

Surplus (Deficit) from Input land valuation at 1/5/2024 £569

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 3
File Source	AH contribution £58,355
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	642,000
Land Purchase date	01/05/2024
Most recent valuation of the site £	642,000
Basis of valuation	Residual
Date of valuation	01/05/2024
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)	

Unit Size (sq m) - NIA														
Habitable Rooms per Unit														
Persons per Unit														
<i>Total size for units</i>	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Open Market Phase 5: Build phase 5

Property Type Description	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
Total Number of Units													0
Unit Size (sq m) - NIA													
Habitable Rooms per Unit													
Persons per Unit													
<i>Total size for units</i>	0	0	0	0	0	0	0	0	0	0	0	0	0

Private Rental 1 Build phase 1

Property Type Description	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
Total Number of Units													0
Unit Size (sq m) - NIA													
Habitable Rooms per Unit													
Persons per Unit													
<i>Total size for units</i>	0	0	0	0	0	0	0	0	0	0	0	0	0

Private Rental 2 Build phase 2

Property Type Description	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
Total Number of Units													0
Unit Size (sq m) - NIA													
Habitable Rooms per Unit													
Persons per Unit													
<i>Total size for units</i>	0	0	0	0	0	0	0	0	0	0	0	0	0

See input cells for definitions

for Parking spaces
see Input 5 Res Costs cell C73

Total Units input 2

RESIDENTIAL VALUE ASSUMPTIONS

Valuation Basis **Full term yield based on current rents**

Social Rented

Percentage of target rent that the RP will charge tenants Default should be 100%

Type of Unit	Rent per Unit per Week (£)	Computed Target Rent per Unit per Week (£)	Gross £ rent per annum pu	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				

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 on the current rental value: prevailing rates takes acc

Shared Ownership phase 1

This computation takes the rent, deducts costs, and capitalises the net income stream. An estimated adjustme

Type of Unit	100% Share valuation	Total Capital Value (£ psm, NIA)	Total Net Rent after costs (£ per Unit)	Capital value of net rental stream (£ per Unit) on Full term yield based on current rents basis
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				

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 (if any) **0% Forecast total % sold**

Average year of staircase

Estimated long term house inflation %		<i>implied real value growth (above rate of interest)</i>	house price inflation is set to
		-10.0%	
<i>Staircasing equivalent to initial tranche of</i>	0%	<i>This inflates the present value of staircasing by the amount of 'real' houseprice infla</i>	
<i>Initial tranche plus staircasing estimate</i>	0%	<i>Adding future estimated capital staircasing gain (if any) to initial tranche</i>	

Shared Ownership phase 2

This computation takes the rent, deducts costs, and capitalises the net income stream. An estimated adjustme

Type of Unit	100% Share valuation	Total Capital Value (£ psm, NIA)	Total Net Rent after costs (£ per Unit)	Capital value of net rental stream (£ per Unit) on Full term yield based on current rents basis
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				

Owner Occupier share (%)	<input type="text"/>		
Unsold Equity Rent pa (%)	<input type="text"/>	per annum	
Management Costs (% of rent)	<input type="text"/>	per annum	
Voids / bad debts (% of rent)	<input type="text"/>	per annum	Total Annual Cost 0%
Rent Yield Capitalisation (%)	<input type="text"/>	per annum	

Est. staircasing % of full value	0%	0%	<i>Forecast total % sold</i>
Average year of staircase	0		
Estimated long term house infla	0%	<i>implied real value growth (above rate of interest)</i>	house price inflation is set to
		-10.0%	
<i>Staircasing equivalent to initial tranche of</i>	0%	<i>This inflates the present value of staircasing by the amount of 'real' houseprice infla</i>	
<i>Initial tranche plus staircasing estimate</i>	0%	<i>Adding future estimated capital staircasing gain (if any) to initial tranche</i>	

Affordable Rent phase 1

Percentage of market rent	80.0%			
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 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	
<i>Notice that where affordable rents are higher than Social rentas then the cost percentages should be lower</i>	
Man. Costs (% of AFFORDABLE rent)	<input type="text"/> per annum
Voids / bad debts (% of AR)	<input type="text"/> per annum
Repairs Fund (% of AR)	<input type="text"/> per annum
Total Annual Cost	
Rent Yield Capitalisation (%)	<input type="text"/>

Affordable Rent phase 2

Percentage of market rent	80.0%			
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				

<i>Notice that where affordable rents are higher than Social rentas then the cost percentages should be lower</i>	
Man. Costs (% of AFFORDABLE rent)	<input type="text"/> per annum
Voids / bad debts (% of AR)	<input type="text"/> per annum
Repairs Fund (% of AR)	<input type="text"/> per annum
Total Annual Cost	
Rent Yield Capitalisation (%)	<input type="text"/>

Open Market Values

Open Market Phase 1:	<u>Build phase 1</u>			
Type of Unit	Sales Value per unit £	Unit size	Capital (Sales) Value (£ psm)	No 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	1,150,000	176.7	6,508	1
4 Bed House				
5 Bed House				
6 Bed+ House				
			6,508.2	1

Open Market Phase 2:	<u>Build phase 2</u>
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	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	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	

Open Market Phase 4: Build phase 4

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	

Open Market Phase 5: 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

Type of Unit	Rent per Unit per Week (£)	Gross £ rent per annum pu	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

Management Costs (% of rent)

VOIDS / bad debts (% of rent)

Repairs Fund (% of rent)

Total Annual Cost 0%

Yield (%) (to capitalise the net rent) See user guidance

Private Rental 2 Build phase 2

Type of Unit	Rent per Unit per Week (£)	Gross £ rent per annum pu	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			
Management Costs (% of rent)	<input type="text"/>		
VOIDS / bad debts (% of rent)	<input type="text"/>		
Repairs Fund (% of rent)	<input type="text"/>		
Rent Yield Capitalisation (%)	<input type="text"/>		
			Total Annual Cost 0%

Ground rents

	Average ground rent per unit per annum (£)	
Social Rented	<input type="text"/>	(where applicable)
Shared Ownership	<input type="text"/>	
Affordable Rent	<input type="text"/>	
Open market (all phases)	<input type="text"/>	
Yield (%)	<input type="text"/>	(to capitalise the ground rents)
Value of each residential car parking space	£0	(Only where sold separately -will be phased as for (see Input 5 Res Costs cell C73 for parking numbers & co

Date of scheme appraisal 01-May-24

from Site Sheet

Month number

0

BUILDING PERIOD

Any valid Excel Date format (if entry is not recognised: use DD/MM/YY)

	Construction Start Date	Construction End Date	Construction Start Month no.	Construction End Month no.	No. of units in tenure	
Affordable Low rise flats					0	
Affordable High rise flats					0	
Affordable Houses					0	
Affordable Low rise flats ph 2					0	
Affordable High rise flats ph 2					0	
Affordable Houses ph 2					0	
OM 1:Build phase 1	01-Oct-24	30-Apr-25	5	12	1	
OM 2:Build phase 2	01-Oct-24	30-Apr-25	5	12	1	
OM 3:Build phase 3					0	
OM 4:Build phase 4					0	
OM 5:Build phase 5					0	
Private Rental 1Build phase 1					0	
Private Rental 2Build phase 2					0	
	RP Purchase (transfer) start date	Purchase end date	Start Month	End Month	No. of units in tenure	
Social Rented RP Purchase Payment					0	
	RP Purchase (transfer) start date	Purchase end date	Start Month	End Month	No. of units in tenure	
Shared Ownership phase 1 Purchase Payment					0	
Shared Ownership phase 2 Purchase Payment					0	
Affordable Rent phase 1 Purchase Payment					0	
Affordable Rent phase 2 Purchase Payment					0	
	Open Market Sale Start Date	Sale End Date	Start Month	End Month	No. of units in tenure	Monthly Sales rate
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

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	
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 m GROSS area	Net to Gross Adjustment	Maximum height in floors (flats only)	Memo- Number of units	Avg Cost pu
Social Rented	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Shared Ownership phase 1	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Shared Ownership phase 2	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Affordable Rent phase 1	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Affordable Rent phase 2	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 1:	Low rise flats				0	0
	High rise flats				0	0
	Houses	1,741.59			1	307,739
Open Market Phase 2:	Low rise flats				0	0
	High rise flats				0	0
	Houses	1,741.59			1	218,221
Open Market Phase 3:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 4:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Open Market Phase 5:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Private Rental 1 Phase 1	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
Private Rental 2 Phase 2	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0

* In blocks of flats to reflect the difference between GIA & NIA (i.e. common parts such as lifts, stairs, corridors etc) : 0% in houses which have no common areas

Fees & Contingencies as % of Building Costs		%	
Design and Professional Fees % (Architects, QS, Project Management)		10.00%	
Building Contingencies (% of Building Costs)		5.00%	
* This section excludes Affordable Housing section 106 payments		All dates must be between	01-May-24 02-May-34

External Works & Infrastructure Costs (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Month of Payment Start	Month of Payment End	Cost per unit (all tenures)
Site Preparation/Demolition							
Roads and Sewers							
Services (Power, Water, Gas, Telco and IT)							
Strategic Landscaping							
Off Site Works							
Public Open Space							
Site Specific Sustainability Initiatives							
Plot specific external works							
Other 2							
Other 3							

Site Abnormals (£)	Comment on nature of issue	Cost (£)	Payment Start Date	Payment end date	Month of Payment Start	Month of Payment End	Cost per unit (all tenures)
De-canting tenants							
Decontamination							
Other							
Other 2							

Residential Car Parking Building Costs (average cost / car parking space)	Building Costs (£ / car parking space)	Payment Date	Month of Payment
Total number of residential car parking spaces		(Open Market and Affordable)	

Sustainability		Additional information	
Enter the Code level to which the affordable rented units are to be built			
Enter the Code level to which the intermediate tenure units are to be built	4		
Enter the Code level to which the market sale units are to be built	4		
Certification Costs			

Statutory Payments (£)	Additional information	Cost (£)	Payment start date	Payment end date	Month of Payment Start	Month of Payment End	Per unit
Education							

Sport & Recreation						
Social Infrastructure						
Public Realm						
Affordable Housing		£58,355	01-Oct-24	30-Apr-25	5	12
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
Co2						

29,178

23,393

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%	Expected 4%

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

FINANCE COSTS

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

MARKETING COSTS

Affordable Housing Marketing Costs	Cost (£)	Payment start date	Payment end date	Month of Payment Start	Month of Payment End

Developer cost of sale to RP (£)	£0
RP purchase costs (£)	£0
Intermediate Housing Sales and Marketing (£)	£0

Open Market Housing Marketing Costs

Sales Fees (agents fees & marketing fees) - %	2.50%
Legal Fees (per Open Market unit) - £	£2,000
Agents Private Rental Intial Letting fees - %	0.00%

DEVELOPER'S OVERHEAD AND RETURN FOR RISK (before taxation)

Developer O/head (£)	
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Open Market Housing (% GDV)	20.00%	20.0%	<i>inc Overheads per open market home</i>
		195,940	
Private Rental (% Cost)			
Affordable Housing (% Cost)	6.00%		

SCHEME

Site Address	The Woodyard, The Green, Sarratt WD3 6BH
Site Reference	Appendix 3
File Source	AH contribution £58,355
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 £0

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £1,959,400

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

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£1,959,400
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Residential Building, Marketing & Section 106 Costs

			Per sq meter
Affordable Housing Build Costs	£0		
Open Market Housing Build Costs	£525,960	-	1,742
	£525,960		

Residential Car Parking Build Costs	£0
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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%	£26,298	13,149
Fees and certification		£55,226	27,613
Other Acquisition Costs (£)		£0	

Site Abnormals (£)

De-canting tenants	£0
Decontamination	£0
Other	£0
Other 2	£0

Total Building Costs inc Fees	£607,484	303,742
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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	
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
CIL	£46,785	23,393
Co2	£0	

Statutory 106 costs		£105,140	
Marketing (Open Market Housing ONLY)			
Sales/letting Fees	2.5%	£48,985	per OM unit 24,493
Legal Fees (per Open Market unit):	£2,000	£4,000	2,000
Marketing (Affordable Housing)			
Developer cost of sale to RP (£)		£0	per affordable unit
RP purchase costs (£)		£0	
Intermediate Housing Sales and Marketing (£)		£0	
Total Marketing Costs		£52,985	

Non-Residential Building & Marketing Costs

Building Costs			
Office	£0		
Retail	£0		
Industrial	£0		
Leisure	£0		
Community-use	£0	£0	
Professional Fees (Building, Letting & Sales)			
Office	£0		
Retail	£0		
Industrial	£0		
Leisure	£0		
Community-use	£0	£0	
Total Non-Residential Costs		£0	

TOTAL DIRECT COSTS: £765,609

Finance and acquisition costs

Land Value	£642,000	8,916,667	per Gross ha	8,916,667
Arrangement Fee	£0	321,000	per OM home	321,000
Misc Fees (Surveyors etc)	£0		0.0% of interest	
Agents Fees	£6,420		0.00% of scheme value	
Legal Fees	£4,815			
Stamp Duty	£44,041			
Total Interest Paid	£103,994			
Total Finance and Acquisition Costs		£801,270		

Developer's return for risk and profit

Residential			
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			
Office	£0		
Retail	£0		
Industrial	£0		
Leisure	£0		
Community-use	£0	£0	

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 £641

Present Value of Surplus (Deficit) at 1/5/2024 £569 £284 per unit

Scheme Investment IRR 46.0% (before Developer's returns and interest to avoid double counting)

Measures

Site Value as a Percentage of Total Scheme Value	32.8%
Site Value per hectare	£8,902