

← ----- Results -----

Site	Panther House
Address	
Scheme	July 2016
Description	

Site Reference Number	
Application Number	
NLUD Ref. Number	
UPRN or Grid Ref.	

View Results

RESIDUAL before land finance	£18,290,000
RESIDUAL after land finance	£16,461,000
Per hectare	£16,461,000
Per dwelling	£1,097,000
Per market dwelling	£1,372,000
Per habitable room	£392,000
Per bedspace	£610,000

SCHEME UNITS	per ha.	
No. of Dwellings	15	15
No. of Habitable rooms	42	42
No. of Bedrooms	27	27
Total floorspace (m2)	1,228	1228
% Wheelchair Units		

Discounting Function

Floor Space Analysis

Costs Analysis

Child Occupancy & Bedrooms

SCHEME REVENUE	£84,526,000
Contribution to revenue from:	
Market housing	£16,058,000
Affordable Housing	£700,000
- Low Cost Sale	
- Equity Share	
- Shared Ownership	
- Intermediate Rent	
- Affordable Rent	
- Social Rent	
Grant	
Capital Contribution	£92,000
Commercial Elements	£67,676,000

LAND FINANCE	
Total land finance	£1,829,000

AFFORDABLE UNITS							
	Low Cost	Equity Share	Shared	Intermediate	Affordable	Social Rent	Total
Units				3			3
Units %				20%			20%
Hab rooms				17%			17%
Bedrooms							
Persons				16%			16%
Floorspace				14%			14%

SCHEME COSTS	£66,236,000
Contribution to costs from:	
Market housing	£11,318,000
Affordable Housing	£1,330,000
- Low Cost Sale	
- Equity Share	
- Shared Ownership	
- Intermediate Rent	£1,330,000
- Affordable Rent	
- Social Rent	
Planning Obligations	£370,000
Community Infrastructure Levy	£543,000
Exceptional Development Costs	£7,417,000
Commercial Elements	£45,258,000

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per Social Rent dwelling	£ -
Per Shared Ownership dwelling	£ -
Per Intermediate Rent dwellings	£ -
Per Affordable Rent dwelling	£ -

Alternative Site Values		Against residual
Existing Use Value	£ 20,500,000	-£4,039,000
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	