 On 1-00-24 Signature of the House p 2 On 1-00-24 Signature of the House p 2 On 1-00-24 Signature of the High phase 2 On 1-00-24 Signa						
Affordable Low rise flats Affordable High rise flats Affordable High rise flats by 2 Affordable High rise flats by 3 Affordabl	RI III DING PERIOD	Any valid Eveel Date format /if ontry is not recognized use DD/MM/V	n			
Affordable Low rise flats Affordable High rise flats Affordable Houses Affordable Houses Affordable Houses Payment RP Purchase (transfer) start date RP Purchase Payment Shared Ownership phase 1 Purchase Payment Affordable Rent phase 1 Purchase Payment Affordable Rent phase 2 Purchase Payment Open Market Sale Start Date Other Sale Start Month End Month Construction Start Month no. Open Month no. Open Market Sale Start Date Construction End Month no. Open Month no. Open Market Sale Start Date Construction End Month no. Month no. Month no. Month no. Open Month no. Open Month no. Open Market Sale Start Date Construction End Month no. Month no. Month no. Open Month no. Open Month no. Open Month no. Open Market Sale Start Date Construction End Month Indicate Construction End Month no. Open	BOILDING FLIXIOD	Any valid Excel Date format (ii entry is not recognised: use DD/MIN/YY)			
Affordable Low rise flats Affordable High rise flats P4 Affordable High rise flats P5 Affordable High rise flats P6 Affordable High rise flats P6 Affordable Houses P6 Affordable High rise flats P6 Affordable High ris						No. of
Affordable Low rise flats Affordable Houses hy 2 Affordable Houses hy 2 Affordable House hy 3 Affordable House hy 4 Affordable House						
Affordable High nee flats ph 2 Affordable Lour isse flats ph 2 Affordable Lour isse flats ph 2 Affordable Houses ph 2 OM 1: Suid phase 1 OM 2: Suid phase 2 OM 1: Suid phase 2 OM 3: Suid phase 3 OM 4: Suid phase 3 OM 4: Suid phase 5 Private Rental Issuid phase 1 Private Rental Issuid phase 1 Private Rental Issuid phase 2 Private Rental Issuid phase 2 Purchase (transfer) start date RP Purchase (transfer) start date Purchase end date Start Month End Month End Month End Month End Month ON . of units in tenure Shared Ownership phase 1 Purchase Payment Shared Ownership phase 2 Purchase Payment On Salest Build phase 1 Open Market Sale Start Date Open Market Sale Start Date Sale End Date Start Month End Month End Month End Month On Month Start Month On Month Start Month End Month On Month Start Month Start Month On Month Start Month S	Affordable Lewise flate	Construction Start Date	Construction End Date	Month no.	Month no.	
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Affordable High rise flats ph 2 Affordable Houses ph 2 Affordable Houses ph 2 OM 1:Build phase 1 OM 2:Build phase 2 OM 3:Build phase 3 OM 4:Build phase 3 OM 4:Build phase 3 OM 4:Build phase 3 OM 4:Build phase 4 OM 5:Build phase 4 OM 5:Build phase 5 OF Private Rental 1:Build phase 5 OF Private Rental 1:Build phase 6 OF Private Rental 1:Build phase 1 OF Private Rental 1:Build phase 1 OF Purchase (transfer) start date RP Purchase (transfer) start date RP Purchase end date Start Month End Month End Month End Month End Month Tenure No. of units in tenure Shared Ownership phase 1 Purchase Payment Affordable Rental phase 2 Purchase Payment Of Malest:Build phase 2 Purchase Payment Of Malest:Build phase 1 Of Male						
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Social Rented RP Purchase Payment No. of units in tenure Shared Ownership phase 1 Purchase Payment Shared Ownership phase 2 Purchase Payment Affordable Rent phase 2 Purchase Payment Affordable Rent phase 2 Purchase Payment Open Market Sale Start Date Open Market Sale Start Date Open Market Sale Start Date On Sales 1:Build phase 1 On Sales 1:Build p						
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Shared Ownership phase 1 Purchase Payment Shared Ownership phase 2 Purchase Payment Affordable Rent phase 1 Purchase Payment Affordable Rent phase 2 Purchase Payment Affordable Rent phase 2 Purchase Payment Open Market Sale Start Date Sale End Date Start Month End Month End Month In tenure No. of units in tenure No. of units in tenure Start Month No. of units in tenure Take OM Sales1:Build phase 1 OM Sales1:Build phase 1 OM Sales1:Build phase 1 OM Sales 1:Build phase 1						
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Shared Ownership phase 2 Purchase Payment Affordable Rent phase 1 Purchase Payment Affordable Rent phase 2 Purchase Payment Open Market Sale Start Date Open Market Sale Start Date Sale End Date Start Month End Month tenure rate OM Sales1:Build phase 1 O O O O O O O O O O O O O						
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Affordable Rent phase 1 Purchase Payment Affordable Rent phase 2 Purchase Payment Open Market Sale Start Date Sale End Date Other Sales 1:Build phase 1 Open Market Sale Start Date One Monthly Sales rate Other Sales 1:Build phase 1 One Monthly Sales rate Other Sales 1:Build phase 1 One Monthly Sales rate Other Sale End Date Other Sales 1:Build phase 1 One Monthly Sales rate Other Sales 1:Build phase 1 One Monthly Sales rate Other Sale End Date Other Sales 1:Build phase 1 One Monthly Sales rate Other Sales 1:Build phase 1 One Monthly Sales rate Other Sales 1:Build phase 1						0
Purchase Payment Affordable Rent phase 2 Purchase Payment Open Market Sale Start Date Sale End Date Start Month End Month tenure rate OM Sales1:Build phase 1 Onumber 1						Ü
Purchase Payment Open Market Sale Start Date Open Market Sale Start Date One Market Sale Start Date Start Month End Month tenure rate 1 0.25	Purchase Payment					0
Open Market Sale Start Date Om Sales1:Build phase 1 Start Month End Month tenure on the sales of the sal						
Open Market Sale Start Date OM Sales1:Build phase 1 Open Market Sale Start Date Ol-May-25 31-Jul-25 12 15 units in tenure rate 1 0.25	Purchase Payment					0
Open Market Sale Start Date OM Sales1:Build phase 1 Open Market Sale Start Date Ol-May-25 31-Jul-25 12 15 units in tenure rate 1 0.25						No. of Monthly
Open Market Sale Start Date Sale End Date Start Month End Month tenure rate OM Sales1:Build phase 1 01-May-25 31-Jul-25 12 15 1 0.25						
		Open Market Sale Start Date	Sale End Date	Start Month	End Month	
OM Sales2:Build phase 2 01-May-25 31-Jul-25 12 15 1 0.25	OM Sales1:Build phase 1	01-May-25	31-Jul-25	12	15	1 0.25
	OM Sales2:Build phase 2	01-May-25	31-Jul-25	12	15	1 0.25

HCA Development Apprasial Mod	el				Printed 10/01/2024
OM Sales3:Build phase 3					
OM Sales4:Build phase 4					
OM Sales5:Build phase 5					
	First Rental Start Date	Final Rental Start Date	Start Month	End Month	units in
	T iist Neiltai Stait Date	I mai Nemai Start Date	Julian Month	Liid Month	units in
Private Rental 1Build phase 1					0
Private Rental 2Build phase 2					0
	Start Date	Month			
First Ground rent payment		0			0

		Building Cost £ per Sq	
0 : 10		m GROSS area	Adjustment
Social Rented	Low rise flats		
	High rise flats		
	Houses		
Shared Ownership phase 1	Low rise flats		
	High rise flats		
	Houses		
Shared Ownership phase 2	Low rise flats		
	High rise flats		
	Houses		
Affordable Rent phase 1	Low rise flats		
	High rise flats		
	Houses		
Affordable Rent phase 2	Low rise flats		
	High rise flats		
	Houses		
Open Market Phase 1:	Low rise flats		
	High rise flats		
Open Market Phase 1:	Houses	1,818.20	
Open Market Phase 2:	Low rise flats		
,	High rise flats		
Open Market Phase 2:	Houses	1,818.20	
Open Market Phase 3:	Low rise flats	1,010.20	
pon mamer nace e.	High rise flats		
	Houses		
Open Market Phase 4:	Low rise flats		
Sport Markot i ridoc 1.	High rise flats		
	Houses		
Open Market Phase 5:	Low rise flats		
Open Market Phase 5.			
	High rise flats		
	Houses		
Private Dental 1 Phase 1	Low rice flats		
Private Rental 1 Phase 1	Low rise flats		
	High rise flats		
	Houses		
Private Rental 2 Phase 2	Low rise flats		
	High rise flats		
	Houses		

		0/					
Fees & Contingencies as % of B		%					
	Architects, QS, Project Management)	10.00%					
Building Contingencies (% of Build		5.00%	04 May 04	00 May 24			
* This section excludes Affordable	Housing section 106 payments	All dates must be between	01-May-24	02-May-34			
							Cookman
External Works & Infrastructure					Month of Payment	Month of	Cost per unit (all
Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Start	Payment End	tenures)
Site Preparation/Demolition	Common on mataro or issue	0001 (2)	r aymont otart bate	r ayment end date	J.u		101101100)
Roads and Sewers							
Services (Power, Water, Gas, Telo	o and IT)						
Strategic Landscaping	,						
Off Site Works							
Public Open Space							
Site Specific Sustainability Initiative	es						
Plot specific external works							
Other 2							
Other 3							
							Cost per
0:4- Al(0)	O	0 4 (0)	Day was and Otant Date	Decimo entre de dete	Month of Payment	Month of	unit (all
Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Start	Payment End	tenures)
De-canting tenants Decontamination							
Other							
Other 2							
Other 2							
		Building Costs					
		(£ / car parking space)	Payment Date		Month of Payment		
Residential Car Parking Building C	Costs (average cost / car parking space)						
Total number of residential car par	king spaces		(Open Market and Afford	dable)			
Sustainability							
	6		Additional information				
	affordable rented units are to be built	4					
	intermediate tenure units are to be built	4					
Enter the Code level to which the r Certification Costs	market sale units are to be built	4					
Gertilication Gosts							
					Month of Payment	Month of	
Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date	Start	Payment End	Per unit
Education				,			

Sport & Recreation Social Infrastructure							
Public Realm							
Affordable Housing		£58,355	01-Oct-24	30-Apr-25	5	12	29,178
Transport				,			
Highway							
Health							
Public Art							
Flood work							
Community Infrastructure Levy	per sq metre						
Other Tariff	per sq metre						
CIL		£46,785	01-Oct-24	30-Apr-25	5	12	23,393
Co2							

OTHER COSTS

SITE PURCHASE COSTS	%
Agents Fees (% of site cost)	1.00%
Legal Fees (% of site cost)	0.75%
Stamp Duty (% of site cost)	6.86%

				Month of Payment	Month of
Comment on nature of issue	Cost (£)	Payment start date	Payment end date	Start	Payment End

FINANCE COSTS

Other Acquisition Costs (£)

Arrangement Fee (£)		
Interest Rate (%)		10.00%
Misc Fees - Surveyors etc (£)	'	
Credit balance reinvestment %		0.00%

MARKETING COSTS

Affordable Housing Ma	arketing Costs
-----------------------	----------------

			Month of Payment	Month of
Cost (£)	Payment start date	Payment end date	Start	Payment End

Expected 4%

Developer cost of sale to RP (£) RP purchase costs (£)	ing (C)	£0 £0	
Intermediate Housing Sales and Marketi	ing (£)	£0	
Open Market Housing Marketing Costs			
Sales Fees (agents fees & marketing fee Legal Fees (per Open Market unit) - £	es) - %	2.50% £2,000	
Agents Private Rental Intial Letting fees	- %	0.00%	
DEVELOPER'S OVERHEAD A	ND RETURN FOR RISK (be	efore taxation)	
Developer O/head (£)			
Open Market Housing (% GDV)	20.00%	20.0%	

195,940

per open market home

Private Rental (% Cost)
Affordable Housing (% Cost)

6.00%

SCHEME

Site Address The Woodyard, The Green, Sarratt WD3 6BH

Site Reference Appendix 9

File Source AH contribution £58,355. Works + 4.4%

Scheme Description Erection of 2 storey detached house on land to the side of The Woodyard

Date of appraisal 01/05/2024 Net Residential Site Area (hectares) 0.072

Author & Organisation Mark Smith - affordable housing 106

HCA Investment Partner (where applicable) 0

Housing Mix (Affordable + Open Market)

Total Number of Units	2	units
Total Number of Open Market Units	2	units
Total Number of Affordable Units	0	units
Total Net Internal Area (sq m)	302	sq m
Total Habitable Rooms	10	habitable rooms
% Affordable by Unit	0.0%	
% Affordable by Area	0.0%	
% Affordable by Habitable Rooms	0.0%	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	28	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	#REF!	Persons
Total Number of Persons	#REF!	Persons
Gross site Area	0.07	hectares
Net Site Area	0.07	hectares
Net Internal Housing Area / Hectare	4,194	sq m / hectare

AH Residential Values

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£0	£0	£0	£0
2 Bed Flat Low rise	£0	£0	£0	£0	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£0	£0	£0	£0
3 Bed House	£0	£0	£0	£0	£0
4 Bed House	£0	£0	£0	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	£0	£0	£0	£0	£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING)	£0
RP Cross Subsidy (use of own assets)	£0
LA s106 commuted in lieu	£0
RP Re-cycled SHG	£0
Other source of funding 2	£0
Land Remediation Tax Relief	£0
OTHER SOURCES OF AFFORDABLE HOUSING FUNDING	£0
TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING)	£0

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	177	£6,508	£1,150,000
Open Market Phase 2:	125	£6,460	£809,400
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	302	-	£1,959,400

Monthly Sales rate 0.25 0.25

	Average value (£ per unit)
Open Market Phase 1:	£1,150,000
Open Market Phase 2:	£809,400
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING

£0

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
TOTAL CAPITALISED ANNUAL GROUND RENT	£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£1,959,400
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Non-Residential Values

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0	
Community Use	£0	£0
Leisure	£0	
Industrial	£0	
Retail	£0	
Office	£0	

TOTAL VALUE OF SCHEME £1,959,400

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs Open Market Housing Build Costs	£0 £549,096		Per sq meter - 1,818
Open Market Flousing Build Costs	£349,090	£549,096	- 1,010
Residential Car Parking Build Costs		£0	
External Works & Infrastructure Costs (£)			Per unit
Site Preparation/Demolition		£0	
Roads and Sewers		£0	
Services (Power, Water, Gas, Telco and IT)		£0	
Strategic Landscaping		£0	
Off Site Works		£0	
Public Open Space		£0	
Site Specific Sustainability Initiatives		£0	
Plot specific external works		£0	
Other 2		£0	
Other 3		£0	
Other site costs			
Building Contingencies	5.0%	£27,455	13,727
Fees and certification		£57,655	28,828
Other Acquisition Costs (£)		£0	,
Site Abnormals (£)			
De-canting tenants		£0	
Decontamination		£0	
Other		£0	
Other 2		£0	
Total Building Costs inc Fees		£634,206	317,103
Statutory 106 Costs (£)			
Education		£0	
Sport & Recreation		£0	
Social Infrastructure		£0	
Public Realm		£0	
Affordable Housing		£58,355	29,178
Transport		£0	
Highway		£0	
Health		£0	
Public Art		£0	
		CO	
Flood work		£0	
Community Infrastructure Levy		£0	
Community Infrastructure Levy Other Tariff		£0 £0	
Community Infrastructure Levy		£0	23,393

£0

£0

Statutory 106 costs £105,140

 Marketing (Open Market Housing ONLY)
 per OM unit

 Sales/letting Fees
 2.5%
 £48,985
 24,493

 Legal Fees (per Open Market unit):
 £2,000
 £4,000
 2,000

Marketing (Affordable Housing) per affordable unit

 $\begin{array}{ll} \text{Developer cost of sale to RP }(\pounds) & \pounds 0 \\ \text{RP purchase costs }(\pounds) & \pounds 0 \\ \text{Intermediate Housing Sales and Marketing }(\pounds) & \pounds 0 \\ \end{array}$

Total Marketing Costs £52,985

Non-Residential Building & Marketing Costs

Building Costs

 Office
 £0

 Retail
 £0

 Industrial
 £0

 Leisure
 £0

 Community-use
 £0

Professional Fees (Building, Letting & Sales)

 $\begin{array}{ccc} \text{Office} & & \pounds 0 \\ \text{Retail} & & \pounds 0 \\ \text{Industrial} & & \pounds 0 \\ \text{Leisure} & & \pounds 0 \\ \text{Community-use} & & \pounds 0 \\ \end{array}$

Total Non-Residential Costs £0

TOTAL DIRECT COSTS: £792,331

Finance and acquisition costs

8,611,111 8,611,111 per Gross ha £620,000 310,000 per OM home 310,000 Land Value Arrangement Fee £0 0.0% of interest Misc Fees (Surveyors etc) £0 0.00% of scheme value £6,200 Agents Fees £4,650 Legal Fees £42,532 Stamp Duty **Total Interest Paid** £102,427

Total Finance and Acquisition Costs £775,809

Developer's return for risk and profit

<u>Residential</u>

Market Housing Return (inc OH) on Value 20.0% £391,880 195,940 per OM unit
Affordable Housing Return on Cost 6.0% £0 per affordable unit
Return on sale of Private Rent 0.0% £0 #DIV/0! per PR unit

Non-residential

 $\begin{array}{ccc} \text{Office} & & \pounds 0 \\ \text{Retail} & & \pounds 0 \\ \text{Industrial} & & \pounds 0 \\ \text{Leisure} & & \pounds 0 \\ \text{Community-use} & & \pounds 0 \\ \end{array}$

Total Operating Profit £391,880

(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

Surplus/(Deficit) at completion 31/7/2025 (£620)

Present Value of Surplus (Deficit) at 1/5/2024 (£551) (£275) per unit

Scheme Investment IRR 46.5% (before Developer's returns and interest to avoid double counting

£0

Measures

Site Value as a Percentage of Total Scheme Value

31.6%

Site Value per hectare

-£8,616