

Surplus (Deficit) from Input land valuation at 1/10/2023**£726**

HCA Development Appraisal Tool

INPUT SHEET 1 - SITE DETAILS

Basic Site Details

FULL VIABILITY ASSESSMENT

Site Address	141-143 Fortress Road, London NW5 2HR	
OS X coordinate		
OS Y coordinate		
Site Reference	Appendix 8	
File Source	Works +5% AH £31,200	
Scheme Description	2 x Flats	
Date of appraisal	01/10/2023	
Gross Site Area (hectares)	0.04	
Net Residential Site Area (hectares)	0.04	
Author & Organisation	Mark Smith - affordable housing 106	
Local Planning Authority	Camden	
Land Purchase Price	28,000	
Land Purchase date	01/10/2023	
Most recent valuation of the site £	28,000	
Basis of valuation	Residual	
Date of valuation	01/10/2023	
Any note on valuation		
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	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	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	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	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
		-9.0%	
<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% Forecast total % sold
Average year of staircase	0	
Estimated long term house infla	0%	<i>implied real value growth (above rate of interest)</i>
		-9.0%
<i>Staircasing equivalent to initial tranche of</i>	0%	<i>house price inflation is set to</i>
<i>Initial tranche plus staircasing estimate</i>	0%	<i>This inflates the present value of staircasing by the amount of 'real' houseprice infla</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	<input type="text" value="530,000"/>	64.2	8,255	2
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				
			8,255.5	2

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
4 Bed House
5 Bed House
6 Bed+ House

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 (£)
1 Bed Flat Low rise	
2 Bed Flat Low rise	
3 Bed Flat Low rise	
4 Bed + Flat Low rise	

Gross £ rent per annum pu

Memo - Number of units

- 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)

Void / 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"/>		
Void / 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 (£)	(where applicable)
Social Rented	<input type="text"/>	
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	<input type="text" value="£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-Oct-23

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-Mar-24	30-Sep-24	5	12	2	
OM 2:Build phase 2					0	
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-Oct-24	31-Dec-24	12	15	2	0.50
OM Sales2:Build phase 2						

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	2,396.76	39%	4	2	153,872
	High rise flats				0	0
	Houses				0	0
Open Market Phase 2:	Low rise flats				0	0
	High rise flats				0	0
	Houses				0	0
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

Sport & Recreation						
Social Infrastructure						
Public Realm						
Affordable Housing		£31,200	01-Mar-24	01-Mar-24	5	5
Transport						
Highway						
Health						
Public Art						
Flood work						
Community Infrastructure Levy	per sq metre					
Other Tariff	per sq metre					
CIL		£113,788	01-Mar-24	01-Mar-24	5	5
CiIL 2						

15,600

56,894

OTHER COSTS

SITE PURCHASE COSTS

	%
Agents Fees (% of site cost)	1.00%
Legal Fees (% of site cost)	0.75%
Stamp Duty (% of site cost)	3.00%

	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 (%)	9.00%
Misc Fees - Surveyors etc (£)	
Credit balance reinvestment %	

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) - £	£1,500
Agents Private Rental Initial Letting fees - %	0.00%

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

Developer O/head (£)

Open Market Housing (% GDV)	20.00%	20.0%	<i>inc Overheads per open market home</i>
		106,000	
Private Rental (% Cost)			
Affordable Housing (% Cost)	6.00%		

SCHEME

Site Address	141-143 Fortress Road, London NW5 2HR
Site Reference	Appendix 8
File Source	Works +5% AH £31,200
Scheme Description	2 x Flats
Date of appraisal	01/10/2023
Net Residential Site Area (hectares)	0.04
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)	128	sq m
Total Habitable Rooms	6	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	50	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	6	Persons
Total Number of Persons	6	Persons
Gross site Area	0.04	hectares
Net Site Area	0.04	hectares
Net Internal Housing Area / Hectare	3,210	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:	128	£8,255	£1,060,000
Open Market Phase 2:	-	-	£0
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	128	-	£1,060,000

Monthly Sales rate
0.50

	Average value (£ per unit)
Open Market Phase 1:	£530,000
Open Market Phase 2:	£0
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 £1,060,000

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**£1,060,000****Non-Residential Values**

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

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME**£0****TOTAL VALUE OF SCHEME****£1,060,000****Residential Building, Marketing & Section 106 Costs**

			Per sq meter
Affordable Housing Build Costs	£0		
Open Market Housing Build Costs	£504,498	-	2,397
	£504,498		

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	10.0%	£50,450	25,225
Fees and certification		£55,495	27,747
Other Acquisition Costs (£)		£0	

Site Abnormals (£)

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

Total Building Costs inc Fees**£610,443**

305,221

Statutory 106 Costs (£)

Education	£0	
Sport & Recreation	£0	
Social Infrastructure	£0	
Public Realm	£0	
Affordable Housing	£31,200	15,600
Transport	£0	
Highway	£0	
Health	£0	
Public Art	£0	
Flood work	£0	
Community Infrastructure Levy	£0	
Other Tariff	£0	
CIL	£113,788	56,894
CiIL 2	£0	

Statutory 106 costs		£144,988	
Marketing (Open Market Housing ONLY)			
Sales/letting Fees	2.5%	£26,500	per OM unit 13,250
Legal Fees (per Open Market unit):	£1,500	£3,000	1,500
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		£29,500	

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: £784,931

Finance and acquisition costs

Land Value	£28,000	700,000	per Gross ha	700,000
Arrangement Fee	£0	14,000	per OM home	14,000
Misc Fees (Surveyors etc)	£0		0.0% of interest	
Agents Fees	£280		0.00% of scheme value	
Legal Fees	£210			
Stamp Duty	£840			
Total Interest Paid	£32,930			
Total Finance and Acquisition Costs	£62,260			

Developer's return for risk and profit

Residential			
Market Housing Return (inc OH) on Value	20.0%	£212,000	106,000 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 £212,000
(i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

Surplus/(Deficit) at completion 31/12/2024 £809

Present Value of Surplus (Deficit) at 1/10/2023 £726 £363 per unit

Scheme Investment IRR 68.9% (before Developer's returns and interest to avoid double counting)

Measures

Site Value as a Percentage of Total Scheme Value	2.6%
Site Value per hectare	£20,218