APPENDIX 2

Turner Morum 19 - 37 Highgate Road

SUMMARY

Tab	Description	Total Units	Affordable % (Units)	RENTED/ SUPPORTED LIVING	SHARED OWN	GDV	Development Costs	Residual Land Value	EUV	Surplus / Deficit	Viable/ Non- Viable?
1A	11% Affordable Housing - Proposed	47	11%	5	0	£28,967,348	-£24,750,796	£4,216,552	£5,468,272	-£1,251,720	NON-VIABLE
1B	19% Affordable Housing - Existing	42	19%	8	0	£24,067,195	-£18,598,922	£5,468,272			

GROSS SURPLUS BEFORE ABNORMALS, 106 etc

S106 Costs

1% Residual Appraisal Mode	d												
Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	Market	Affordable
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Private	1	28	14	699	65	9,787	909	£903.78	£631,786	£8,845,000		
2 bed flat	Private	2	72	24	668	62	16,023	1,489	£928.37	£619,792	£14,875,000		
3 bed flat	Private	3	16	4	1,060	98	4,239	394	£911.72	£966,250	£3,865,000		
4 bed flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0		
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0		
OTAL MARKET HOUSING			116	42	715	66	30,049	2,792	£918.01	£656,786	£27,585,000	£27,585,000	
Studio	Supported Living	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Supported Living	1	10	5	681	63	3,407	316	£270.07	£184.000	£920.000		
2 bed flat			0	0	0	0	3,407	0	£0.00	£164,000 £0	£920,000 £0		
	Supported Living	2	-	-									
3 bed flat	Supported Living	3	0	0	0	0	0	0	£0.00	£0	£0		
4 bed flat	Supported Living	4	0	0	0	0	0	0	£0.00	£0	£0		
5 bed flat	Supported Living	5	0	0	0	0	0	0	£0.00	£0	£0		
OTAL SUPPORTED LIVING		100%	10	5	681	63	3,407	316	£270.07	£184,000	£920,000		
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0		
2 bed flat	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0		
3 bed flat	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0		
			-				-						
4 bed flat	Shared Ownership	4	0	0	0	0	0	0	£0.00	£0	£0		
5 bed flat	Shared Ownership	5	0	0	0	0	0	0	£0.00	£0	£0		
OTAL SHARED OWNERSHIP		0%	0	0	0	0	0	0	£0.00	£0	£0		
OTAL AFFORDABLE UNITS		11%	10	5	681	63	3,407	316	£270.07	£184,000	£920,000		£920,000
OTAL RESIDENTIAL GDV		11%	126	47	712 Yield	66	33,455 sq ft	3,108	£852.04 Rent psf	£606,489	£28,505,000		
Social Enterprise	GF	Café			6.00%		1,021	sqm 95	£30.00	£30,645	£496,081		
	-			YP	16.66667								
				PV 6 months	0.97128586								
				r v o months	0.57126360			L	ess Purchasers Costs	6.8%	-£33,734		
OTAL GROSS DEVELOPMENT	T VALUE		126	47	734	68	34,477	3,203	£840.20	£616,327	£28,967,348		
ross Ha/ Acres													
et acres residential (incl fron	***** *******						0.12	0.30					
	itage roaus)						0.12	0.30					
welling density net per Ha/ a													
	cre (all tenures)							0.30 158.51					
ft per net acre (all tenures	icre (all tenures) all uses)							0.30					
q ft per net acre (all tenures a verage market units sales val	icre (all tenures) all uses) lues psf	a a						0.30 158.51 112,826		3.00%	(6827 550)	(6827 550 00)	
of t per net acre (all tenures a verage market units sales val ess fees and marketing costs	cre (all tenures) all uses) lues psf (market housing only)							0.30 158.51 112,826		3.00%	(£827,550)	(£827,550.00)	40.000
gft per net acre (all tenures verage market units sales val ess fees and marketing costs ess affordable disposal costs	icre (all tenures) all uses) lues psf (market housing only) (affordable housing on	ly) @						0.30 158.51 112,826		0.50%	(£4,600)	(£827,550.00)	(£4,600.0)
welling density net per Ha/a q ft per net acre (all tenures : verage market units sales val ess fees and marketing costs ess affordable disposal costs ess commercial disposal cost	icre (all tenures) all uses) lues psf (market housing only) (affordable housing on	ly) @						0.30 158.51 112,826				(£827,550.00)	(£4,600.0i
q ft per net acre (all tenures a verage market units sales val ess fees and marketing costs ess affordable disposal costs ess commercial disposal cost	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918	sq ft	0.50% 2.00% £/sq ft	(£4,600) (£9,247)		
nt per net acre (all tenures a verage market units sales val ess fees and marketing costs ess affordable disposal costs ess commercial disposal cost	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729	50,902	0.50% 2.00% £/sq ft £248.90	(£4,600)	(£827,550.00)	
If t per net acre (all tenures a erage market units sales val ss fees and marketing costs ss affordable disposal costs ss commercial disposal cost	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918	50,902 50,902	0.50% 2.00% £/sq ft £248.90 £248.90	(£4,600) (£9,247) (£12,669,875)		
ft per net acre (all tenures : erage market units sales val ss fees and marketing costs ss affordable disposal costs ss commercial disposal cost silld Costs - RESIDENTIAL - Co	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729	50,902	0.50% 2.00% £/sq ft £248.90	(£4,600) (£9,247)		
if t per net acre (all tenures : verage market units sales val ess fees and marketing costs ess affordable disposal costs ess commercial disposal cost costs - RESIDENTIAL - Co	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729	50,902 50,902 Contingency	0.50% 2.00% £/sq ft £248.90 £248.90	(£4,600) (£9,247) (£12,669,875)	(£11,379,770.54)	(£1,290,10
If ther net acre (all tenures perage market units sales via ss fees and marketing costs ss affordable disposal costs ss commercial disposal cost ss commercial disposal cost unitd Costs - RESIDENTIAL - Co- postruction Fees chitects & Planning	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729	50,902 50,902 Contingency (£348,422)	0.50% 2.00% £/sq ft £248.90 £248.90	(£4,600) (£9,247) (£12,669,875)	(£11,379,770.54) (£303,671.62)	(£1,290,10 (£34,426.7
It per net acre (all tenures, exerage market units sales val sas fees and marketing costs as affordable disposal costs as commercial disposal cost as commercial disposal cost will disposal cost all disposal cost construction Fees chitects & Planning unity Surveyor	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422)	0.50% 2.00% £/sq ft £248.90 £248.90	(£4,600) (£9,247) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.7 (£34,426.7
If the rise acre (all tenures reage market units sales val se fees and marketing costs se affordable disposal costs se commercial disposal cost illd Costs - RESIDENTIAL - Construction Fees chitects & Planning uantity Surveyor gineers	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422) (£348,422)	0.50% 2.00% £/sq ft £248.90 £248.90	(£4,600) (£9,247) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.7 (£34,426.7 (£34,426.7
If the rise acre (all tenures reage market units sales val se fees and marketing costs se affordable disposal costs se commercial disposal cost illd Costs - RESIDENTIAL - Construction Fees chitects & Planning uantity Surveyor gineers	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5% 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422)	0.50% 2.00% £/sq ft £248.90 £248.90 10%	(£1,669,875) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.: (£34,426.: (£34,426.:
ft per net acre (all tenures, erage market units sales vai ss fees and marketing costs as affordable disposal costs ss commercial disposal cost ilid Costs - RESIDENTIAL - Co- nstruction Fees chitects & Planning antity Surveyor gineers	core (all tenures) all uses) lues psf (market housing only) (affordable housing on s (commercial units on	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422) (£348,422)	0.50% 2.00% £/sq ft £248.90 £248.90	(£4,600) (£9,247) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.: (£34,426.: (£34,426.:
If the rich acre (all features, regregemarket units asles values and marketing costs as affordable disposal costs as affordable disposal costs sommercial disposal cost sidd Costs - RESIDENTIAL - Construction Fees chitects & Planning auntity Surveyor gineers of Management & CDM	cre (all tenures) all uses) uses psf (market housing only) (affordable housing only) (affordable housing only) (affordable housing only) (asfordable housing only) (by the commercial units only)	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5% 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422) (£348,422) (£348,422) (£5,517,000)	0.50% 2.00% £/sq ft £248.90 £248.90 10%	(£1,669,875) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.7 (£34,426.7 (£34,426.7
If per net acre (all tenures, errage market units sales vai as fees and marketing costs as affordable disposal costs as commercial disposal cost illd Costs - RESIDENTIAL - Co- unstruction Fees chitects & Planning annithy Surveyor gineers of Management & CDM eveloper Profit on Market Hi-	core (all tenures) liuses) luses psf (market housing only) (affordable housing on si (commercial units on ost Plan OR BCIS £ pers	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5% 2.5% 2.5% 10.0%	50,902 50,902 Contingency (£348,422) (£348,422) (£348,422) (£348,422)	0.50% 2.00% £/sq ft £248.90 £248.90 10%	(£1,669,875) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.7 (£34,426.7 (£34,426.7
If ther net acre (all tenures perage market units sales via ss fees and marketing costs ss affordable disposal costs ss commercial disposal cost ss commercial disposal cost unitd Costs - RESIDENTIAL - Co- postruction Fees chitects & Planning	core (all tenures) all uses) uses psf (market housing only) (alfordable housing on (commercial units on ost Plan OR BCIS £ per :	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5% 2.5% 2.5% 2.5% 2.5% 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422) (£348,422) (£348,422) (£55,517,000) (£55,200)	0.50% 2.00% £/sq ft £248.90 £248.90 10%	(£1,669,875) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62) (£303,671.62) (£303,671.62)	(£4,600.00 (£1,290,10 (£34,426.7 (£34,426.7 (£34,426.7 (£55,200.0
It per net acre (all tenures, erage market units sales val as s fees and marketing costs as affordable disposal costs as commercial disposal cost sid Costs - RESIDENTIAL - Co- portruction Fees chilects & Planning uantity Surveyor ignears oj Manager Profit on Market H eveloper Profit on Market H	core (all tenures) all uses) uses psf (market housing only) (alfordable housing on (commercial units on ost Plan OR BCIS £ per :	ly) @ y) @						0.30 158.51 112,826 £918 sqm 4,729 4,729 2.5% 2.5% 2.5% 2.5% 2.5% 2.5%	50,902 50,902 Contingency (£348,422) (£348,422) (£348,422) (£348,422) (£5,517,000)	0.50% 2.00% £/sq ft £248.90 £248.90 10%	(£1,669,875) (£12,669,875)	(£11,379,770.54) (£303,671.62) (£303,671.62) (£303,671.62) (£303,671.62)	(£1,290,10 (£34,426.7 (£34,426.7 (£34,426.7

Local CIL £733,516 (£824,570) (£824,570) (£262,914) (£82,024) (£344,938) (£1,754,664) (£1,754,664) (£2,937,297) Construction Finance Costs (Cashflow - see tab 5) as a % of GDV Costs

£ per dwelling £0 £279.26 (£13,125) (£13,125)

£0

£7,153,849

£8,645,993

BLV as % of GDV 19%

Residual Land Value **£5,468,272** £0 £5,468,272 -£1,251,720 NON-VIABLE

Turner Morum 19 - 37 Highgate Road 19% Residual Appraisal Model

Unit Type	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value	Market	Affordable
Olik Type	renure	Deus	Hab Rooms	NO. OIIICS	Average 112	Average IIIZ	10141112	TOTAL IIIZ	Es per ruz	Ollit Value	Total value	ividiket	Anordable
Studio	Private	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Private	1	20	10	551		5,511	512	£983.47	£542,000	£5,420,000		
2 bed flat	Private	2	63	21	732	51 68	15,382	1,429	£885.15	£648,333	£13,615,000		
3 bed flat	Private	3	12	3	1,105	103	3,315	308	£900.38	£995,000	£2,985,000		
4 bed flat	Private	4	0	0	0		0	0	£0.00	£0	£0		
5 bed flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0		
TOTAL MARKET HOUSING	G		95	34	712	66	24,208	2,249	£909.62	£647,647	£22,020,000	£22,020,000	
Studio	Social Rented	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Social Rented	1	16	8	689	64	5,511	512	£283.06	£195,000	£1,560,000		
2 bed flat	Social Rented	2	0	0	0	0	0	0	£0.00	£0	£0		
3 bed flat	Social Rented	3	0	0	0	0	0	0	£0.00	£0	£0		
4 bed flat	Social Rented	4	0	0	0	0	0	0	£0.00	£0	£0		
5 bed flat	Social Rented	5	0	0	0	0	0	0	£0.00	£0	£0		
TOTAL SOCIAL RENT		100%	16	8	689	64	5.511	512	£283.06	£195,000	£1,560,000		
TOTAL SOCIAL RENT		100%	10		083	04	3,311	312		1193,000	11,300,000		
Studio	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0		
1 bed flat	Shared Ownership	1	0	0	0	0	0	0	£0.00	£0	£0		
2 bed flat	Shared Ownership	2	0	0	0	0	0	0	£0.00	£0	£0		
3 bed flat	Shared Ownership	3	0	0	0	0	0	0	£0.00	£0	£0		
4 bed flat	Shared Ownership	4	0	0	0	0	0	0	£0.00	£0	£0		
5 bed flat	Shared Ownership	5	0	0	0	0	0	0	£0.00	£0	£0		
TOTAL SHARED OWNERS		0%	0	0	0	0	0	0	£0.00	£0	£0		
TOTAL AFFORDABLE UNIT		19%	16	8	689	64	5,511	512	£283.06	£195,000	£1,560,000		£1,560,000
TOTAL RESIDENTIAL GDV	/	19%	111	42	708	66	29,719	2,761	£793.43	£561,429	£23,580,000		
					Yield		sq ft	sqm	Rent psf				
Social Enterprise	GF	Café			6.00%		1,076	100	£30.00	£32,292	£522,741		
				YP	16.66667								
				PV 6 months	0.97128586								
									Less Purchasers Costs	6.8%	-£35,546		
TOTAL GROSS DEVELOPM	MENT VALUE		111	42	733	68	30,796	2,861	£781.52	£573,028	£24,067,195		
Gross Ha/ Acres							0.12	0.30					
Net acres residential (incl							0.12	0.30					
Dwelling density net per H								141.64					
Sq ft per net acre (all tenu								100,226					
Average market units sale	es values psf							£910					
Less fees and marketing c	costs (market housing o	nly) @								3.00%	(£660,600)	(£660,600.00)	
Less affordable disposal co										0.50%	(£7,800)		(£7,800.00)
Less commercial disposal	l costs (commercial unit:	only) @								2.00%	(£9,744)		
								sqm	sq ft	£/sq ft			
Build Costs - RESIDENTIAL	L - Cost Plan OR BCIS £	er sq ft @ (see Tab 3	3)					3,583	38,567	£253.81	(£9,788,730)	(£7,973,507.72)	(£1,815,223)
								3,583	38,567	£253.81	Ī		
									Contingency	10%	(£978,873.05)		
Construction Fees													
Architects & Planning								2.5%	(£269,190)			(£211,607.31)	(£48,173.83)
Quantity Surveyor								2.5%	(£269,190)			(£211,607.31)	(£48,173.83)
Engineers								2.5%	(£269,190)			(£211,607.31)	(£48,173.83)
Proj Management & CDM	4							2.5%	(£269,190)			(£211,607.31)	(£48,173.83)
,								10.0%	,/	(£1,076,760)	(£1,076,760)	. ,	
Developer Profit on Marke	et Housing							20.0%	(£4,404,000)			(£4,404,000.00)	
Developer Profit on Afford								6.0%	(£93,600)			,,	(£93,600.00)
Developer Profit on Comn								15.0%	(£73,079)				, , ,
								19.0%		(£4,570,679)	(£4,570,679)		
GROSS SURPLUS BEFORE	ABNORMALS, 106 etc										£6,974,008	£8,135,463	-£549,318
											.,,	.,,	,
Infrastructure and Abnor	rmal Costs						£ per dwelling		£0				
S106 Costs							£279.26	(£11,729)					
COMMUTED SUM									(£11,729)				
CIL									£0				£5,468,272
CIL									£0				£5,468,272 £5,468,272
Purchsers Costs						SDLT	4.81%	(£262,914)					£0
						Legals	1.50%	(£82,024)	_				
									(£344,938)				
Construction Finance Cost	sts (Cashflow - see tab 5)						(£1,149,069)				Finance	as a % of
									(£1,149,069)			Costs	GDV
									-	(£1,505,736)	(61 505 736)		
Residual Land Value									-	(£1,505,736)	(£1,505,736) £5,468,272	#REF!	4.8%

Affordable

11% PROPOSED

Affordable	19%	EXTANT CONSENT									Tab 2
Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
Flat	Private	S	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	1	20	10	551	51	5,511	512	£983.47	£542,000	£5,420,000
Flat	Private	2	63	21	732	68	15,382	1,429	£885.15	£648,333	£13,615,000
Flat	Private	3	12	3	1,105	103	3,315	308	£900.38	£995,000	£2,985,000
Flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL PRIVATE RESIDE	NTAL		95	34	712	66	24,208	2,249	£909.62	£647,647.06	£22,020,000
Flat	Rented	S	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	1	16	8	689	64	5,511	512	£283.06	£195,000	£1,560,000
Flat	Rented	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL RENT		100%	16	8	689	64	5,511	512	£283.06	£195,000.00	£1,560,000
Flat	Shared O	S	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	1	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL SHARED OWN		0%	0	0	0	0	0	0	£0.00	£0.00	£0
TOTAL AFFORDABLE	14%	19%	16	8	689	64	5,511	512	£283.06	£195,000.00	£1,560,000
TOTAL RESIDENTIAL	*hab rooms	*units	111	42	708	66	29,719	2,761	£793.43	£561,428.57	£23,580,000

Ref	Tenure	Beds	Hab Rooms	No. Units	Average ft2	Average m2	Total ft2	Total m2	£s per ft2	Unit Value	Total Value
											I
Flat	Private	S	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	1	28	14	699	65	9,787	909	£903.78	£631,786	£8,845,000
Flat	Private	2	72	24	668	62	16,023	1,489	£928.37	£619,792	£14,875,000
Flat	Private	3	16	4	1,060	98	4,239	394	£911.72	£966,250	£3,865,000
Flat	Private	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Private	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL PRIVATE RESIDE	NTAL		116	42	715	66	30,049	2,792	£918.01	£656,785.71	£27,585,000
Flat	Rented	S	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	1	10	5	681	63	3,407	316	£270.07	£184,000	£920,000
Flat	Rented	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Rented	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL RENT		100%	10	5	681	63	3,407	316	£270.07	£184,000.00	£920,000
Flat	Shared O	S	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	1	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	2	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	3	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	4	0	0	0	0	0	0	£0.00	£0	£0
Flat	Shared O	5	0	0	0	0	0	0	£0.00	£0	£0
TOTAL SHARED OWN		0%	0	0	0	0	0	0	£0.00	£0.00	£0
TOTAL AFFORDABLE	8%	11%	10	5	681	63	3,407	316	£270.07	£184,000.00	£920,000

 Turner Morum

 19 - 37 Highgate Road

 Cashflow Finance Calculation
 11%

 Summary
 Adopted Interest Rate Debit
 6.50%

 Total Finance Cost
 -£1,754,664

Golden brick Tab 5B

			Ye	ar 1			Ye	ar 2		Ye	ar 3	Ī
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	TOTALS
Total Completions	47	1	0	0	0	0	0	0	24	22	0	47
Market Completions	42								20	22		42
Affordable Completions	5	1							4			5
Market Flats	£27,585,000								£13,135,714	£14,449,286		£27,585,000
Affordable Flats	£920,000	£184,000							£736,000			£920,000
Ground Rents	£0								£0	£0	ļ	£0
Commercial GDV	£462,348											
TOTAL INCOME		£184,000	£0	£0	£0	£0	£0	£0	£13,871,714	£14,449,286	£0	
Build Programme		0%	8%	15%	20%	20%	25%	13%	113,0/1,/14	114,449,200	£U .	100%
Infra Lead In		0%	0%	0%	0%	20%	25%	13%				0%
CIL Breakdown		100%	U%	U76	U76							100%
CIL Breakdown		100%										100%
Agents & Marketing - Market	-£827.550								-£394.071	-£433,479		-£827,550
Affordable Disposal	-£4.600	-£920							-£394,071 -£3.680	-1433,479		-£4.600
	,,,,,	-£920							-13,000			-£4,600 £0
Commercial Disposal	-£9,247											£U
Cost Plan Build Costs	-£13.936.863	£0	-£1.045.265	-£2.090.529	-£2.787.373	-£2.787.373	-£3.484.216	-£1.742.108		£0	£0	-£13.936.863
COSC 1 Idil Dalid COSCS	213,330,003	20	21,043,203	22,030,323	22,707,373	22,707,373	23,404,220	21,742,100		20	20	213,330,003
Technical Fees	-£1,393,686	£0	-£104,526	-£209.053	-£278.737	-£278,737	-£348,422	-£174.211				-£1,393,686
	,,	-		,		.,		· ·				,,
Infrastructure & Abnormals	£0											£0
Commuted Sum	£0	£0										£0
s106	-£13,125	£0	£0	£0	£0	£0	£0	£0	-£6,250	-£6,875	£0	-£13,125
CIL	-£824,570	-£824,570	£0	£0	£0	£0	£0			£0	£0	-£824,570
EUV	-£5,468,272	-£5,468,272										-£5,468,272
SDLT	-£262,914	-£262,914										-£262,914
Legals	-£82,024	-£82,024										-£82,024
TOTAL EXPENDITURE		-£6,638,700	-£1,149,791	-£2,299,582	-£3,066,110	-£3,066,110	-£3,832,637	-£1,916,319	-£404,002	-£440,354	£0	-£13,154,183
	Ì	.,,	,,	,,	.,,	.,,	-,,	,,	. ,,	-,		., .,,
Net position		-£6,454,700	-£1,149,791	-£2,299,582	-£3,066,110	-£3,066,110	-£3,832,637	-£1,916,319	£13,467,713	£14,008,932	£0	
1		.,	,,	, 50,000	.,,	.,,	.,	,,	.,,	,,		
Rolling Balance		-£6,454,700	-£7,709,380	-£10,134,240	-£13,365,031	-£16,648,323	-£20,751,495	-£23,005,026	-£9,911,145	£3,936,731	£3,936,731	
						1		.,		-,,	I	
Finance rate	6.50%	-£104,889	-£125,277	-£164,681	-£217,182	-£270,535	-£337,212	-£373,832	-£161,056	£0	£0	-£1,754,664
rinance rate	6.50%	-±1U4,889	-£125,277	-£164,681	-£217,182	-£2/0,535	-£337,212	-£3/3,832	-£161,056	£0	£0	-±1,/54,664

Turner Morum 19 - 37 Highgate Road

Cashflow Finance Calculation

shflow Finance Calculation	19%
Summary	
Adopted Interest Rate Debit	6.50%
Total Finance Cost	-£1,149,069

10% Golden brick Tab 5B

			Ye	ar 1			Ye	ar 2		
Residual Cashflow for Interest	TOTALS	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	TOTALS
Total Completions	42	1	0	0	0	0	0	27	14	42
Market Completions	34							20	14	34
Affordable Completions	8	1						7		8
,										
Market Flats	£22,020,000			İ			İ	£12,952,941	£9,067,059	£22,020,000
Affordable Flats	£1,560,000	£156,000		Ī				£1,404,000	.,,	£1,560,000
	,						Ī			,,
Ground Rents	£0	ĺ		İ			İ	£0	£0	£0
				Ī			Ī			
Commercial GDV	£487,195									
TOTAL INCOME		£156,000	£0	£0	£0	£0	£0	£14,356,941	£9,067,059	
Build Programme		0%	8%	15%	28%	25%	25%			100%
Infra Lead In		0%	0%	0%	0%					0%
CIL Breakdown		100%								100%
Agents & Marketing - Market	-£660.600							-£388,588	-£272,012	-£660,600
Affordable Disposal	-£7,800	-£780						-£7,020	-12/2,012	-£7,800
Commercial Disposal		-L/60						-L7,020		£0
Commercial Disposal	-£9,744									EU
Cost Plan Build Costs	-£10,767,604	£0	-£807,570	-£1,615,141	-£2,961,091	-£2,691,901	-£2,691,901	£0	£0	-£10,767,604
Cost Fiail Build Costs	-110,707,004	10	-1807,370	-11,013,141	-12,501,051	-12,091,901	-12,091,901	LU	LU	-110,707,004
Technical Fees	-£1,076,760	£0	-£80,757	-£161,514	-£296,109	-£269,190	-£269,190			-£1,076,760
recinicarrees	-11,070,700	10	-100,737	-1101,514	-1230,103	-1205,150	-1203,130			-11,070,700
Infrastructure & Abnormals	£0									£0
illiasti detale & Abilorniais	10									10
Commuted Sum	£0	£0								£0
Commuted Sum	LU	10								10
s106	-£11,729	£0	£0	£0	£0	£0	£0	-£6,899	-£4,830	-£11,729
3100	-111,723	10	10	10	10	10	10	-10,055	-14,030	-111,725
CIL	£0	£0								£0
CIE	10	10								10
EUV	-£5,468,272	-£5,468,272								-£5,468,272
SDLT	-£262.914	-£262.914								-£262,914
	1.00	1.00								
Legals	-£82,024	-£82,024								-£82,024
TOTAL EXPENDITURE		-£5,813,990	-£888,327	-£1,776,655	-£3,257,200	-£2,961,091	-£2,961,091	-£402,508	-£276,841	-£11,736,172
Net position		-£5,657,990	-£888.327	-£1,776,655	-£3,257,200	-£2,961,091	-£2,961,091	£13,954,434	£8,790,217	
		25,057,550	2000,527	22,7,0,000	23,237,200	22,502,051	12,301,031	225,554,454	20,730,227	I
Rolling Balance		-£5,657,990	-£6,638,260	-£8,522,786	-£11,918,481	-£15,073,248	-£18,279,279	-£4,621,884	£4,093,228	
moning bulance		25,037,550	20,030,200	20,322,700	222,510,401	213,073,240	220,273,273	2-,021,004	2-1,033,220	
Finance rate	6.50%	-£91,942	-£107,872	-£138,495	-£193,675	-£244,940	-£297,038	-£75,106	£0	-£1,149,069
i mance rate	0.30/0	"LJ1,J42	-E107,072	"L130,433	-E133,073	*EZ44,34U	*E277,U30	*E/3,100	LU	-11,145,009