

← ----- Results -----

Site	Goldhurst Terrace
Address	
Scheme	August 2017
Description	

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

View Results

RESIDUAL before land finance	£2,730,000
RESIDUAL after land finance	£2,546,000
Per hectare	£2,546,000
Per dwelling	£231,000
Per market dwelling	£231,000
Per habitable room	£80,000
Per bedspace	£121,000

SCHEME UNITS		per ha.
No. of Dwellings	11	11
No. of Habitable rooms	32	32
No. of Bedrooms	21	21
Total floorspace (m2)	997	997
% Wheelchair Units		

Discounting
Function

Floor Space
Analysis

Costs Analysis

Child Occupancy
& Bedrooms

SCHEME REVENUE	£10,170,000
Contribution to revenue from:	
Market housing	£10,060,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership (inc. grant)	
- Intermediate Rent (inc. grant)	
- Affordable Rent (inc. grant)	
- Social Rent (inc. grant)	
Grant	
Capital Contribution	£110,000
Commercial Elements	

LAND FINANCE	
Total land finance	£184,000

AFFORDABLE UNITS							
	Low Cost	Equity Share	Shared	Intermediate	Affordable	Social Rent	Total
Units							
Units %							
Hab rooms							
Bedrooms							
Persons							
Floorspace							

SCHEME COSTS	£7,440,000
Contribution to costs from:	
Market housing	£7,210,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership	
- Intermediate Rent	
- Affordable Rent	
- Social Rent	
Planning Obligations	
Community Infrastructure Levy	£230,000
Exceptional Development Costs	
Commercial Elements	

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	£ 3,060,000	-£514,000
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	