

Shared Ownership			£0		
Affordable Rent			£0		
Open market (all phases)			£0		
Capitalised Annual Ground Rents					£0
TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME					£3,584,000
TOTAL BUILD COST OF RESIDENTIAL SCHEME			£827,338		
TOTAL CONTRIBUTION OF RESIDENTIAL SCHEME					£2,756,662
Non-Residential					
Office		Cost		Values	
Retail		£0		£0	
Industrial		£0		£0	
Leisure		£0		£0	
Community Use		£0		£0	
Community Infrastructure Levy		£0			
CAPITAL VALUE OF NON-RESIDENTIAL SCHEME					£0
COSTS OF NON-RESIDENTIAL SCHEME			£0		
CONTRIBUTION TO SCHEME COSTS FROM NON-RESIDENTIAL					£0
GROSS DEVELOPMENT VALUE OF SCHEME					£3,584,000
TOTAL BUILD COSTS			£827,338		
TOTAL CONTRIBUTION TO SCHEME COSTS					£2,756,662
External Works & Infrastructure Costs (£)			Per unit	% of GDV	per Hectare
Demolition and site clearance		£0			
External works		£0			
Sewer connection		£0			
£0		£0			
Off Site Works		£0			
Public Open Space		£0			
Site Specific Sustainability Initiatives		£0			
Plot specific external works		£0			
Other 1		£0			
Other 2		£0			
		£0			
Other site costs					
Fees and certification	10.0%	£78,794	13,132	2.2%	
Other Acquisition Costs (£)		£0			
Site Abnormals (£)					
Other		£0			
Other		£0			
Other		£0			
Other 2		£0			
Other 3		£0			
Other 4		£0			
Other 5		£0			
		£0			
Total Site Costs inc Fees		£78,794	13,132		
Statutory 106 Costs (£)					
Education		£0			
Sport & Recreation		£0			
Social Infrastructure		£0			
Public Realm		£0			
Affordable Housing		£0			
Transport		£0			
Highway		£0			
Health		£0			
Public Art		£0			
Flood work		£0			
Community Infrastructure Levy		£0			
Other Tariff		£0			
CIL		£42,108	7,018		
Other 2		£0			
Other 3		£0			
Other 4		£0			
		£42,108	7,018		
Statutory 106 costs		£42,108	7,018		
Marketing (Open Market Housing ONLY)			per OM unit		
Sales/letting Fees	2.5%	£89,600	14,933		
Legal Fees (per Open Market unit):	£1,000	£6,000	1,000		
Marketing (Affordable Housing)			per affordable unit		
Developer cost of sale to RP (£)		£0			
RP purchase costs (£)		£0			
Intermediate Housing Sales and Marketing (£)		£0			
Total Marketing Costs		£95,600			
Total Direct Costs					£1,043,840
Finance and acquisition costs					
Land Payment		£1,642,962	273,827 per OM home	#DIV/0!	#DIV/0!
Arrangement Fee		£0	0.0% of interest		
Misc Fees (Surveyors etc)		£0	0.00% of scheme value		
Agents Fees		£16,430			
Legal Fees		£8,215			
Stamp Duty		£71,648			
Total Interest Paid		£173,706			
Total Finance and Acquisition Costs		£1,912,961			
Developer's return for risk and profit					
Residential					

Market Housing Return (inc OH) on Value	17.5%	£627,200	104,533 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 **£627,200**
 (i.e. profit after deducting sales and site specific finance costs but before deducting developer overheads and taxation)

TOTAL COST **£3,584,000**

Surplus/(Deficit) at completion 1/3/2023 **(£)**

Present Value of Surplus (Deficit) at 21/9/2020 **(£)**

Scheme Investment MIRR **16.5%** (before Developer's returns and interest to avoid double counting returns)

Site Value as a Percentage of Total Scheme Value 45.8% Peak Cash Requirement -£2,741,428

Site Value (PV) per hectare No area input per hectare No area input per acre