

Appendix 1 – Project Specification

Specification

Local context

- 4.11 The Borough of Telford & Wrekin is located between the urban areas of Birmingham and the Black Country to the east and the rural areas of Shropshire and Wales to the west. The Borough has an area of 290 sq km of which 72 sq km is made up of Telford urban area. Telford & Wrekin adjoins the administrative boundaries of Shropshire, South Staffordshire and Stafford Borough Councils.
- 4.12 The Borough population was approximately 175,800 in mid-2017. Over 80% of residents live in the Telford urban area, a collection of several centres which were brought together as a New Town making a single urban area. The town has a rich industrial past and continues to provide the largest and most extensive employment areas in the Borough.
- 4.13 Newport is a distinctive Market Town in the north of the Borough with a population of approximately 15,000 people. The town has close associations to Harper Adams University, a world leader in agri-tech research and the largest specialist land-based institution in the UK.
- 4.14 Over 60% of the Borough is rural and this area includes several named settlements which range from a small cluster of buildings to larger villages with facilities and services.
- 4.15 Telford is strategically placed with good motorway and rail links including the M54 and A5 running east-west through the Borough and three railway stations (Oakengates, Telford Central and Wellington) connecting to the national rail network.
- 4.16 Telford is a gateway location for engineering/tech and food production and processing firms, and an important logistics and distribution hub. Many of the existing high-tech firms and large employers are centred on the industrial estates and business parks of Halesfield, Hortonwood, and Stafford Park. This employment land is highly accessible to Wolverhampton, Birmingham and beyond. The Borough has a strong small and medium sized enterprise sector which supports the automotive and manufacturing supply chain in Telford and beyond.
- 4.17 As a legacy of its status as a New Town, the Borough has a number of major residential and employment sites, amongst the largest in the region. Through a strategic Land Deal with Homes England and the Marches LEP, the Council controls the disposal of all public land with a commitment from Government to reinvest £44.5m from Homes England land sales. This is being used to support site preparation and infrastructure in order to remove risk and accelerate housing and employment sites to the market.
- 4.18 The Council is a member of the Marches Local Enterprise Partnership whose Strategic Economic Plan was published in 2019. The Council is also a non-constituent member of the West Midlands Combined Authority.

Review of the Telford & Wrekin Local Plan

- 4.19 The TWLP was adopted in January 2018 and allocates 148 ha of employment land alongside the housing requirement of 17,280 dwellings (864 dwellings per year) for the Plan period 2011-2031. A significant proportion of this employment and housing growth has been delivered through site allocations and commitments.
- 4.20 The Council has been successful in securing inward investment and jobs growth within the Borough. The TWLP employment land allocations support the growth of existing Strategic Employment Areas as well as supporting Borough towns. The majority of these sites are completed, under construction, committed or reserved for expansion of existing businesses. The Council has worked, through the Telford Land Deal, to 'de-risk' these sites and bring them to the market. This has led to significant levels of inward investment into areas such as Hortonwood, T54 and Donnington Wood. The supply of available employment land for

development has therefore reduced and this may pose a risk to future economic growth aspirations of the Council in terms of maintaining a supply of deliverable employment land.

- 4.21 The Review will consider the employment land position and plan positively for the future economic growth and inward investment helping to:
- Maintain economic competitiveness of the Borough including Telford Town Centre;
 - Create new jobs through inward investment tackling youth unemployment and providing higher skilled opportunities;
 - Future proof existing jobs through the growth and retention of existing businesses;
 - Provide opportunities for the regeneration of Borough towns and New Town areas;
 - Ensure a range of employment land which supports small and medium sized enterprise's (SME's) as well as larger investors and benefits district and town centres as well as Strategic Employment Areas;
 - Increase diversification across the local economy; and
 - Improving digital infrastructure.
- 4.22 External factors will generate opportunities for economic growth in the Borough. These include major regional and national infrastructure projects which will open up opportunities for areas such as the Borough. For example, the High Speed 2 (HS2) railway which will call at Stafford, the M54 / M6 northern link, plans for a Western Motorway bypassing the conurbation, I54 extension and the current proposals for RAF Cosford. Key opportunities locally include the aspiration for electrification of the rail line to Wolverhampton bringing the opportunity of faster, higher frequency services. The Review is an opportunity for the Borough to address and benefit from these external influences through attracting inward investment and jobs.
- 4.23 The Council has commenced preparation of a new Economic Development Strategy. This will identify the target sectors for growth, opportunity projects, infrastructure requirements as well as skills and training needs for the Borough. Development of the strategy will help inform the need for, scale and location of future employment land supply through the Review.
- 4.24 As the strategic housing authority for the Borough, the Council is expected to maintain an up-to-date understanding of its housing market and housing conditions, socio-economic data and the broader housing policy context in order to inform its housing vision and strategic decision making.
- 4.25 The Council is producing a new Housing Strategy which will provide evidence and support the Review. Key themes that the document will address include:
- Creating sustainable, accessible, affordable and integrated communities;
 - Making the best use of our existing homes; and
 - Homes to support and empower our most vulnerable people
- 4.26 The Council has also commissioned a Specialist and Supported Accommodation Strategy which will help inform evidence of need and in this area.
- 4.27 The starting point for addressing the Borough's housing needs will be to ensure that any additional housing allocations are balanced with the Council's economic growth ambitions. In his report, the TWLP Inspector instructed the Council to prepare a 'Housing Site Allocations Local Plan'. The rationale was to help meet the shortfall in the housing requirement. Given the need to identify further employment land and to maintain a rolling five year housing land supply, as well as the obligation to review Local Plans within a five year period from adoption, the Council is taking the opportunity to review the TWLP as a whole. As part of this work the Council is commissioning a combined EHDNA to address economic and housing growth needs.
- 4.28 The Review therefore provides an opportunity to respond to the Inspector's direction, but also to refresh wider housing policies based on emerging evidence around the need for specialist and supported accommodation within the Borough. The aim is to ensure that the Borough provides residents with the opportunity to live and work within the area. The delivery of new homes will play a supporting role to an employment and infrastructure-led strategy.

- 4.29 The Borough continues to see strong levels of demand with housing completions running at approximately 1,000 dwellings per year. As existing housing allocations are granted permission and units are completed this will start to impact on the Council's ability to maintain a five year housing land supply. Delivering further supply to solely meet the current requirement of 17,280 homes will be a limited response to the area's needs given the need to identify further land for inward investment as part of an employment-led strategy. It is therefore prudent for the Council to take a measured approach to meeting its own housing needs supporting a level of housing growth that is balanced with the need for further employment land.
- 4.30 The Council has a duty to cooperate with neighbouring local planning authorities and prescribed bodies on strategic matters that cross administrative boundaries. This includes matters of unmet housing and employment land needs in the West Midlands. The Council is aware of ongoing discussions between neighbouring authorities regarding unmet needs; however, it should be noted that the evidence provided by the EHDNA will not in itself determine the overall provision of employment and housing land, as this will be subject to the Review including ongoing duty to cooperate discussions.

Outputs

- 4.31 The Council are in the process of reviewing the Telford & Wrekin Local Plan. As part of this work a high level assessment of the site submission viability as part of the Strategic Housing & Employment Land Availability Assessment (SHELAA) is required. In addition to this a more comprehensive 'Whole Plan Viability Assessment' is required to support the evidence base for the review and ensure the cumulative policy requirements do not unduly restriction development coming forward.
- 4.32 Telford & Wrekin do not operate a Community Infrastructure Levy and for the purposes of securing developer contributions predominantly use Section 106 agreements.

4.33 **Part 1 – Strategic Housing & Employment Land Availability Assessment (SHELAA) Viability Assessment**

This would consist of a high level assessment (general commentary, net yield, possible achievability rating) of sites submitted to the Council via the Call for Sites process to determine whether they are viable in line with SHELAA guidance. Part 1 should include:

- A breakdown of the area into high level areas of viability – zones to be agreed with the Council based on zones included within the Economic & Housing Development Needs Assessment (EHDNA).
- A main report setting out the outputs of the study
- A short executive summary to the main report

4.34 **Part 2 – Whole Plan Viability Assessment**

An assessment of the draft Local Plan Review to assess the cumulative policy (developer contributions) and infrastructure requirements set out in the Local Plan Review. The part 2 report should include the following:

- The viability assessment should be carried out in line with guidance in the NPPG.
- Consultants should provide a clear and robust methodology for carrying out the viability assessment.
- Up to date evidence
- Demonstrate robust local evidence of sales values used in the assessment
- Demonstrate robust local evidence of build costs – use of BCIS and other sources
- Demonstrate robust local evidence of benchmark land values for residential and employment land uses
- Test a range of development scheme scenarios including brownfield / greenfield development across a range of site typologies including minor and major residential sites and employment sites.
- Include an assessment of build to rent across a range of units types – houses / apartments

- Site typologies should be tested using a cash flow model unless more robust alternatives are available.
 - Use typical inputs for other associated costs.
 - Use typical housing delivery rates
 - Use typical profit margins
 - Establish benchmark land values for residential and employment sites using market evidence, local sales values and data from existing site viability assessments.
 - Demonstrate a robust approach to abnormal development costs especially in relation to the development of previously developed land.
 - Test likely developer contribution costs arising from policy requirements based on emerging draft plan.
 - Where required engage with internal Council departments to identify and agree costs for developer contributions – for example education on typical cost of school provision – Council to provide list of contacts
 - Take account of the likely application of policy requirements depending on site typologies – for example the size of site might dictate the level of developer contribution or the need for any developer contribution.
 - Update viability evidence if costs / inputs / other evidence changes significantly
 - Make assumptions based on the long term – up to 2040. The Council recognises that the current economic conditions including inflation are likely to decrease the viability of development so therefore a range of build costs may need to be tested.
 - Consultants should take account of other potential funding opportunities that could be accessed to address site viability issues.
 - A short executive summary written in plain English and prepared in line with NPPG guidance
 - A main report clearly setting out the methodology used and providing a summary of the outputs of the viability testing.
 - Annexes setting out the viability data for each tested scenario should be provided in a clear and standardised way.
 - The viability assessment should have due regard for other assessments undertaken within the Telford & Wrekin area in order to cross check assumptions and inputs – these will be supplied by the Council
- 4.35 Engagement with landowners, developers and affordable housing providers will be required to test assumptions on costs, sales values and benchmark land value. This will include an appropriate method of canvassing views on the data put forward by consultants, this should be in the form of a questionnaire to a sample of site promoters, based upon an appropriate hierarchy of site typologies, that have submitted sites to the review as well as housing developers that operate in Telford & Wrekin and affordable housing providers (Council to supply contacts). Responses should be presented in a tabular format.
- 4.36 Where SUE sites are proposed (1,000 homes+) an assessment of the viability implications for these sites should be considered against the specific policy requirements set out by the Council. The Council have identified 5x 'broad areas for growth' that could ultimately form SUE sites. It is unlikely that all 5x sites will come forward as allocations however it is important to assess the viability implications of policy requirements on all potential SUE sites.
- 4.37 The complete evidence base for the currently adopted TWLP, including the Integrated Appraisal documents, is available on the Council's website:
https://www.telford.gov.uk/info/20452/research_and_information
- 4.38 The starting point for Part 1 of this Viability Study should be familiarisation and an update to the information contained in the Telford & Wrekin SHLAA Viability Study 2014.
https://www.telford.gov.uk/downloads/file/3910/strategic_housing_land_availability_assessment_viability_study_2014
- 4.39 Data
- All data sources should be appropriately referenced
 - All GIS mapping must be done in ARC GIS or a compatible format

- All GIS shapefiles should be provided to the Council and available for further use
 - All tabulated supporting information should be provided to the Council in excel or word format upon completion of Part 1 and subsequently Part 2 (if appropriate)
- 4.40 The Council has some existing data which will need to be validated but can be used as a starting point. This includes brief market research into prices and costs and site specific viability assessments for approximately 8 sites. The site specific data will be anonymised where appropriate, however can be used as examples of certain site typologies within the borough.
- 4.41 As previously mentioned zones for the Part 1 assessment to be agreed with the Council based on zones included within the Economic & Housing Development Needs Assessment (EHDNA). Available on request.
- 4.42 A schedule of available data and information is included in Annex C.

Appendix 2 – Consultees

Invitees

A Yendole Council	Stafford Borough	Claire Biddle	Harworth Group
Adam Norton	MTC Planning	Claire Hemus	Homes England
Design		Clive Roberts	Kembertons
Alan Day	Days Homes	Connor Burns	Fisher German
Alastair Stewart	Persimmon	D S Bennett	Western Power
Homes		Dan Ingram	Barton Willmore
Alexander Ford		Dan Lloyd	Horsehay Ltd
Alexandra Fitzpatrick	Gerald Eve	Dan Woodall	Countryside
Alistair Stewart	Persimmon	Daniel Bowden	Barbers Rural
Homes West Midlands		Daniel Hassell	Persimmon
Amie Coleman	Persimmon	Homes West Midlands	
Homes West Midlands		Daniel Owen	Homes England
Amy Henson	Berrys	Daniel Seabridge	Seabridge
Andrew Cockayne	Kendrick Homes	Develop	
Andrew Marsden	Shropshire	Darren Venables	JLL
Homes		David preece	
Andrew Murray		David Udale	
Andrew Rogers	Shropshire	David Walker	
Homes		David Williams	Brockton
Andy Beeston	Fletcher Homes	Durim Cekrezi	DC Constructions
Andy Pryce	Pryce Builders	Ed Rehill	Savills
Andy Sheldon	Shropshire	Edward Jolleys	
Homes		Fiona Fell	Accord Group
Andy Williams	Advance Planning	Fiona Wallace	
Angela Newey	Herefordshire	Frances Ann Whittingham	
Council		Gareth Haslam	Anwyl Homes
Arthur Griffiths	Pegasus Group	Gary Price	Crown+ Civil
Avtar Gill	GP Property	Engineers	
Barry Davies	Davies & Co	Gary Stephens	Marrons Planning
Barry Herrod	Bovis Homes	George Yates	Knight Frank
Ben Brassington	Aaron & Partners	Graham Ross	Novus Property
Ben Embrey	Base Architecture	Solutions	
Beth Bunonis	Lovell	Grant Baylis	Ridge
Bob Oakes	Barbers Rural	Hardeep Atwal	Montague
Brian Finch	Minshall	Property	
Construction		Helen Chard	Taylor Wimpey
Callum Richards	Seven Homes	Helen Howie	Berrys
Carol Lee		I Salvin	Hallam Land
Catherine Hudson	Aecom	Ian Culley	Wolverhampton
Catherine prescott		City Council	
Charlotte Gilham	Persimmon	Ian Gilbert	Barton Willmore
Homes West Midlands		Ian Jones	Living Space
Chontell Buchanan	First City	Housing	
Chris	Ellerdine	Ian leighton	Green Planning
Chris Barker	Amey	Studio Ltd	
Chris Benham	Knight Frank	Immy Platt	Berrys
Chris Brocas	Keresley	Jacqueline Armstrong	
Engineering		James Cannon	Staffordshire
Chris brown	Keon Homes	James Chadwick	
Chris Waldron	Taylor Wimpey	County Council	
Christina Marples	Blue Yonder	Jayne Smith	Taylor Wimpey
Christopher Barker	Amey	Jennifer Hunt	
		Jenny Steckles	Jessup Brothers

Jessica Graham	Savills	Matthew Allen	Tarmac
Joanne Mayne	Stoke-on-Trent	Matthew Batham	Barratt West
City Council		Midlands	
Jodi Stokes	Barton Willmore	Matthew Cotton	Lovell
John Acres	Acres Land	Matthew Johnson	Thomas
Planning		Consulting	
John Castley		Max Whitehead	Bloor Homes
John Ellis	Crown	Michael Davies	Savills
Oakengates		Michael Lloyd	Berrys
John Maclean	Barratt West	Michael Oldfield	
Midlands		Michele Ross	Wolverhampton
John Walters	Bromford	City Council	
John Wood		Mick Whitehouse	Bromford
Jonathan Quin	Norman Quinn	Mike Sambrook	S J Roberts
Developments		N McPhillips	
Jonathan Weekes	AR Group	Neil Barker embark architecture	
Jonathon Hartnell-Beavis	Iconoco		Embark
Joshua Garner	Mvkelly	Architecture	
Justin Howell	Countryside	Neil Cox	Pegasus Group
K Harris	South	Neil Cox	Evolve Pad
Staffordshire Council		Neil Enefer	Retail Furniture
Karen Wootton		Neil Jones	S J Roberts
Kathy Putman	Gladman	Nick Martin	Kier
Kay Pritchett	Shropshire	Nick Scott	Pickstock Homes
Homes		Nigel Harris	Mvkelly
Kerry Boffey	ALIN	Ollie Stapleton	Oliver Hardy
Kevin O'Neill		Homes	
Kieron gregson	Carter Jonas	P Burton	Hallam Land
KS	Herefordshire	Paul Breen	Living Space
Council		Housing	
Laurence Holmes	Lichfields	Paul Conner	Crown+ Civil
Lee Evans	Mvkelly	Engineers	
Lee Perry	Barratt West	Paul Harris	Cadsquare-
Midlands		Midlands	
Les Stephan	LSP Ltd	Paul Hill	RPS Group
Louise Dwyer	Cameron	Paul Moran	Paveaways
Homes/Galliers		Paul North	Paul North
Lucy Grubb	Base Architecture	Developments	
Luke Reynolds	Lovell	Paul OConnell	Lovell
Luke Webb	Hayfield Homes	Paul Sachania	Bournville Village
Maldwyn Evans	Shropshire	Trust	
County Council		Peter Bonsall	M E
Mark Rose	Wearedefine	Peter Butler	Jessup Brothers
Mark Gratton	Wise Living	Peter Firth	Studio Severn
Mark Kalnins	Taylor Wimpey	Architects	
Mark Linning	Harris Lamb	Peter Leaver	JLL
Mark Marsh	Redrow	Peter Mc Phillips	
Mark Shifnal-Jones	Severn Trent	Peter Mellor	Central & Country
Mark Turner	FBCMB	Developments	
Martin Ling	Ling	Peter Richards	
Developments Ltd		Phil Allmark	Asset
Martin Marais	Harris Lamb	Construction	
Martin Marais	Barrat Homes	Phil Grove	David Wilson
Martin Rogers	Jessup Brothers	Homes	
Mary Beck	Taylor Wimpey	Phil Plant	Mid West
Matt Beckley	Wrekin Housing	Planning	
Group		Philippa Kreuser	CT Planning
Matt Brown	Lovell	PJ Triplow	Berrys
Matt Smith	Bellway	Polly Mason	Montague Evans

Rachel Evans	Taylor Wimpey	William Hodgson	Bellway
Reiss Sadler	Marrons Planning	Z Khan	Telford Equestrian
Richard Bowler	Shropshire	Centre	
Homes			Avison Young
Richard Edwards	Savills		LSP Ltd
Richard Gee	Roman Summer		Shropshire
Richard Kibbler	Bromford	Council	
Richard Pitt	Bromford		Birmingham City
Richard Roberts		Council	
Richard Shackleton	Shropshire		Newcastle
Homes		Borough Council	
Rob Goodall	Lovell		Dudley
Rob Humphreys	Pickstock Homes	Metropolitan Borough Council	
Rob Perrins	Shropshire		Walsall
Homes		Metropolitan Borough Council	
Rob Wall	RCA		Sandwell
Regeneration		Metropolitan Borough Council	
Robin Hawley			Stoke-on-Trent
Robin Pritchard		City Council	
Roger Parry			
Ronald Bowering			
Ross Mitchell	Amberon		
Ruth Shepherd	Results		
Communications			
S Bridge	Davidsons Group		
Samuel Reed	Montague		
Property			
Scott Drummond	TC Homes		
Shaun Jones	Halls GB		
Sheila Dixon	Telford Council		
Simon Hargreaves	Halletec		
Simon heath	The Rural		
Business			
Spencer Walters	Barratt West		
Midlands			
Stephen Dunne			
Stephen Locke	Stephen Lock		
Associates			
Stephen Prior	Prior Architects		
Stephen Williams	Wrekin Housing		
Group			
Stephenie hawkins	Barton Willmore		
Steve Davies	Living Space		
Housing			
Steve Flavell	Morris Property		
Steve Jones	Severn		
Partnership			
Steve Pummell	Project 10		
Management Development Ltd			
Stewart Ball	Lovell		
Stuart Ashton	Harworth Group		
Susan Rose	Kavacanne		
Terry Austin	Austin Leisure		
Tom Collins	Mather Jamie		
Tom Collins	Mather Jamie		
Wayne Martayn	Hawk		
Wendy Richards McGrath			
Will Whitelock	Framptons		
Planning			

Attendees

Boyle, Jared	T&WBC
Simon Drummond-Hay	HDH Planning
Ashford, Gavin	T&WBC
Kevin ONeill	
Ben Embrey	Base Architecture
Sofi Liperis	Bloor Homes
Joe Salt	Base Architecture
Callum Richards	Seven Homes
Dan Corden	Shropshire
Marais, Martin	Barratt Homes
Immy Platt	Berrys
Andrew Rogers	Shropshire Homes
Suzanne Tucker	FBCMB
Lindsay Salvin	Hallam Land
Reiss Sadler	Marrons
312 578 875 639	
Simon Hargreaves	Halletec
Andrew Sheldon	Shropshire Homes
jtootell	Northern Trust
Charlotte Shepherd	Berrys
Josh Parnham	
Richard Hodson MRTPI	Seven Homes
Alexandra Fitzpatrick	Gerald Eve
Agnew, Richard	Gladman
Jessica Graham	Savills
Nicholas Mills	Wain Estates
Newey, Angela	Herefordshire County Council
Ian Gilbert	Barton Wilmore
Dixon, Sheila	Telford Council
Matthew Pruce	Hallam Land
Toy, Dawn	Telford Council
Peter Richards	Perter Richards
Green, David (Mercia)	Barratt Homes
Josh Parnham	
Dan Lloyd (Guest)	
Vicky Cawley	
John Acres	Acres Land Planning
Paul	
Chantel Cresswell	Jessip Partnership
Barry Davis	
Elizabeth Lowe	Morris Property

Appendix 3 - Consultation Presentation

The pages in this appendix are not numbered.



Whole Plan Viability Assessment Consultation Event

22nd February 2023



Please use the chat icon to ask questions or leave comments



Please raise a hand to ask a question or to make a comment



To avoid sound interference please mute your microphone



Planning &
Development

1

1

Agenda

2021 NPPF, PPG and Guidance

Methodology

- Harman Guidance / RICS Guidance / PPG

Main Assumptions

- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test

Moving Forward



2

The New Local Plan

- Development
 - New allocations (including Strategic Sites)
- New policies to
 - respond to updated evidence
 - respond to climate change
- Respond to national changes
 - Future Homes Standard
 - First Homes 25% of affordable, AHO 10% of all
 - % Biodiversity Net Gain
 - EV Charging



3

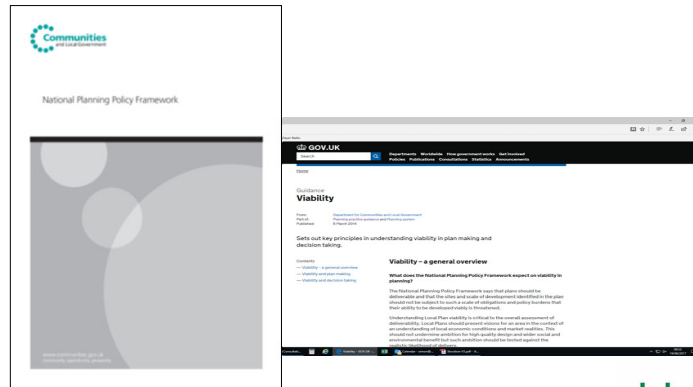
Key issues

- Delivery of Planned Development
- Reduced scope for viability testing at Development Management.
 - Based on 'changes since the plan was brought into force' and 'should be based upon and refer back to the viability assessment that informed the plan'
- Levelling-up and Regeneration Bill & Infrastructure Levy Regulations?



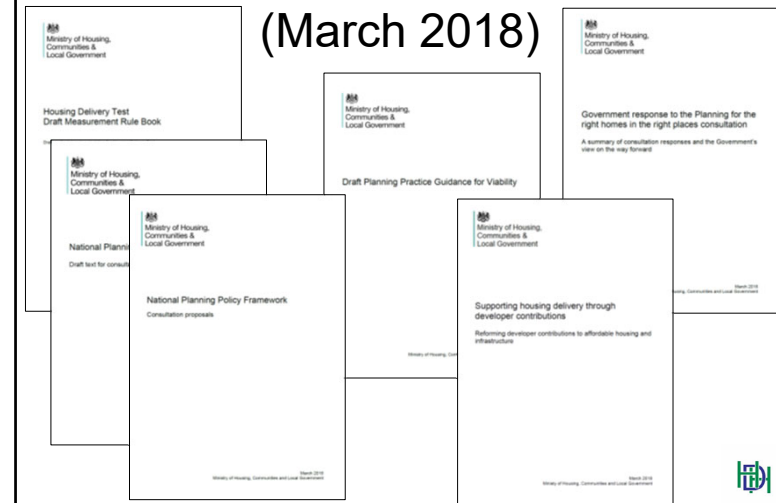
4

The Old



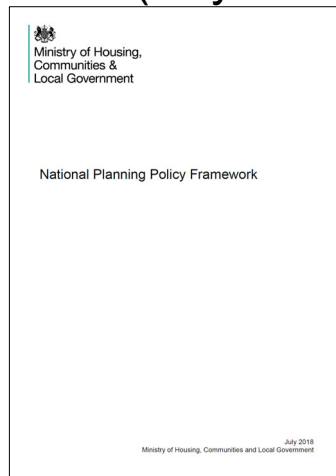
5

NPPF / PPG Consultation (March 2018)



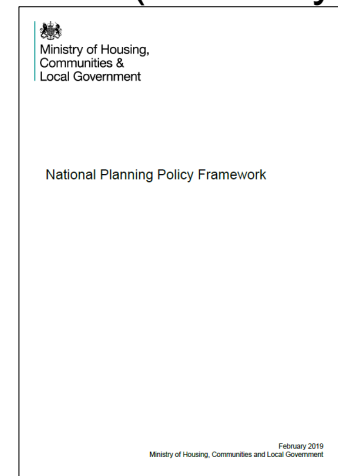
6

The new (July 2018)...



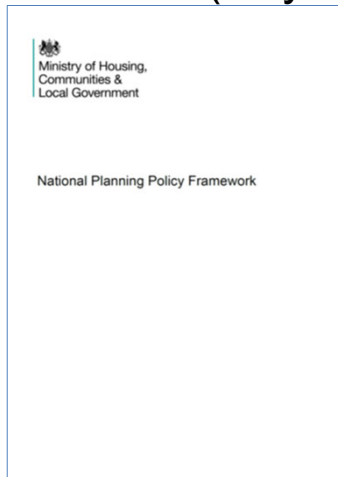
7

... and newer (February 2019) ...



8

... and newest (July 2021).



9

The Future ?



10

2020 White Paper - Viability

Assessments of housing need, viability and environmental impacts are too complex and opaque: Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. **Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environ improvements nor ensure sites are brought forward and delivered;**

Local Plans should be subject to a single statutory "sustainable development" test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. **This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.**



11

2020 White Paper – Pillar Three

- **Proposal 19:** The Community Infrastructure Levy should be reformed to be charged as a fixed proportion of the development value above a threshold, with a mandatory nationally-set rate or rates and the current system of planning obligations abolished.
- **Proposal 21:** The reformed Infrastructure Levy should deliver affordable housing provision



12

2022 Queen's Speech

"A bill will be brought forward to drive local growth, empowering local leaders to regenerate their areas, and ensuring everyone can share in the United Kingdom's success. The planning system will be reformed to give residents more involvement in local development."

The main benefits of the Bill would be:

- ...
- Capturing more of the financial value created by development with a locally set, non-negotiable levy to deliver the infrastructure that communities need, such as housing, schools, GPs and new roads.
- Simplifying and standardising the process for local plans so that they are produced more quickly and are easier for communities to influence.



13

Levelling-up and Regeneration Bill

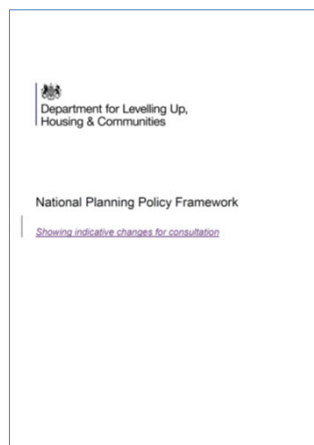
24G (3) For the purposes of subsection (2), IL regulations may make provision about—

- how the level of affordable housing provided in the area is to be measured, and
 - how the level of funding provided by developers is to be 5 measured.
- (4) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations, to—
- matters specified by IL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of the imposition of IL);
 - (b) matters specified by IL regulations relating to the actual or 15 potential economic effects (including increases in the value of land) of—



14

December 2022 consultation ...



15

The big change...

2012 NPPF

173

... To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

174

the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle

PPG 2018 / 2019 / 2021

10-009-20190509

... ensure policy compliance and optimal public benefits through economic cycles...

10-010-20180724

and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

16

2012 NPPF – Footnote 11

11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

2021 NPPF – glossary

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

17

2014 PPG 10-001

... plans should be deliverable and that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened....

PPG 10-001-20190509

...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...

PPG 10-002-20190509

It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.

18

PPG Viability in plan-making

- 10-003 – based on ‘Typologies’
- 10-004 – use average costs and values
- 10-005 – strategic sites (no new allocations)
- 10-006 – consultation



19

Standard Viability Test - Residual Value**STEP 1****Gross Development Value**

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE**STEP 2**

Residual Value v Existing Use Value



20

20

PPG Standardised inputs

- 10-010
 - *viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*
- 10-011
 - *average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data*



21

PPG Land Value 10-013

Benchmark Land Value (BLV)

=

Existing Use Value (EUV) 'plus a premium
for the landowner'



22

PPG BLV – 10-014

- Based on EUV
- Allow for a premium to the landowner
- Reflect abnormal costs, site specific infrastructure and fees
- Be informed by market evidence from policy compliant schemes
 - *In plan making, the landowner premium should be tested and balanced against emerging policies.*



23

PPG Landowners' Premium

10-016

- The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.



24

PPG Developers' Return

- 10-018
 - *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. ... A lower figure may be more appropriate in consideration of delivery of affordable housing ...*



25

Abnormal and IDP Costs

- Normal abnormalities v abnormal abnormalities
- Site Infrastructure Costs

'These costs should be taken into account when defining benchmark land value'.

Are reflected in a lower land price! But when is it too low?



26

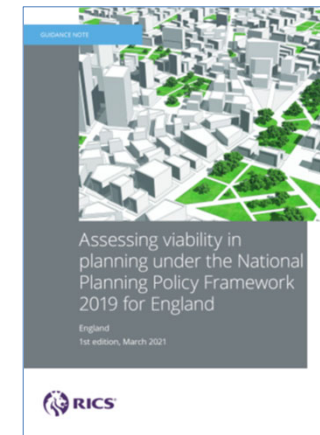
'New' / Current issues – for this project

- Cumulative impact of policy
- Greater emphasis on plan making stage – only include deliverable sites
- Reduced scope for viability at application stage
- Greater transparency
- Strategic Sites?



27

Harman / RICS



28

Mandatory RICS Guidance



29

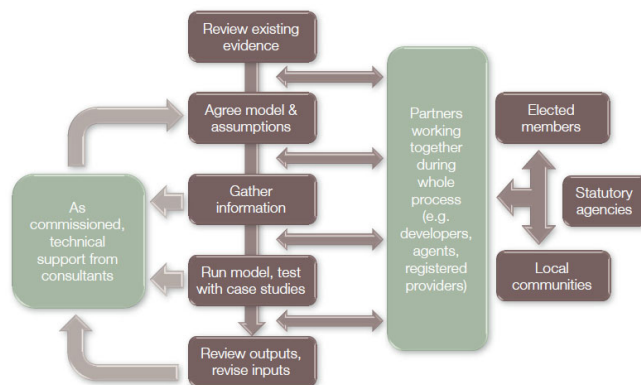
RICS Guidance – so what?

- mandatory for Chartered Surveyors
- with objectivity, impartially and without interference and with reference to all appropriate available sources of information
- include instructions
- no performance-related or contingent fees
- presumption is that a viability assessment should be published in full
- a non-technical summary
- includes appropriate sensitivity testing
- responsible for sub-contractors / specialists
- (value engineering)



30

Engagement Phases



31

Methodology

- Data Gathering
 - Values
 - Costs
 - Land
- Modelling
 - Typologies
 - Residential, employment, retail
- Appraisals
 - Residual Value v EUV Plus

32



32

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

33

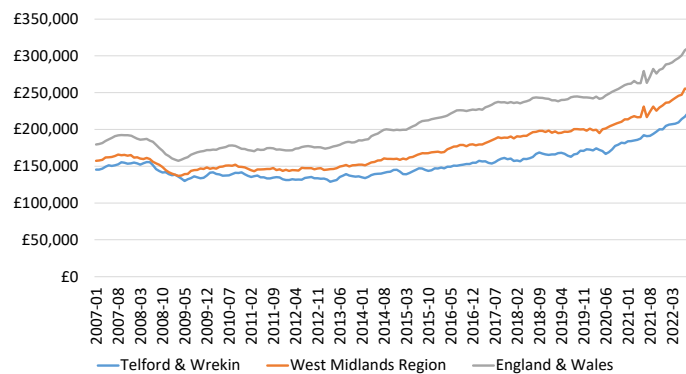


Key Assumptions

34



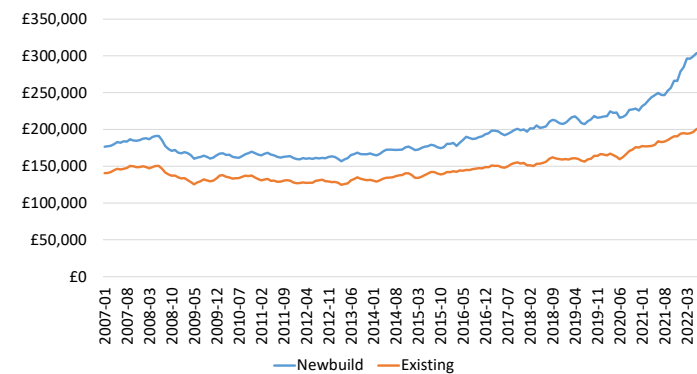
Average House Prices



35

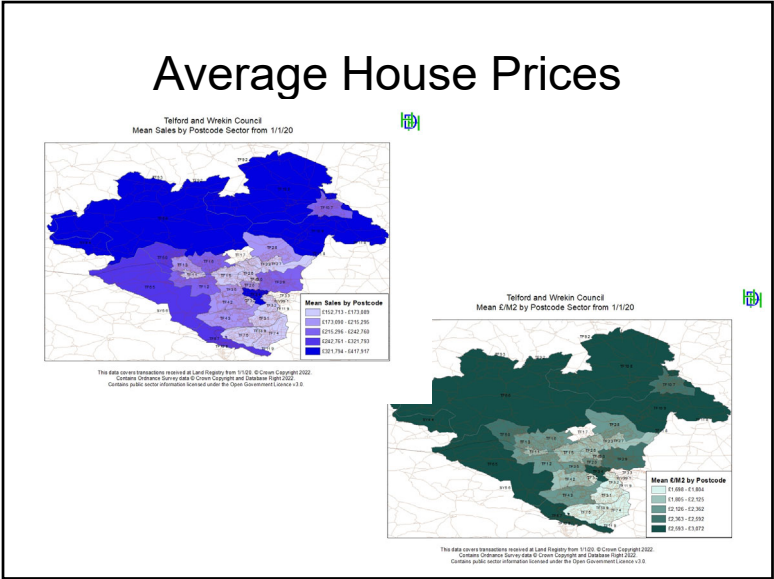


Newbuild track existing, but higher value

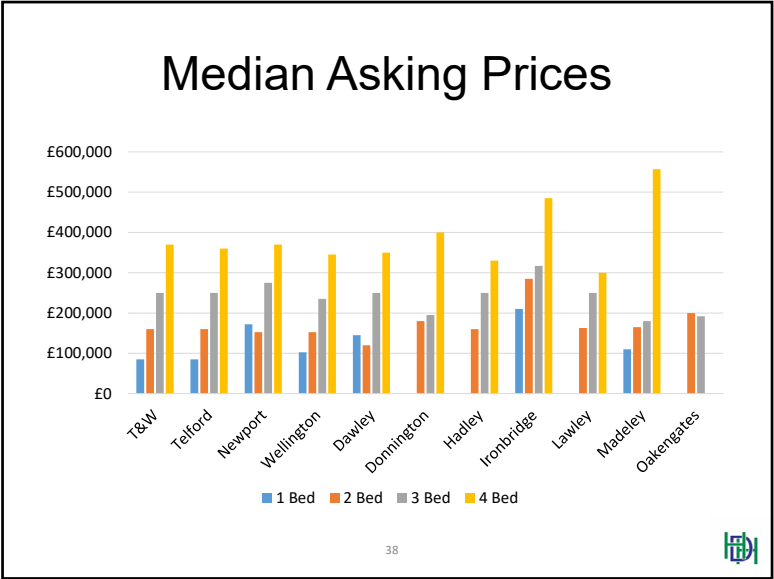


36

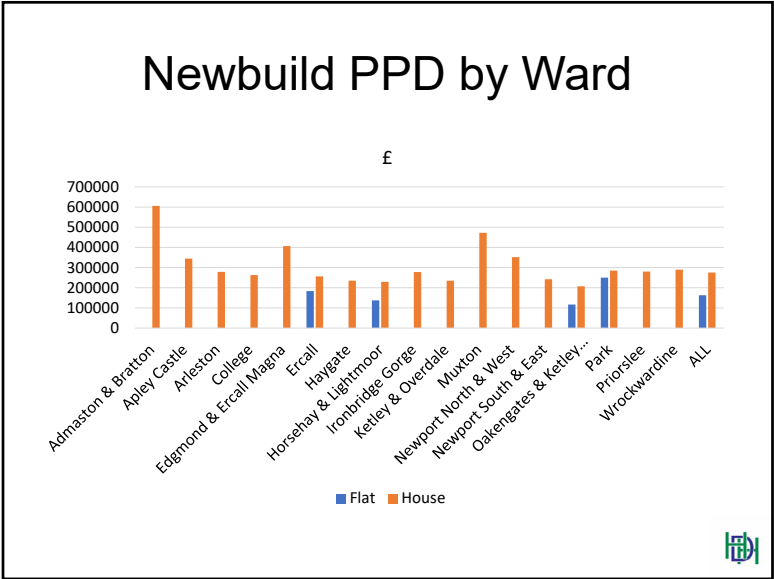




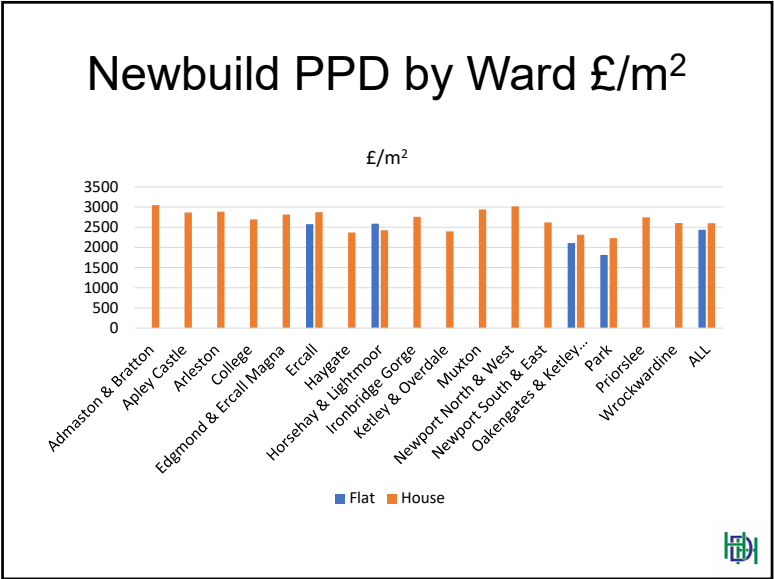
37



38



39



40

Newbuild Asking Prices

Table 4.6 Average Newbuild Asking Prices £/m²				
	Detached	Semi-detached	Terraced	All
Avant				
Monkswood	£	£0	£0	£0
	£/m²			
Barbers				
Summer House	£	£825,000	£0	£825,000
	£/m²	£3,381		£3,381
Barratt				
Castle Gardens	£	£374,966	£275,000	£352,441
	£/m²	£3,283	£4,238	£3,525
Rose Meadow	£	£348,862	£271,440	£334,651
	£/m²	£3,330	£3,619	£3,375
Bovis				
Maygate Fields	£	£489,995	£0	£489,995
	£/m²	£2,832		£2,832
The Quarters@Redhill	£	£393,140	£0	£393,140
	£/m²	£3,263		£3,263
Charles Church				
The Barns	£	£349,950	£0	£349,950
	£/m²	£2,800		£2,800
DWH				
The Grove	£	£381,250	£0	£381,250
	£/m²	£3,440		£3,440
James Du Pavey				
Donnerville Gardens	£	£800,000	£0	£800,000
	£/m²			
James Madison Homes				
Brook View	£	£228,950	£0	£228,950
	£/m²	£3,180		£3,180
Jessop				
Woodlands	£	£255,000	£0	£255,000
	£/m²			
Lancourt Homes				
The Paddock	£	£386,633	£290,713	£333,538
	£/m²			
Lowell				
Wise Walk	£	£379,983	£0	£379,983
	£/m²			
Miller Homes				
Earls Grange	£	£305,917	£248,000	£276,611
	£/m²	£3,289	£3,183	£3,247
Roman Croft	£	£345,833	£0	£345,833
	£/m²			
Neck Deighton				
The Ridings	£	£0	£180,000	£180,000
	£/m²		£2,143	£2,143
Paragon				
Oak Tree Gardens	£	£314,950	£0	£314,950
	£/m²	£3,105		£3,105
Pickstock Homes				
Apley Manor	£	£330,150	£248,950	£306,950
	£/m²	£3,208	£3,152	£3,197
Redrow				
Abbey Walk	£	£446,995	£314,495	£380,635
	£/m²	£3,640	£3,209	£3,598
Shropshire Homes				
Overdon Fields	£	£446,263	£0	£446,263
	£/m²			



41

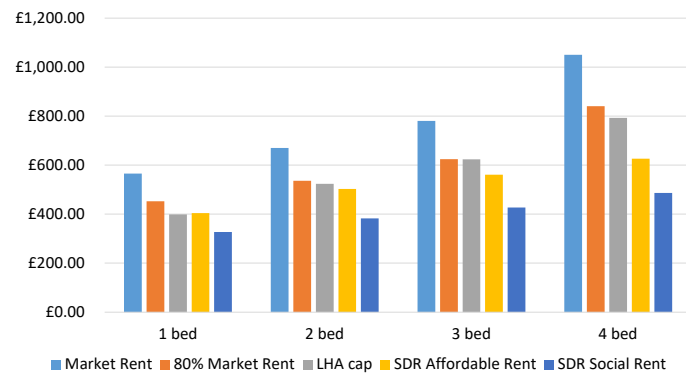
Price Assumptions (£/m²)

Table 4.8 October 2022 Price Assumptions £/m²	
Greenfield - Telford	£3,000
Greenfield – Newport & Rural	£3,300
Brownfield - Telford	£3,000
Brownfield – Newport & Rural	£3,000
Flats	£2,500
Small Rural Area	£3,350



42

Affordable for Rent



43

Affordable Housing

- Affordable Rent**
 LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%
= £1,600/m²
- Social Rent**
 Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%
= £1,300/m²
- Affordable Home Ownership**
 50% Share; Rent 2.75%
= 70% OMV
- First Homes**
= 60% OMV / £180,000 cap



44

Older Peoples Housing

Table 4.16 Worth of Sheltered and Extracare			
Telford			
	Area (m ²)	£	£/m ²
3 bed semi-detached		240,000	
1 bed Sheltered	50	180,000	3,600
2 bed Sheltered	75	240,000	3,200
1 bed Extracare	65	225,000	3,462
2 bed Extracare	80	300,000	3,750
Newport			
3 bed semi-detached		254,000	
1 bed Sheltered	50	190,500	3,810
2 bed Sheltered	75	254,000	3,387
1 bed Extracare	65	238,125	3,663
2 bed Extracare	80	317,500	3,969



45

Non-Residential Values

Table 5.2 Pre-Consultation Commercial Values £/m ² 2022					
	Rent £/m2	Yield	Rent free period	Value	Assumpti on
Offices	£140	6.00%	1.0	£2,201	£2,200
Industrial	£60	6.00%	1.0	£943	£1,000
Smaller Industrial	£55	6.50%	1.0	£795	£800
Logistics	£75	4.50%	1.0	£1,595	£1,600
Retail (Prime)	£300	6.25%	1.0	£4,518	£4,500
Retail (Elsewhere)	£175	8.00%	1.0	£2,025	£2,000
Large Supermarket	£240	4.50%	1.0	£5,100	£5,300
Retail Warehouse	£240	5.00%	2.0	£4,530	£4,530



46

Land - Land Registry PPD

Table 6.2 Price Paid for Consented Development Land						
Site	Date approved	Net £1000	All Units	Aff % £1000/unit	£/ha	£/unit
Site of Caravan & Camping Centre Hadley	03/04/2019	0.56	20	10%	£2,442	£1,071,429
Land South of Newcomen Way Woodside	05/06/2019	4.22	55	25%	£5,449	£348,341
Land adj to The Shires Shifnal Rd Priorlee	05/06/2019	0.54	71	0%	£141	
Land East & South of Sheldar/Covings/The Old Stables	03/07/2019	0.93	15	35%	£6,164	£1,182,796
Land between Hartfield House/41 Pool Hill Rd Horsehay	31/07/2019	2.86	36	25%	£5,451	£475,524
Land West of Lawford Close off Majestic Way	23/10/2019	2.55	39	25%	£5,300	
Site of former Charlton School, Severn Drive, Dofhill	18/12/2019	7.04	200	0%	£2,446	£142,046
Land between Arleston Lane & Dawley Rd	15/01/2020	7.20	173	0%	£2,964	£208,333
Site J (East & South of Westminster Way) Gatcombe Way	11/03/2020	3.00	94	25%	£5,545	£1,122,125
Land south-west of Donnerville Drive	11/03/2020	0.90	5	0%	£1,200	£5,556
Site of Royston, 88 Rosecroft, 9 & 70 Park Rd/St Leonards Rd Malinslee	29/04/2020	0.86	38	16%	£4,076	£1,482,558
Former Dairy Crest Ltd Crudgington	20/05/2020	68.33	7	0%	£73,243	£33,660
Site of Wellington & District Cottage Care 79 Haygate rd	15/07/2020	0.80	15	0%	£600	£500,000
Site of Doseley Ind Est Frame Lane	23/02/2020	2.43	48	25%	£7,779	£1,532,922
Land Adj to 23 Wellington Rd Muston	21/10/2020	1.23	41	100%	£1,356	£1,088,959
Land to the East & West of Station Rd Newport	18/11/2020	27.88	350	35%	£6,806	
Site of former Eden Complex Telford Snooker Centre	16/12/2020	0.35	70	0%	£357	£1,142,857
Site of former Cheshire Cheese Doseley Rd	16/12/2020	0.25	10	0%	£3,724	£4,254,160
Land between Colliers Way & Park Lane Telford	10/02/2021	6.20	88	25%	£5,536	
Former Ironbridge Power Station Buildwas Rd, Ironbridge	18/05/2021	139.30	1000	0%	£1,299	
Lawley Phase 11	19/05/2021		600	10%	£0	
Site of Woodhouse Farm, Woodhouse Lane	17/11/2021	3.00	16	0%	£8,197	
Former Youth Centre, Gower Street, St Georges	17/11/2021	0.50	13	0%	£9,246	
Land North East of Stinchley Interchange, Nedge Hill, Telford, Shropshire	26/01/2022	44.00	350	25%	£7,293	
Site of the former Haygate Pub, 26 Haygate Road, Wellington, Telford, Shropshire	27/07/2022	0.16	18	0%	£3,760	£1,906,250



47

Existing Use Value £/ha

Table 6.4 Existing Use Value Land Prices - 2022	
PDL	£1,000,000/ha
Agricultural	£25,000/ha
Paddock	£50,000/ha



48

Development Costs 1

- Construction BCIS
 - 200+ units Lower Q
 - Other sites Median
- Site Costs 5% to 15%
- Brownfield +5%
- Fees 8%
- Contingencies 2.5% / 5%

49



49

Development Costs 2

- Interest 7.5%
- Developer's Return 17.5% Market Housing
6% Affordable
- Sales 2.5% + 1%



50

Starting Policies

Affordable Housing 30% as 33% Affordable Home Ownership / 67% Affordable Rent – in line with the requirements for 10% AHO and 25% of affordable homes to be First Homes.

Design 95% Part M4(2), 5% Part M4(3)
Water efficiency, 10% Biodiversity
Net Gain, 2025 Part L.

Developer Contributions s106 as £4,000/unit.

51



51

Scenarios to be tested

1. Housing
 - a) Affordable Housing
 - b) Overall requirement (up to 40%)
 - c) Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership / First Homes
 - d) Commuted Sums
 - e) Accessible and Adaptable Standards
2. Biodiversity net gain
3. Climate Change Towards zero carbon
4. Developer Contributions s106, (new Infrastructure Levy if details published)
5. Relationship between developer contributions and affordable housing
6. Custom and self build



52

Typologies

			Current Use	Units	Area Ha				Density Units/ha		Density m2/ha
					Total	Gross	Net	%	Gross	Net	
1	Strategic Site 5,000	Green	Agricultural	5,000	238.095	238.095	142.857	60.0%	21.00	35.00	3,022
2	Strategic Site 1,000	Green	Agricultural	1,000	47.619	47.619	28.571	60.0%	21.00	35.00	3,022
3	Strategic Site 800	Green	Agricultural	800	38.095	38.095	22.857	60.0%	21.00	35.00	3,022
4	Greenfield 500	Green	Agricultural	500	23.810	23.810	14.286	60.0%	21.00	35.00	3,041
5	Large GF - 300	Green	Agricultural	300	14.286	14.286	8.571	60.0%	21.00	35.00	3,037
6	Large GF - 100	Green	Agricultural	100	4.082	4.082	2.857	70.0%	24.50	35.00	2,973
7	Medium GF - 40	Green	Agricultural	40	1.429	1.429	1.143	80.0%	28.00	35.00	2,934
8	Medium GF - 20	Green	Paddock	20	0.444	0.468	0.444	100.0%	42.75	45.00	3,962
9	Medium GF - 12	Green	Paddock	12	0.343	0.343	0.343	100.0%	35.00	35.00	3,086
10	Green 7	Green	Paddock	7	0.233	0.233	0.233	100.0%	30.00	30.00	2,983
11	Green 5	Green	Paddock	5	0.167	0.167	0.167	100.0%	30.00	30.00	2,808
12	Large BF - 500	Brown	PDL	500	15.873	15.873	11.111	70.0%	31.50	45.00	3,709
13	Medium BF - 200	Brown	PDL	200	6.349	6.349	4.444	70.0%	31.50	45.00	3,686
14	Medium BF 50	Brown	PDL	50	1.176	1.176	1.000	85.0%	42.50	50.00	4,092
15	Medium BF 50 HD	Brown	PDL	50	0.794	0.794	0.714	90.0%	63.00	70.00	4,691
16	Medium BF - 20	Brown	PDL	20	0.444	0.444	0.400	90.0%	45.00	50.00	4,075
17	Medium BF - 20 HD	Brown	PDL	20	0.301	0.301	0.286	95.0%	66.50	70.00	4,685
18	BF 12	Brown	PDL	12	0.267	0.267	0.267	100.0%	45.00	45.00	3,341
19	BF 12 HD	Brown	PDL	12	0.160	0.160	0.160	100.0%	75.00	75.00	5,259



53

A Pragmatic Viability Test

We are NOT trying to replicate a particular business model
Test should be broadly representative

‘Existing use value plus’

– reality checked against market value

- Will EUV Plus provide landowner’s premiums?
- Land owner’s have expectations (*life changing?*)
- Will land come forward?



54

Benchmark Land Value?

- **Brownfield Site**
 - EUV £1,000,000/ha
 - EUV + 20%
- **Greenfield Sites**
 - EUV £25,000/ha / £50,000/ha
 - Strategic Sites EUV x10
 - Other sites EUV +£350,000/ha



55

Early Results

- Subject to change as a result of this consultation
- Should be given little weight
- For illustrative purposes



56

Early Results - Telford

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Strategic Site 5,000	Telford	Green	Agricultural	238.10	142.86	5,000	344,726	574,544	82,077,681
Site 2	Strategic Site 1,000	Telford	Green	Agricultural	47.62	28.57	1,000	529,922	883,204	25,234,388
Site 3	Strategic Site 800	Telford	Green	Agricultural	38.10	22.86	800	559,976	933,293	21,332,421
Site 4	Greenfield 500	Telford	Green	Agricultural	23.81	14.29	500	610,568	1,017,614	14,537,341
Site 5	Large GF - 300	Telford	Green	Agricultural	14.29	8.57	300	599,254	998,757	8,560,772
Site 6	Large GF - 100	Telford	Green	Agricultural	4.08	2.86	100	220,748	315,355	901,014
Site 7	Medium GF - 40	Telford	Green	Agricultural	1.43	1.14	40	257,961	322,452	368,516
Site 8	Medium GF - 20	Telford	Green	Paddock	0.47	0.44	20	1,198,417	1,198,417	532,630
Site 9	Medium GF - 12	Telford	Green	Paddock	0.34	0.34	12	1,164,648	1,164,648	399,308
Site 10	Green 7	Telford	Green	Paddock	0.23	0.23	7	896,269	896,269	209,129
Site 11	Green 5	Telford	Green	Paddock	0.17	0.17	5	594,940	594,940	99,157
Site 12	Large BF - 500	Telford	Brown	PDL	15.87	11.11	500	723,381	1,033,401	11,482,232
Site 13	Medium BF - 200	Telford	Brown	PDL	6.35	4.44	200	568,168	811,668	3,607,414
Site 14	Medium BF 50	Telford	Brown	PDL	1.18	1.00	50	37,835	44,511	44,511
Site 15	Medium BF 50 HD	Telford	Brown	PDL	0.79	0.71	50	-2,696,632	-2,996,258	-2,140,184
Site 16	Medium BF - 20	Telford	Brown	PDL	0.44	0.40	20	125,488	139,431	55,772
Site 17	Medium BF - 20 HD	Telford	Brown	PDL	0.30	0.29	20	-2,883,242	-3,034,991	-867,140
Site 18	BF 12	Telford	Brown	PDL	0.27	0.27	12	13,005	13,005	3,468
Site 19	BF 12 HD	Telford	Brown	PDL	0.16	0.16	12	-3,244,741	-3,244,741	-519,159



57

Early Results – Newport & Rural

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Strategic Site 5,000	Newport and Rural	Green	Agricultural	238.10	142.86	5,000	509,656	849,427	121,346,689
Site 2	Strategic Site 1,000	Newport and Rural	Green	Agricultural	47.62	28.57	1,000	762,393	1,270,655	36,304,437
Site 3	Strategic Site 800	Newport and Rural	Green	Agricultural	38.10	22.86	800	803,917	1,339,862	30,625,421
Site 4	Greenfield 500	Newport and Rural	Green	Agricultural	23.81	14.29	500	876,938	1,461,564	20,879,484
Site 5	Large GF - 300	Newport and Rural	Green	Agricultural	14.29	8.57	300	859,067	1,431,779	12,272,393
Site 6	Large GF - 100	Newport and Rural	Green	Agricultural	4.08	2.86	100	540,751	772,501	2,207,146
Site 7	Medium GF - 40	Newport and Rural	Green	Agricultural	1.43	1.14	40	635,407	794,258	907,724
Site 8	Medium GF - 20	Newport and Rural	Green	Paddock	0.47	0.44	20	1,198,417	1,198,417	532,630
Site 9	Medium GF - 12	Newport and Rural	Green	Paddock	0.34	0.34	12	1,164,648	1,164,648	399,308
Site 10	Green 7	Newport and Rural	Green	Paddock	0.23	0.23	7	896,269	896,269	209,129
Site 11	Green 5	Newport and Rural	Green	Paddock	0.17	0.17	5	594,940	594,940	99,157
Site 12	Large BF - 500	Newport and Rural	Brown	PDL	15.87	11.11	500	723,381	1,033,401	11,482,232
Site 13	Medium BF - 200	Newport and Rural	Brown	PDL	6.35	4.44	200	568,168	811,668	3,607,414



58

			EUV	BLV	Residual Value
			£/ha	£/ha	£/ha
Site 1	Strategic Site 5,000	Telford	25,000	375,000	344,726
Site 2	Strategic Site 1,000	Telford	25,000	375,000	529,922
Site 3	Strategic Site 800	Telford	25,000	375,000	559,976
Site 4	Greenfield 500	Telford	25,000	375,000	610,568
Site 5	Large GF - 300	Telford	25,000	375,000	599,254
Site 6	Large GF - 100	Telford	25,000	375,000	220,748
Site 7	Medium GF - 40	Telford	25,000	375,000	257,961
Site 8	Medium GF - 20	Telford	50,000	400,000	1,198,417
Site 9	Medium GF - 12	Telford	50,000	400,000	1,164,648
Site 10	Green 7	Telford	50,000	400,000	896,269
Site 11	Green 5	Telford	50,000	400,000	594,940
Site 12	Large BF - 500	Telford	1,000,000	1,200,000	723,381
Site 13	Medium BF - 200	Telford	1,000,000	1,200,000	568,168
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	37,835
Site 15	Medium BF 50 HD	Telford	1,000,000	1,200,000	-2,696,632
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	125,488
Site 17	Medium BF - 20 HD	Telford	1,000,000	1,200,000	-2,883,242
Site 18	BF 12	Telford	1,000,000	1,200,000	13,005
Site 19	BF 12 HD	Telford	1,000,000	1,200,000	-3,244,741



59

			EUV	BLV	Residual Value
			£/ha	£/ha	£/ha
Site 1	Strategic Site 5,000	Newport and Rural	25,000	375,000	849,427
Site 2	Strategic Site 1,000	Newport and Rural	25,000	375,000	1,270,655
Site 3	Strategic Site 800	Newport and Rural	25,000	375,000	1,339,862
Site 4	Greenfield 500	Newport and Rural	25,000	375,000	1,461,564
Site 5	Large GF - 300	Newport and Rural	25,000	375,000	1,431,779
Site 6	Large GF - 100	Newport and Rural	25,000	375,000	772,501
Site 7	Medium GF - 40	Newport and Rural	25,000	375,000	794,258
Site 8	Medium GF - 20	Newport and Rural	50,000	400,000	1,198,417
Site 9	Medium GF - 12	Newport and Rural	50,000	400,000	1,164,648
Site 10	Green 7	Newport and Rural	50,000	400,000	896,269
Site 11	Green 5	Newport and Rural	50,000	400,000	594,940
Site 12	Large BF - 500	Newport and Rural	1,000,000	1,200,000	1,033,401
Site 13	Medium BF - 200	Newport and Rural	1,000,000	1,200,000	811,668
Site 14	Medium BF 50	Newport and Rural	1,000,000	1,200,000	44,511
Site 15	Medium BF 50 HD	Newport and Rural	1,000,000	1,200,000	-2,996,258
Site 16	Medium BF - 20	Newport and Rural	1,000,000	1,200,000	139,431
Site 17	Medium BF - 20 HD	Newport and Rural	1,000,000	1,200,000	-3,034,991
Site 18	BF 12	Newport and Rural	1,000,000	1,200,000	13,005
Site 19	BF 12 HD	Newport and Rural	1,000,000	1,200,000	-3,244,741



60

Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report
- Comments by midday 24th March 2023
- To: localplan@telford.gov.uk



Appendix 4 – Consultation Questionnaire

The pages in this appendix are not numbered.

Name	
Firm / Developer	
On behalf of	
Site	
Date	

Telford & Wrekin Council
Whole Plan Viability Assessment – February 2023 Consultation

1. The Telford & Wrekin Local Plan (TWLP) was adopted in January 2018 and allocates 148 ha of employment land alongside the housing requirement of 17,280 dwellings (864 dwellings per year) for the Plan period 2011-2031. A significant proportion of this employment and housing growth has been delivered through site allocations and commitments. In his report, the TWLP Inspector instructed the Council to prepare a 'Housing Site Allocations Local Plan'. The rationale was to help meet the shortfall in the housing requirement. Given the need to identify further employment land and to maintain a rolling five year housing land supply, as well as the obligation to review Local Plans within a five year period from adoption, Telford & Wrekin Council (the Council) is taking the opportunity to review the TWLP as a whole. HDH Planning & Development Ltd has been appointed to update the Council's viability evidence as required by the 2021 NPPF and relevant guidance.
2. A pre-consultation draft report has been prepared for comment. It is an early working draft setting out the proposed methodology, modelling and assumptions. It is inevitable that some of these will change as a result of the consultation. This early draft report does not include results or recommendations, these will be included following feedback on the base assumptions – and thus ensure that the analysis is firmly based and robust.
3. This questionnaire is being circulated to landowners, site promoters, developers, housing associations, agents and others involved in the local development markets. Consultees are invited to comment on any aspect of this draft report. This questionnaire has been prepared to facilitate comments, however there is no specific need to use the questionnaire form, or to limit the responses to the particular questions or topics. The pre-consultation draft report sets out the evidence as collated by HDH. It draws on a wide range of sources. It is important that responses submitted through this consultation are supported by evidence. Comments that simply observe a particular assumption is too low or too high are not helpful in establishing the correct assumption. Responses need to be supported by evidence, or alternatively point to sources of evidence that HDH can draw on and use to evidence the changes made in the next iteration of this viability assessment.
4. Please do not feel that you need to comment to all aspects of the report – please comment of those areas where you have expertise. Where there are areas of agreement it is useful for these to be acknowledged. Please return to:

localplan@telfor.gov.uk midday Friday 24th March 2023.

5. The pre-consultation report is set out in Chapters as follows:

Chapter 1

6. This chapter sets out the context to this report.
7. It is important to note that the HDH is a firm of Chartered Surveyors and is therefore regulated by the RICS. The report is prepared in line with the requirements of *Financial viability in planning: conduct and reporting. 1st edition, May 2019*. It is mandatory for Chartered Surveyors to follow this guidance, including surveyors responding to this consultation.
8. Please provide any comments on the context and scope of the project.

Context
Response.

Chapter 2

9. This chapter sets out the approach to viability testing, including a review of the requirements of the 2021 NPPF and the updated PPG.
10. Please provide any comments on the overall approach taken.

Regulation and Framework.
Response.

Chapter 3

11. This chapter sets out the methodology used.
12. Please provide any comments with regard to the methodology used, including the use of the 'Existing Use Value Plus' approach.

Methodology
Response.

Response.

Chapter 4

13. This chapter sets out an assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different geographical areas. Please provide any comments on the assumptions proposed, providing evidence to support the comments made:
14. The market housing assumptions are set out in Table 4.8.

Market Housing Values - Typologies
Response.

Response.

15. The affordable housing assumptions are set out in paragraphs 4.42 / 4.50, 4.51, 4.54.

Affordable Housing Values
Response.

Response.

16. The assumptions for specialist older peoples housing are set out in Table 4.16.

Older Peoples Housing Values
Response.

Response.

Chapter 5

17. This chapter includes an assessment of the non-residential market. The assumptions for non-residential uses are set out in Table 5.2. Are these in line with your understanding of the market?

Non-Residential Values
Response.

Chapter 6

18. This chapter includes an assessment of the approach to Existing Use Value and to establishing Benchmark Land Value.
19. The EUV assumptions are set out in Table 6.4. Are these in line with the current market?

EUV Assumptions
Response.

20. The BLV assumptions are set out in Paragraph 6.27. Does the BLV provide an adequate landowner's premium? If not, why not, and what assumption should be used – and why?

BLV Assumptions
Response.

Chapter 7

21. The cost and general development assumptions to be used in the development appraisals are set out through this chapter. Do the assumptions used reflect current development costs in the Borough?

Construction and Development Costs
Response.

Chapter 8

22. This chapter includes a summary of a range of policy requirements that the Council is considering, together with our understanding of how they are implemented and whether they add to the costs of development. In addition, details of the emerging policy areas are set out.
23. Does this correspond to the working of the policies on the ground?

Current local policy requirements
Response.

24. Are there other emerging areas of national policy that should be taken into account?

Emerging national policy requirements
Response.

Chapter 9

25. The modelling is based on the expected development over the period until the Local Plan is reviewed.
26. Do the typologies reflect the expected range of residential development?

Typologies
Response.

27. Do the assumptions (such as gross/net and density) reflect local practice?

Modelling Assumptions
Response.

28. Several non-residential uses have been modelled, do others need to be included?

Non-residential development modelling assumptions
Response.

Chapter 10

29. In due course this chapter will set the results of the appraisals and consideration of residential development.

Chapter 11

30. In due course this chapter will set the results of the appraisals and consideration of residential development.

Chapter 12

31. In due course this chapter will set out the findings and recommendations.
32. It is planned to test the following scenarios:
- a. Housing
 - Affordable Housing
 - Overall requirement (up to 40%)
 - Tenure Mix, Social Rent / Affordable Rent / Affordable Home Ownership / First Homes
 - Commuted Sums
 - Accessible and Adaptable Standards
 - b. Biodiversity net gain
 - c. Climate Change
 - Towards zero carbon
 - EV Charging
 - d. Developer Contributions s106, (new Infrastructure Levy if details published)
 - e. Relationship between developer contributions and affordable housing
 - f. Custom and self build
33. Should further sensitivity testing be carried out?

Development Scenarios and Sensitivity Testing
Response.

Thank you for your assistance with this consultation. Please return this questionnaire (or other response as per the instructions on Page 1.

Appendix 5 – Consolidated Viability Assumptions

Source: Review of appraisals submitted through Development Management.

The pages in this appendix are not numbered.

		Old Park	Phase 11	Phase 10	Ironbridge Power Station	Doddington Wood	Coalbrookdale Works	Grove Road	Hadley Quarry	New College
		Telford	Lawley SUE	Lawley SUE	Buildwas Road	Telford	Coalbrookdale	Overdale	Telford	Wellington
For		TWC	TWC	TWC	TWC	Lovell	TWC	TWC	TWC	Lovell
By		Bruton Knowles	Turley	Turley	Turley	Harris Lamb	Bruton Knowles	CBRE	CBRE	Harris Lamb
		Jan-20	Mar-20	Oct-20	Nov-20	Dec-20	Dec-20	Oct-21	Jun-22	Aug-22
Site	ha	6.2	23.4	7.29	144	15.02	3.94	1.9	13.5	2.34
	net ha		16	5.02			2.29			
		Open space	Former mine working	Former mine working	Power Station		Former foundry	Mining legacy		
		100% Affordable - with grant			Master Developer			100% Affordable		
Scheme	Houses	88	600	186	1,000	233	100	81	187	32
	Flats			1						
		88	600	187	1,000	233	100	81	187	32
	GIA	6,963	53,740	16,775			11,972			
	Retirement				Yes	76 +20 Extracare	Includes conversions			66
					B1 B2 B8 etc					
Values	Developer		£2,271	£2,271	£2,583 to £2,690 v £2,852	£2475 & £2,690	£2,594	£2,153	£2,593 v £2,799	£2,476
	Council		Agreed	Agreed				Not agreed £2,206		PRS £2,583
	Affordable	19% management, 5.15% yield (60% OMOV)		62%	AR 55%, SO 65%	65%	£2,260		SR 45%, FH 70% v FH 60%	65%
Construction		Median BCIS v BCIS LQ	BCIS LQ	BCIS LQ	Median BCIS v BCIS LQ	Median BCIS		All in. £1,382 v £1,335	BCIS LQ	BCIS
	External	17.5% v 15%	15%	15%	10%	12%			15%	15%
	Garages		£4,890	£5,225	£52/m2					
	Pt L				£3,600/unit				£4,847 /unit	
Infrastructure			£4,653,431	£1,460,014						
	£/unit			£7,808						
	s106	£505,336	£1,550,909		£3,933,115	£1,473,753	£8,155,596	£112,592		£241,306
	£/unit	£5,742	£2,585		£3,933	£6,325		£1,390		£7,541
Abnormals		£1,027,950	£11,053,259	£3,522,915	£35,401,437	Inc 'normal'		£2,040,708	£2,483,893	£129,790
	£/unit	£11,681	£18,422	£18,839	£35,401			£25,194	£13,283	£4,056
	£/ha	£165,798	£472,361	£483,253	£245,843			£1,074,057	£183,992	£55,466
									Overstated	
Fees	Professional	7%	6%	6%	8%	5.25%		4.5% v 6%		3.50%
	Sales	3%	3%	3%	2.75%		3%	1% + 1.5% + £500 v 1% + 1.5% + £750	3% + £500	
Contingency		3.0%	3.0%	3.0%	2.5%	3%	2.50%	2% v 3%	3%	2%
Finance	Interest	5.5%	5.0%	5.0%	5.0%	6.25%	4%	7.0%	5%	6.3%
Return	Market	17.7% blended	16.0%	16.0%	17.5%	21%	19%	TWC 20%	20%	21%
	Affordable			6.0%	6.0%				20% v 6%	
Land	Paid				£45,000 /ha			£632,000 /ha	£2,350,000	
	EUV				Agricultural			TWC £100,000 /ha	£0	
	BLV	Non NPPF	£370,000 /ha	£185,325 /ha	Plus £300,000 /ha		£172,335 /ha	TWC + £470,000 /ha	Plus £400,000 /ha	
			Agreed	Reduced from £370k due to abnormals	15% IRR for master developer					
	Acquisition	1% + 0.5%				1% + 0.5%			1% + 0.75%	1% + 0.5%

Notes Where figures are agreed these are shown. The TWC figure is shown underlined.

Appendix 6 – Landmark Price Paid Data

2020 – 2022

Non Newbuild and Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	1	£85,000	£2,179	108	£353,581	£2,700
Apley Castle	4	£122,500	£2,233	143	£306,241	£2,769
Arleston	1	£110,000	£1,667	110	£197,966	£2,057
Brookside	10	£69,500	£1,245	117	£165,453	£1,805
Church Aston & Lilleshall	0	£0	£0	78	£343,649	£2,832
College	5	£77,600	£1,881	75	£201,289	£2,016
Dawley & Aqueduct	18	£78,861	£1,509	240	£177,124	£2,182
Donnington	5	£88,600	£1,446	125	£147,509	£1,688
Dothill	0	£0	£0	86	£197,233	£2,317
Edgmond & Ercall Magna	4	£127,250	£1,768	242	£381,772	£2,910
Ercall	17	£130,294	£2,038	145	£284,349	£2,492
Hadley & Leegomery	11	£77,454	£1,545	244	£195,905	£1,998
Haygate	6	£105,667	£1,835	142	£192,521	£2,150
Horsehay & Lightmoor	22	£118,293	£2,094	373	£237,253	£2,257
Ironbridge Gorge	13	£143,944	£2,214	184	£272,331	£2,734
Ketley & Overdale	25	£109,334	£1,777	531	£209,734	£2,272
Madeley & Sutton Hill	17	£66,466	£1,214	228	£182,428	£1,926
Malinslee & Dawley Bank	12	£66,108	£991	119	£153,546	£1,826
Muxton	10	£107,150	£1,874	209	£233,620	£2,423
Newport North & West	21	£106,405	£2,044	226	£256,100	£2,651
Newport South & East	8	£95,250	£1,990	282	£243,280	£2,564
Oakengates & Ketley Bar	26	£111,765	£1,932	352	£184,922	£2,150
Park	2	£177,500	£1,956	78	£230,199	£2,293
Priorslee	6	£103,750	£1,929	314	£282,658	£2,657
Shawbirch	0	£0	£0	82	£235,628	£2,475
St Georges	7	£81,286	£1,546	160	£165,375	£2,121
The Nedge	13	£72,846	£1,123	199	£174,901	£1,912
Woodside	9	£77,439	£1,624	101	£120,387	£1,297
Wrockwardine	6	£119,033	£1,231	153	£308,872	£2,602
Wrockwardine Wood & T	2	£82,975	£1,140	126	£160,206	£1,954
Grand Total	281	£99,698	£1,721	5,572	£227,714	£2,298

Non Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	1	£85,000	£2,179	96	£322,055	£2,652
Apley Castle	4	£122,500	£2,233	103	£291,466	£2,723
Arleston	1	£110,000	£1,667	86	£175,585	£1,803
Brookside	10	£69,500	£1,245	117	£165,453	£1,805
Church Aston & Lilleshall	0	£0	£0	78	£343,649	£2,832
College	5	£77,600	£1,881	72	£198,747	£1,984
Dawley & Aqueduct	18	£78,861	£1,509	240	£177,124	£2,182
Donnington	5	£88,600	£1,446	125	£147,509	£1,688
Dothill	0	£0	£0	86	£197,233	£2,317
Edgmond & Ercall Magna	4	£127,250	£1,768	185	£374,252	£2,944
Ercall	12	£108,333	£1,794	140	£285,340	£2,477
Hadley & Leegomery	11	£77,454	£1,545	244	£195,905	£1,998
Haygate	6	£105,667	£1,835	81	£160,411	£1,970
Horsehay & Lightmoor	18	£113,997	£1,963	316	£238,678	£2,224
Ironbridge Gorge	13	£143,944	£2,214	137	£270,467	£2,724
Ketley & Overdale	25	£109,334	£1,777	354	£197,186	£2,202
Madeley & Sutton Hill	17	£66,466	£1,214	228	£182,428	£1,926
Malinslee & Dawley Bank	12	£66,108	£991	119	£153,546	£1,826
Muxton	10	£107,150	£1,874	207	£231,312	£2,417
Newport North & West	21	£106,405	£2,044	210	£248,837	£2,622
Newport South & East	8	£95,250	£1,990	204	£243,693	£2,542
Oakengates & Ketley Bar	24	£111,329	£1,918	315	£182,290	£2,129
Park	1	£105,000	£2,100	76	£228,756	£2,295
Priorslee	6	£103,750	£1,929	201	£284,062	£2,596
Shawbirch	0	£0	£0	82	£235,628	£2,475
St Georges	7	£81,286	£1,546	160	£165,375	£2,121
The Nedge	13	£72,846	£1,123	199	£174,901	£1,912
Woodside	9	£77,439	£1,624	101	£120,387	£1,297
Wrockwardine	6	£119,033	£1,231	87	£323,547	£2,603
Wrockwardine Wood & T	2	£82,975	£1,140	126	£160,206	£1,954
Grand Total	269	£96,899	£1,686	4,775	£219,765	£2,241

Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	0	£0	£0	12	£605,788	£3,046
Apley Castle	0	£0	£0	40	£344,287	£2,864
Arleston	0	£0	£0	24	£278,162	£2,883
College	0	£0	£0	3	£262,300	£2,695
Edgmond & Ercall Magna	0	£0	£0	57	£406,179	£2,812
Ercall	5	£183,000	£2,575	5	£256,600	£2,871
Haygate	0	£0	£0	61	£235,160	£2,367
Horsehay & Lightmoor	4	£137,625	£2,585	57	£229,354	£2,423
Ironbridge Gorge	0	£0	£0	47	£277,766	£2,757
Ketley & Overdale	0	£0	£0	177	£234,831	£2,396
Muxton	0	£0	£0	2	£472,500	£2,939
Newport North & West	0	£0	£0	16	£351,431	£3,015
Newport South & East	0	£0	£0	78	£242,200	£2,619
Oakengates & Ketley Bar	2	£117,000	£2,108	37	£207,334	£2,314
Park	1	£250,000	£1,812	2	£285,000	£2,229
Priorslee	0	£0	£0	113	£280,160	£2,745
Wrockwardine	0	£0	£0	66	£289,528	£2,601
Grand Total	12	£162,458	£2,437	797	£275,338	£2,597

2020

Non Newbuild and Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	0	£0	£0	33	£362,376	£2,775
Apley Castle	1	£95,000	£1,827	58	£282,780	£2,694
Arleston	0	£0	£0	32	£157,327	£1,594
Brookside	4	£78,375	£1,240	44	£154,159	£1,673
Church Aston & Lilleshall	0	£0	£0	34	£338,485	£2,654
College	1	£81,500	£1,895	24	£202,447	£1,931
Dawley & Aqueduct	7	£78,429	£1,389	76	£168,798	£1,935
Donnington	0	£0	£0	42	£137,429	£1,586
Dothill	0	£0	£0	32	£195,887	£1,992
Edgmond & Ercall Magna	0	£0	£0	113	£356,771	£2,753
Ercall	9	£148,389	£2,200	63	£274,960	£2,426
Hadley & Leegomery	2	£62,500	£1,098	93	£176,824	£1,916
Haygate	2	£132,250	£2,174	52	£179,665	£2,014
Horsehay & Lightmoor	13	£120,423	£2,057	136	£220,281	£2,162
Ironbridge Gorge	3	£127,506	£2,072	85	£252,150	£2,607
Ketley & Overdale	11	£104,759	£1,601	196	£200,511	£2,145
Madeley & Sutton Hill	7	£63,941	£1,140	74	£167,914	£1,762
Malinslee & Dawley Bank	5	£64,760	£969	35	£140,556	£1,608
Muxton	3	£106,167	£1,953	72	£215,112	£2,267
Newport North & West	5	£113,300	£2,384	78	£252,519	£2,511
Newport South & East	4	£81,500	£1,864	100	£220,416	£2,481
Oakengates & Ketley Bar	11	£106,945	£1,864	134	£170,610	£2,099
Park	1	£250,000	£1,812	31	£213,024	£1,963
Priorslee	2	£111,000	£2,093	150	£277,272	£2,599
Shawbirch	0	£0	£0	33	£225,045	£2,491
St Georges	2	£72,500	£1,294	57	£154,365	£1,962
The Nedge	5	£75,700	£1,064	59	£154,491	£1,727
Woodside	3	£67,000	£1,527	36	£120,958	£1,301
Wrockwardine	3	£115,000	£1,467	55	£273,016	£2,511
Wrockwardine Wood & T	1	£66,000	£872	51	£150,131	£1,826
Grand Total	105	£101,244	£1,701	2,078	£218,250	£2,202

Non Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	0	£0	£0	30	£348,117	£2,750
Apley Castle	1	£95,000	£1,827	38	£246,061	£2,578
Arleston	0	£0	£0	32	£157,327	£1,594
Brookside	4	£78,375	£1,240	44	£154,159	£1,673
Church Aston & Lilleshall	0	£0	£0	34	£338,485	£2,654
College	1	£81,500	£1,895	24	£202,447	£1,931
Dawley & Aqueduct	7	£78,429	£1,389	76	£168,798	£1,935
Donnington	0	£0	£0	42	£137,429	£1,586
Dothill	0	£0	£0	32	£195,887	£1,992
Edgmond & Ercall Magna	0	£0	£0	80	£339,499	£2,733
Ercall	4	£105,125	£1,732	59	£277,788	£2,413
Hadley & Leegomery	2	£62,500	£1,098	93	£176,824	£1,916
Haygate	2	£132,250	£2,174	29	£148,893	£1,752
Horsehay & Lightmoor	9	£112,778	£1,755	96	£216,113	£2,051
Ironbridge Gorge	3	£127,506	£2,072	48	£252,509	£2,497
Ketley & Overdale	11	£104,759	£1,601	122	£178,464	£2,035
Madeley & Sutton Hill	7	£63,941	£1,140	74	£167,914	£1,762
Malinslee & Dawley Bank	5	£64,760	£969	35	£140,556	£1,608
Muxton	3	£106,167	£1,953	70	£207,758	£2,245
Newport North & West	5	£113,300	£2,384	72	£241,757	£2,470
Newport South & East	4	£81,500	£1,864	55	£209,707	£2,354
Oakengates & Ketley Bar	9	£104,711	£1,810	113	£168,059	£2,033
Park	0	£0	£0	29	£208,060	£1,941
Priorslee	2	£111,000	£2,093	73	£262,011	£2,378
Shawbirch	0	£0	£0	33	£225,045	£2,491
St Georges	2	£72,500	£1,294	57	£154,365	£1,962
The Nedge	5	£75,700	£1,064	59	£154,491	£1,727
Woodside	3	£67,000	£1,527	36	£120,958	£1,301
Wrockwardine	3	£115,000	£1,467	32	£274,297	£2,499
Wrockwardine Wood & T	1	£66,000	£872	51	£150,131	£1,826
Grand Total	93	£93,346	£1,596	1,668	£205,580	£2,096

Newbuild

New Build	New Build					
Years	2020					
	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	0	£0	£0	3	£504,967	£2,999
Apley Castle	0	£0	£0	20	£352,548	£2,856
Edgmond & Ercall Magna	0	£0	£0	33	£398,640	£2,797
Ercall	5	£183,000	£2,575	4	£233,250	£2,594
Haygate	0	£0	£0	23	£218,465	£2,310
Horsehay & Lightmoor	4	£137,625	£2,585	40	£230,284	£2,394
Ironbridge Gorge	0	£0	£0	37	£251,684	£2,724
Ketley & Overdale	0	£0	£0	74	£236,859	£2,308
Muxton	0	£0	£0	2	£472,500	£2,939
Newport North & West	0	£0	£0	6	£381,666	£2,951
Newport South & East	0	£0	£0	45	£233,505	£2,623
Oakengates & Ketley Bar	2	£117,000	£2,108	21	£184,337	£2,423
Park	1	£250,000	£1,812	2	£285,000	£2,229
Priorslee	0	£0	£0	77	£291,741	£2,759
Wrockwardine	0	£0	£0	23	£271,235	£2,526
Grand Total	12	£162,458	£2,437	410	£269,795	£2,577

2021

Non Newbuild and Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	1	£85,000	£2,179	56	£369,617	£2,580
Apley Castle	0	£0	£0	72	£320,058	£2,789
Arleston	1	£110,000	£1,667	67	£212,273	£2,245
Brookside	3	£53,833	£1,220	49	£172,540	£1,922
Church Aston & Lilleshall	0	£0	£0	29	£363,647	£2,790
College	3	£82,167	£1,703	36	£218,341	£2,100
Dawley & Aqueduct	7	£82,714	£1,643	110	£182,834	£2,242
Donnington	2	£106,000	£1,485	57	£150,771	£1,742
Dothill	0	£0	£0	37	£190,796	£2,458
Edgmond & Ercall Magna	3	£132,333	£1,783	105	£404,342	£2,978
Ercall	7	£117,071	£1,891	66	£280,305	£2,529
Hadley & Leegomery	7	£83,428	£1,656	105	£199,582	£1,968
Haygate	2	£100,500	£1,720	69	£203,913	£2,220
Horsehay & Lightmoor	5	£105,790	£2,202	171	£247,353	£2,263
Ironbridge Gorge	7	£146,250	£2,151	79	£281,244	£2,692
Ketley & Overdale	9	£113,388	£1,876	261	£219,428	£2,325
Madeley & Sutton Hill	9	£67,487	£1,313	106	£182,262	£1,933
Malinslee & Dawley Bank	4	£66,125	£1,017	64	£157,946	£1,942
Muxton	5	£109,600	£1,761	103	£236,309	£2,443
Newport North & West	11	£92,864	£1,725	117	£260,046	£2,708
Newport South & East	4	£109,000	£2,116	141	£244,023	£2,562
Oakengates & Ketley Bar	10	£113,845	£1,884	168	£194,267	£2,162
Park	0	£0	£0	32	£232,484	£2,405
Priorslee	4	£100,125	£1,848	138	£285,490	£2,726
Shawbirch	0	£0	£0	33	£242,970	£2,428
St Georges	3	£85,166	£1,543	73	£164,689	£2,129
The Nedge	5	£70,700	£1,101	103	£186,441	£1,980
Woodside	4	£82,738	£1,631	48	£118,338	£1,297
Wrockwardine	3	£123,067	£876	91	£325,266	£2,620
Wrockwardine Wood & T	1	£99,950	£1,408	56	£160,598	£1,982
Grand Total	120	£98,284	£1,686	2,642	£234,652	£2,329

Non Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	1	£85,000	£2,179	47	£317,957	£2,475
Apley Castle	0	£0	£0	52	£313,916	£2,751
Arleston	1	£110,000	£1,667	43	£175,498	£1,863
Brookside	3	£53,833	£1,220	49	£172,540	£1,922
Church Aston & Lilleshall	0	£0	£0	29	£363,647	£2,790
College	3	£82,167	£1,703	33	£214,345	£2,038
Dawley & Aqueduct	7	£82,714	£1,643	110	£182,834	£2,242
Donnington	2	£106,000	£1,485	57	£150,771	£1,742
Dothill	0	£0	£0	37	£190,796	£2,458
Edgmond & Ercall Magna	3	£132,333	£1,783	81	£400,726	£3,029
Ercall	7	£117,071	£1,891	65	£279,233	£2,505
Hadley & Leegomery	7	£83,428	£1,656	105	£199,582	£1,968
Haygate	2	£100,500	£1,720	32	£157,090	£1,993
Horsehay & Lightmoor	5	£105,790	£2,202	156	£249,189	£2,243
Ironbridge Gorge	7	£146,250	£2,151	69	£267,762	£2,661
Ketley & Overdale	9	£113,388	£1,876	167	£209,738	£2,259
Madeley & Sutton Hill	9	£67,487	£1,313	106	£182,262	£1,933
Malinslee & Dawley Bank	4	£66,125	£1,017	64	£157,946	£1,942
Muxton	5	£109,600	£1,761	103	£236,309	£2,443
Newport North & West	11	£92,864	£1,725	107	£253,201	£2,674
Newport South & East	4	£109,000	£2,116	108	£240,958	£2,544
Oakengates & Ketley Bar	10	£113,845	£1,884	152	£189,715	£2,161
Park	0	£0	£0	32	£232,484	£2,405
Priorslee	4	£100,125	£1,848	103	£296,587	£2,731
Shawbirch	0	£0	£0	33	£242,970	£2,428
St Georges	3	£85,166	£1,543	73	£164,689	£2,129
The Nedge	5	£70,700	£1,101	103	£186,441	£1,980
Woodside	4	£82,738	£1,631	48	£118,338	£1,297
Wrockwardine	3	£123,067	£876	48	£348,515	£2,599
Wrockwardine Wood & T	1	£99,950	£1,408	56	£160,598	£1,982
Grand Total	120	£98,284	£1,686	2,268	£226,620	£2,277

Newbuild

	House			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	9	£9	£9	639,394	£3,061	£3,061
Apley Castle	20	£20	£20	336,025	£2,871	£2,871
Arleston	24	£24	£24	278,162	£2,883	£2,883
College	3	£3	£3	262,300	£2,695	£2,695
Edgmond & Ercall Magna	24	£24	£24	416,546	£2,833	£2,833
Ercall	1	£1	£1	350,000	£3,977	£3,977
Haygate	37	£37	£37	244,408	£2,398	£2,398
Horsehay & Lightmoor	15	£15	£15	228,257	£2,449	£2,449
Ironbridge Gorge	10	£10	£10	374,270	£2,878	£2,878
Ketley & Overdale	94	£94	£94	236,644	£2,427	£2,427
Newport North & West	10	£10	£10	333,290	£3,053	£3,053
Newport South & East	33	£33	£33	254,056	£2,614	£2,614
Oakengates & Ketley Bar	16	£16	£16	237,518	£2,171	£2,171
Priorslee	35	£35	£35	252,832	£2,714	£2,714
Wrockwardine	43	£43	£43	299,312	£2,640	£2,640
Grand Total	374	£374	£374	283,357	£2,611	£2,611

2022

Non Newbuild and Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	0	£0	£0	19	£291,039	£2,922
Apley Castle	3	£131,667	£2,369	13	£334,385	£2,965
Arleston	0	£0	£0	11	£229,045	£2,146
Brookside	3	£73,333	£1,277	24	£171,688	£1,773
Church Aston & Lilleshall	0	£0	£0	15	£316,693	£3,253
College	1	£60,000	£2,400	15	£158,513	£1,945
Dawley & Aqueduct	4	£72,875	£1,519	54	£177,211	£2,372
Donnington	3	£77,000	£1,419	26	£156,640	£1,723
Dothill	0	£0	£0	17	£213,776	£2,503
Edgmond & Ercall Magna	1	£112,000	£1,723	24	£400,740	£3,372
Ercall	1	£60,000	£1,463	16	£338,000	£2,577
Hadley & Leegomery	2	£71,500	£1,381	46	£226,086	£2,236
Haygate	2	£84,250	£1,612	21	£186,926	£2,250
Horsehay & Lightmoor	4	£127,000	£2,086	66	£246,056	£2,430
Ironbridge Gorge	3	£155,000	£2,501	20	£322,898	£3,388
Ketley & Overdale	5	£112,100	£1,938	74	£199,974	£2,434
Madeley & Sutton Hill	1	£74,950	£872	48	£205,172	£2,171
Malinslee & Dawley Bank	3	£68,333	£992	20	£162,200	£1,854
Muxton	2	£102,500	£2,036	34	£264,668	£2,680
Newport North & West	5	£129,300	£2,415	31	£250,216	£2,771
Newport South & East	0	£0	£0	41	£296,488	£2,781
Oakengates & Ketley Bar	5	£118,210	£2,178	50	£191,878	£2,246
Park	1	£105,000	£2,100	15	£260,817	£2,685
Priorslee	0	£0	£0	26	£298,696	£2,633
Shawbirch	0	£0	£0	16	£242,313	£2,545
St Georges	2	£84,250	£1,802	30	£187,965	£2,390
The Nedge	3	£71,667	£1,295	37	£175,324	£2,014
Woodside	2	£82,500	£1,760	17	£124,965	£1,285
Wrockwardine	0	£0	£0	7	£377,476	£3,111
Wrockwardine Wood & T	0	£0	£0	19	£186,092	£2,210
Grand Total	56	£99,830	£1,827	852	£229,283	£2,427

Non Newbuild

	Flat			House		
	Count	£	£/m2	Count	£	£/m2
Admaston & Bratton	0	£0	£0	19	£291,039	£2,922
Apley Castle	3	£131,667	£2,369	13	£334,385	£2,965
Arleston	0	£0	£0	11	£229,045	£2,146
Brookside	3	£73,333	£1,277	24	£171,688	£1,773
Church Aston & Lilleshall	0	£0	£0	15	£316,693	£3,253
College	1	£60,000	£2,400	15	£158,513	£1,945
Dawley & Aqueduct	4	£72,875	£1,519	54	£177,211	£2,372
Donnington	3	£77,000	£1,419	26	£156,640	£1,723
Dothill	0	£0	£0	17	£213,776	£2,503
Edgmond & Ercall Magna	1	£112,000	£1,723	24	£400,740	£3,372
Ercall	1	£60,000	£1,463	16	£338,000	£2,577
Hadley & Leegomery	2	£71,500	£1,381	46	£226,086	£2,236
Haygate	2	£84,250	£1,612	20	£182,425	£2,235
Horsehay & Lightmoor	4	£127,000	£2,086	64	£246,902	£2,418
Ironbridge Gorge	3	£155,000	£2,501	20	£322,898	£3,388
Ketley & Overdale	5	£112,100	£1,938	65	£200,078	£2,378
Madeley & Sutton Hill	1	£74,950	£872	48	£205,172	£2,171
Malinslee & Dawley Bank	3	£68,333	£992	20	£162,200	£1,854
Muxton	2	£102,500	£2,036	34	£264,668	£2,680
Newport North & West	5	£129,300	£2,415	31	£250,216	£2,771
Newport South & East	0	£0	£0	41	£296,488	£2,781
Oakengates & Ketley Bar	5	£118,210	£2,178	50	£191,878	£2,246
Park	1	£105,000	£2,100	15	£260,817	£2,685
Priorslee	0	£0	£0	25	£296,846	£2,624
Shawburch	0	£0	£0	16	£242,313	£2,545
St Georges	2	£84,250	£1,802	30	£187,965	£2,390
The Nedge	3	£71,667	£1,295	37	£175,324	£2,014
Woodside	2	£82,500	£1,760	17	£124,965	£1,285
Wrockwardine	0	£0	£0	7	£377,476	£3,111
Wrockwardine Wood & T	0	£0	£0	19	£186,092	£2,210
Grand Total	56	£99,830	£1,827	839	£229,436	£2,421

Newbuild

	House			House		
	Count	£	£/m2	Count	£	£/m2
Haygate	0			1	£276,950	£2,541
Horsehay & Lightmoor	0			2	£218,998	£2,798
Ketley & Overdale	0			9	£199,222	£2,791
Priorslee	0			1	£344,950	£2,827
Grand Total	0			13	£219,453	£2,776

Appendix 7 – Newbuild Asking Prices. October 2022

Agent/ Developer	Development	Address	Address	Postcode	Name	Beds	Type	GIA	Asking Price	£ per sqm
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Acer	3	S		£279,950	
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Acer	3	S		£285,000	
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Ash	3	D		£319,950	
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Cottonwood	4	D		£410,000	
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Linden	4	D		£429,950	
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Willow	4	S		£299,950	
Lioncourt Homes	The Paddocks	Priorslee	Telford	TF2 9GZ	Willow	4	S		£309,950	
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Maidstone	3	S	75	£267,885	£3,572
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Maidstone	3	S	75	£274,995	£3,667
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Ennerdale	3	D	81	£301,995	£3,728
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Andover	3	D	116	£326,995	£2,819
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Andover	3	D	116	£328,995	£2,836
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Kingsville	4	D	95	£329,995	£3,474
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Kingsley	4	D	110	£362,995	£3,300
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Kingsley	4	D	110	£362,995	£3,300
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Kingsley	4	D	110	£363,995	£3,309
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Kingsley	4	D	110	£364,995	£3,318
Barratt	Rose Meadow	West Centre Way	Telford	TF3 5FG	Alderney	4	D	104	£394,995	£3,798
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Ashburton	4	D	154	£439,995	£2,857
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Roseberry	2	S	60	£260,000	£4,333
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Ellerton	3	s	70	£290,000	£4,143
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Ennerdale	3	D	81	£299,995	£3,704
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Ennerdale	3	D	81	£307,995	£3,802
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Kingsley	4	D	110	£347,995	£3,164
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Alderney	4	D	104	£384,995	£3,702
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Radleigh	4	D	136	£417,995	£3,073
Barratt	Castle Gardens	Wellington Road	Lightmoor Village	TF4 3FQ	Ashburton	4	D	154	£422,995	£2,747
SJ Roberts	Allscott Meads	Sugarbeet Avenue	Allscott	TF6 5FD	Bicton Plus x3	3	T	119	£285,000	£2,395
SJ Roberts	Allscott Meads	Sugarbeet Avenue	Allscott	TF6 5FD	Bicton Plus x3	3	T	100	£258,000	£2,580
SJ Roberts	Allscott Meads	Sugarbeet Avenue	Allscott	TF6 5FD	Allscott	4	S	153		
SJ Roberts	Allscott Meads Phase 2	Sugarbeet Avenue	Allscott	TF6 5FD	Copthorne	3	S	95		
SJ Roberts	Allscott Meads Phase 3	Sugarbeet Avenue	Allscott	TF6 5FD	Claremont x10	3	S	85		
SJ Roberts	Allscott Meads Phase 4	Sugarbeet Avenue	Allscott	TF6 5FD	Longdenx2	3	S	84		
SJ Roberts	Allscott Meads Phase 5	Sugarbeet Avenue	Allscott	TF6 5FD	Croft	2	T	70		
Your Move	Urban Gardens		Wellington	TF1		4	T	116	£195,000	£1,681
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Eaton	3	D	94	£300,000	£3,191
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Tiverton	3	D	89	£284,000	£3,191
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Tivertonx2	3	D	89	£298,500	£3,354
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Eaton x2	3	D	94	£320,000	£3,404
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Parkton	3	D	96	£310,000	£3,229
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Parkton	3	D	96	£323,000	£3,365



Telford & Wrekin Council
Whole Plan Viability Assessment – June 2023

Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Marchmont	2	S	68	£226,000	£3,324
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Harrison	3	S	84	£258,000	£3,071
Miller Homes	Earls Grange	Priorslee	Telford	TF2 9TT	Harrison	3	S	84	£260,000	£3,095
Miller Homes	Roman Croft	Priorslee	Telford	TF2 9WN	Parkton	3	D	96	£320,000	£3,333
Miller Homes	Roman Croft	Priorslee	Telford	TF2 9WN	Overton x2	3	D	76	£245,000	£3,224
Miller Homes	Roman Croft	Priorslee	Telford	TF2 9WN	Cedarwood	4	D	135	£410,000	£3,037
Miller Homes	Roman Croft	Priorslee	Telford	TF2 9WN	Kingwood	4	D	142	£420,000	£2,958
Miller Homes	Roman Croft	Priorslee	Telford	TF2 9WN	Tiverton	3	D	89	£290,000	£3,258
Miller Homes	Roman Croft	Priorslee	Telford	TF2 9WN	Baywood	4	D	131	£420,000	£3,206
Taylor Wimpey	Thornberry Hill	Hunters Rise	Lawley	TF4 2PP	Gosford x3		T	80	£245,000	£3,063
Taylor Wimpey	Thornberry Hill	Hunters Rise	Lawley	TF4 2PP	Alton x2		S	101	£265,000	£2,624
DWH	The Grove	Doseley Park	Telford	TF4 3FH	Exeter x2	4	D		£445,000	
DWH	The Grove	Doseley Park	Telford	TF4 3FH	Archford x2	3	T	75	£270,000	£3,600
DWH	The Grove	Doseley Park	Telford	TF4 3FH	Abbeydale x2	3	D	118	£330,000	£2,797
DWH	The Grove	Doseley Park	Telford	TF4 3FH	Hadley x2	3	D	88	£340,000	£3,864
DWH	The Grove	Doseley Park	Telford	TF4 3FH	Kirkdale x2	4	D	112	£410,000	£3,661
James Madison Homes	Brook View	Stirchley	Telford	TF3 5FG	Hanbury	3	S		£228,950	£3,180
James Madison Homes	Brook View	Stirchley	Telford	TF3 5FG	Aston		D	72		
James Madison Homes	Brook View	Stirchley	Telford	TF3 5FG	Coughton	3	D	94		
James Madison Homes	Brook View	Stirchley	Telford	TF3 5FG	Packwood	4	D	84		
James Madison Homes	Brook View	Stirchley	Telford	TF3 5FG	Wenlock	4	D	115		
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Witham	3	D	140		
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Swindale	3	S	95	£292,950	£3,084
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Tetbury	3	D	83	£259,950	£3,132
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Burwell	3	S	94	£324,950	£3,457
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Roeburn	3	S	75	£237,950	£3,173
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Sherbourne	3	D	87	£269,950	£3,103
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Stretford	4	D	124	£392,950	£3,169
Pickstock Homes	Apley Manor	Apply Woods	Telford	TF1 6DA	Yew	4	D	115	£369,950	£3,217
Bovis	Haygate Fields		Wellington	TF1 2DA	Spruce	5	D	173	£489,995	£2,832
Bovis	The Quarters@Redhill		Redhill	TF2 9PD	Cypress		D	101	£339,995	£3,366
Bovis	The Quarters@Redhill		Redhill	TF2 9PD	Alder	3	D	102	£349,995	£3,431
Bovis	The Quarters@Redhill		Redhill	TF2 9PD	Aspen	4	D	158	£444,995	£2,816
Bovis	The Quarters@Redhill		Redhill	TF2 9PD	Belgrave	4	D	128	£439,995	£3,437
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Whittington	2	T	55		
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Berwick	2	D	96		
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Arundel	3	T	63	£239,950	£3,809
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Bushbury	3	S	70		
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Earlsdale	3	S	86		
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Carisbrooke	3	D	106		
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Grasmere	4	D	125		
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Rydal	4	D	125	£364,950	£2,920
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT		4	D	128		



Telford & Wrekin Council
Whole Plan Viability Assessment – June 2023

Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Melverley	5	D	155	£449,950	£2,903
Shropshire Homes	Crudgington Fields		Telford	TF6 6HT	Windermere	5	D	155	£529,950	£3,419
Jessop	Woodlands		Lightmoor Village	TF4	Cherry	3	S		£255,000	
Nock Deighton	The Ridings		Telford	TF7 5RA		3	T	84	£180,000	£2,143
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Letchworth	3	S	98	£314,495	£3,209
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Ledbury	2	T	64	£240,995	£3,766
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Warwick	3	D	98	£369,995	£3,775
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Shaftsbury	4	D	126	£439,995	£3,492
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Cambridge	4	D	126	£454,995	£3,611
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Canterbury	4	D	130	£479,995	£3,692
Redrow	Abbey Walk	Priorslee	Telford	TF2 9XA	Harrogate	4	D	135	£489,995	£3,630
Avant	Monkswood	Priorslee	Telford	TF2 5AB	Ripley	3	S			
Avant	Monkswood	Priorslee	Telford	TF2 5AB	Leyburn	3	D			
Avant	Monkswood	Priorslee	Telford	TF2 5AB	Cadeby	3	D			
Avant	Monkswood	Priorslee	Telford	TF2 5AB	Cookbury	5	D			
Avant	Monkswood	Priorslee	Telford	TF2 5AB	Horbury	4	D			
Avant	Monkswood	Priorslee	Telford	TF2 5AB	Thoresby	5	D			
Persimmon	Hadley Gate		Telford							
Persimmon	Oak Tree Gardens	Audley Avenue	Newport	TF10 7DP	Hatfield	3	D	84	£304,950	£3,630
Persimmon	Oak Tree Gardens	Audley Avenue	Newport	TF10 7DP	Roseberry	4	D	126	£324,950	£2,579
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Bayley	2	D			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Gainsborough	2	S			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Wentworth	2	S			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Lamberhurst	3	S			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Lambourne	3	S			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Lansdown	3	S			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Milford	3	D			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Newbury	3	D			
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Ramsey	4	D		£319,950	
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Richmond	4	D		£405,000	
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Richmond	4	D		£415,000	
Lovell	Wild Walk	Donnington Wood Way	Telford	TF2 7QD	Walton	4	S			
Charles Church	The Barns	Marlborough Way	Telford	TF3 5HA	Mayfair	4	D	125	£349,950	£2,800
James Du Pavey	Donnerville Gardens	Admaston	Telford	TF5 0DF		5	D		£800,000	
Shropshire Homes	Woodhouse Farm	Priorslee	Telford	TF2 9UR	Bratton	4	D	208	£700,000	£3,365
Shropshire Homes	Woodhouse Farm	Priorslee	Telford	TF2 9UR	Ancaster	4	D	221	£735,000	£3,326
Barbers	Summer House	Tibberton	Newport			4	D	244	£825,000	£3,381



Appendix 8 - CoStar Non-Residential Data

The pages in this appendix are not numbered.

Lease Comps Summary

Lease Comps Report

Deals

77

Asking Rent Per SF

£8.10

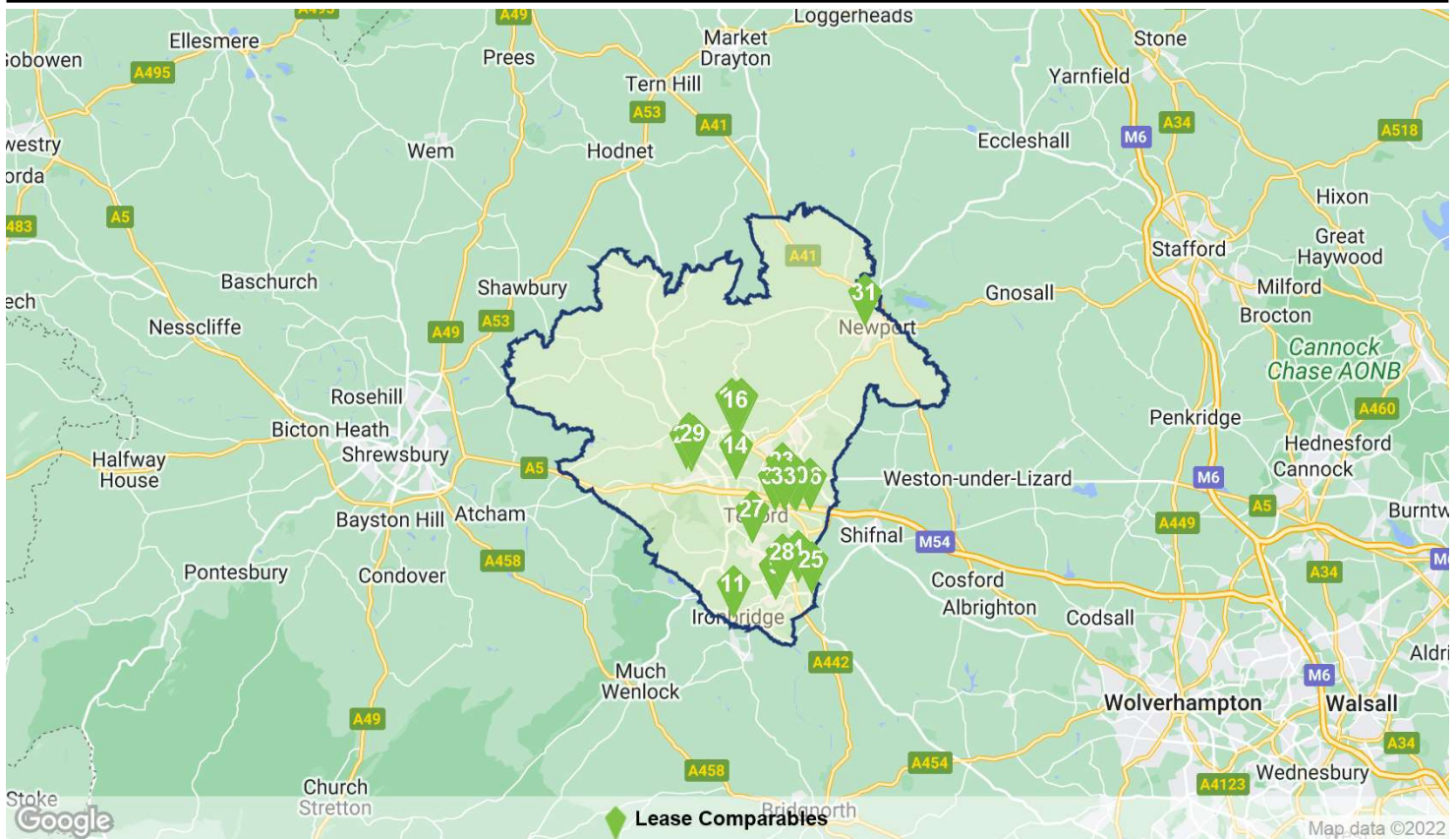
Achieved Rent Per SF

£6.71

Avg. Months On Market

19

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	30	£4.43	£8.10	£10.00	£33.33
Achieved Rent Per SF	18	£4.25	£6.71	£8.60	£20.00
Net Effective Rent Per SF	8	£6.91	£8.66	£9.08	£20.00
Asking Rent Discount	7	-90.5%	-8.6%	0.0%	57.6%
TI Allowance	-	-	-	-	-
Rent Free Months	5	0	1	1	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	65	1	19	12	121
Deal Size	77	172	2,435	1,091	31,961
Lease Deal in Months	47	12.0	37.0	24.0	180.0
Floor Number	77	GRND	1	1	4

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Grosvenor House Hollinswood Rd	★★★★★	1,765	GRND	26/10/2022	New	-	-
2 Jordan House Hall Park Way	★★★★★	2,792	1st	29/09/2022	New	-	-
3 Stafford Park 1 Hollinswood Ct	★★★★★	1,364	1st	28/09/2022	New	-	-
4 Halesfield 19	★★★★★	358	GRND	16/09/2022	New	£13.96/fri	Asking
5 Anstice Sq	★★★★★	1,440	GRND	07/09/2022	New	-	-
6 Sigma House Hadley Park E	★★★★★	1,038	GRND	26/07/2022	New	£9.64	Asking
7 Technology House Hadley Park	★★★★★	7,985	GRND	20/07/2022	New	£8.76	Achieved
8 Pemberton House Stafford Park 1	★★★★★	1,781	1st	18/07/2022	New	-	-
8 Pemberton House Stafford Park 1	★★★★★	2,889	1st	09/06/2022	New	-	-
9 Coalport House Stafford Park 1	★★★★★	671	1st	27/05/2022	New	-	-
1 Grosvenor House Hollinswood Rd	★★★★★	944	2nd	20/04/2022	New	-	-
10 2 Haygate Rd	★★★★★	990	GRND	05/04/2022	New	£9.09	Asking
1 Grosvenor House Hollinswood Rd	★★★★★	2,371	2nd	05/04/2022	New	-	-
11 14-16 High St	★★★★★	1,076	2nd	09/03/2022	New	£6.04	Asking
12 Wright and Jesson House Stafford Park 1	★★★★★	4,067	GRND,1	09/02/2022	New	-	-
13 Hadley Park E	★★★★★	2,578	GRND	31/10/2021	New	£10.00/fri	Effective
14 Waterloo House Waterloo Rd	★★★★★	4,154	GRND,1	13/10/2021	New	£8.44/fri	Effective
15 Maple House Hadley Park	★★★★★	1,720	1st	22/09/2021	New	£8.00	Asking
16 Capital House Hadley Park E	★★★★★	6,736	GRND,1	17/09/2021	New	-	-
17 2 Tank Bank	★★★★★	1,416	GRND,1-2	17/09/2021	New	£10.59	Asking
18 Titan House Euston Way	★★★★★	8,242	GRND	01/09/2021	New	-	-

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Grosvenor House Central Park	★★★★★	740	GRND	18/08/2021	New	-	-
1 Grosvenor House Hollinswood Rd	★★★★★	1,845	4th	05/08/2021	New	-	-
19 45 Tan Bank	★★★★★	2,272	GRND,1	21/07/2021	New	£12.32/fri	Achieved
9 Coalport House Stafford Park 1	★★★★★	443	GRND	14/07/2021	New	£12.92	Asking
20 13A-13B Church St	★★★★★	500	1st	29/06/2021	New	£12.70	Achieved
21 Hawk House 4 Hawksworth Rd	★★★★★	4,106	GRND	14/06/2021	New	£6.00	Asking
22 Kingsland House Stafford Ct	★★★★★	6,751	1st	01/06/2021	New	£6.75	Asking
8 Pemberton House Stafford Park 1	★★★★★	1,781	1st	25/05/2021	New	-	-
23 Preston House & RBR H... 6 Hawksworth Rd	★★★★★	284	GRND	23/04/2021	New	£22.82	Asking
24 Broadway House 2 Haygate Rd	★★★★★	180	1st	14/04/2021	New	£20.00	Effective
25 Technology-House Hale...	★★★★★	2,227	GRND,1	01/04/2021	New	£8.98	Asking
1 Grosvenor House Hollinswood Rd	★★★★★	920	3rd	01/04/2021	New	-	-
1 Grosvenor House Hollinswood Rd	★★★★★	944	2nd	01/04/2021	New	-	-
1 Grosvenor House Hollinswood Rd	★★★★★	920	3rd	01/04/2021	New	-	-
26 Radford House Stafford Park 7	★★★★★	373	1st	24/03/2021	New	£16.09	Asking
27 Matthew Webb House High St	★★★★★	2,334	1st	18/03/2021	New	£6.42	Asking
28 Centurion House 18B Tweedale	★★★★★	827	GRND	01/03/2021	New	£6.05	Asking
29 3-4 Old Bakery Row	★★★★★	449	1st	08/02/2021	New	£9.52	Achieved
30 Syer House Stafford Park 1	★★★★★	1,902	1st	02/02/2021	New	-	-
30 Syer House Stafford Park 1	★★★★★	1,948	GRND	02/02/2021	New	-	-
23 Preston House & RBR H... 6 Hawksworth Rd	★★★★★	339	GRND	18/01/2021	New	£23.01	Asking

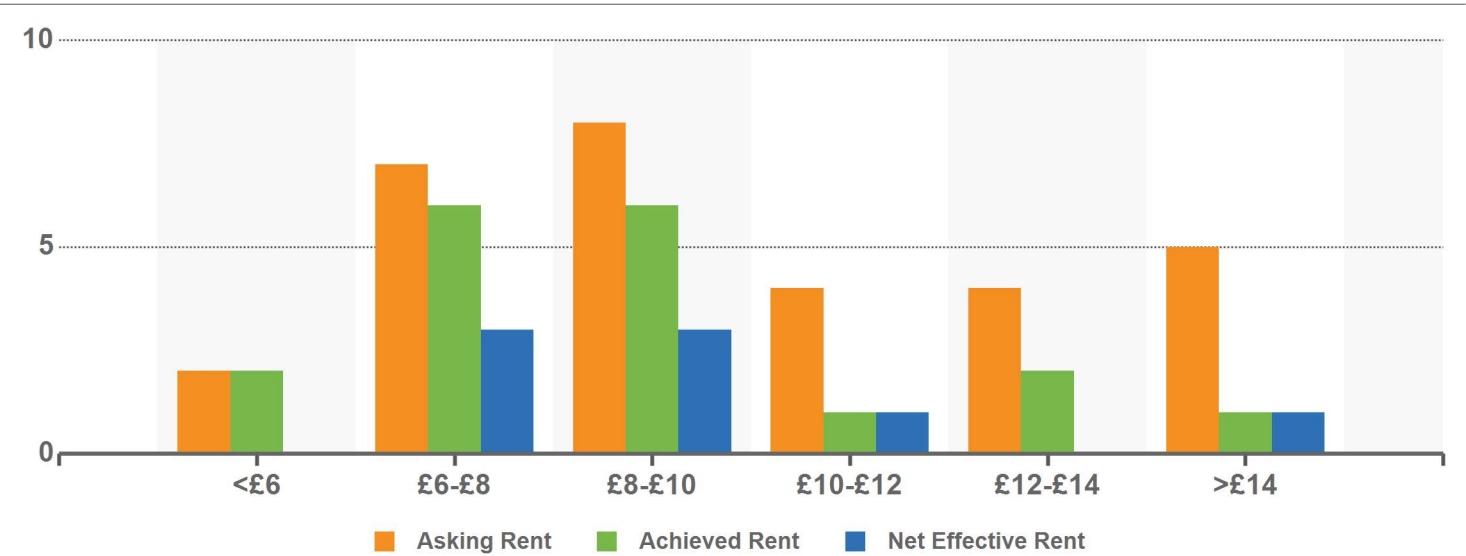
Lease Comps Summary

Lease Comps Report

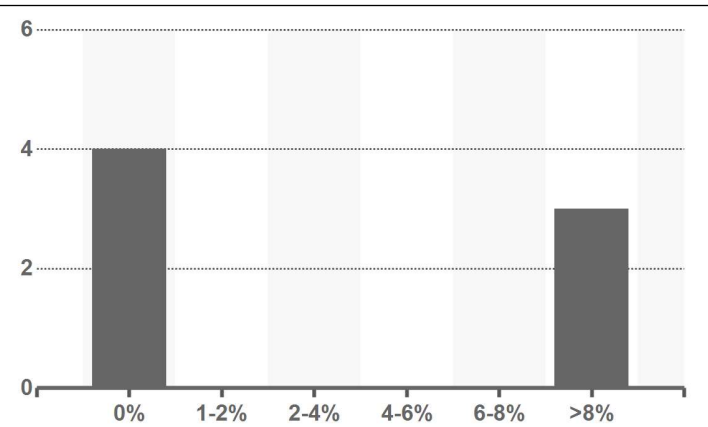
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Preston House & RBR H... 6 Hawksworth Rd	★★★★★	234	GRND	15/01/2021	New	£33.33	Asking
 Kingsland House Stafford Ct	★★★★★	436	1st	11/01/2021	New	£8.94	Asking
 59 High St	★★★★★	910	1st	04/01/2021	New	-	-
 Grosvenor House Hollinswood Rd	★★★★★	921	2nd	01/01/2021	New	-	-
 Grosvenor House Hollinswood Rd	★★★★★	921	3rd	01/01/2021	New	-	-
 Blount House, Hall Court Hall Park Way	★★★★★	1,091	GRND	09/12/2020	New	-	-
 Kendal Court Ironmasters Way	★★★★★	7,014	GRND	01/12/2020	New	-	-
 Kendal Court Ironmasters Way	★★★★★	8,350	1st	01/12/2020	New	-	-

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£8.10	£6.71	£8.66	1.4

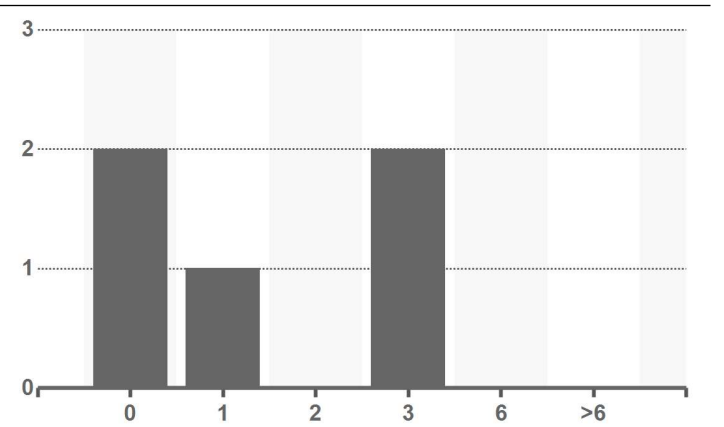
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£900,000	£900,000	£900,000	£900,000	1
Sold Transactions	£54,794	£1,541,509	£589,254	£13,500,000	17
NIA					
For Sale & UC/Pending	5,012 SF	5,012 SF	5,012 SF	5,012 SF	1
Sold Transactions	764 SF	17,673 SF	6,154 SF	131,000 SF	21
Price per SF					
For Sale & UC/Pending	£179.57	£179.57	£179.57	£179.57	1
Sold Transactions	£30.62	£86.78	£78.28	£245.60	17
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.02%	7.51%	8.15%	9.36%	3
Days on Market					
For Sale & UC/Pending	163	163	163	163	1
Sold Transactions	7	294	231	574	9
Sale Price to Asking Price Ratio					
Sold Transactions	88.48%	97.93%	101.96%	103.33%	3
Totals					
For Sale & UC/Pending	Asking Price Total: £900,000		Total For Sale Transactions:		1
Sold Transactions	Total Sales Volume: £26,205,654		Total Sales Transactions:		21
	Total Included in Analysis: £27,105,654		Total Included in Analysis:		22
Survey Criteria					
basic criteria: Type of Property - Office; Sale Date - from 27/10/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes					
geography criteria: Submarket - Telford & Wrekin (Shropshire & Staffordshire)					

Sale Comps Map & List Report

Sale Comparables

22

Avg. NI Yield

7.9%

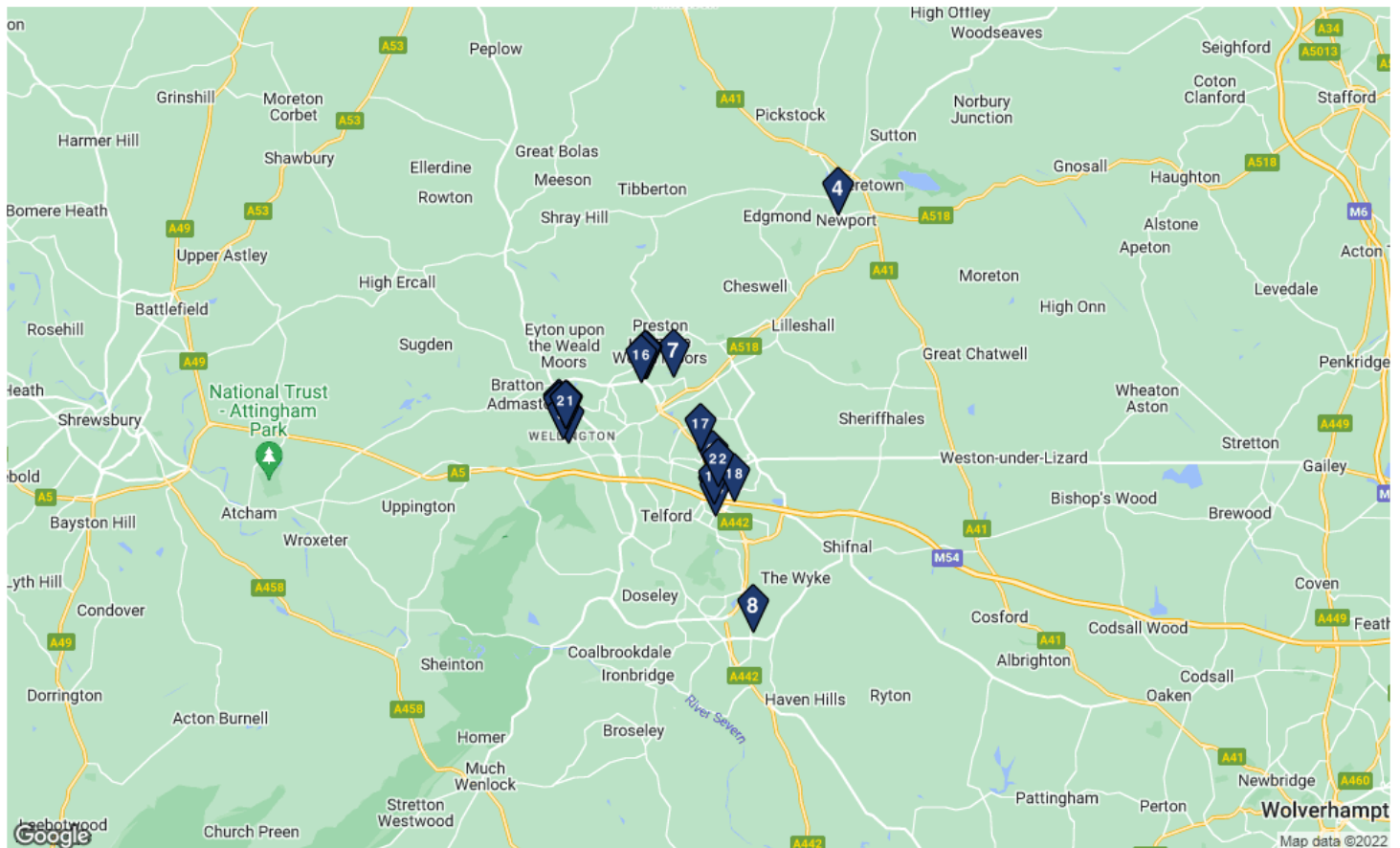
Avg. Price/SF

£107

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£54,794	£1,505,870	£743,455	£13,500,000
Price Per SF	£31	£107	£88	£246
NI Yield	5.0%	7.9%	8.2%	9.5%
Time Since Sale in Months	0.0	22.7	27.0	34.0
Property Attributes	Low	Average	Median	High
Building SF	764 SF	17,097 SF	5,583 SF	131,000 SF
Floors	2	3	2	5
Typical Floor	382 SF	5,494 SF	2,758 SF	26,200 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1895	1972	1989	2010
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.7	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

			Property				Sale			
Property Name - Address			Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
1	3 Pearson Rd Telford, TF2 9TX	📍	Office ★★★★★	2001	2,595 SF	-	26/10/2022	Price Not Dis-closed	-	-
2	Office Unit 24 Church St Telford, TF1 1DG	📍	Office ★★★★★	1896	3,059 SF	-	20/07/2022	£435,000 Unit Sale	£142/SF	-
3	Millennium House New St Newport, TF10 7AX	📍	Office ★★★★★	2000	2,580 SF	-	09/06/2022	Price Not Dis-closed	-	7.3%
4	16 Queen St Telford, TF1 1EH	📍	Office ★★★★★	2010	1,785 SF	-	01/10/2021	£250,000	£140/SF	-
5	45 Tan Bank Telford, TF1 1HW	📍	Medical ★★★★★	1930	2,272 SF	-	24/09/2021	£558,000	£246/SF	5.0%
6	Hortonwood 30 Telford, TF1 7ET	📍	Office ★★★★★	-	12,132 SF	-	04/08/2021	£940,000	£77/SF	-
7	Link House Halesfield 6 Telford, TF7 4LN	📍	Office ★★★★★	1990	11,467 SF	-	01/06/2021	£897,655 Part of Portfolio	£78/SF	9.5%
8	48 Walker St Telford, TF1 1BA	📍	Office ★★★★★	1901	2,107 SF	-	31/10/2020	Price Not Dis-closed	-	-
9	Boyd 1 Lawn Central Telford, TF3 4HH	📍	Office ★★★★★	1960	61,874 SF	-	15/09/2020	Price Not Disclosed Part of Portfolio	-	-
10	Lambda House Hadley Park E Telford, TF1 6QJ	📍	Office Build-ing ★★★★★	2003	10,000 SF	-	06/07/2020	£589,254 Part of Portfolio	£59/SF	-
11	Sigma House Hadley Park E Telford, TF1 6QJ	📍	Office Build-ing ★★★★★	2005	9,526 SF	-	06/07/2020	£530,243 Part of Portfolio	£56/SF	-
12	Quantum House Hadley Park E Telford, TF1 6QJ	📍	Office Build-ing ★★★★★	2004	4,281 SF	-	06/07/2020	£430,503 Part of Portfolio	£101/SF	-

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
13	Matheson House  Grange Central Telford, TF3 4ER	Office     	1969	131,000 SF	-	20/04/2020	£13,500,000	£103/SF	8.2%
14	Kendal Court  Ironmasters Way Telford, TF3 4DT	Office     	1985	42,461 SF	-	09/04/2020	£1,300,000	£31/SF	-
15	Technology House  Hadley Park Telford, TF1 6QJ	Office     	2010	10,017 SF	-	31/03/2020	£1,270,000	£127/SF	-
16	Oakengates Medical...  Limes Walk Telford, TF2 6JJ	Medical     	-	6,154 SF	-	25/03/2020	£1,185,000	£193/SF	-
17	Pemberton House  Stafford Park 1 Telford, TF3 3BD	Office     	1988	19,970 SF	-	10/02/2020	£1,460,000	£73/SF	-
18	Multi-Property Sale  30 Church St Telford, TF1 1DS	Office     	1990	1,796 SF	-	23/01/2020	£130,025 Part of Portfolio	£72/SF	-
19	Multi-Property Sale  26 Church St Telford, TF1 1DS	Office     	1895	764 SF	-	23/01/2020	£75,180 Part of Portfolio	£98/SF	-
20	Multi-Property Sale  28 Church St Telford, TF1 1DS	Office     	1960	765 SF	-	23/01/2020	£54,794 Part of Portfolio	£72/SF	-
21	Partnership House  Hollinswood Rd Telford, TF2 9TZ	Office     	1992	34,520 SF	-	20/12/2019	£2,600,000	£75/SF	9.4%
22	The Limes  2 Vineyard Dr Telford, TF1 1SE	Office     	1950	5,012 SF	-	-	£900,000	£180/SF	-

Lease Comps Report

Avg. Months On Market

10

[illegible]

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	39	£3.07	£4.70	£5.47	£9.00
Achieved Rent Per SF	48	£0.88	£2.83	£6.01	£9.67
Net Effective Rent Per SF	12	£0.88	£2.08	£4.47	£8.00
Asking Rent Discount	12	-85.0%	6.5%	0.0%	31.9%
TI Allowance	-	-	-	-	-
Rent Free Months	2	0	2	2	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	70	1	10	7	49
Deal Size	93	260	19,822	4,064	400,045
Lease Deal in Months	64	12.0	56.0	36.0	240.0
Floor Number	93	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Hadley Castle Works Hadley Park E	★★★★★	237,571	GRND	26/10/2022	New	£5.00/fri	Asking
2 Castle Trading Estate	★★★★★	2,700	GRND,...	04/10/2022	New	£4.62/fri	Asking
3 Trench Lock 3	★★★★★	375	GRND	20/09/2022	New	-	-
4 8-9 Stafford Park 12	★★★★★	73,140	GRND,...	06/09/2022	New	-	-
5 Moseley Motorsport Uk Woodhouse Ln	★★★★★	3,855	GRND,...	05/09/2022	New	-	-
6 Ni Park	★★★★★	3,832	GRND	12/07/2022	New	-	-
7 Stafford Park 17	★★★★★	12,570	GRND	07/07/2022	New	£5.25	Asking
6 Ni Park	★★★★★	2,519	GRND	01/07/2022	New	£6.25/fri	Achieved
8 Halesfield 19	★★★★★	5,176	GRND	13/06/2022	New	£6.80/fri	Asking
9 Access 442 Hadley Park East	★★★★★	2,510	GRND	07/06/2022	New	£7.65/fri	Asking
10 Land South Of A518	★★★★★	1,646	GRND	01/06/2022	New	£6.50/fri	Achieved
11 Land South Of A518	★★★★★	2,841	GRND	01/06/2022	New	£6.20/fri	Achieved
11 Land South Of A518	★★★★★	1,690	GRND	01/06/2022	New	£6.25/fri	Achieved
8 Halesfield 19	★★★★★	2,572	GRND	30/05/2022	New	£6.80/fri	Asking
8 Halesfield 19	★★★★★	2,604	GRND	23/05/2022	New	£6.72	Asking
12 Harcourt Halesfield 15	★★★★★	170,000	GRND	12/05/2022	New	-	-
13 Shawbirch Rd	★★★★★	13,800	GRND	11/05/2022	New	-	-
14 Land South Of A518	★★★★★	710	GRND	01/05/2022	New	£6.75	Achieved
15 Hortonwood 10	★★★★★	3,593	GRND	26/04/2022	New	£5.56	Asking
16 Land South Of A518	★★★★★	1,227	GRND	01/04/2022	New	£6.50	Achieved
17 Waterloo Rd	★★★★★	2,000	GRND	31/03/2022	New	£7.00	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18 Halesfield 5	★★★★★	1,650	GRND	15/03/2022	New	£6.48	Asking
19 Wellington Coach Travel... Springhill	★★★★★	3,592	GRND	24/02/2022	New	£8.35	Asking
14 Land South Of A518	★★★★★	710	GRND	01/01/2022	New	£6.75	Achieved
14 Land South Of A518	★★★★★	710	GRND	01/01/2022	New	£6.75	Achieved
20 Stafford Park 17	★★★★★	2,162	GRND	01/01/2022	New	£6.47/fri	Achieved
21 Pioneer Park	★★★★★	40,000	GRND	21/12/2021	New	£5.75	Achieved
22 Pioneer Park	★★★★★	23,000	GRND	21/12/2021	New	£6.14/fri	Effective
23 Halesfield 19	★★★★★	4,351	GRND	14/12/2021	New	£4.95	Asking
16 Land South Of A518	★★★★★	1,227	GRND	01/12/2021	New	£6.50/fri	Achieved
11 Land South Of A518	★★★★★	2,820	GRND	11/11/2021	New	£6.25/fri	Effective
24 Halesfield 19	★★★★★	9,406	GRND	01/11/2021	New	£6.85	Asking
10 Land South Of A518	★★★★★	1,646	GRND	01/11/2021	New	£6.50/fri	Achieved
6 Ni Park	★★★★★	8,870	GRND	01/11/2021	New	£6.10/fri	Achieved
25 Hadley Trade Park Silkin Way	★★★★★	2,500	GRND	07/10/2021	New	£8.00/fri	Effective
26 Stafford Park 6	★★★★★	12,000	GRND	06/10/2021	New	£1.00	Achieved
26 Stafford Park 6	★★★★★	5,535	GRND	06/10/2021	New	£8.67	Achieved
27 Halesfield 7	★★★★★	9,600	GRND	27/09/2021	New	£3.05	Achieved
28 Waterloo Rd	★★★★★	957	GRND	26/09/2021	Renewal	-	-
29 14 Halesfield	★★★★★	20,661	GRND	20/09/2021	New	£3.91	Effective
27 Halesfield 7	★★★★★	6,903	GRND	06/09/2021	New	£5.00	Achieved
30 Halesfield 11	★★★★★	6,568	GRND,...	01/09/2021	New	£3.81	Asking

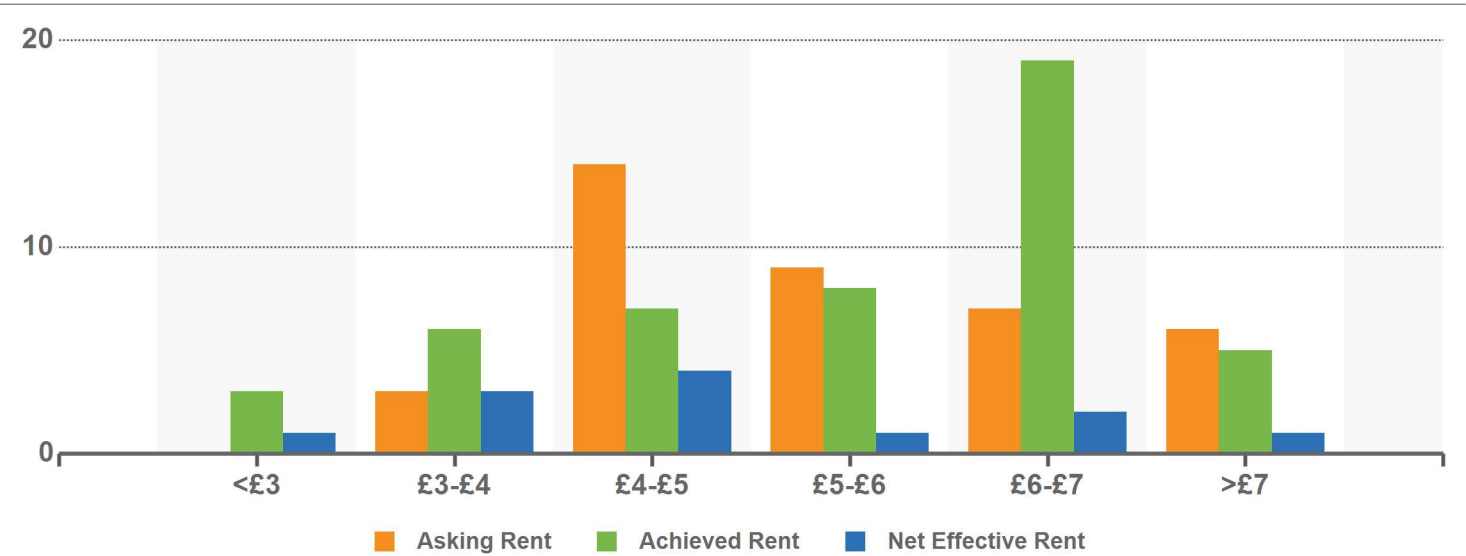
Lease Comps Summary

Lease Comps Report

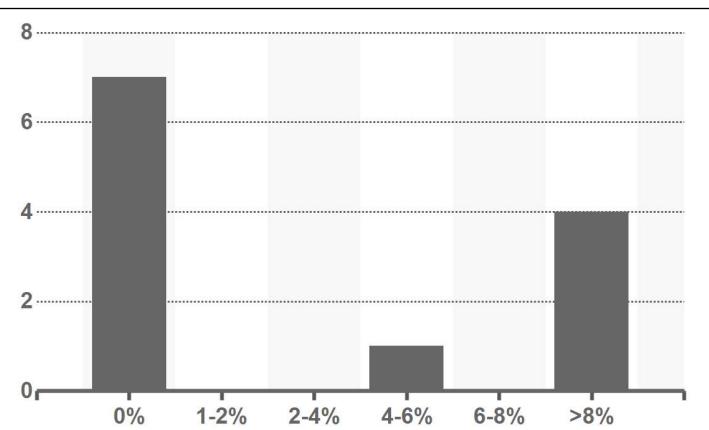
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
31 Halesford 14	★★★★★	20,661	GRND	01/09/2021	New	-	-
32 Halesfield 24	★★★★★	8,138	GRND	20/08/2021	New	-	-
33 Queensway	★★★★★	12,238	GRND	12/08/2021	New	£6.60	Asking
28 Waterloo Rd	★★★★★	1,956	GRND	11/08/2021	Renewal	£6.00	Achieved
27 Halesfield 7	★★★★★	32,831	GRND	10/08/2021	New	£4.50	Asking
34 12 Park Ln	★★★★★	1,766	GRND,1	10/08/2021	New	£4.53	Asking
35 Golden Bear Premises Hortonwood 40	★★★★★	68,143	GRND,1	30/07/2021	New	£4.20	Effective
17 Waterloo Rd	★★★★★	1,945	GRND	27/07/2021	Renewal	£5.74	Achieved

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£4.70	£2.83	£2.08	1.5

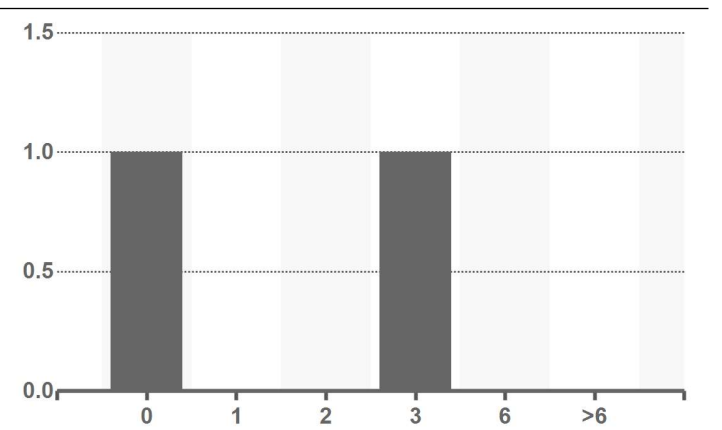
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£185,000	£2,821,250	£550,000	£10,000,000	4
Sold Transactions	£65,000	£2,848,598	£1,385,000	£20,500,000	41
NIA					
For Sale & UC/Pending	1,557 SF	38,387 SF	2,546 SF	227,336 SF	7
Sold Transactions	1,542 SF	61,223 SF	14,000 SF	1,382,728 SF	51
Price per SF					
For Sale & UC/Pending	£18.52	£43.23	£47.02	£118.82	4
Sold Transactions	£14.83	£39.73	£68.06	£125.17	41
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	4.89%	6.11%	6.72%	6.73%	3
Days on Market					
For Sale & UC/Pending	37	782	1,193	1,280	7
Sold Transactions	39	246	121	1,131	25
Sale Price to Asking Price Ratio					
Sold Transactions	93.48%	99.67%	97.15%	113.10%	8
Totals					
For Sale & UC/Pending	Asking Price Total:	£11,285,000	Total For Sale Transactions:		7
Sold Transactions	Total Sales Volume:	£116,792,498	Total Sales Transactions:		51
	Total Included in Analysis:	£128,077,498	Total Included in Analysis:		58
Survey Criteria					
basic criteria: Type of Property - Industrial; Sale Date - from 27/10/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes geography criteria: Submarket - Telford & Wrekin (Shropshire & Staffordshire)					

Sale Comps Map & List Report

Sale Comparables

58

Avg. NI Yield

6.7%

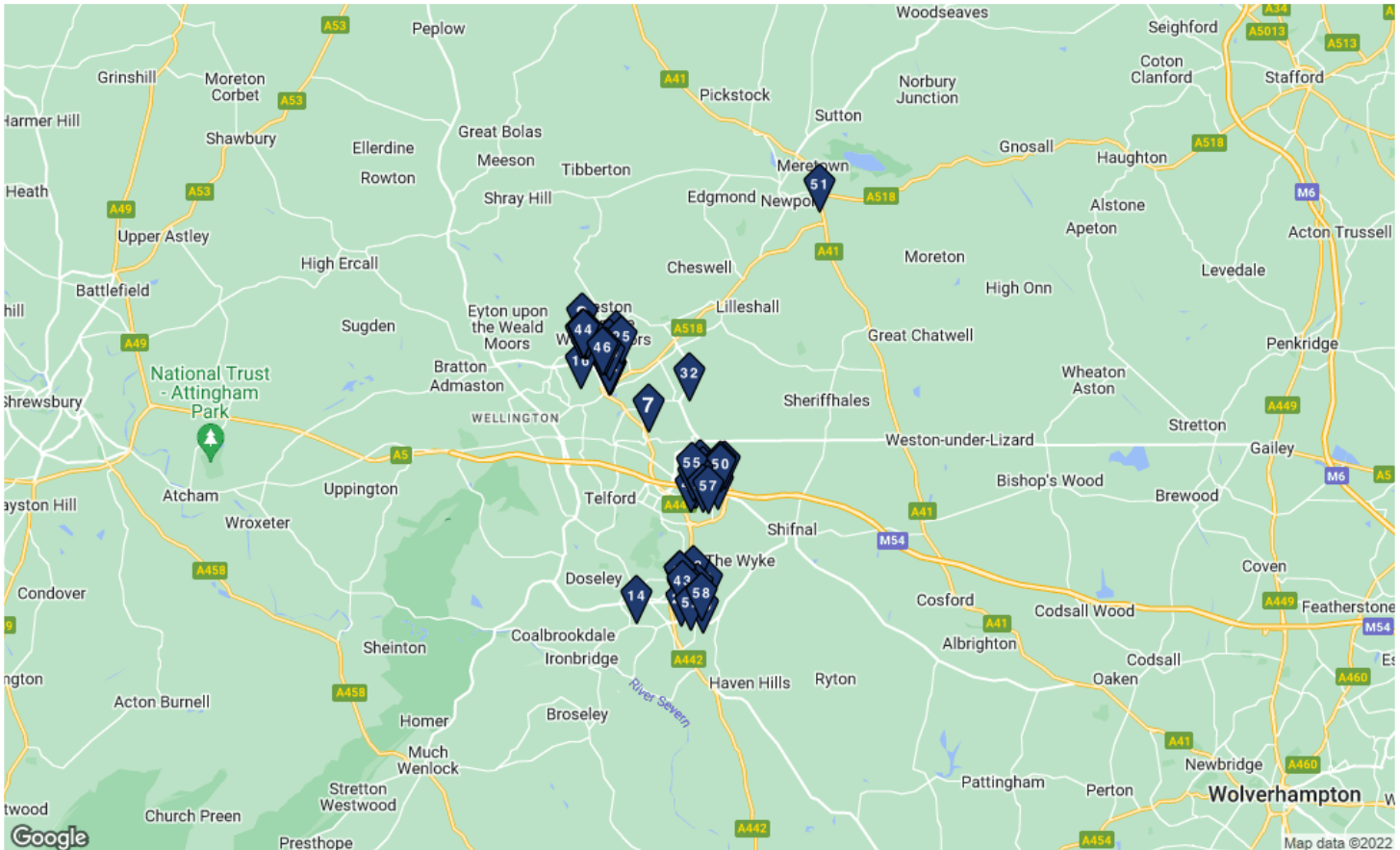
Avg. Price/SF

£73

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£65,000	£2,846,167	£1,225,000	£20,500,000
Price Per Unit	£15	£73	£68	£125
NI Yield	4.9%	6.7%	6.3%	9.5%
Time Since Sale in Months	1.0	19.0	20.0	34.0
Property Attributes	Low	Average	Median	High
Building SF	1,542 SF	58,467 SF	13,933 SF	1,382,728 SF
Ceiling Height	9'	20'1"	22'	36'1"
Docks	0	2	0	40
Vacancy Rate at Sale	-	-	-	-
Year Built	1900	1993	1990	2022
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

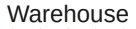
Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
1	Paragon Point 1A-1B Hadley Park Telford, TF6 6DP	Warehouse ★★★★★	2022	39,875 SF	-	31/08/2022	£4,400,000	£110/SF	-
2	Trench Lock 3 Sommerfield Rd Telford, TF1 5ST	Warehouse ★★★★★	1978	16,195 SF	-	07/08/2022	£1,102,176 Part of Portfolio	£68/SF	-
3	Trench Lock 3 Telford, TF1 5ST	Service ★★★★★	1979	6,809 SF	-	07/08/2022	£852,288 Part of Portfolio	£125/SF	-
4	Trench Lock 3 Telford, TF1 5ST	Service ★★★★★	1978	7,553 SF	-	07/08/2022	£812,924 Part of Portfolio	£108/SF	-
5	Trench Lock 3 Telford, TF1 4ST	Service ★★★★★	1982	4,012 SF	-	07/08/2022	£432,612 Part of Portfolio	£108/SF	-
6	Hortonwood 30 Telford, TF1 7ET	Service ★★★★★	2000	5,295 SF	-	22/07/2022	£485,000	£92/SF	-
7	The Maddocks Telford, TF7 5HA	Manufacturing ★★★★★	1970	5,603 SF	-	14/06/2022	Price Not Disclosed	-	-
8	Excel House 7 Stafford Park Telford, TF3 3DN	Warehouse ★★★★★	2009	121,536 SF	-	30/05/2022	Price Not Disclosed Part of Portfolio	-	-
9	Hadley Castle Works Hadley Park E Telford, TF1 6AA	Manufacturing ★★★★★	1900	1,382,728 SF	-	28/04/2022	£20,500,000	£15/SF	-
10	Schneider Ltd Stafford Park 5 Telford, TF3 3BL	Warehouse ★★★★★	1995	219,165 SF	-	01/04/2022	£17,650,000	£81/SF	4.9%
11	Industrial Yard Halesfield 22 Telford, TF7 4QX	Service ★★★★★	1990	7,836 SF	-	18/03/2022	£820,000	£105/SF	-
12	Access 442 Queensway Telford, TF1 6QX	Industrial ★★★★★	2020	2,546 SF	-	15/03/2022	Price Not Disclosed Unit Sale	-	-

Sale Comps Map & List Report

			Property				Sale			
Property Name - Address			Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
13	Pioneer Park Telford, TF7 4PP	3	Light Industrial ★★★★★	2022	14,000 SF	-	01/02/2022	£1,225,000	£88/SF	-
14	Industrial Unit Hortonwood 10 Telford, TF1 7ES	3	Industrial ★★★★★	1982	4,324 SF	-	13/09/2021	£280,000 Unit Sale	£65/SF	-
15	International House Stafford Park 11 Telford, TF3 3AY	3	Distribution ★★★★★	2007	130,161 SF	-	24/08/2021	£7,200,000 Part of Portfolio	£55/SF	7.2%
16	Queensway Business... Queensway Telford, TF1 7LL	3	Warehouse ★★★★★	2009	12,238 SF	-	09/08/2021	£1,060,000	£87/SF	-
17	Multi-Property Sale Halesfield 6 Telford, TF7 4LN	3	Warehouse ★★★★★	1990	122,545 SF	-	01/06/2021	£5,662,345 Part of Portfolio	£46/SF	9.5%
18	Iconsys House Hortonwood 33 Telford, TF1 7EX	3	Industrial ★★★★★	-	13,866 SF	-	01/06/2021	£1,139,000	£82/SF	-
19	Halesfield 13 Telford, TF7 4PL	3	Warehouse ★★★★★	1979	111,458 SF	-	28/05/2021	£1,800,000	£16/SF	-
20	Industrial Unit Stafford Park 17 Telford, TF3 3DN	3	Industrial ★★★★★	1995	3,000 SF	-	11/05/2021	Price Not Disclosed Unit Sale	-	-
21	Industrial Unit Stafford Park 17 Telford, TF3 3DN	3	Industrial ★★★★★	1994	1,542 SF	-	11/05/2021	Price Not Disclosed Unit Sale	-	-
22	Halesfield 10 Telford, TF7 4QP	3	Warehouse ★★★★★	1990	40,863 SF	-	29/04/2021	£2,400,000	£59/SF	-
23	Industrial Unit Halesfield 19 Telford, TF7 4QT	3	Industrial ★★★★★	1980	3,591 SF	-	17/03/2021	Price Not Disclosed Part of Portfolio Unit Sale	-	-
24	Industrial Unit Halesfield 19 Telford, TF7 4QT	3	Industrial ★★★★★	1980	3,591 SF	-	17/03/2021	Price Not Disclosed Part of Portfolio Unit Sale	-	-

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
 Kinaxia T/A Maiden AJ. Deer Park Ct Telford, TF2 7NA		Distribution 	-	34,136 SF	-	17/02/2021	£1,772,663 Part of Portfolio	£52/SF	6.2%
 Halesfield 8 Telford, TF7 4QN		Warehouse 	1980	50,948 SF	-	05/02/2021	£2,000,000	£39/SF	-
 Halesfield 20 Telford, TF7 4QU		Warehouse 	1990	19,773 SF	-	01/02/2021	£1,075,000	£54/SF	-
 Access 442 442 Queensway Telford, TF1 6QJ		Warehouse 	2020	6,124 SF	-	27/01/2021	£625,000	£102/SF	-
 Access 442 Queensway Telford, TF1 6QX		Industrial 	2020	1,548 SF	-	25/01/2021	£165,000 Unit Sale	£107/SF	-
 Access 442 Queensway Telford, TF1 6QX		Industrial 	2020	1,548 SF	-	25/01/2021	£165,000 Unit Sale	£107/SF	-
 Access 442 Queensway Telford, TF1 6QX		Industrial 	2020	2,546 SF	-	04/12/2020	£65,000 Unit Sale	£26/SF	-
 Hortonwood 1 Telford, TF1 7GN		Warehouse 	1980	47,344 SF	-	09/11/2020	£2,325,000	£49/SF	-
 Former EWAB... Stafford Park 16 Telford, TF3 3BS		Warehouse 	1970	20,000 SF	-	09/11/2020	£1,385,000	£69/SF	-
 Access 442 Queensway Telford, TF1 6QX		Industrial 	2020	1,558 SF	-	05/10/2020	£170,000 Unit Sale	£109/SF	-
 Industrial Unit Halesfield 19 Telford, TF7 4QT		Industrial 	1980	3,670 SF	-	06/08/2020	£180,000 Unit Sale	£49/SF	-
 WZ Packaging... Halesfield 18 Telford, TF7 4JS		Warehouse 	1985	80,071 SF	-	29/06/2020	£3,950,000	£49/SF	-

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
	Access 442 Queensway Telford, TF1 6QX	Industrial ★★★★★	2020	1,549 SF	-	17/06/2020	£165,000 Unit Sale	£107/SF	-
	Cherwell Enterprise... Hortonwood 2 Telford, TF1 7GW	Warehouse ★★★★★	1990	53,916 SF	-	01/06/2020	£3,611,129 Part of Portfolio	£67/SF	6.3%
	Cherwell Enterprise... Hortonwood 2 Telford, TF1 7GW	Service ★★★★★	2004	4,029 SF	-	01/06/2020	£488,871 Part of Portfolio	£121/SF	6.3%
	Stafford Park 18 Telford, TF3 3BN	Warehouse ★★★★★	1989	38,158 SF	-	01/04/2020	£3,175,490 Part of Portfolio	£83/SF	6.9%
	Stafford Park 6 Telford, TF3 3AT	Warehouse ★★★★★	2001	100,156 SF	-	01/03/2020	£6,567,583 Part of Portfolio	£66/SF	6.3%
	Stafford Park 6 Telford, TF3 3AB	Warehouse ★★★★★	2001	68,813 SF	-	01/03/2020	£4,652,202 Part of Portfolio	£68/SF	6.3%
	Stafford Park 6 Telford, TF3 3AT	Warehouse ★★★★★	2001	42,069 SF	-	01/03/2020	£3,280,215 Part of Portfolio	£78/SF	6.3%
	Audley Avenue Busi... Audley Av Newport, TF10 7DP	Warehouse ★★★★★	1990	7,244 SF	-	13/02/2020	£750,000	£104/SF	-
	Harcourt Trading Es... Halesfield 13 Telford, TF7 4PL	Warehouse ★★★★★	1973	35,907 SF	-	01/02/2020	Price Not Disclosed Part of Portfolio	-	-
	Industrial Unit Stafford Park 4 Telford, TF3 3BA	Industrial ★★★★★	2008	3,256 SF	-	31/01/2020	Price Not Disclosed Part of Portfolio Unit Sale	-	-
	Industrial Unit Stafford Park 4 Telford, TF3 3BA	Industrial ★★★★★	2008	1,998 SF	-	31/01/2020	Price Not Disclosed Part of Portfolio Unit Sale	-	-
	Building E Stafford Park 1 Telford, TF3 3BD	Warehouse ★★★★★	-	108,930 SF	-	17/01/2020	£6,225,000 Part of Portfolio	£57/SF	7.2%

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
49	Unit E Stafford Park 12 Telford, TF3 3BJ	Warehouse ★★★★★	1990	38,926 SF	-	20/12/2019	£2,244,000	£58/SF	6.7%
50	Unit G Stafford Park 12 Telford, TF3 3BJ	Warehouse ★★★★★	1981	42,824 SF	-	01/12/2019	£2,244,000	£52/SF	6.7%
51	Halesfield 9 Telford, TF7 4NA	Manufacturing ★★★★★	2009	25,013 SF	-	29/11/2019	£1,690,000	£68/SF	-
52	Harcourt Halesfield 15 Telford, TF7 4LE	Manufacturing ★★★★★	1960	227,336 SF	-	-	£10,000,000	£44/SF	-
53	Halesfield Industrial... Halesfield 5 Telford, TF7 4QJ	Warehouse ★★★★★	1970	15,983 SF	-	-	£800,000	£50/SF	-
54	Trench Lock 3 Sommerfield Rd Telford, TF1 5ST	Warehouse ★★★★★	1978	16,195 SF	-	-	£300,000	£19/SF	-
55	Cockshutt Rd Telford, TF2 6EB	Warehouse ★★★★★	1960	1,557 SF	-	-	£185,000	£119/SF	-
56	Access 442 Queensway Telford, TF1 6QX	Industrial ★★★★★	2020	2,546 SF	-	-	Price Not Disclosed Unit Sale	-	-
57	Access 442 Queensway Telford, TF1 6QX	Industrial ★★★★★	2020	2,546 SF	-	-	Price Not Disclosed Unit Sale	-	-
58	Access 442 Queensway Telford, TF1 6QX	Industrial ★★★★★	2020	2,546 SF	-	-	Price Not Disclosed Unit Sale	-	-

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

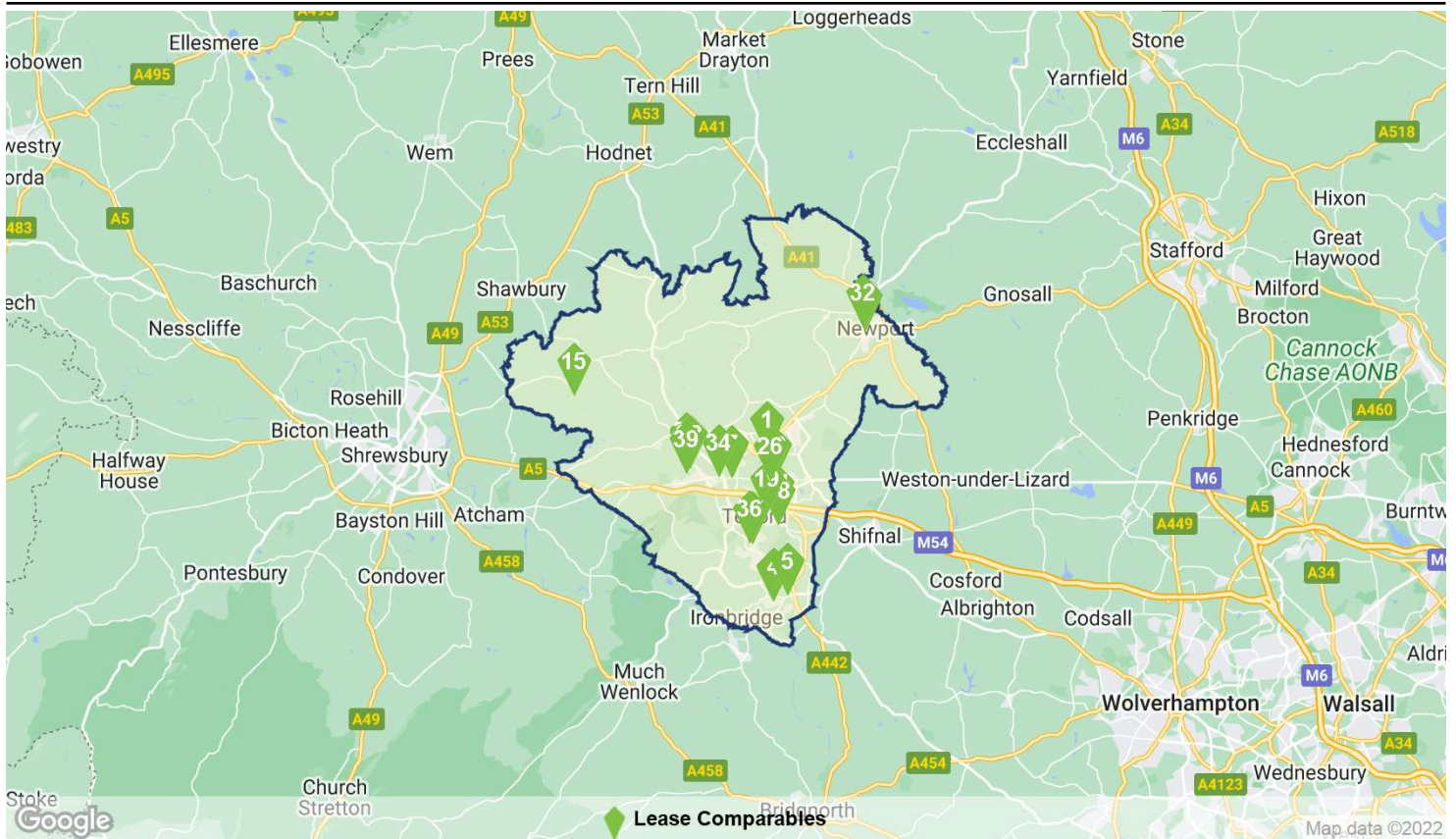
71

£14.57

£14.62

13

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	41	£7.75	£14.57	£15.82	£31.25
Achieved Rent Per SF	27	£4.55	£14.62	£13.35	£71.29
Net Effective Rent Per SF	14	£5.70	£14.22	£13.95	£25.69
Asking Rent Discount	9	0.0%	22.7%	13.3%	43.1%
TI Allowance	-	-	-	-	-
Rent Free Months	5	0	2	2	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	50	1	13	8	66
Deal Size	71	208	3,955	1,000	81,500
Lease Deal in Months	45	12.0	69.0	60.0	240.0
Floor Number	71	BSMT	GRND	GRND	2

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Teagues Cres	★★★★★	1,080	GRND	27/10/2022	New	£10.19/fri	Asking
2 Madeley Centre	★★★★★	1,656	GRND,1	25/10/2022	New	£13.06	Asking
3 33 New St	★★★★★	348	GRND	04/10/2022	New	£29.31/fri	Asking
4 Anstice Sq	★★★★★	1,440	GRND	07/09/2022	New	-	-
5 13 Halesfield Rd	★★★★★	278	GRND	30/08/2022	Renewal	£19.42	Achieved
6 3 Market Sq	★★★★★	576	GRND	16/08/2022	New	£20.83	Asking
7 19 Station Rd	★★★★★	693	GRND	10/08/2022	New	£14.69	Effective
8 1 Tan Bank	★★★★★	412	GRND	26/07/2022	New	£18.81	Asking
9 21-25 New St	★★★★★	5,786	GRND,1	10/07/2022	New	£5.70/fri	Effective
10 1 Bell St	★★★★★	533	GRND	01/06/2022	New	£15.12/fri	Asking
11 Baddeleys Court 6-16 High St	★★★★★	6,008	GRND	27/05/2022	New	-	-
12 50-52 High St	★★★★★	4,888	BSMT,G...	05/05/2022	New	£10.43/fri	Achieved
13 34 Market St	★★★★★	924	GRND	01/03/2022	New	£13.26	Asking
14 Telford Shopping Centre Southwater	★★★★★	1,000	GRND	01/03/2022	New	-	-
14 Telford Shopping Centre Southwater	★★★★★	81,500	GRND,1	01/03/2022	New	-	-
15 Rodenhurst Ln	★★★★★	4,414	GRND,1	25/02/2022	New	£8.84/fri	Achieved
16 55 New St	★★★★★	2,464	GRND	09/02/2022	New	£12.18	Asking
14 Telford Shopping Centre Southwater	★★★★★	1,800	GRND	01/02/2022	New	£44.44/fri	Achieved
17 Prime Restaurant/Bar Main St	★★★★★	3,346	GRND	12/01/2022	New	£14.94	Achieved
18 Travelodge Telford Southwater Way	★★★★★	4,960	GRND	12/01/2022	New	£10.08/fri	Effective
19 Colliers Way	★★★★★	40,724	GRND	04/01/2022	New	-	-

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
14 Telford Shopping Centre Southwater	★★★★★	13,500	GRND	02/01/2022	New	£7.22/fri	Effective
14 Telford Shopping Centre Southwater	★★★★★	400	GRND	01/01/2022	New	£17.50/fri	Achieved
20 3 Market Approach	★★★★★	466	GRND	03/12/2021	New	£17.17/fri	Asking
21 Former Townhouse The Parade	★★★★★	7,770	GRND,1	01/12/2021	New	-	-
20 3 Market Approach	★★★★★	1,143	GRND	17/11/2021	New	£10.50	Achieved
22 28A Market St	★★★★★	502	GRND	01/11/2021	New	£17.45	Asking
23 13 New St	★★★★★	942	GRND	18/10/2021	New	£16.98/fri	Asking
24 Wrekin House 5 Market St	★★★★★	622	GRND	17/10/2021	New	£16.08/fri	Effective
25 2B Crown St	★★★★★	294	GRND	30/09/2021	New	£22.11	Asking
26 Bridge St	★★★★★	1,700	GRND	27/09/2021	-	-	-
25 4 Crown St	★★★★★	663	GRND	27/09/2021	New	£16.59	Asking
14 Telford Shopping Centre Southwater	★★★★★	15,548	GRND	01/09/2021	New	£7.24/fri	Achieved
27 2-4 New St	★★★★★	478	GRND	17/08/2021	New	£24.06	Asking
2 Madeley Centre	★★★★★	615	GRND	27/07/2021	New	£25.69	Effective
25 2 Crown St	★★★★★	445	GRND	16/06/2021	New	£16.81/fri	Effective
28 8 New St	★★★★★	875	GRND	10/06/2021	New	£10.86	Asking
29 2A Bell St	★★★★★	281	GRND	08/06/2021	New	£20.46	Asking
30 6 Crown St	★★★★★	357	GRND	08/06/2021	New	£18.91	Asking
6 2-3 Market Sq	★★★★★	893	GRND	25/05/2021	New	£13.39/fri	Asking
31 Hope House 3 Crown St	★★★★★	1,400	GRND,1	02/05/2021	New	£10.00	Effective
32 9 St Marys St	★★★★★	372	GRND	14/04/2021	New	-	-

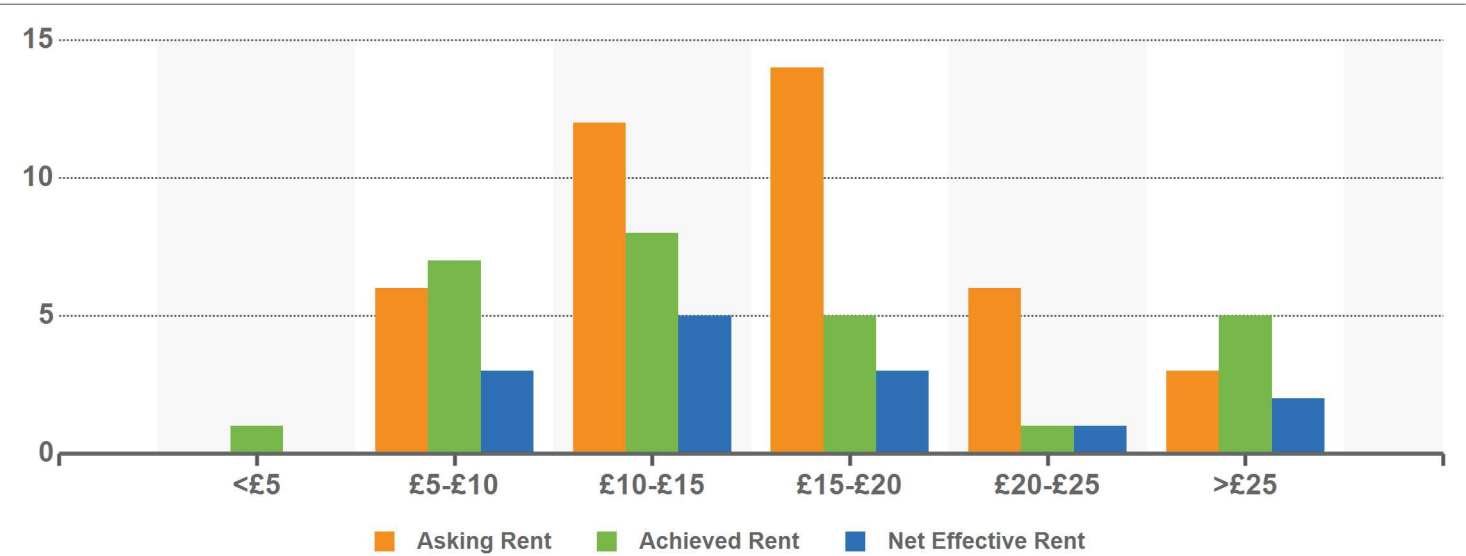
Lease Comps Summary

Lease Comps Report

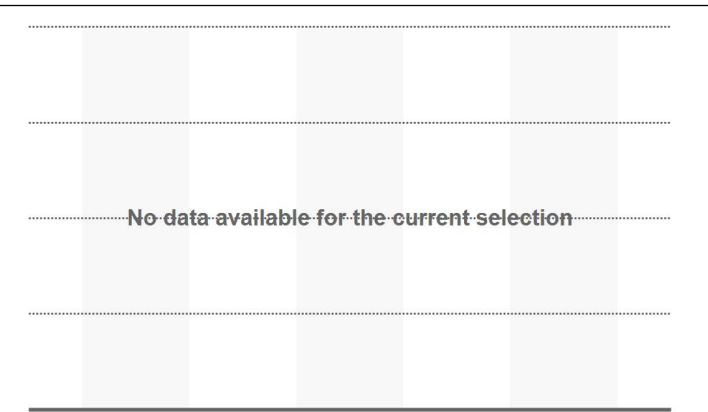
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 Former Townhouse The Parade	★★★★★	645	GRND	12/04/2021	New	£7.75	Asking
33 2 Queen St	★★★★★	772	GRND	01/04/2021	New	£9.72	Asking
34 Car Garage Bennetts Bank	★★★★★	1,574	GRND	18/02/2021	New	£16.52	Asking
35 56 High St	★★★★★	339	GRND	15/02/2021	New	£16.28	Asking
36 22 High St	★★★★★	208	GRND	10/01/2021	New	£31.25	Asking
37 3 Bell St	★★★★★	550	GRND	02/12/2020	New	£11.82	Achieved
38 26 New St	★★★★★	3,848	GRND,1-2	30/11/2020	New	£4.55/fri	Achieved
39 Wrekin Inn 26 Wrekin	★★★★★	3,740	GRND,1	24/11/2020	New	-	-

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£14.57	£14.62	£14.22	2.2

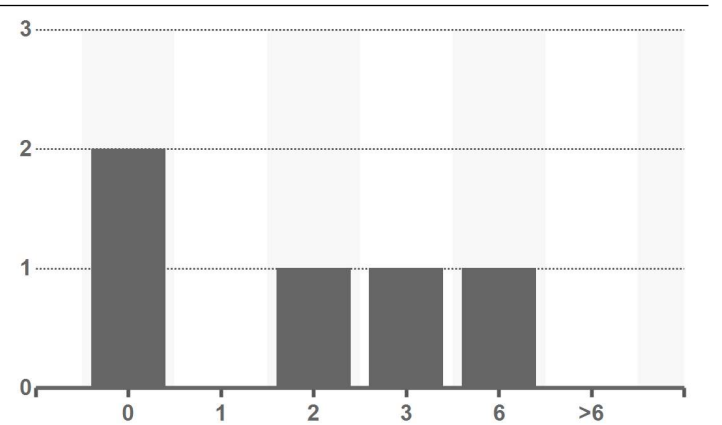
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£80,000	£360,000	£425,000	£575,000	3
Sold Transactions	£62,500	£5,398,972	£280,000	£57,374,872	26
Centre Size					
For Sale & UC/Pending	432 SF	2,628 SF	2,814 SF	4,639 SF	3
Sold Transactions	278 SF	13,096 SF	3,383 SF	159,677 SF	37
Price per SF					
For Sale & UC/Pending	£91.61	£136.97	£185.19	£204.34	3
Sold Transactions	£16.73	£300.27	£118.01	£648.05	26
Net Initial Yield					
For Sale & UC/Pending	9.18%	9.18%	9.18%	9.18%	1
Sold Transactions	4.87%	6.33%	5.79%	8.30%	5
Days on Market					
For Sale & UC/Pending	132	240	160	429	3
Sold Transactions	7	382	163	2,838	31
Sale Price to Asking Price Ratio					
Sold Transactions	83.69%	102.80%	100.00%	153.00%	12
Totals					
For Sale & UC/Pending	Asking Price Total: £1,080,000		Total For Sale Transactions:		3
Sold Transactions	Total Sales Volume: £140,373,285		Total Sales Transactions:		37
	Total Included in Analysis: £141,453,285		Total Included in Analysis:		40
Survey Criteria					
basic criteria: Type of Property - Retail; Sale Date - from 27/10/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes					
geography criteria: Submarket - Telford & Wrekin (Shropshire & Staffordshire)					

Sale Comps Map & List Report

Sale Comparables

40

Avg. NI Yield

7.7%

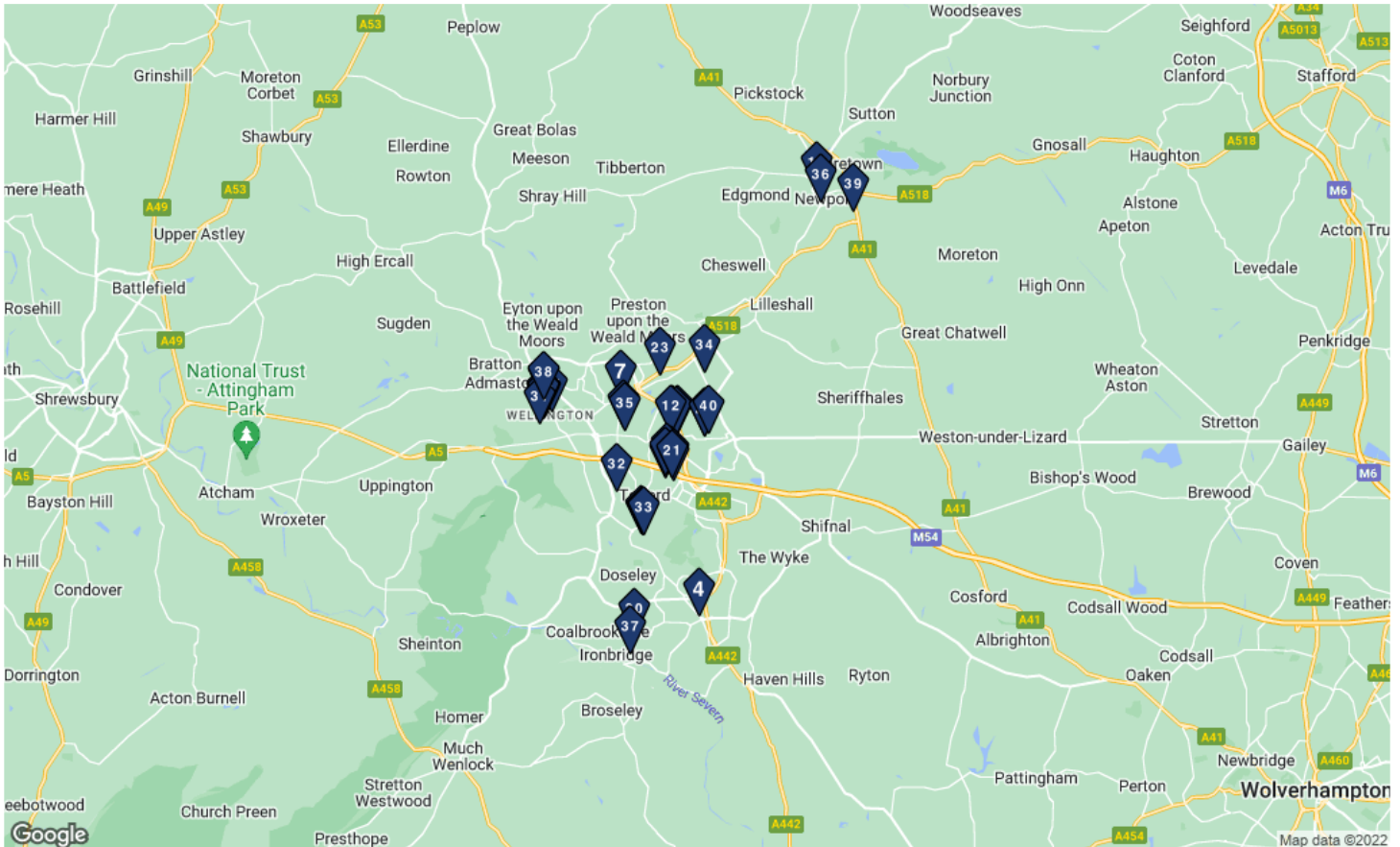
Avg. Price/SF

£161

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



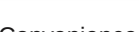
SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	£62,500	£4,877,699	£280,000	£57,374,872
Price Per SF	£17	£161	£125	£648
NI Yield	4.9%	7.7%	8.6%	9.2%
Time Since Sale in Months	1.0	18.5	18.0	32.0
Property Attributes	Low	Average	Median	High
Building SF	278 SF	12,311 SF	3,372 SF	159,677 SF
Floors	1	2	2	4
Typical Floor	139 SF	11,054 SF	1,785 SF	159,677 SF
Vacancy Rate at Sale	-	-	-	-
Year Built	1750	1951	1971	2012
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.7	★ ★ ★ ★ ★ 3.0	★ ★ ★ ★ ★

Sale Comps Map & List Report

			Property				Sale			
Property Name - Address			Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
1	13 Halesfield Rd Telford, TF7 4EF		Storefront ★★★★★	1960	278 SF	-	20/09/2022	£62,500	£225/SF	-
2	56-57 Market St Telford, TF2 6EA		Storefront ★★★★★	1903	1,939 SF	-	30/07/2022	Price Not Disclosed	-	-
3	36 High St Telford, TF4 2EX		Retail ★★★★★	1965	1,760 SF	-	19/04/2022	Price Not Disclosed	-	-
4	Castle St Telford, TF6 6RA		Car Show-room ★★★★★	1980	25,781 SF	-	29/03/2022	£4,158,103	£161/SF	-
5	Co-Operative Stafford St Telford, TF2 9JQ		Convenience Store ★★★★★	1980	3,360 SF	-	21/03/2022	£1,068,000	£318/SF	4.9%
6	Millennium Village 53-55 Ketley Park Rd Telford, TF1 5BF		Storefront Retail/Residential ★★★★★	2010	1,409 SF	-	14/12/2021	Price Not Disclosed	-	-
7	Bridge St Telford, TF2 6AH		Storefront ★★★★★	1980	1,700 SF	-	27/09/2021	£280,000	£165/SF	-
8	10 Oxford St Telford, TF2 6AA		Storefront Retail/Office ★★★★★	1922	9,518 SF	-	24/09/2021	£1,187,500	£125/SF	-
9	Closed Coalport Tav... Bridge St Telford, TF2 6AH		Pub ★★★★★	1990	5,280 SF	-	22/09/2021	£199,000	£38/SF	-
10	White Lion Pub 9-11 Crown St Telford, TF1 1LP		Bank ★★★★★	1970	4,129 SF	-	22/09/2021	£180,000	£44/SF	-
11	34 St Mary St Newport, TF10 7AB		Restaurant ★★★★★	1931	1,887 SF	-	03/05/2021	Price Not Disclosed	-	-
12	Telford Forge Retail... Colliers Way Telford, TF3 4AG		Retail ★★★★★	1997	159,677 SF	-	21/04/2021	£57,374,872 Part of Portfolio	£359/SF	8.6%

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
 Sainsburys  Colliers Way Telford, TF3 4PB		Supermarket 	1998	65,500 SF	-	21/04/2021	£42,447,374 Part of Portfolio	£648/SF	8.6%
 Telford Forge Retail...  Colliers Way Telford, TF3 4AG		Retail 	1998	64,600 SF	-	21/04/2021	£11,065,335 Part of Portfolio	£171/SF	8.6%
 Nuffield Health  Colliers Way Telford, TF3 4AG		Gym 	1998	26,419 SF	-	21/04/2021	£2,939,349 Part of Portfolio	£111/SF	8.6%
 Carphone Warehouse  Colliers Way Telford, TF3 4PB		Freestanding 	1998	2,078 SF	-	21/04/2021	£354,540 Part of Portfolio	£171/SF	8.6%
 Frankie & Benny's  1 Colliers Way Telford, TF3 4AG		Restaurant 	1996	4,337 SF	-	21/04/2021	£328,203 Part of Portfolio	£76/SF	8.6%
 McDonald's  Colliers Way Telford, TF3 4AG		Fast Food 	2009	3,383 SF	-	21/04/2021	£256,009 Part of Portfolio	£76/SF	8.6%
 50A High St  Telford, TF4 2EX		Storefront Retail/Office 	1900	659 SF	-	11/04/2021	£85,000	£129/SF	7.0%
 90 Trench Rd  Telford, TF2 6PL		Storefront Retail/Residential 	1970	963 SF	-	01/04/2021	Price Not Disclosed	-	-
 69 King Street  Telford, TF1 1NS		Storefront Retail/Residential 	1980	599 SF	-	24/03/2021	Price Not Disclosed	-	-
 15A Market Sq  Telford, TF1 1BU		Storefront 	1960	1,376 SF	-	23/03/2021	£153,000	£111/SF	7.7%
 26 New St  Wellington, TF1 1NE		Retail 	1890	3,848 SF	-	03/02/2021	£206,000	£54/SF	8.3%
 Co-Operative  Stafford St Telford, TF2 9JQ		Convenience Store 	1980	3,360 SF	-	01/12/2020	£900,000	£268/SF	5.8%

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
25	Retail Unit 2-4 Crown St Telford, TF1 1LP	Retail ★★★★★	1900	663 SF	-	30/11/2020	Price Not Disclosed Part of Portfolio Unit Sale	-	-
26	Retail Unit 2-4 Crown St Telford, TF1 1LP	Retail ★★★★★	1900	819 SF	-	30/11/2020	Price Not Disclosed Part of Portfolio Unit Sale	-	-
27	The Beacon Ironbridge Rd Telford, TF7 5HX	Pub ★★★★★	1750	4,671 SF	-	27/11/2020	£280,000	£60/SF	-
28	Wrekin Inn 26 Wrekin Rd Telford, TF1 1RH	Pub ★★★★★	1971	3,740 SF	-	24/11/2020	Price Not Dis- closed	-	-
29	Morrisons Gresham Dr Telford, TF3 5ES	Supermarket ★★★★★	2012	42,434 SF	-	07/08/2020	£14,250,000	£336/SF	5.0%
30	56 High St Telford, TF4 2EX	Storefront ★★★★★	1910	1,028 SF	-	06/08/2020	Price Not Dis- closed	-	-
31	Four Ways Queens Rd Telford, TF2 8BZ	Storefront Retail/Resi- dential ★★★★★	1870	2,812 SF	-	28/07/2020	£151,500	£54/SF	-
32	Holyhead Rd Telford, TF1 5DJ	Pub ★★★★★	1991	3,850 SF	-	08/07/2020	£272,000	£71/SF	-
33	Railway Tavern 2 Upper Bar Newport, TF10 7EJ	Pub ★★★★★	1981	4,930 SF	-	01/07/2020	£215,000	£44/SF	-
34	Waterloo St Telford, TF8 7HG	Restaurant ★★★★★	1900	3,500 SF	-	01/06/2020	£205,000	£59/SF	-
35	Lion 3 Whitechurch Rd Telford, TF1 3AG	Restaurant ★★★★★	1935	15,246 SF	-	14/05/2020	£255,000	£17/SF	-
36	Audley Av Newport, TF10 7BP	Fast Food ★★★★★	-	4,766 SF	-	25/02/2020	£1,500,000	£315/SF	-

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address		Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/SF	NI Yield
	Cottage Springs Inn  39 Church St Telford, TF2 9JY	Pub 	1971	2,259 SF	-	01/02/2020	Price Not Disclosed	-	-
	3 Bridge St  Telford, TF2 6AH	Storefront 	1978	2,814 SF	-	-	£575,000	£204/SF	-
	37 Park St  Telford, TF1 3AE	Storefront 	1870	4,639 SF	-	-	£425,000	£92/SF	9.2%
	4 Tan Bank  Telford, TF1 1HJ	Storefront 	1900	432 SF	-	-	£80,000	£185/SF	-

Appendix 9 – Land Registry Development Land Data

Planning Ref	Site	Date approved	Brief Description	ha	All Units	Aff	Aff %	£106	£/unit	LR Title	Date Sold	Price Paid	Notes	£/ha	£/unit
TWC/2018/0596	Site of Caravan & Camping Centre Hadley	03/04/2019	26 dwellings, pumping station, landscape, access and associated works following demolition of existing structures	0.56	26	2.6	10%	£63,500	£2,442	SL28778	31-Dec-19	£600,000		£1,071,429	£23,077
TWC/2018/1019	Land South of Newcomen Way Woodside	05/06/2019	Outline for up to 55 dwellings with access all other matters reserved	4.22	55	13.75	25%	£299,668	£5,449	SL115210	19-Feb-21	£1,470,000 plus VAT		£348,341	£26,727
TWC/2019/0228	Land adj to The Shires Shifnal Rd Priorslee	05/06/2019	Care home	0.54	71		0%	£10,000	£141			No PPD			
TWC/2019/0252	Land East & South of Shifnal Rd	03/07/2019	15 dwellings and garages with associated access	0.93	15	5.25	35%	£122,455	£8,164	SL256666	23-Nov-18	£1,100,000		£1,182,796	£73,333
TWC/2019/0104	Land between Hartfield House/41 Pool Hill Rd Horsehay	31/07/2019	Outline application for the erection of up to 36no. dwellings and access with all other matters reserved ***AMENDED DESCRIPTION***	2.86	36	9	25%	£196,248	£5,451	SL99394 SL106178	26-Apr-21	£1,063,540 inclusive of VAT/ £296,460 inclusive of VAT.		£475,524	£37,778
TWC/2019/0487	Land West of Lawford Close off Majestic Way	23/10/2019	Outline application for residential development of up to 39 dwellings and access from Majestic Way with all other matters reserved ***AMENDED PLANS AND INFORMATION RECEIVED***	2.55	39	9.75	25%	£206,711	£5,300			No PPD	Not registered on Land Registry		
TWC/2018/0701	Site of former Charlton School	18/12/2019	Outline planning application for up to 200 no. dwellings, retention of the existing sports hall building for community uses (Use Class D2) with associated access, car park, public open space, landscaping, attenuation areas and associated infrastructure (amended description).	7.04	200		0%	£489,100	£2,446	SL225560	21-Dec-18	over £1,000,001		£142,046	£5,000
TWC/2019/0753	Land between Arleston Lane & Dawley Rd	15/01/2020	Erection of an Extra Care Facility containing 70no. self contained flats (Use Class C2) and associated communal/public facilities and erection of 103no. residential dwellings (Use Class C3) with associated access, landscaping and ancillary works ***AMENDED DRAINAGE INFORMATION - STRATEGY AND ADDENDUM RECEIVED***	7.20	173		0%	£512,720	£2,964	SL84940	23-Aug-19	£1,500,000 inclusive of VAT		£208,333	£8,671
TWC/2019/0724	Site J (East & South of Westminster Way) Gatcombe Way	11/03/2020	Erection of 94 dwellinghouses, with associated garages, parking, landscaping and infrastructure ***AMENDED PLANS AND INFORMATION RECEIVED *****AMENDED LAYOUT RECEIVED**	3.00	94	23.5	25%	£521,218	£5,545	SL270621	01-Apr-21	£3,366,376 inclusive of VAT		£1,122,125	£35,813

TWC/2019/0503	Land south/west of Donnerville Drive	11/03/2020	Erection of 5no. detached dwellings and garages with associated access, public open space and landscaping ***AMENDED PLANS RECEIVED***	0.90	5		0%	£6,000	£1,200	SL85845	02-Jan-17	£5,000		£5,556	£1,000
TWC/2019/1031	Site of Royston, 68 Rosecroft, 9 & 70 Park Rd/St Leonards Rd Malinslee	29/04/2020	Demolition of 3no. dwellings and erection of 38no. dwellings, associated landscaping and creation of new access ***REVISED DESCRIPTION***AMENDED PLANS RECEIVED***	0.86	38	6	16%	£154,896	£4,076	SL246828 SL142285 SL165094 SL246826	28-Aug-20	£1,275,000		£1,482,558	£33,553
TWC/2020/0218	Former Dairy Crest Ltd Crudgington	20/05/2020	Erection of 7no. dwellings with associated parking and roads. See linked/previous apps	68.33	7		0%	£512,704	£73,243	SL28150	30-Aug-20	£2,300,000		£33,660	£328,571
TWC/2019/1043	Site of Wellington & District Cottage Care 79 Haygate rd	15/07/2020	Conversion of Day Centre (Use Class C2 residential institutions) to 6no. residential apartments and erection of 9no. bungalows, car parking, landscaping and associated works ***AMENDED PLANS AND INFORMATION RECEIVED***	0.80	15		0%	£9,000	£600	SL185334 SL214722	09-Aug-19	£400,000		£500,000	£26,667
TWC/2020/0410	Site of Doseley Ind Est F	23/02/2020	Demolition of disused former industrial units and the erection of 48no. dwellings ***Amended plans and description - reduction in units***	2.43	48	12	25%	£373,412	£7,779	SL27510, SL136035, SL50592, SL269732,	31/01/1, 08/02/21 09/02/21	£1,375,000, £1,350,000, £1,000,000		£1,532,922	£77,604
TWC/2020/0168	Land Adj to 23 Wellington Rd Muxton	21/10/2020	Erection of 41no. dwellings with associated parking and access infrastructure ***AMENDED DESCRIPTION & AMENDED PLANS RECEIVED***	1.23	41	41	100%	£55,580	£1,356	SL137185	11-May-21	£1,339,419		£1,088,959	£32,669
TWC/2011/0871	Land to the East & West	18/11/2020	Erection for up to 350 no. dwellings (Use Class C3); extra care housing (Use Class C2); 4.5ha of employment land (Use Classes B1, B2 and B8); public open space and landscaping provision including sports pitch and landscaped park; demolition of existing industrial buildings; highway works and associated infrastructure development (Outline to include Access)***AMENDED DESCRIPTION, AMENDED PLANS AND SUPPORTING DOCUMENTS & REVISED ENVIRONMENTAL STATEMENT***	27.88	350	122	35%	£2,382,178	£6,806	SL271000 SL191362 SL91388 SL241982 SL25775 SL127618	29/03/21 31/10/14 24/08/16 11/12/18 18/02/00	No price, £2,000,000, £3,420,000, £8,207,676 inclusive of VAT, no price			
TWC/2019/0806	Site of former Eden Complex Telford Snooker Centre	16/12/2020	Demolition of existing snooker centre and erection of 70no. apartments with associated amenity space and parking ***AMENDED DESCRIPTION***	0.35	70		0%	£25,000	£357	SL63317	03-Dec-09	£400,000.00		£1,142,857	£5,714

TWC/2020/0696	Site of former Cheshire Cheese Doseley Rd	16/12/2020	Demolition of former public house and erection of 10no. dwellings together with access drive, drainage and associated external works ***AMENDED PLANS RECEIVED***	0.25	10		0%	£37,238	£3,724	SL99394	26-Apr-21	£1,063,540 inclusive of VAT		£4,254,160	£106,354
TWC/2020/0987	Land between Colliers W4	10/02/2021	Erection of 88no. dwellings with access, parking, amenity, drainage and landscaping	6.20	88	22	25%	£487,138	£5,536	SL166929 SL166928 SL166930 SL166932 SL261213 SL166934 SL261213 SL166931 SL166927 SL166940 SL93685	13-Apr-21	No PPD			
TWC/2019/1046	Former Ironbridge Power Station Buildwas Rd, Ironbridge	18/05/2021	Cross boundary planning application for outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works (AMENDED ENVIRONMENTAL STATEMENT SUBMITTED)	139.30	1000		0%	£1,258,509	£1,259	SL129244	24-Nov-20	No PPD			
TWC/2020/0047	Lawley Phase 11	19/05/2021	Reserved Matters application pursuant to Outline planning permission TWC/2010/0828 for the erection of 600no. dwellings (Use Class C3), public open space, associated drainage and infrastructure, together with details of layout, scale, appearance and landscaping *** AMENDED AND ADDITIONAL INFORMATION RECEIVED IN RESPECT OF: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN, GEOTECHNICAL INFORMATION, LANDOWNERSHIP, DRAINAGE, LOCATION OF AFFORDABLE HOUSING, AND LAND ADJACENT TO STEAM RAILWAY RAILWAY LINE ***		600	60	10%		£0	SL106931 SL177766	13/01/2009 31/03/2006	No price, £1,250,000 plus VAT	HCA		

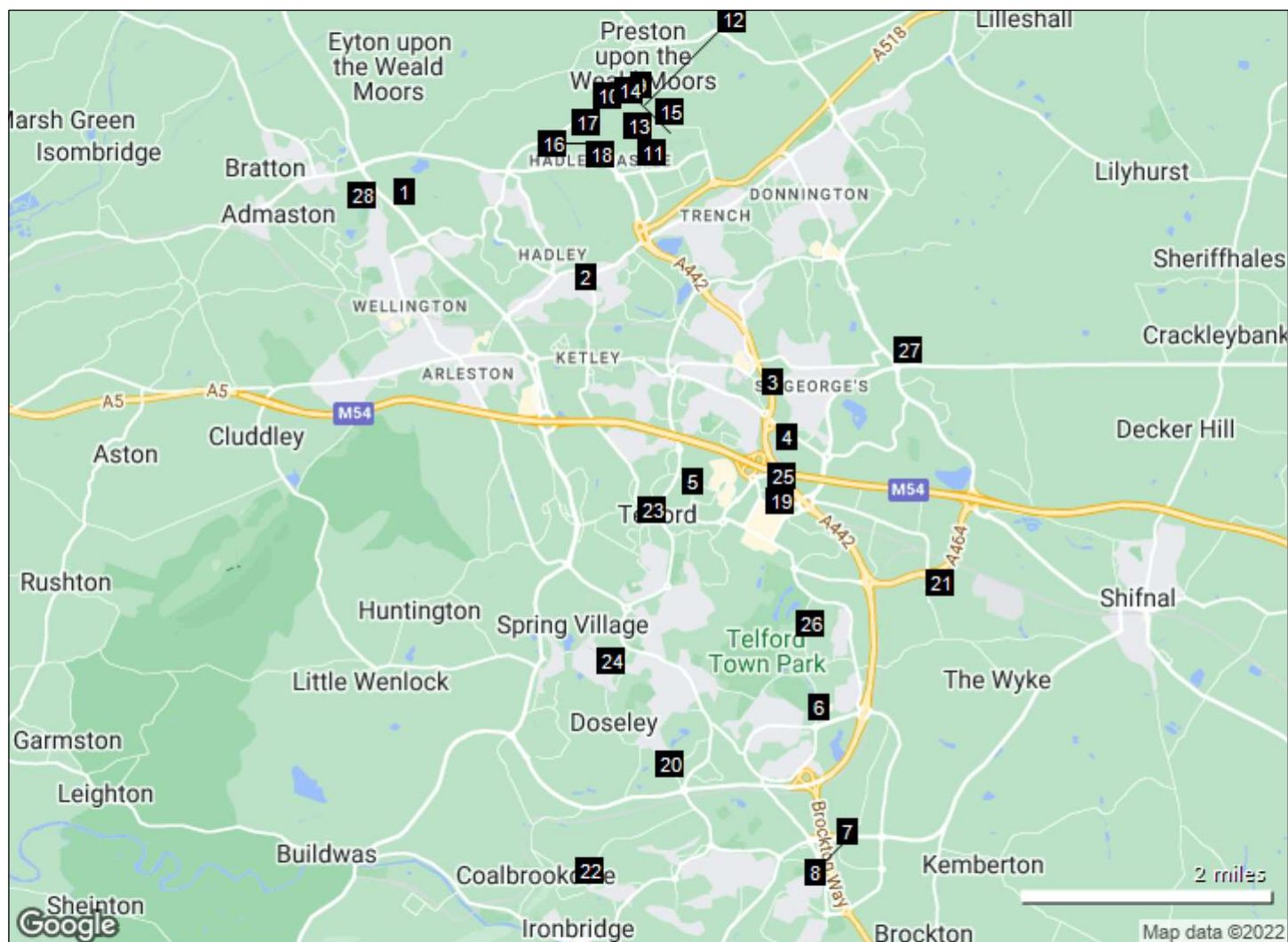
TWC/2021/0557	Site of Woodhouse Farm, Woodhouse Lane	17/11/2021	Erection of 16no. dwellings with associated garages and the conversion of the existing farmhouse and barn into 5no. dwellings (Full Planning Application) ***amended plans and site location plan received***	3.00	16		0%	£131,154	£8,197	SL79659	21-Oct-94	No PPD	Owned by Council		
TWC/2021/0722	Former Youth Centre, Gower	17/11/2021	Erection of 10no new dwellings and conversion of existing listed building to provide 3 new dwellings Use Class C3), community facility (Use Class F2 (b)) and parish council offices (Use Class E(g)) together with associated landscaping (Full Planning Application) *** AMENDED DESCRIPTION / PLANS RECEIVED ***	0.50	13		0%	£107,221	£8,248	SL169064	03-May-05	No PPD	Owned by Council		
TWC/2020/1056	Land North East of Stirchley	26/01/2022	Outline planning application for the erection of up to 350 new dwellings (Use Class C3) with all matters reserved	44.00	350	87	25%	£2,552,674	£7,293	SL108847 SL164663 SL167063 SL167061 SL167059 SL167060 SL167062 □	13-Jan-09	No PPD	HCA		
TWC/2021/0473	Site of the former Haygate	27/07/2022	Erection of 18no one and two bedroom apartments together with associated parking and external works **AMENDED PLANS**	0.16	18		0%	£67,680	£3,760	SL125399	13-Jan-06	£305,000		£1,906,250	£16,944

Appendix 10 – CoStar Industrial Land

The pages in this appendix are not numbered.

Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£420,000	£2,055,459	£1,425,000	£9,000,000	8
Parcel Size					
For Sale & UC/Pending	1.90 AC	9.59 AC	9 AC	18.46 AC	4
Sold Transactions	0.25 AC	7.02 AC	3.21 AC	60 AC	20
Price per Acre					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£83,004	£162,643	£169,501	£347,517	6
Days on Market					
For Sale & UC/Pending	23	1,729	1,802	3,290	4
Sold Transactions	78	1,250	610	4,943	22
Sale Price to Asking Price Ratio					
Sold Transactions	87.72%	87.72%	87.72%	87.72%	1
Totals					
For Sale & UC/Pending	Asking Price Total: £0		Total For Sale Transactions:		4
Sold Transactions	Total Sales Volume: £16,443,670		Total Sales Transactions:		24
	Total Included in Analysis: £16,443,670		Total Included in Analysis:		28
Survey Criteria					
basic criteria: Type of Property - Land; Sale Date - from 27/10/2019; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes					
geography criteria: Submarket - Telford & Wrekin (Shropshire & Staffordshire)					



	Address	City	Property Info	Sale Info
1	Land at Apley Home Farm, Apley Castle	Telford	3.50 AC Land	Under Contract: w/Asking Price of -
2	The Caravan And Camping Centre, Britannia Way	Telford	1.30 AC Land	Sold: -
3	Commercial Yard, Canongate	Telford	0.25 AC Land	Sold: -
4	Central Park Land (Part of Portfolio)	Telford	8.02 AC Land	Sold: -
5	Old Park, Colliers Way	Telford	16.10 AC Land	Sold: -
6	Site of Former Stirchley Leisure Centre, Grange Ave	Telford	1.10 AC Land	Sold: -
7	Halesfield 18	Telford	5.06 AC Land	Sold: £420,000 (£83,003.95/AC)
8	Halesfield 20	Telford	3.14 AC Land	Sold: £500,000 (£156,739.81/AC)
9	Plot A, Horton Ln	Telford	0.63 AC Land	Sold: -
10	Plot C, Horton Ln	Telford	0.82 AC Land	Sold: -
11	Hortonwood 40 (Part of Multi-Property Sale)	Telford	9.47 AC Land	Sold: -
12	Development Land, Hortonwood 45	Telford	14.50 AC Land	Under Contract: w/Asking Price of -
13	Plot 11e, Hortonwood 45	Telford	25.74 AC Land	Sold: -

14	Hortonwood 60 (Part of Multi-Property Sale)	Telford	6.17 AC Land	Sold: -
15	Hortonwood 65	Telford	9.66 AC Land	Sold: £1,758,705 (£182,060.56/AC)
16	Hortonwood West	Telford	3.23 AC Land	Sold: -
17	Hortonwood West	Telford	2.40 AC Land	Sold: £444,965 (£309,003.47/AC)
18	Plot 8, Hortonwood West	Telford	1.14 AC Land	Sold: -
19	Land Ironmasters Way	Telford	1 AC Land	Sold: £1,400,000
20	Land Off Majestic Way, Majestic Way	Telford	6.33 AC Land	Sold: -
21	Telford 54, Naird Ln	Telford	18.46 AC Land	Pending: w/Asking Price of -
22	Land off Newcomen Way, Newcomen Way	Telford	10.45 AC Land	Sold: £1,470,000 (£347,517.73/AC)
23	The Rock, Old Park Roundabout	Telford	2.50 AC Land	Sold: -
24	Pool Hill Rd	Telford	1.44 AC Land	Sold: -
25	Rampart Way	Telford	1.90 AC Land	Pending: w/Asking Price of -
26	Land at Randlay Local Centre, Randlay Ave	Telford	1.10 AC Land	Sold: £1,450,000
27	Redhill Way	Telford	60 AC Land	Sold: £9,000,000 (£150,000/AC)
28	Severn Dr	Dothill	15.20 AC Land	Sold: -

1 Hortonwood 45 - Plot 11e

SOLD

Telford Shropshire, TF1 7YU

Shropshire



Sale Date **8 Sept 2022**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **25.74 AC**
Land SF **1,121,234 SF**
Zoning **C**

Comp ID **6184044**
Comp Status **In Progress**

2 Severn Dr

SOLD

Dothill, TF1 3LE

Multiple



Recorded Buyer **Vistry Partnerships**
2 Broadway
London, LND E15 4QS
0191 221 1000 (p)

Sale Date **26 Jun 2022**
Sale Price **Not Disclosed**

Type **Land**
Land Acres **15.20 AC**
Land SF **662,112 SF**
Sale Condition **Development Sale**

Comp ID **6116533**
Comp Status **Research Complete**

3 Grange Ave - Site of Former Stirchley Leisure Centre

SOLD

Telford Shropshire, TF3 1ET

Shropshire



Sale Date **24 May 2022**
Sale Price **Not Disclosed**

Type **Land**
Land Acres **1.10 AC**
Land SF **47,916 SF**
Zoning **C**

Comp ID **6026281**
Comp Status **Research Complete**

4 Land Ironmasters Way

SOLD

Telford, TF3 4DT

Recorded Buyer **Borough of Telford and Wrekin**
Town Centre
Telford, SHR TF7 9ZA

Multiple

Recorded Seller **Homes Plus Limited**
Acton Gate
Stafford, ST18 9AP



Sale Date **22 Nov 2021**
Sale Price **£1,400,000**
Price/AC Land **£1,400,000**

Type **3 Star Land**
Land Acres **1.00 AC**
Land SF **43,560 SF**
Sale Condition **Development Sale**

Comp ID **5933970**
Comp Status **Research Complete**

5 Hortonwood 40

SOLD

Telford Shropshire, TF1 7YU

True Buyer **Portion Solutions**
Stafford Park 6
Telford, SHR TF3 3AT
01952 234100 (p)

Shropshire

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **23 Sept 2021**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **9.47 AC**
Land SF **412,513 SF**

Comp ID **5770551**
Comp Status **Research Complete**

6 Hortonwood 60

SOLD

Telford Shropshire, TF1 7YU

True Buyer **Portion Solutions**
Stafford Park 6
Telford, SHR TF3 3AT
01952 234100 (p)

Shropshire

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **23 Sept 2021**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **6.17 AC**
Land SF **268,852 SF**

Comp ID **5770551**
Comp Status **Research Complete**

7 Pool Hill Rd

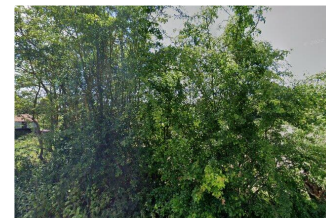
SOLD

Telford Shropshire, TF4 3AS

Shropshire

True Buyer **Central & Country Developments Ltd**
16 Hayes Way
Cannock, STS WS11 7LT
01543 466472 (p)

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **26 Apr 2021**
Sale Price **Not Disclosed**

Type **2 Star Land**
Land Acres **1.44 AC**
Land SF **62,852 SF**
Sale Condition **Development Sale**

Comp ID **5516487**
Comp Status **Research Complete**

8 Randlay Ave - Land at Randlay Local Centre

SOLD

Telford Shropshire, TF3 2LH

Shropshire

Recorded Buyer **UV Care Randlay Ltd**
Trinity Pl
Sutton Coldfield, WMD B72 1TX

Recorded Seller **Icarus Developments Ltd**
28 Ivyhouse Ln
Bilston, WMD WV14 9JU

True Buyer **Urban Village Group**
24 Litchfield Rd
Sutton Coldfield, WMD B74 2NJ
0121 725 4410 (p)



Sale Date **19 Apr 2021**
Sale Price **£1,450,000**
Price/AC Land **£1,317,604**

Type **Land**
Land Acres **1.10 AC**
Land SF **47,937 SF**

Parcels **SL258964, SL271568**
Comp ID **5861292**
Comp Status **Research Complete**

9 Redhill Way

SOLD

Telford Shropshire, TF2 9PF

Shropshire



Sale Date **31 Mar 2021**
Sale Price **£9,000,000**
Price/AC Land **£150,000**

Type **2 Star Land**
Land Acres **60.00 AC**
Land SF **2,613,600 SF**

Parcels **SL270405**
Comp ID **5772707**
Comp Status **Research Complete**

10 Old Park Roundabout - The Rock

SOLD

Telford Shropshire, TF4 2GZ

Shropshire

True Seller **Homes England**
 42-50 Victoria St
 London, LND SW1H 0TL
 0300 123 4500 (p)



Sale Date **22 Mar 2021**
 Sale Price **Not Disclosed**

Type **3 Star Land**
 Land Acres **2.50 AC**
 Land SF **108,900 SF**
 Sale Condition **Development Sale**

Parcels **SL105512**
 Comp ID **5442876**
 Comp Status **Research Complete**

11 Colliers Way - Old Park

SOLD

Telford Shropshire, TF3 4AW

Shropshire

Recorded Buyer **Strata Housing Services Limited**
 Colliers Way
 Telford, SHR TF3 4AW

True Seller **Homes England**
 42-50 Victoria St
 London, LND SW1H 0TL
 0300 123 4500 (p)



True Buyer **The Wrekin Housing Group Limited**
 Old Park
 Telford, TF3 4AW
 01952 217100 (p)

Sale Date **22 Mar 2021**
 Sale Price **Not Disclosed**

Type **2 Star Land**
 Land Acres **16.10 AC**
 Land SF **701,316 SF**
 Sale Condition **Development Sale**

Comp ID **5442868**
 Comp Status **Research Complete**

12 Hortonwood West - Plot 8

SOLD

Telford Shropshire, TF1 6AH

Shropshire

True Buyer **Bruderer UK Limited**
 Cradock Rd
 Luton, BDF LU4 0JF
 01582 560300 (p)

True Seller **Homes England**
 42-50 Victoria St
 London, LND SW1H 0TL
 0300 123 4500 (p)



Sale Date **5 Mar 2021**
 Sale Price **Not Disclosed**

Type **3 Star Land**
 Land Acres **1.14 AC**
 Land SF **49,658 SF**
 Sale Condition **Development Sale**

Comp ID **5441579**
 Comp Status **Research Complete**

13 Canongate - Commercial Yard

SOLD

Telford Shropshire, TF2 9HT

Shropshire

True Seller **Cemex UK Operations Limited**
 Evereux Way
 Rugby, WAR CV21 2DT
 01788 517000 (p)



Sale Date **1 Mar 2021**
 Sale Price **Not Disclosed**

Type **3 Star Land**
 Land Acres **0.25 AC**
 Land SF **10,890 SF**
 Sale Condition **Development Sale**

Parcels **SL72761**
 Comp ID **5444107**
 Comp Status **Research Complete**

14 Newcomen Way - Land off Newcomen Way

SOLD

Telford Shropshire, TF7 5UB

Shropshire

True Buyer **Keon Homes Ltd**
 High St
 Burntwood, STS WS7 3XQ
 01543 547810 (p)

True Seller **Homes England**
 42-50 Victoria St
 London, LND SW1H 0TL
 0300 123 4500 (p)



Sale Date **19 Feb 2021**
 Sale Price **£1,470,000**
 Price/AC Land **£347,517**

Type **2 Star Land**
 Land Acres **10.45 AC**
 Land SF **455,202 SF**
 Sale Condition **Development Sale**

Parcels **SL115210**
 Comp ID **5400297**
 Comp Status **Research Complete**

15 Horton Ln - Plot C

SOLD

Telford Shropshire, TF6 6DT

Shropshire

True Seller **Homes England**
 42-50 Victoria St
 London, LND SW1H 0TL
 0300 123 4500 (p)



Sale Date **16 Feb 2021**
 Sale Price **Not Disclosed**

Type **2 Star Land**
 Land Acres **0.82 AC**
 Land SF **35,676 SF**
 Sale Condition **Development Sale**

Parcels **SL160213**
 Comp ID **5400298**
 Comp Status **Research Complete**

16 Horton Ln - Plot A

SOLD

Telford Shropshire, TF6 6DT

Shropshire

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **27 Jan 2021**
Sale Price **Not Disclosed**

Type **2 Star Land**
Land Acres **0.63 AC**
Land SF **27,356 SF**
Sale Condition **Development Sale**

Parcels **SL160213**
Comp ID **5400293**
Comp Status **Research Complete**

17 Hortonwood 65

SOLD

Telford Shropshire, TF1 7GL

Shropshire

Recorded Buyer **Faccenda Foods Limited**
Willow Rd
Brackley, NTH NN13 7EX

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



True Buyer **Avara Foods**
Willow Rd
Brackley, NTH NN13 7EX
01280 703641 (p)

Sale Date **18 Dec 2020**
Sale Price **£1,758,705**
Price/AC Land **£182,060**

Type **3 Star Land**
Land Acres **9.66 AC**
Land SF **420,790 SF**
Sale Condition **Development Sale**

Parcels **SL108339**
Comp ID **5338263**
Comp Status **Research Complete**

18 Majestic Way - Land Off Majestic Way

SOLD

Telford Shropshire, TF4 3SN

Shropshire

True Buyer **Living Space Housing Limited**
39 Station Rd
Solihull, B91 3RT
0121 572 3726 (p)

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **18 Nov 2020**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **6.33 AC**
Land SF **275,735 SF**
Sale Condition **Development Sale**

Comp ID **5338233**
Comp Status **Research Complete**

19 Halesfield 20

SOLD

Telford Shropshire, TF7 4QU

Shropshire

True Buyer **Sutton Carter Investments Limited**
6 Graham St
Birmingham, WMD B1 3JR



Sale Date **3 Jul 2020**
Sale Price **£500,000**
Price/AC Land **£156,941**

Type **2 Star Land**
Land Acres **3.14 AC**
Land SF **136,778 SF**
Sale Condition **Development Sale**

Comp ID **5169441**
Comp Status **Research Complete**

20 Hortonwood West

SOLD

Telford Shropshire, TF1 6AH

Shropshire

True Buyer **Morris & Company Ltd**
Welsh Bridge
Shrewsbury, SHR SY3 8LH
01743 234234 (p)

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **2 Jul 2020**
Sale Price **£444,965**
Price/AC Land **£309,005**

Type **3 Star Land**
Land Acres **2.40 AC**
Land SF **104,544 SF**

Comp ID **5177802**
Comp Status **Research Complete**

21 Halesfield 18

SOLD

Telford Shropshire, TF7 4NX

Shropshire

Recorded Buyer **Redsun Projects Ltd**
322 Bixteth St
Liverpool, MSY L3 9LQ
0151 556 1890 (p)

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)

True Buyer **Redsun Developments Ltd**
White Rose Way
Doncaster, SYK DN4 5JH
0151 556 1890 (p)



Sale Date **2 Jul 2020**
Sale Price **£420,000**
Price/AC Land **£83,004**

Type **3 Star Land**
Land Acres **5.06 AC**
Land SF **220,414 SF**

Parcels **SL176265**
Comp ID **5239493**
Comp Status **Research Complete**

22 Central Park Land

SOLD

Telford Shropshire, TF2 9TW

True Buyer **Blackstone Inc.**
345 Park Ave
New York, NY 10154
00 1 212-583-5000 (p)

Shropshire

True Seller **Mileway Real Estate**
1 Bartholomew Ln
London, LND EC2N 2AX
020 3991 3516 (p)



Sale Date **1 Feb 2020**
Sale Price **Not Disclosed**

Type **2 Star Land**
Land Acres **8.02 AC**
Land SF **349,351 SF**
Sale Condition **Portfolio Sale, Entity Buy/Membership Interests**

Parcels **SL139314**
Comp ID **5110641**
Comp Status **Research Complete**

23 Hortonwood West

SOLD

Telford Shropshire, TF1 6AH

Recorded Buyer **HE2 UK Enterprises 1GP Ltd**
11-12 St James' Sq
London, LND SW1Y 4LB

True Buyer **Trebor Developments LLP**
1 Devon Way
Birmingham, WMD B31 2TS
0121 312 1242 (p)

Shropshire

True Seller **Homes England**
42-50 Victoria St
London, LND SW1H 0TL
0300 123 4500 (p)



Sale Date **10 Jan 2020**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **3.23 AC**
Land SF **140,699 SF**
Sale Condition **Development Sale**

Parcels **SL108845**
Comp ID **5016128**
Comp Status **Research Complete**

24 Britannia Way - The Caravan And Camping Centre

SOLD

Telford Shropshire, TF1 3AW

Recorded Seller **Caravan & Camping Centre (Telford) L...**
8 High St
Stafford



Sale Date **20 Dec 2019**
Sale Price **Not Disclosed**

Type **3 Star Land**
Land Acres **1.30 AC**
Land SF **56,628 SF**

Parcels **SL28778**
Comp ID **5060022**
Comp Status **Research Complete**

25 | Apley Castle - Land at Apley Home Farm

IN EXCHANGE

Telford Shropshire, TF1 6DD

Listing Agent **Andrew Dixon & Co**
Grosvenor House
Hollinswood Rd
01952 521000 (p)

Shropshire

Andrew Dixon
01952 521000 (p)



Price **Not Disclosed**
On Market **22 Days**
Status **Exchange**

Parcels **SL83523**

Sale Type **Investment**
Type **Land**
Land Acres **3.50 AC**
Land SF **152,460 SF**

26 | Rampart Way

FOR SALE

Telford Shropshire, TF3 4AS

Listing Agent **Ogle Property**
9-11 Vittoria St
Birmingham, B1 3ND
07738 090760 (p)

Shropshire

Alfred Bartlett
07738 090760 (p)



Price **Not Disclosed**
On Market **1,388 Days**
Status **Under Offer**

Sale Type **Investment**
Type **2 Star Land**
Land Acres **1.90 AC**
Land SF **82,764 SF**

27 | Naird Ln - Telford 54

FOR SALE

Telford Shropshire, TF3 3AH

Listing Agent **Bulleys**
43 Bell Pl
Wolverhampton, WV2 4LY
01902 713333 (p)

Shropshire

Rod Spiby
01902 713333 (p)



Price **Not Disclosed**
On Market **3,289 Days**
Status **Under Offer**

Sale Type **Investment**
Type **3 Star Land**
Land Acres **18.46 AC**
Land SF **804,118 SF**

Telford Shropshire, TF1 7FA

Listing Agent **Bulleys**
Units 1-10 Nationwide House
4 Pearson Rd
01952 292233 (p)

Shropshire

Richard Bradbury
01952 292233 (p)



Price **Not Disclosed**
On Market **2,214 Days**
Status **Exchange**

Sale Type **Investment or Owner User**
Type **2 Star Land**
Land Acres **14.50 AC**
Land SF **631,620 SF**

Appendix 11 – BCIS Data

Rebased to Shropshire (95; sample 97) Edit

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 06/05/2023 07:26

Building function	£/m² gross internal floor area					
New build	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest
282. Factories						
Generally (20)	1,175	268	659	969	1,376	4,460
Up to 500m2 GFA (20)	1,492	956	1,084	1,265	1,872	2,549
500 to 2000m2 GFA (20)	1,252	268	694	1,121	1,372	4,460
Over 2000m2 GFA (20)	988	486	616	800	1,082	2,560
282.1 Advance factories						
Generally (15)	1,027	477	799	981	1,250	1,666
Up to 500m2 GFA (15)	1,137	956	965	1,072	1,239	1,498
500 to 2000m2 GFA (15)	1,104	477	925	1,180	1,275	1,666
Over 2000m2 GFA (15)	756	580	645	767	810	979
284. Warehouses/stores						
Generally (15)	1,019	404	617	819	1,065	4,696
Up to 500m2 GFA (15)	1,883	677	1,036	1,334	2,233	4,696
500 to 2000m2 GFA (15)	915	480	674	832	1,048	1,654
Over 2000m2 GFA (15)	728	404	534	618	847	1,618
284.1 Advance warehouses/stores (15)	784	417	579	837	994	1,068
284.2 Purpose built warehouses/stores						
Generally (15)	1,077	404	621	819	1,224	4,696
Up to 500m2 GFA (15)	2,172	677	1,297	1,690	2,756	4,696
500 to 2000m2 GFA (15)	901	480	660	819	1,028	1,654
Over 2000m2 GFA (15)	735	404	593	658	911	1,219
320. Offices						
Generally (15)	2,209	1,060	1,547	2,099	2,632	5,259
Air-conditioned						
Generally (15)	2,167	1,263	1,805	2,077	2,514	3,695
1-2 storey (15)	2,116	1,263	1,843	1,911	2,133	3,695
3-5 storey (15)	2,087	1,441	1,664	2,021	2,515	2,900
6 storey or above (20)	2,665	1,838	2,184	2,381	2,697	4,755
Not air-conditioned						
Generally (15)	2,192	1,060	1,470	2,091	2,842	3,637
1-2 storey (15)	2,235	1,230	1,472	2,239	2,791	3,405
3-5 storey (15)	2,122	1,060	1,470	1,502	3,219	3,637
6 storey or above (25)	2,536	1,972	-	2,621	-	2,929
341.1 Retail warehouses						
Generally (25)	1,007	496	769	901	1,065	2,932
Up to 1000m2 (25)	1,112	737	833	939	1,060	2,932
1000 to 7000m2 GFA (25)	1,009	496	775	907	1,138	2,107
344. Hypermarkets, supermarkets						
Generally (35)	1,758	286	1,243	1,790	2,257	3,051
Up to 1000m2 (35)	1,791	1,206	-	1,541	-	2,877
1000 to 7000m2 GFA (35)	1,760	286	1,219	1,812	2,281	3,051
345. Shops						
Generally (30)	1,793	639	946	1,521	2,247	4,444
1-2 storey (30)	1,814	639	925	1,623	2,270	4,444
447. Care homes for the elderly						
Generally (15)	1,993	1,223	1,482	1,870	2,279	4,166
500 to 2000m2 GFA (15)	2,377	1,278	1,305	1,956	3,314	4,166
Over 2000m2 GFA (15)	1,886	1,223	1,584	1,863	2,161	2,855

810.1 Estate housing						
Generally (15)	1,415	680	1,206	1,359	1,546	4,899
Single storey (15)	1,607	947	1,360	1,550	1,776	4,899
2-storey (15)	1,361	680	1,181	1,323	1,488	2,966
3-storey (15)	1,486	882	1,241	1,410	1,693	2,898
4-storey or above (15)	2,965	1,445	2,365	2,641	3,973	4,400
810.11 Estate housing detached (15)	1,847	1,029	1,437	1,593	1,979	4,899
810.12 Estate housing semi detached						
Generally (15)	1,426	829	1,218	1,391	1,555	3,206
Single storey (15)	1,597	1,019	1,390	1,562	1,744	3,206
2-storey (15)	1,374	829	1,206	1,336	1,505	2,437
3-storey (15)	1,403	1,038	1,125	1,368	1,658	1,998
810.13 Estate housing terraced						
Generally (15)	1,447	855	1,186	1,356	1,586	4,400
Single storey (15)	1,660	1,064	1,378	1,711	1,914	2,320
2-storey (15)	1,382	855	1,167	1,323	1,513	2,966
3-storey (15)	1,511	882	1,224	1,387	1,684	2,898
816. Flats (apartments)						
Generally (15)	1,661	825	1,377	1,566	1,867	5,717
1-2 storey (15)	1,576	980	1,328	1,490	1,760	3,255
3-5 storey (15)	1,637	825	1,373	1,564	1,858	3,486
6 storey or above (15)	1,961	1,210	1,600	1,842	2,101	5,717
843. Supported housing						
Generally (15)	1,788	916	1,489	1,669	1,972	3,626
Single storey (15)	2,075	1,275	1,642	1,907	2,240	3,626
2-storey (15)	1,775	924	1,478	1,607	1,971	3,149
3-storey (15)	1,650	916	1,486	1,575	1,829	2,476
4-storey or above (15)	1,859	1,125	1,475	1,747	1,893	3,482
852. Hotels (15)	2,461	1,275	1,920	2,410	3,055	3,396
853. Motels (25)	1,535	1,150	1,398	1,428	1,846	1,853
856.1 Dormitories (15)	2,471	1,808	2,104	2,209	2,948	3,176
856.2 Students' residences, halls of residence, etc (15)	2,123	1,211	1,894	2,139	2,358	3,455

Appendix 12 – Appraisals, Residential Development

The pages in this appendix are not numbered.

Residential - Telford Cover



Telford & Wrekin Council - May 2023

05/10/2023
12:30

Greenfield 800

1

UNITS
Affordable

800
30%

Aff - rented 67% % of Aff
240 Shared Own 8%
First Homes 25% % of Aff

	Rounded
159.984	160
20.02	20
60	60
240	240

Modelling
Density
Net:Gross

35 units/ha
60%

Area ha
Total
Gross
Net

38.095
38.095 ha
22.857 ha

Characteristics

Sub Area Telford
Green Brov Green
Use Agricultural

				Market			
Beds	m2	Circulation		560	Rounded	m2	
Terrace	2	73	0.0%	15%	84.00	84	6,132
Terrace	3	86	0.0%	20%	112.00	112	9,632
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	84.00	84	6,804
Semi	3	98	0.0%	25%	140.00	140	13,720
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	84.00	84	10,920
Det	5	140	0.0%	5%	28.00	28	3,920
Flat to5	1	40	10.0%	5%	28.00	28	1,232
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	560.00	560	52,360

m2	Circulation
70	0.0%
84	0.0%
97	0.0%
79	0.0%
93	0.0%
106	0.0%
102	0.0%
115	0.0%
119	0.0%
39	10.0%
61	10.0%
74	10.0%
39	15.0%
61	15.0%
74	15.0%

Affordable for Rent				Shared Ownership				First Homes			
160		Rounded	m2	20		Rounded	m2	60		Rounded	m2
50%	80.00	80	5,600	15%	3.00	3	210	15%	9.00	9	630
5%	8.00	8	672	20%	4.00	4	336	20%	12.00	12	1,008
5%	8.00	8	776		0.00	0	0		0.00	0	0
	0.00	0	0	15%	3.00	3	237	15%	9.00	9	711
	0.00	0	0	25%	5.00	5	465	25%	15.00	15	1,395
	0.00	0	0	15%	3.00	3	318	15%	9.00	9	954
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	1.00	1	119	5%	3.00	3	357
40%	64.00	64	2,746	5%	1.00	1	43	5%	3.00	3	129
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	160.00	160	9,794	100%	20.00	20	1,728	100%	60.00	60	5,184

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	12,572
Terrace	3			1,167		1,167	11,648
Terrace	4			1,167		776	905,592
Semi	2			1,206		1,206	7,752
Semi	3			1,206		1,206	15,580
Semi	4			1,206		1,206	1,534,032
Det	3			1,437		1,437	0
Det	4			1,437		1,437	10,920
Det	5			1,437		1,437	4,396
Flat to5	1			1,373		1,373	4,149
Flat to5	2			1,373		1,373	0
Flat to5	3			1,373		1,373	0
Flat 6+	1			1,600		1,600	0
Flat 6+	2			1,600		1,600	0
Flat 6+	3			1,600		1,600	0
							69,065

1,253 £/m2

Occupants	Beds	Count	Population per unit
Terrace	2	176	0
Terrace	3	136	0
Terrace	4	8	0
Semi	2	96	0
Semi	3	160	0
Semi	4	12	0
Det	3	0	0
Det	4	84	0
Det	5	32	0
Flat to5	1	96	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per dwelling
Local Open Space
Strategic Open Space
Natural Open Space
0.0000 ha

Open Space Required	0.000
Gross - Net	15.238
Shortfall / Surplus	15.238

Summary			Construction		Saleable	
	Units		m2	Average	m2	Average
Market Housing	560		52,360	93.50	52,248	93.30
Aff - rented	160		9,794	61.21	9,544	59.65
Shared Ownership	20		1,728	86.40	1,724	86.20
First Homes	60		5,184	86.40	5,172	86.20
	800		69,065		68,688	

Large GF 500

2

UNITS
Affordable

500
30%

Aff - rented 67% % of Aff
150 Shared Own 8%
First Homes 25% % of Aff

	Rounded
99.99	100
12.51	12
37.5	38
150	150

Modelling
Density
Net:Gross

35 units/ha
70%

Area ha
Total
Gross
Net

20.408
20.408 ha
14.286 ha

Characteristics
Sub Area Telford
Green Brov Green
Use Agricultural

				Market							
	Beds	m2	Circulation	350		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	52.50	53	3,869	70	0.0%		
Terrace	3	86	0.0%	20%	70.00	70	6,020	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	52.50	53	4,293	79	0.0%		
Semi	3	98	0.0%	25%	87.50	88	8,624	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	52.50	53	6,890	115	0.0%		
Det	5	140	0.0%	5%	17.50	18	2,520	119	0.0%		
Flat to5	1	40	10.0%	5%	17.50	15	660	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	350.00	350	32,876				

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,167		1,167	7,929	9,253,143
Terrace	3		1,167		1,167	7,280	8,495,760
Terrace	4		1,167		1,167	485	565,995
Semi	2		1,206		1,206	4,925	5,939,550
Semi	3		1,206		1,206	9,833	11,858,598
Semi	4		1,206		1,206	848	1,022,688
Det	3		1,437		1,437	0	0
Det	4		1,437		1,437	6,890	9,900,930
Det	5		1,437		1,437	2,877	4,134,249
Flat to5	1		1,373		1,373	2,376	3,262,248
Flat to5	2		1,373		1,373	0	0
Flat to5	3		1,373		1,373	0	0
Flat 6+	1		1,600		1,600	0	0
Flat 6+	2		1,600		1,600	0	0
Flat 6+	3		1,600		1,600	0	0
						43,443	54,433,161

1,253 £/m2

Affordable for Rent				Shared Ownership				First Homes			
100		Rounded	m2	12		Rounded	m2	38		Rounded	m2
50%	50.00	50	3,500	15%	1.80	2	140	15%	5.70	6	420
5%	5.00	5	420	20%	2.40	2	168	20%	7.60	8	672
5%	5.00	5	485		0.00	0	0		0.00	0	0
	0.00	0	0	15%	1.80	2	158	15%	5.70	6	474
	0.00	0	0	25%	3.00	3	279	25%	9.50	10	930
	0.00	0	0	15%	1.80	2	212	15%	5.70	6	636
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.60	1	119	5%	1.90	2	238
40%	40.00	40	1,716	5%	0.60	0	0	5%	1.90	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	100.00	100	6,121	100%	12.00	12	1,076	100%	38.00	38	3,370

Occupants	Beds	Count	Population	
Terrace	2	111	0	0
Terrace	3	85	0	0
Terrace	4	5	0	0
Semi	2	61	0	0
Semi	3	101	0	0
Semi	4	8	0	0
Det	3	0	0	0
Det	4	53	0	0
Det	5	21	0	0
Flat to5	1	55	0	0
Flat to5	2	0	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000 ha	

Open Space Required	0.000
Gross - Net	6.122
Shortfall / Surplus	6.122

Summary			Construction		Saleable		
	Units		m2	Average	m2	Average	
Market Housing	350		32,876	93.93	32,816	93.76	
Aff - rented	100		6,121	61.21	5,965	59.65	
Shared Ownership	12		1,076	89.67	1,076	89.67	
First Homes	38		3,370	88.68	3,370	88.68	
	500		43,443		43,227		

Large GF - 300

3

UNITS
Affordable

300
30%

Aff - rented 67% % of Aff
90 Shared Own 8%
First Homes 25% % of Aff

	Rounded
59.994	60
7.51	7
22.5	23
90	90

Modelling
Density
Net:Gross

40 units/ha
75%

Area ha
Total
Gross
Net

10.000
10.000 ha
7.500 ha

Characteristics
Sub Area Telford
Green Brov Green
Use Agricultural

				Market							
	Beds	m2	Circulation	210		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	31.50	32	2,336	70	0.0%		
Terrace	3	86	0.0%	20%	42.00	42	3,612	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	31.50	32	2,592	79	0.0%		
Semi	3	98	0.0%	25%	52.50	53	5,194	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	31.50	32	4,160	115	0.0%		
Det	5	140	0.0%	5%	10.50	11	1,540	119	0.0%		
Flat to5	1	40	10.0%	5%	10.50	8	352	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	210.00	210	19,786				

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,167		1,167	4,856	5,666,952
Terrace	3		1,167		1,167	4,368	5,097,456
Terrace	4		1,167		1,167	291	339,597
Semi	2		1,206		1,206	2,908	3,507,048
Semi	3		1,206		1,206	5,938	7,161,228
Semi	4		1,206		1,206	424	511,344
Det	3		1,437		1,437	0	0
Det	4		1,437		1,437	4,160	5,977,920
Det	5		1,437		1,437	1,659	2,383,983
Flat to5	1		1,373		1,373	1,425	1,955,839
Flat to5	2		1,373		1,373	0	0
Flat to5	3		1,373		1,373	0	0
Flat 6+	1		1,600		1,600	0	0
Flat 6+	2		1,600		1,600	0	0
Flat 6+	3		1,600		1,600	0	0
						26,029	32,601,367

Medium GF - 60
5

UNITS
Affordable

60
30%

Aff - rented 67% % of Aff
18 Shared Owne 8%
First Homes 25% % of Aff

	Rounded
11.9988	12
1.50	2
4.5	5
18	19

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 2.449
Gross 2.449 ha
Net 1.714 ha

Characteristics
Sub Area Telford
Green Brov Green
Use Agricultural

Market							
Beds	m2	Circulation	42	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	15%	6.30	6	438
Terrace	3	86	0.0%	20%	8.40	8	688
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	6.30	6	486
Semi	3	98	0.0%	25%	10.50	12	1,176
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	6.30	6	780
Det	5	140	0.0%	5%	2.10	2	280
Flat to5	1	40	10.0%	5%	2.10	2	88
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	42.00	42	3,936	

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	998	1,320,354
Terrace	3			1,323	1,323	856	1,132,488
Terrace	4			1,323	1,323	97	128,331
Semi	2			1,336	1,336	565	754,840
Semi	3			1,336	1,336	1,362	1,819,632
Semi	4			1,336	1,336	106	141,616
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	780	1,242,540
Det	5			1,593	1,593	280	446,040
Flat to5	1			1,564	1,564	260	406,014
Flat to5	2			1,564	1,564	0	0
Flat to5	3			1,564	1,564	0	0
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						5,304	7,391,855

1,394 £/m2

Affordable for Rent				Shared Ownership				First Homes			
12		Rounded	m2	2		Rounded	m2	5		Rounded	m2
50%	6.00	6	420	15%	0.30	1	70	15%	0.75	1	70
5%	0.60	1	84	20%	0.40	0	0	20%	1.00	1	84
5%	0.60	1	97		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.30	0	0	15%	0.75	1	79
	0.00	0	0	25%	0.50	1	93	25%	1.25	1	93
	0.00	0	0	15%	0.30	0	0	15%	0.75	1	106
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.10	0	0	5%	0.25	0	0
40%	4.80	4	172	5%	0.10	0	0	5%	0.25	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	12.00	12	773	100%	2.00	2	163	100%	5.00	5	432

Occupants	Beds	Count	Population	
Terrace	2	14	0	0
Terrace	3	10	0	0
Terrace	4	1	0	0
Semi	2	7	0	0
Semi	3	14	0	0
Semi	4	1	0	0
Det	3	0	0	0
Det	4	6	0	0
Det	5	2	0	0
Flat to5	1	6	0	0
Flat to5	2	0	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.735
Shortfall / Surplus	0.735

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	42	3,936	93.71	3,928	93.52
Aff - rented	12	773	64.38	757	63.08
Shared Ownership	2	163	81.50	163	81.50
First Homes	5	432	86.40	432	86.40
	61	5,304		5,280	

Medium GF - 12
8

UNITS
Affordable

12
30%

Aff - rented 67% % of Aff
3.6 Shared Owne 8%
First Homes 25% % of Aff

	Rounded
2.39976	2
0.30	0
0.9	2
3.6	4

Modelling
Density 35 units/ha
Net:Gross 100%

Area ha
Total 0.343
Gross 0.343 ha
Net 0.343 ha

Characteristics
Sub Area Telford
Green Brov Green
Use Paddock

				Market							
Beds	m2	Circulation		8.4		Rounded	m2	m2	Circulation		
Terrace	2	73	0.0%	15%	1.26	1	73	70	0.0%		
Terrace	3	86	0.0%	20%	1.68	2	172	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	1.26	1	81	79	0.0%		
Semi	3	98	0.0%	25%	2.10	2	196	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	1.26	2	260	115	0.0%		
Det	5	140	0.0%	5%	0.42	0	0	119	0.0%		
Flat to5	1	40	10.0%	5%	0.42	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	8.40	8	782				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,323	1,323	213
Terrace	3				1,323	1,323	172
Terrace	4				1,323	1,323	0
Semi	2				1,336	1,336	81
Semi	3				1,336	1,336	289
Semi	4				1,336	1,336	0
Det	3				1,593	1,593	0
Det	4				1,593	1,593	260
Det	5				1,593	1,593	0
Flat to5	1				1,564	1,564	43
Flat to5	2				1,564	1,564	0
Flat to5	3				1,564	1,564	0
Flat 6+	1				1,842	1,842	0
Flat 6+	2				1,842	1,842	0
Flat 6+	3				1,842	1,842	0
							1,058
							1,484,951

1,404 £/m2

Affordable for Rent				Shared Ownership				First Homes			
2		Rounded	m2	0		Rounded	m2	2		Rounded	m2
50%	1.00	1	70	15%	0.00	0	0	15%	0.30	1	70
5%	0.10	0	0	20%	0.00	0	0	20%	0.40	0	0
5%	0.10	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.00	0	0	15%	0.30	0	0
	0.00	0	0	25%	0.00	0	0	25%	0.50	1	93
	0.00	0	0	15%	0.00	0	0	15%	0.30	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.00	0	0	5%	0.10	0	0
40%	0.80	1	43	5%	0.00	0	0	5%	0.10	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	2.00	2	113	100%	0.00	0	0	100%	2.00	2	163

Occupants		Population	
Beds	Count	per unit	
Terrace	2	3	0
Terrace	3	2	0
Terrace	4	0	0
Semi	2	1	0
Semi	3	3	0
Semi	4	0	0
Det	3	0	0
Det	4	2	0
Det	5	0	0
Flat to5	1	1	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	8	782	97.75	782	97.75
Aff - rented	2	113	56.45	109	54.50
Shared Ownership	0	0	81.50	0	81.50
First Homes	2	163	81.50	163	81.50
	12	1,058		1,054	

Green 7

9

UNITS
Afford:

7

Aff - rented	67%	% of Aff
2.1 Shared Own	8%	
First Homes	25%	% of Aff

	Rounded
1.39986	1
0.18	0
0.525	1
2.1	2

Modelling

Density	30 units/ha
Net:Gross	100%

Area ha

0.233
0.233 ha
0.233 ha

Characteristics

Sub Area	Telford
Green Brown	Green
Use	Paddock

				Market					
	Beds	m2	Circulation	4.9		Rounded	m2		
Terrace	2	73	0.0%	15%	0.74	1	73	70	0.0%
Terrace	3	86	0.0%	20%	0.98	1	86	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%	15%	0.74	1	81	79	0.0%
Semi	3	98	0.0%	25%	1.23	1	98	93	0.0%
Semi	4	106	0.0%		0.00	0	0	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%	15%	0.74	1	130	115	0.0%
Det	5	140	0.0%	5%	0.25	0	0	119	0.0%
Flat to5	1	40	10.0%	5%	0.25	0	0	39	10.0%
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	4.90	5	468		

[illegible]

1,385 £/m2

Affordable for Rent				Shared Ownership				First Homes			
1		Rounded	m2	0		Rounded	m2	1		Rounded	m2
50%	0.50	1	70	15%	0.00	0	0	15%	0.15	1	70
5%	0.05	0	0	20%	0.00	0	0	20%	0.20	0	0
5%	0.05	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.00	0	0	15%	0.15	0	0
	0.00	0	0	25%	0.00	0	0	25%	0.25	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.00	0	0	15%	0.15	0	0
	0.00	0	0	5%	0.00	0	0	5%	0.05	0	0
40%	0.40	0	0	5%	0.00	0	0	5%	0.05	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	1.00	1	70	100%	0.00	0	0	100%	1.00	1	70

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	0	
Terrace	3	1	0	
Terrace	4	0	0	
Semi	2	1	0	
Semi	3	1	0	
Semi	4	0	0	
Det	3	0	0	
Det	4	1	0	
Det	5	0	0	
Flat to5	1	0	0	
Flat to5	2	0	0	
Flat to5	3	0	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
			Residents	

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	ha

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		5	468	93.60	468	93.60
Aff - rented		1	70	70.00	70	70.00
Shared Ownership		0	0	70.00	0	70.00
First Homes		1	70	70.00	70	70.00
		7	608		608	

Medium BF - 20

16

UNITS
Affordable

20
30%

Aff - rented 67% % of Aff
6 Shared Own 8%
First Homes 25% % of Aff

	Rounded
3.9996	4
0.50	0
1.5	2
6	6

Modelling
Density
Net:Gross

50 units/ha
100%

Area ha
Total
Gross
Net

0.400
0.400 ha
0.400 ha

Characteristics
Sub Area Telford
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	14		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	50%	7.00	7	511	70	0.0%		
Terrace	3	86	0.0%	50%	7.00	7	602	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%		0.00	0	0	79	0.0%		
Semi	3	98	0.0%		0.00	0	0	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%		0.00	0	0	115	0.0%		
Det	5	140	0.0%		0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	14.00	14	1,113				

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	791	1,046,493
Terrace	3			1,323	1,323	602	796,446
Terrace	4			1,323	1,323	0	0
Semi	2			1,336	1,336	0	0
Semi	3			1,336	1,336	0	0
Semi	4			1,336	1,336	0	0
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	0	0
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	0	0
Flat to5	2			1,564	1,564	134	209,889
Flat to5	3			1,564	1,564	0	0
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						1,527	2,052,828

1,344 €/m2

Brown 7

20

UNITS
Affordable

7

60%

Aff - rented 67% % of Aff
4.2 Shared Own 8%
First Homes 25% % of Aff

	Rounded
2.79972	3
0.35	0
1.05	1
4.2	4

Modelling
Density
Net:Gross

40 units/ha
100%

Area ha
Total
Gross
Net

0.175
0.175 ha
0.175 ha

Characteristics
Sub Area Telford
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	2.8	Rounded	m2			m2	Circulation	
Terrace	2	73	0.0%	0.00	0	0	70	0.0%	0.00	0	0
Terrace	3	86	0.0%	0.00	0	0	84	0.0%	0.00	0	0
Terrace	4	97	0.0%	0.00	0	0	97	0.0%	0.00	0	0
Semi	2	81	0.0%	0.00	0	0	79	0.0%	0.00	0	0
Semi	3	98	0.0%	100%	2.80	3	294	0.0%	0.00	0	0
Semi	4	106	0.0%	0.00	0	0	106	0.0%	0.00	0	0
Det	3	120	0.0%	0.00	0	0	102	0.0%	0.00	0	0
Det	4	130	0.0%	0.00	0	0	115	0.0%	0.00	0	0
Det	5	140	0.0%	0.00	0	0	119	0.0%	0.00	0	0
Flat to5	1	40	10.0%	0.00	0	0	39	10.0%	0.00	0	0
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%	0.00	0	0
Flat to5	3	80	10.0%	0.00	0	0	74	10.0%	0.00	0	0
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%	0.00	0	0
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%	0.00	0	0
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%	0.00	0	0
				100%	2.80	3	294				

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,323	1,323	1,323	280	370,440
Terrace	3		1,323	1,323	1,323	0	0
Terrace	4		1,323	1,323	1,323	0	0
Semi	2		1,336	1,336	1,336	0	0
Semi	3		1,336	1,336	1,336	294	392,784
Semi	4		1,336	1,336	1,336	0	0
Det	3		1,593	1,593	1,593	0	0
Det	4		1,593	1,593	1,593	0	0
Det	5		1,593	1,593	1,593	0	0
Flat to5	1		1,564	1,564	1,564	0	0
Flat to5	2		1,564	1,564	1,564	0	0
Flat to5	3		1,564	1,564	1,564	0	0
Flat 6+	1		1,842	1,842	1,842	0	0
Flat 6+	2		1,842	1,842	1,842	0	0
Flat 6+	3		1,842	1,842	1,842	0	0
						574	763,224

Built to Rent GF

21

UNITS
Affordable

60

30%

Aff - rented 100% % of Aff
18 Shared Own 0%
First Homes 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling
Density

40 units/ha
85%

Area ha
Total
Gross
Net

1.765
1.765 ha
1.500 ha

Characteristics
Sub Area Telford
Green Brov Green
Use Agricultural

				Market							
	Beds	m2	Circulation	42		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	50%	21.00	21	1,701	79	0.0%		
Semi	3	98	0.0%	50%	21.00	21	2,058	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%		0.00	0	0	115	0.0%		
Det	5	140	0.0%		0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	42.00	42	3,759				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,323	1,323	0
Terrace	3				1,323	1,323	0
Terrace	4				1,323	1,323	0
Semi	2				1,336	1,336	3,123
Semi	3				1,336	1,336	2,058
Semi	4				1,336	1,336	0
Det	3				1,593	1,593	0
Det	4				1,593	1,593	0
Det	5				1,593	1,593	0
Flat to5	1				1,564	1,564	0
Flat to5	2				1,564	1,564	0
Flat to5	3				1,564	1,564	0
Flat 6+	1				1,842	1,842	0
Flat 6+	2				1,842	1,842	0
Flat 6+	3				1,842	1,842	0
							5,181
							6,921,816

1,336 £/m2

Affordable for Rent				Shared Ownership				First Homes			
18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,422	100%	0.00	0	0	100%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,422	100%	0.00	0	0	100%	0.00	0	0

Occupants		Population	
Beds	Count	per unit	
Terrace	2	0	0
Terrace	3	0	0
Terrace	4	0	0
Semi	2	39	0
Semi	3	21	0
Semi	4	0	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	0	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per dwelling	
	Local Open Space
	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.265
Shortfall / Surplus	0.265

Summary			Construction		Saleable		
	Units		m2	Average	m2	Average	
Market Housing	42	3,759	89.50		3,759	89.50	
Aff - rented	18	1,422	79.00		1,422	79.00	
Shared Ownership	0	0	79.00		0	79.00	
First Homes	0	0	79.00		0	79.00	
	60	5,181			5,181		

Built to Rent BF

22

UNITS
Affordable

60

30%

Aff - rented 100% % of Aff
18 Shared Own 0%
First Homes 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling
Density
Net:Gross

50 units/ha
90%

Area ha
Total
Gross
Net

1.333
1.333 ha
1.200 ha

Characteristics
Sub Area Telford
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	42		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	50%	21.00	21	1,533	70	0.0%		
Terrace	3	86	0.0%	50%	21.00	21	1,806	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%		0.00	0	0	79	0.0%		
Semi	3	98	0.0%		0.00	0	0	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%		0.00	0	0	115	0.0%		
Det	5	140	0.0%		0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	42.00	42	3,339				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,323	1,323	2,793
Terrace	3				1,323	1,323	1,806
Terrace	4				1,323	1,323	0
Semi	2				1,336	1,336	0
Semi	3				1,336	1,336	0
Semi	4				1,336	1,336	0
Det	3				1,593	1,593	0
Det	4				1,593	1,593	0
Det	5				1,593	1,593	0
Flat to5	1				1,564	1,564	0
Flat to5	2				1,564	1,564	0
Flat to5	3				1,564	1,564	0
Flat 6+	1				1,842	1,842	0
Flat 6+	2				1,842	1,842	0
Flat 6+	3				1,842	1,842	0
							4,599

6,084,477
1,323 £/m2

Affordable for Rent				Shared Ownership				First Homes			
18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
100%	18.00	18	1,260	100%	0.00	0	0	100%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,260	100%	0.00	0	0	100%	0.00	0	0

Occupants	Beds	Count	Population	
Terrace	2	39	0	0
Terrace	3	21	0	0
Terrace	4	0	0	0
Semi	2	0	0	0
Semi	3	0	0	0
Semi	4	0	0	0
Det	3	0	0	0
Det	4	0	0	0
Det	5	0	0	0
Flat to5	1	0	0	0
Flat to5	2	0	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per dwelling	
	Local Open Space
	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000 ha	

Open Space Required	0.000
Gross - Net	0.133
Shortfall / Surplus	0.133

Summary			Construction		Saleable		
	Units		m2	Average	m2	Average	
Market Housing	42	3,339	79.50		3,339	79.50	
Aff - rented	18	1,260	70.00		1,260	70.00	
Shared Ownership	0	0	70.00		0	70.00	
First Homes	0	0	70.00		0	70.00	
	60	4,599			4,599		

North of A442 Wheat Leasows

26 UNITS
Affordable 30%

Aff - rented 67% % of Aff
825 Shared Own 8%
First Homes 25% % of Aff

	Rounded
549.945	550
68.81	69
206.25	206
825	825

Modelling
Density
Net:Gross

30 units/ha
60%
70

Area ha
Total
Gross
Net

152.778
152.778 ha
91.667 ha

Characteristics
Sub Area N of Telford
Green Brov Green
Use Agricultural

				Market							
	Beds	m2	Circulation	1925		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	288.75	289	21,097	70	0.0%		
Terrace	3	86	0.0%	20%	385.00	385	33,110	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	288.75	289	23,409	79	0.0%		
Semi	3	98	0.0%	25%	481.25	481	47,138	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	288.75	289	37,570	115	0.0%		
Det	5	140	0.0%	5%	96.25	96	13,440	119	0.0%		
Flat to5	1	40	10.0%	5%	96.25	96	4,224	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	1,925.00	1,925	179,988				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	43,357
Terrace	3			1,167		1,167	40,082
Terrace	4			1,167		1,167	2,716
Semi	2			1,206		1,206	26,648
Semi	3			1,206		1,206	53,555
Semi	4			1,206		1,206	4,346
Det	3			1,437		1,437	0
Det	4			1,437		1,437	37,570
Det	5			1,437		1,437	14,987
Flat to5	1			1,373		1,373	14,177
Flat to5	2			1,373		1,373	0
Flat to5	3			1,373		1,373	0
Flat 6+	1			1,600		1,600	0
Flat 6+	2			1,600		1,600	0
Flat 6+	3			1,600		1,600	0
							237,438

1,253 £/m2

Affordable for Rent				Shared Ownership				First Homes			
550		Rounded	m2	69		Rounded	m2	206		Rounded	m2
50%	275.00	275	19,250	15%	10.35	12	840	15%	30.90	31	2,170
5%	27.50	28	2,352	20%	13.80	14	1,176	20%	41.20	41	3,444
5%	27.50	28	2,716		0.00	0	0		0.00	0	0
	0.00	0	0	15%	10.35	10	790	15%	30.90	31	2,449
	0.00	0	0	25%	17.25	17	1,581	25%	51.50	52	4,836
	0.00	0	0	15%	10.35	10	1,060	15%	30.90	31	3,286
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	3.45	3	357	5%	10.30	10	1,190
40%	220.00	219	9,395	5%	3.45	3	129	5%	10.30	10	429
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	550.00	550	33,713	100%	69.00	69	5,933	100%	206.00	206	17,804

Occupants	Beds	Count	Population
Terrace	2	607	0
Terrace	3	468	0
Terrace	4	28	0
Semi	2	330	0
Semi	3	550	0
Semi	4	41	0
Det	3	0	0
Det	4	289	0
Det	5	109	0
Flat to5	1	328	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	61.111
Shortfall / Surplus	61.111

Summary			Construction		Saleable		
	Units	m2	Average	m2	Average		
Market Housing	1,925	179,988	93.50	179,604	93.30		
Aff - rented	550	33,713	61.30	32,859	59.74		
Shared Ownership	69	5,933	85.98	5,921	85.81		
First Homes	206	17,804	86.43	17,765	86.24		
	2,750	237,438		236,149			

Bratton and Shawbirch

28

UNITS

1750

Aff - rented

67% % of Aff

Affordable

30%

525 Shared Owne

8% % of Aff

First Homes

25% % of Aff

	Rounded
349.965	350
43.79	44
131.25	131
525	525

Modelling

Density

35 units/ha

Net:Gross

60%

Area ha

Total

76.000

Gross

83.333 ha

Net

50.000 ha

Characteristics

Sub Area NW of Telford

Green Brov Green

Use

Agricultural

				Market							
	Beds	m2	Circulation	1225		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	183.75	184	13,432	70	0.0%		
Terrace	3	86	0.0%	20%	245.00	245	21,070	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	183.75	184	14,904	79	0.0%		
Semi	3	98	0.0%	25%	306.25	306	29,988	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	183.75	184	23,920	115	0.0%		
Det	5	140	0.0%	5%	61.25	61	8,540	119	0.0%		
Flat to5	1	40	10.0%	5%	61.25	61	2,684	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	1,225.00	1,225	114,538				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	27,572
Terrace	3			1,167		1,167	25,522
Terrace	4			1,167		1,167	1,746
Semi	2			1,206		1,206	17,037
Semi	3			1,206		1,206	34,080
Semi	4			1,206		1,206	2,862
Det	3			1,437		1,437	0
Det	4			1,437		1,437	23,920
Det	5			1,437		1,437	9,611
Flat to5	1			1,373		1,373	8,905
Flat to5	2			1,373		1,373	0
Flat to5	3			1,373		1,373	0
Flat 6+	1			1,600		1,600	0
Flat 6+	2			1,600		1,600	0
Flat 6+	3			1,600		1,600	0
							151,255

1,253 £/m2

Affordable for Rent				Shared Ownership				First Homes			
350		Rounded	m2	44		Rounded	m2	131		Rounded	m2
50%	175.00	175	12,250	15%	6.60	7	490	15%	19.65	20	1,400
5%	17.50	18	1,512	20%	8.80	9	756	20%	26.20	26	2,184
5%	17.50	18	1,746		0.00	0	0		0.00	0	0
	0.00	0	0	15%	6.60	7	553	15%	19.65	20	1,580
	0.00	0	0	25%	11.00	11	1,023	25%	32.75	33	3,069
	0.00	0	0	15%	6.60	7	742	15%	19.65	20	2,120
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
40%	140.00	139	5,963	5%	2.20	2	238	5%	6.55	7	833
	0.00	0	0	5%	2.20	1	43	5%	6.55	5	215
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	350.00	350	21,471	100%	44.00	44	3,845	100%	131.00	131	11,401

Occupants		Population	
Beds	Count	per unit	
Terrace	2	386	0
Terrace	3	298	0
Terrace	4	18	0
Semi	2	211	0
Semi	3	350	0
Semi	4	27	0
Det	3	0	0
Det	4	184	0
Det	5	70	0
Flat to5	1	206	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000 ha	

Open Space Required	0.000
Gross - Net	33.333
Shortfall / Surplus	33.333

Summary			Construction		Saleable		
	Units		m2	Average	m2	Average	
Market Housing	1,225	114,538	93.50	114,294	93.30		
Aff - rented	350	21,471	61.35	20,929	59.80		
Shared Ownership	44	3,845	87.38	3,841	87.30		
First Homes	131	11,401	87.03	11,381	86.88		
	1,750	151,255		150,445			

North of Redhill
29

UNITS
Affordable

2750
30%

Aff - rented 67% % of Aff
825 Shared Own 8%
First Homes 25% % of Aff

	Rounded
549.945	550
68.81	69
206.25	206
825	825

Modelling
Density 30 units/ha
Net:Gross 60%

Area ha
Total 152.778
Gross 152.778 ha
Net 91.667 ha

Characteristics
Sub Area E of Telford
Green Brov Green
Use Agricultural

Market							
Beds	m2	Circulation	1925	Rounded	m2	Circulation	
Terrace	2	73	0.0%	15%	288.75	289	21,097
Terrace	3	86	0.0%	20%	385.00	385	33,110
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	288.75	289	23,409
Semi	3	98	0.0%	25%	481.25	481	47,138
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	288.75	289	37,570
Det	5	140	0.0%	5%	96.25	96	13,440
Flat to5	1	40	10.0%	5%	96.25	96	4,224
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	1,925.00	1,925	179,988	

BCIS							
		Lower Q	Median	Used	m2		
Terrace	2	1,167		1,167	43,357	50,597,619	
Terrace	3	1,167		1,167	40,082	46,775,694	
Terrace	4	1,167		1,167	2,716	3,169,572	
Semi	2	1,206		1,206	26,648	32,137,488	
Semi	3	1,206		1,206	53,555	64,587,330	
Semi	4	1,206		1,206	4,346	5,241,276	
Det	3	1,437		1,437	0	0	
Det	4	1,437		1,437	37,570	53,988,090	
Det	5	1,437		1,437	14,987	21,536,319	
Flat to5	1	1,373		1,373	14,177	19,464,746	
Flat to5	2	1,373		1,373	0	0	
Flat to5	3	1,373		1,373	0	0	
Flat 6+	1	1,600		1,600	0	0	
Flat 6+	2	1,600		1,600	0	0	
Flat 6+	3	1,600		1,600	0	0	
					237,438	297,498,134	

1,253 £/m2

Affordable for Rent				Shared Ownership				First Homes			
550		Rounded	m2	69		Rounded	m2	206		Rounded	m2
50%	275.00	275	19,250	15%	10.35	12	840	15%	30.90	31	2,170
5%	27.50	28	2,352	20%	13.80	14	1,176	20%	41.20	41	3,444
5%	27.50	28	2,716		0.00	0	0		0.00	0	0
	0.00	0	0	15%	10.35	10	790	15%	30.90	31	2,449
	0.00	0	0	25%	17.25	17	1,581	25%	51.50	52	4,836
	0.00	0	0	15%	10.35	10	1,060	15%	30.90	31	3,286
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	3.45	3	357	5%	10.30	10	1,190
40%	220.00	219	9,395	5%	3.45	3	129	5%	10.30	10	429
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	550.00	550	33,713	100%	69.00	69	5,933	100%	206.00	206	17,804

Occupants	Beds	Count	Population	
Terrace	2	607	0	0
Terrace	3	468	0	0
Terrace	4	28	0	0
Semi	2	330	0	0
Semi	3	550	0	0
Semi	4	41	0	0
Det	3	0	0	0
Det	4	289	0	0
Det	5	109	0	0
Flat to5	1	328	0	0
Flat to5	2	0	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	61.111
Shortfall / Surplus	61.111

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	1,925	179,988	93.50	179,604	93.30
Aff - rented	550	33,713	61.30	32,859	59.74
Shared Ownership	69	5,933	85.98	5,921	85.81
First Homes	206	17,804	86.43	17,765	86.24
	2,750	237,438		236,149	

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	Site 26	Site 27	Site 28	Site 29	Site 30
			Greenfield 800	Large GF 500	Large GF - 300	Large GF - 100	Medium GF - 60	Medium GF - 40	Medium GF - 20	Medium GF - 12	Green 7	Green 5	Large BF - 500	Large BF - 200	Medium BF 100	Medium BF 50	Medium BF 50 Flats	Medium BF - 20	Medium BF - 20 Flats	BF 12	BF 12 Flats	Brown 7	Built to Rent GF	Built to Rent BF	Built to Rent Flats	North of A442 Wheat Leasows	North East of Muxton	Bratton and Shawburch	North of Redhill	Dawley Rd
			Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	Telford	N of Telford	N of Telford	NW of Telford	E of Telford	W of Telford
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Brown	Brown	Green	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	PDL	PDL	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural
Site Area	Gross	ha	38.095	20.408	10.000	4.082	2.449	1.176	0.468	0.343	0.233	0.167	15.873	5.926	2.500	1.176	0.794	0.400	0.667	0.267	0.171	0.175	1.765	1.333	0.842	152.778	125.000	83.333	152.778	111.111
	Net	ha	22.857	14.286	7.500	2.857	1.714	1.000	0.444	0.343	0.233	0.167	11.111	4.444	2.000	1.000	0.714	0.400	0.667	0.267	0.171	0.175	1.500	1.200	0.800	91.667	75.000	50.000	91.667	66.667
Units			800	500	300	100	60	40	20	12	7	5	500	200	100	50	50	20	20	12	12	7	60	60	60	2,750	2,250	1,750	2,750	2,000
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent		20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	First Homes		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Existing Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	25,000	1,000,000	1,000,000	25,000	25,000	25,000	25,000	25,000	
	£ site		952,381	510,204	250,000	102,041	61,224	29,412	23,392	17,143	11,667	8,333	15,873,016	5,925,926	2,500,000	1,176,471	793,651	400,000	666,667	266,667	171,429	175,000	44,118	1,333,333	842,105	3,819,444	3,125,000	1,900,000	3,819,444	2,900,000
Uplift	£/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	350,000	200,000	200,000	250,000	250,000	250,000	250,000	250,000	
	£ site		13,333,333	7,142,857	3,500,000	1,428,571	857,143	411,765	163,743	120,000	81,667	58,333	3,174,603	1,185,185	500,000	235,294	158,730	80,000	133,333	53,333	34,286	35,000	617,647	266,667	168,421	38,194,444	31,250,000	19,000,000	38,194,444	29,000,000
Benchmark Land Value	£/ha		375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	375,000	1,200,000	1,200,000	275,000	275,000	275,000	275,000	275,000	
	£ site		14,285,714	7,653,061	3,750,000	1,530,612	918,367	441,176	187,135	137,143	93,333	66,667	19,047,619	7,111,111	3,000,000	1,411,765	952,381	480,000	800,000	320,000	205,714	210,000	661,765	1,600,000	1,010,526	42,013,889	34,375,000	20,900,000	42,013,889	31,900,000
Residual	Gross	£/ha	347,202	437,659	566,602	30,141	25,980	56,978	783,568	880,953	744,863	602,588	397,454	472,851	-199,964	-225,065	-3,095,719	-368,317	-1,287,555	-188,793	-3,060,390	169,726	-1,333,827	-2,009,600	-5,180,729	226,069	234,999	340,867	226,069	239,962
	Net	£/ha	578,670	625,227	755,469	43,058	37,115	67,033	824,808	880,953	744,863	602,588	567,792	630,468	-249,955	-264,783	-3,439,688	-368,317	-1,287,555	-188,793	-3,060,390	169,726	-1,569,208	-2,232,889	-5,453,399	376,782	391,665	518,118	376,782	417,535
	£ site		13,226,749	8,931,817	5,666,020	123,023	63,616	67,033	366,581	302,041	173,801	100,431	6,308,799	2,802,080	-499,909	-264,783	-2,456,920	-147,327	-858,370	-50,345	-524,638	29,702	-2,353,813	-2,679,466	-4,362,719	34,538,310	29,374,895	25,905,909	34,538,310	27,835,640

Sales per Quarter	0
Unit Build Time	3 Quarters

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = -5,401,624

Check on phasing dwgs nos
correct

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	800		
No dwgs under 50	50	462	23,100
No dwgs over 50	750	138	103,500
		Total	126,600

Stamp duty calc - Residual	
Land payment	14,285,714
Total	703,786

Post CIL s106	4,000	£/ Unit (all)	3,200,000
CIL	0	£/m2	0
		Total	3,200,000

Inf Tariff	% GDV	
	0.00%	0
spell		

spell

05/10/2023 12:30

Sales per Quarter	0
Unit Build Time	3 Quarters

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = -3,337,080

Check on phasing dwgs nos
correct

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		
No dwgs under 50	50	462	23,100
No dwgs over 50	450	138	62,100
		Total	85,200

Stamp duty calc - Residual	
Land payment	7,653,061
Total	372,153

Post CIL s106	4,000	£/ Unit (all)	2,000,000
CIL	0	£/m2	0
		Total	2,000,000

Inf Tariff	% GDV	
	0.00%	0

05/10/2023 12:30

Residential - Telford
Site 3



Site 3

Large GF - 300

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				300	£/m2	£	m2
Market Housing	Gross	Net					
	94.2	94.07	70.00%	210	3,000	59,262,000	19,786
Affordable Overall			30%	90			
Affordable Rent	61.2	59.65	20.00%	60	1,600	5,725,827	3,672
Social Rent	61.2	59.65	0.00%	0	1,300	0	0
Shared Ownership	85.0	85.00	2.50%	8	2,100	1,339,821	638
First Homes	85.9	85.70	7.50%	23	1,766	3,405,522	1,932
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	7.500	ha	40	/ha		69,733,170	26,028
SITE AREA - Gross	10.000	ha	30	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value

5,666,020

755,469

566,602

Existing Use Value

250,000

25,000

Uplift

0%

0

0

Plus /ha

350,000

3,500,000

350,000

Benchmark Land Value

3,750,000

375,000

£/m2

Additional Profit

4,254,429

215

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -1,986,514

Check on phasing dwgs nos

correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		272,801	5,666,020
	Stamp Duty		0	
	Easements etc.		84,990	357,791
	Legals /Acquisition	1.50%		
Fees	Planning		57,600	
	Professional	8.00%	3,472,997	3,530,597
CONSTRUCTION	Build Cost	1.564	40,713,628	
	s106 / CIL / IT		1,200,000	
	Contingency	2.50%	1,017,841	
	Abnormals	0.00%	0	
	£		481,000	43,412,468
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	%	3.0%	2,091,995
	Legals	%	0.5%	348,666
	£/unit		0	0
	Misc.	%	0.0%	0
			2,440,661	55,407,538
Developers Profit				
	Market Housing	% Value	17.50%	10,370,850
	Affordable Housing	% Value	17.50%	1,236,488
	First Homes	% Value	17.50%	595,966

Planning fee calc	dwgs	rate	
Planning app fee	300		
No dwgs	50	462	23,100
No dwgs under 50	250	138	34,500
No dwgs over 50		Total	57,600

Stamp duty calc - Residual	
Land payment	5,666,020
Total	272,801

Stamp duty calc - Residual	
Land payment	3,750,000
Total	177,000

Pre CIL s106	4,000	£/ Unit (all)	
Total			1,200,000

Post CIL s106	4,000	£/ Unit (all)	1,200,000
CIL	0	£/m2	0
Total			1,200,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,252.53
Acc & Adpt	£/m2		87.68
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.10
Site Costs	%	0.00%	0.00
	Base	15.00%	1,357.82
	BNG	0.20%	203.67
			2.72
			1,564.21

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Market Housing		3,950,800	7,901,600	7,901,600	7,901,600	7,901,600	7,901,600	7,901,600	7,901,600	7,901,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		381,722	763,444	763,444	763,444	763,444	763,444	763,444	763,444	763,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		89,321	178,643	178,643	178,643	178,643	178,643	178,643	178,643	178,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		227,035	454,070	454,070	454,070	454,070	454,070	454,070	454,070	454,070	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	4,648,878	9,297,756	9,297,756	9,297,756	9,297,756	9,297,756	9,297,756	9,297,756	9,297,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	272,801																							
Easements etc.	0																							
Legals Acquisition	84,990																							
Planning Fee	57,600																							
Professional	3,472,997																							
Build Cost - BCIS Base		2,714,242	5,428,484	5,428,484	5,428,484	5,428,484	5,428,484	5,428,484	5,428,484	5,428,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	160,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		67,856	135,712	135,712	135,712	135,712	135,712	135,712	135,712	135,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		32,067	64,133	64,133	64,133	64,133	64,133	64,133	64,133	64,133	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	139,466	278,933	278,933	278,933	278,933	278,933	278,933	278,933	278,933	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	23,244	46,489	46,489	46,489	46,489	46,489	46,489	46,489	46,489	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COSTS BEFORE LAND INT AND PROFIT	3,888,389	3,056,875	6,113,751	6,113,751	6,113,751	6,113,751	6,113,751	6,113,751	6,113,751	6,113,751	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	5,666,020																						
Interest		716,581	650,924	460,943	256,713	37,166	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
Affordable for Rent																								
First Homes																								
Cash Flow	-9,554,409	875,422	2,533,081	2,723,063	2,927,292	3,146,839	3,184,005	3,184,005	3,184,005	3,184,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Opening Balance	0																							
Closing Balance	-9,554,409	-8,678,987	-6,145,905	-3,422,843	-495,551	2,651,288	5,835,294	9,019,299	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	12,203,305	0

Residential - Telford
Site 4



Site 4

Large GF - 100

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		100			
Market Housing	95.7	95.60	70.00%	70	3,000	20,076,000	6,696
Affordable Overall			30%	30			
Affordable Rent	61.2	59.65	20.00%	20	1,600	1,908,609	1,224
Social Rent	61.2	59.65	0.00%	0	1,300	0	0
Shared Ownership	87.0	87.00	2.50%	3	2,100	457,115	218
First Homes	86.0	86.00	7.50%	8	1,784	1,150,875	645
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857	ha	35	/ha		23,592,600	8,783
SITE AREA - Gross	4.082	ha	25	/ha			

Sales per Quarter0

Unit Build Time3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	123,023	43,058	30,141
Existing Use Value	102,041		25,000
Uplift	0%	0	0
Plus /ha	350,000	1,428,571	350,000
Benchmark Land Value	1,530,612		375,000

£/m2

Additional Profit

-1,094,894

-164

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -667,502

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				123,023
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	1,845	1,845	
Fees				
Planning			30,000	
Professional	8.00%	1,301,565	1,331,565	
CONSTRUCTION				
Build Cost	1.745	15,321,525		
s106 / CIL / IT		400,000		
Contingency	2.50%	383,038		
Abnormals	0.00%	0		
		165,000	16,269,563	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	707,778	
Legals	%	0.5%	117,963	
	£/unit	0	0	
Misc.	%	0.0%	0	825,741
				18,551,738
Developers Profit				
Market Housing	% Value	17.50%		3,513,300
Affordable Housing	% Value	17.50%		414,002
First Homes	% Value	17.50%		201,403

Planning fee calc	dwgs	rate	
Planning app fee	100		
No dwgs	50	462	23,100
No dwgs under 50	50	138	6,900
No dwgs over 50		Total	30,000

Stamp duty calc - Residual	
Land payment	123,023
Total	0

Stamp duty calc - Residual	
Land payment	1,530,612
Total	66,031

Pre CIL s106	4,000	£/ Unit (all)	
Total			400,000

Post CIL s106	4,000	£/ Unit (all)	400,000
CIL	0	£/m2	0
Total			400,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,398.79
CO2 Plus	£/m2		97.92
Acc & Adpt	%	0.00%	0.00
Acc & Adpt	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
Over Extra 1	£/m2		0.00
Over Extra 2	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	0.00%	0.00
Small Site			1,514.32
Site Costs	Base	15.00%	227.15
Site Costs	BNG	0.20%	3.03
			1,744.50

RESIDUAL CASH FLOW FOR INTEREST																									
INCOME		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing					0	0	0	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600	2,007,600
Affordable Rent					0	0	0	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712
First Homes					0	0	0	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088	115,088
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260	2,359,260
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		1,845																							
Planning Fee		30,000																							
Professional		650,783		650,783																					
Build Cost - BCIS Base			0	510,718	1,021,435	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,021,435	510,718	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	13,333	26,667	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0
Contingency			0	12,768	25,536	38,304	38,304	38,304	38,304	38,304	38,304	38,304	38,304	25,536	12,768	0	0	0	0	0	0	0	0	0	0
Abnormals			0	5,500	11,000	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	11,000	5,500	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778	70,778
Legals		0	0	0	0	0	0	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796	11,796
Misc.		0																							
COSTS BEFORE LAND INT AND PROFIT		682,628	0	1,193,101	1,084,638	1,626,956	1,626,956	1,709,530	1,709,530	1,709,530	1,709,530	1,709,530	1,709,530	1,167,212	624,893	82,574	82,574	0	0	0	0	0	0	0	0
For Residual Valuation		Land Interest	123,023																						
Developers Return			15,106	15,389	38,048	59,099	90,712	122,919	113,041	102,978	92,726	82,283	71,643	60,804	39,593	7,816	0	0	0	0	0	0	0	0	0
Market Housing																									
Affordable for Rent																									
First Homes																									3,513,300
																									414,002
																									201,403
Cash Flow		-805,651	-15,106	-1,208,491	-1,122,686	-1,686,055	-1,717,669	526,811	536,689	546,752	557,003	567,447	578,087	1,131,245	1,694,774	2,268,870	2,276,686	0	0	0	0	0	0	0	-4,128,705
Opening Balance		0																							
Closing Balance		-805,651	-820,757	-2,029,248	-3,151,934	-4,837,989	-6,555,657	-6,028,846	-5,492,158	-4,945,406	-4,388,403	-3,820,956	-3,242,869	-2,111,625	-416,851	1,852,019	4,128,705	4,128,705	4,128,705	4,128,705	4,128,705	4,128,705	4,128,705	4,128,705	0

Residential - Telford
Site 5



Site 5 Medium GF - 60							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	93.7	93.52	70.00%	42	3,000	11,784,000	3,936
Affordable Overall			30%	18			
Affordable Rent	64.4	63.08	20.00%	12	1,600	1,211,079	773
Social Rent	64.4	63.08	0.00%	0	1,300	0	0
Shared Ownership	81.5	81.50	2.50%	2	2,100	256,930	122
First Homes	86.4	86.40	7.50%	5	1,775	690,120	389
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.714	ha	35	/ha		13,942,129	5,220
SITE AREA - Gross	2.449	ha	25	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
Whole Site				Per ha NET	Per ha GROSS	RUN Residual MACRO ctrl+r Closing balance = 0	
Residual Land Value	63,626		37,115		25,980		
Existing Use Value	61,224				25,000		
Uplift	0%		0		0		
Plus /ha	350,000	857,143			350,000		
Benchmark Land Value	918,367		375,000				
							Check on phasing dwgs nos correct
				£/m2			
Additional Profit	-678,406		-172				

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				63,626
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	954	954	
Fees				
Planning			24,480	
Professional	8.00%	770,567	795,047	
CONSTRUCTION				
Build Cost	1.738	9,073,257		
s106 / CIL / IT		240,000		
Contingency	2.50%	226,831		
Abnormals	0.00%	0		
		92,000	9,632,089	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	418,264	
Legals	%	0.5%	69,711	
	£/unit	0	0	
Misc.	%	0.0%	0	487,975
				10,979,690
Developers Profit				
Market Housing	% Value	17.50%		2,062,200
Affordable Housing	% Value	17.50%		256,902
First Homes	% Value	17.50%		120,771

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
	Total		

Stamp duty calc - Residual	
Land payment	63,626
Total	0

Stamp duty calc - Residual	
Land payment	918,367
Total	35,418

Pre CIL s106	4,000	£/ Unit (all)	
Total			240,000

Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,393.74
Acc & Adpt	%	0.00%	97.56
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.52
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,508.93
	BNG	0.20%	226.34
			3.02
			1,738.28

RESIDUAL CASH FLOW FOR INTEREST																				
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing				0	0	0	982,000	982,000	982,000	982,000	982,000	982,000	982,000	982,000	982,000	982,000	982,000	982,000	0	0
Affordable Rent				0	0	0	100,923	100,923	100,923	100,923	100,923	100,923	100,923	100,923	100,923	100,923	100,923	100,923	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	21,411	21,411	21,411	21,411	21,411	21,411	21,411	21,411	21,411	21,411	21,411	21,411	0	0
First Homes				0	0	0	57,510	57,510	57,510	57,510	57,510	57,510	57,510	57,510	57,510	57,510	57,510	57,510	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	1,161,844	0	0
EXPENDITURE																				
Stamp Duty	0																			
Easements etc.	0																			
Legals Acquisition	954																			
Planning Fee	24,480																			
Professional	385,284																			
Build Cost - BCIS Base		0	252,035	504,070	756,105	756,105	756,105	756,105	756,105	756,105	756,105	756,105	756,105	756,105	504,070	252,035	0	0	0	0
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0
Contingency		0	6,301	12,602	18,903	18,903	18,903	18,903	18,903	18,903	18,903	18,903	18,903	18,903	12,602	6,301	0	0	0	0
Abnormals		0	2,556	5,111	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	7,667	5,111	2,556	0	0	0	0
Finance Fees	0																			
Legal and Valuation	0																			
Agents	0	0	0	0	0	0	34,855	34,855	34,855	34,855	34,855	34,855	34,855	34,855	34,855	34,855	34,855	34,855	0	0
Legals	0	0	0	0	0	0	5,809	5,809	5,809	5,809	5,809	5,809	5,809	5,809	5,809	5,809	5,809	5,809	0	0
Misc.				0																
COSTS BEFORE LAND INT AND PROFIT	410,718	0	652,842	535,116	802,674	802,674	843,339	843,339	843,339	843,339	843,339	843,339	843,339	843,339	575,781	308,223	40,665	40,665	0	0
For Residual Valuation	Land	63,626																		
Interest		8,894	9,061	21,471	31,907	47,556	63,498	58,716	53,845	48,883	43,827	38,677	33,430	28,085	22,640	12,076	0	0	0	0
Developers Return																				
Market Housing																				2,062,200
Affordable for Rent																				256,902
First Homes																				120,771
Cash Flow	-474,343	-8,894	-661,902	-556,587	-834,581	-850,230	255,008	259,789	264,660	269,623	274,678	279,828	285,075	290,420	563,424	841,546	1,121,180	1,121,180	0	0
Opening Balance	0																			
Closing Balance	-474,343	-483,237	-1,145,140	-1,701,727	-2,536,309	-3,386,538	-3,131,531	-2,871,741	-2,607,081	-2,337,458	-2,062,780	-1,782,952	-1,497,876	-1,207,456	-644,032	197,513	1,318,693	2,439,873	2,439,873	2,439,873

Residential - Telford
Site 6



Site 6 Medium GF - 40						
INCOME	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		40		
Market Housing	93.6	93.43	70.00%	28	3,000	7,848,000
Affordable Overall			30%	12		
Affordable Rent	61.6	60.13	20.00%	8	1,600	769,523
Social Rent	61.6	60.13	0.00%	0	1,300	0
Shared Ownership	84.0	84.00	2.50%	1	2,100	176,541
First Homes	87.0	87.00	7.50%	3	1,800	469,800
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	1.000	ha	40	/ha	9,263,864	3,458
SITE AREA - Gross	1.176	ha	34	/ha		
Sales per Quarter	0					
Unit Build Time	3 Quarters					

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	67,033	67,033	56,978
Existing Use Value	29,412		25,000
Uplift	0%	0	0
Plus /ha	350,000	411,765	350,000
Benchmark Land Value	441,176		375,000

Additional Profit	-202,096	-77
-------------------	----------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -258,792

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				67,033
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	1,005	1,005	
Fees				
Planning		18,480		
Professional	8.00%	508,053	526,533	
CONSTRUCTION				
Build Cost	1.735	5,999,179		
s106 / CIL / IT		160,000		
Contingency	2.50%	149,979		
Abnormals	0.00%	0		
		41,500	6,350,658	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	277,916	
Legals	%	0.5%	46,319	
	£/unit	0	0	
Misc.	%	0.0%	0	324,235
				7,269,465
Developers Profit				
Market Housing	% Value	17.50%		1,373,400
Affordable Housing	% Value	17.50%		165,561
First Homes	% Value	17.50%		82,215

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	40		18,480
No dwgs under 50	40	462	18,480
No dwgs over 50	0	138	0
Total			18,480

Stamp duty calc - Residual	
Land payment	67,033
Total	0

Stamp duty calc - Residual	
Land payment	441,176
Total	11,559

Pre CIL s106	4,000	£/ Unit (all)	
Total			160,000

Post CIL s106	4,000	£/ Unit (all)	160,000
CIL	0	£/m2	0
Total			160,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,391.09
Acc & Adpt	£/m2		97.38
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.10
	%	0.00%	0.00
Site Costs	Base	15.00%	1,506.09
	BNG	0.20%	225.91
			3.01
			1,735.01

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing				0	0	0	981,000	981,000	981,000	981,000	981,000	981,000	981,000	981,000	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	96,190	96,190	96,190	96,190	96,190	96,190	96,190	96,190	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	22,068	22,068	22,068	22,068	22,068	22,068	22,068	22,068	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	58,725	58,725	58,725	58,725	58,725	58,725	58,725	58,725	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,157,983	1,157,983	1,157,983	1,157,983	1,157,983	1,157,983	1,157,983	1,157,983	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	1,005																							
Planning Fee	18,480																							
Professional	254,026			254,026																				
Build Cost - BCIS Base		0	249,966	499,932	749,897	749,897	749,897	749,897	749,897	749,897	499,932	249,966	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,249	12,498	18,747	18,747	18,747	18,747	18,747	18,747	12,498	6,249	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	1,729	3,458	5,188	5,188	5,188	5,188	5,188	5,188	3,458	1,729	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	34,739	34,739	34,739	34,739	34,739	34,739	34,739	34,739	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,790	5,790	5,790	5,790	5,790	5,790	5,790	5,790	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	273,512	0	518,637	529,222	793,832	793,832	834,362	834,362	834,362	834,362	569,751	305,140	40,529	40,529	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	67,033																							
Interest		6,385	6,505	16,351	26,581	41,964	57,635	52,648	47,567	42,391	37,118	26,784	11,296	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,373,400
Affordable for Rent																								165,561
First Homes																								82,215
Cash Flow	-340,545	-6,385	-525,142	-545,573	-820,413	-835,796	265,987	270,974	276,055	281,231	551,114	826,059	1,106,158	1,117,454	0	0	0	0	0	0	0	0	0	-1,621,176
Opening Balance	0																							
Closing Balance	-340,545	-346,930	-872,072	-1,417,645	-2,238,058	-3,073,854	-2,807,867	-2,536,894	-2,260,839	-1,979,608	-1,428,494	-602,435	503,723	1,621,176	1,621,176	1,621,176	1,621,176	1,621,176	1,621,176	1,621,176	1,621,176	1,621,176	1,621,176	0

Residential - Telford
Site 7



Site 7 Medium GF - 20						
INCOME	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		20		
Market Housing	97.0	97.00	70.00%	14	3,350	4,549,300
Affordable Overall			30%	6		
Affordable Rent	56.5	54.50	20.00%	4	1,600	348,765
Social Rent	56.5	54.50	0.00%	0	1,300	0
Shared Ownership	88.5	88.50	2.50%	1	2,345	103,849
First Homes	88.5	88.50	7.50%	2	1,971	261,630
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.444	ha	45	/ha	5,263,544	1,761
SITE AREA - Gross	0.468	ha	43	/ha		
Sales per Quarter	0					
Unit Build Time	3 Quarters					

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	366,581	824,808	783,568
Existing Use Value	23,392		50,000
Uplift	0%	0	0
Plus /ha	350,000	163,743	350,000
Benchmark Land Value	187,135		400,000

Additional Profit	320,861	236
-------------------	---------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -135,034

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			7,829	366,581
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	5,499	13,328	
Fees				
Planning		9,240		
Professional	8.00%	260,451	269,691	
CONSTRUCTION				
Build Cost	1,747	3,076,227		
s106 / CIL / IT		80,000		
Contingency	2.50%	76,906		
Abnormals	0.00%	0		
		22,500	3,255,633	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	157,906	
Legals	%	0.5%	26,318	
	£/unit	0	0	
Misc.	%	0.0%	0	184,224
				4,089,456
Developers Profit				
Market Housing	% Value	17.50%	796,128	
Affordable Housing	% Value	17.50%	79,208	
First Homes	% Value	17.50%	45,785	

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50		Total	9,240

Stamp duty calc - Residual	
Land payment	366,581
Total	7,829

Stamp duty calc - Residual	
Land payment	187,135
Total	743

Pre CIL s106	4,000	£/ Unit (all)	
Total			80,000

Post CIL s106	4,000	£/ Unit (all)	80,000
CIL	0	£/m2	0
Total			80,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,400.86
Acc & Adpt	£/m2		98.06
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	15.00%	1,516.54
	BNG	0.20%	227.48
			3.03
			1,747.05

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,137,325	1,137,325	1,137,325	1,137,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	87,191	87,191	87,191	87,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	25,962	25,962	25,962	25,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	65,408	65,408	65,408	65,408	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,315,886	1,315,886	1,315,886	1,315,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	7,829																							
Easements etc.	0																							
Legals Acquisition	5,499																							
Planning Fee	9,240																							
Professional	130,225		130,225																					
Build Cost - BCIS Base		0	256,352	512,704	769,057	769,057	512,704	256,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,409	12,818	19,226	19,226	12,818	6,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	1,875	3,750	5,625	5,625	3,750	1,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	39,477	39,477	39,477	39,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,579	6,579	6,579	6,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	152,793	0	401,528	542,605	813,908	813,908	588,661	317,359	46,056	46,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	366,581																							
Interest		9,738	9,921	17,636	28,140	43,928	60,013	47,503	29,671	6,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								796,128
Affordable for Rent																								79,208
First Homes																								45,785
Cash Flow	-519,375	-9,738	-411,449	-560,241	-842,048	-857,837	667,212	951,025	1,240,159	1,263,412	0	0	0	0	0	0	0	0	0	0	0	0	0	-921,120
Opening Balance	0																							
Closing Balance	-519,375	-529,113	-940,562	-1,500,803	-2,342,851	-3,200,687	-2,533,476	-1,582,451	-342,292	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	0

Residential - Telford
Site 8



Site 8

Medium GF - 12

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		12			
Market Housing	97.8	97.75	70.00%	8	3,350	2,750,685	821
Affordable Overall			30%	3.6			
Affordable Rent	56.5	54.50	20.00%	2	1,600	209,259	135
Social Rent	56.5	54.50	0.00%	0	1,300	0	0
Shared Ownership	81.5	81.50	2.50%	0	2,345	57,381	24
First Homes	81.5	81.50	7.50%	1	1,967	144,315	73
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.343	ha	35	/ha		3,161,640	1,054
SITE AREA - Gross	0.343	ha	35	/ha			

Sales per Quarter0

Unit Build Time3 Quarters

Whole SitePer ha NETPer ha GROSS

Residual Land Value	302,041	880,953	880,953
Existing Use Value	17,143		50,000
Uplift	0%	0	0
Plus /ha	350,000	120,000	350,000
Benchmark Land Value	137,143		400,000

£/m2

Additional Profit	256,310	312
-------------------	---------	-----

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -80,134

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				302,041
Stamp Duty			4,602	
Easements etc.			0	
Legals /Acquisition	1.50%	4,531	9,133	
Fees				
Planning Professional	8.00%	5,544	149,757	155,301
CONSTRUCTION				
Build Cost	1.675	1,765,622		
s106 / CIL / IT	2.50%	48,000		
Contingency	0.00%	44,141		
Abnormals		0		
		14,200	1,871,962	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	94,849	
Legals	%	0.5%	15,808	
	£/unit	0	0	
Misc.	%	0.0%	0	110,657
				2,449,095
Developers Profit				
Market Housing	% Value	17.50%		481,370
Affordable Housing	% Value	17.50%		46,662
First Homes	% Value	17.50%		25,255

Planning fee calc	dwgs	rate	
Planning app fee	12		
No dwgs	12	462	5,544
No dwgs under 50	0	138	0
No dwgs over 50		Total	5,544

Stamp duty calc - Residual	
Land payment	302,041
Total	4,602

Stamp duty calc - Residual	
Land payment	137,143
Total	0

Pre CIL s106	4,000	£/ Unit (all)	
Total			48,000

Post CIL s106	4,000	£/ Unit (all)	48,000
CIL	0	£/m2	0
Total			48,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,403.68
Acc & Adpt	£/m2		98.26
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
Site Costs	%	0.00%	0.00
	Base	10.00%	1,519.56
	BNG	0.20%	151.96
			3.04
			1,674.55

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	2	2	2	2	2																
Market Housing				0	0	0	458,448	458,448	458,448	458,448	458,448	458,448	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	34,877	34,877	34,877	34,877	34,877	34,877	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	9,564	9,564	9,564	9,564	9,564	9,564	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	24,053	24,053	24,053	24,053	24,053	24,053	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	526,940	526,940	526,940	526,940	526,940	526,940	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	4,602																							
Easements etc.	0																							
Legals Acquisition	4,531																							
Planning Fee	5,544																							
Professional	74,878		74,878																					
Build Cost - BCIS Base		0	98,090	196,180	294,270	294,270	294,270	294,270	196,180	98,090	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	2,667	5,333	8,000	8,000	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	2,452	4,905	7,357	7,357	7,357	7,357	4,905	2,452	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	789	1,578	2,367	2,367	2,367	2,367	1,578	789	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	15,808	15,808	15,808	15,808	15,808	15,808	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,635	2,635	2,635	2,635	2,635	2,635	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	89,555	0	178,876	207,996	311,994	311,994	330,437	330,437	226,439	122,441	18,443	18,443	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land Interest	302,041	7,342	7,480	10,974	15,080	21,213	27,460	24,291	21,062	15,822	8,534	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								481,370
Affordable for Rent																								46,662
First Homes																								25,255
Cash Flow	-391,596	-7,342	-186,357	-218,970	-327,074	-333,206	169,043	172,213	279,440	388,677	499,963	508,497	0	0	0	0	0	0	0	0	0	0	0	-553,287
Opening Balance	0																							
Closing Balance	-391,596	-398,939	-585,295	-804,265	-1,131,339	-1,464,545	-1,295,502	-1,123,289	-843,850	-455,173	44,790	553,287	553,287	553,287	553,287	553,287	553,287	553,287	553,287	553,287	553,287	553,287	553,287	0

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	173,801	744,863	744,863
Existing Use Value	11,667	50,000	50,000
Uplift	0	0	0
Plus /ha	350,000	81,667	350,000
Benchmark Land Value	93,333	400,000	400,000
		£/m2	
Additional Profit	125,274	273	

Planning fee calc				
Planning app fee	dwgs	rate		
No dwgs	7			
No dwgs under 50	7	462	3,234	
No dwgs over 50	0	138	0	
	Total		3,234	
Stamp duty calc - Residential				
Land payment			173,801	
	Total		476	
Stamp duty calc - Residential				
Land payment			93,333	
	Total		0	
Pre CIL s106				
4,000 £/ Unit (all)				
	Total		28,000	
Post CIL s106				
4,000 £/ Unit (all)			28,000	
CIL	0	£/m2	0	
	Total		28,000	
Inf Tariff				
% GDV				
0.00%			0	

Build Cost			/m2
CO2 Plus	%	7.00%	1,384.56
	£/m2		96.92
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
Water	£/m2		17.52
Over Extra 1	%	0.00%	0.10
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,499.10
Site Costs	Base	10.00%	149.91
	BNG	0.20%	3.00
			1,652.00

05/10/2023 12:30

Residential - Telford
Site 10



Site 10 Green 5							
INCOME		Av Size	m2	%	Number	Price	GIA
		Gross	Net		5	£/m2	£
Market Housing		108.7	108.67	70.00%	4	3,350	1,274,117
Affordable Overall				30%	1.5		
Affordable Rent		70.0	70.00	20.00%	1	1,600	111,989
Social Rent		70.0	70.00	0.00%	0	1,300	0
Shared Ownership		70.0	70.00	2.50%	0	2,345	20,535
First Homes		70.0	70.00	7.50%	0	0	0
Grant and Subsidy		Affordable Rent				0	0
		Social Rent				0	0
		Shared Ownership				0	0
SITE AREA - Net		0.167	ha	30	/ha		1,406,641
SITE AREA - Gross		0.167	ha	30	/ha		485
Sales per Quarter		0					
Unit Build Time		3 Quarters					

Whole Site Per ha NET Per ha GROSS			
Residual Land Value	100,431	602,588	602,588
Existing Use Value	8,333		50,000
Uplift	0%	0	0
Plus /ha	350,000	58,333	350,000
Benchmark Land Value	66,667		400,000

£/m2		
Additional Profit	57,459	151

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -23,290

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			100,431
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	1,506	1,506
Fees	Planning		2,310	
	Professional	8.00%	69,438	71,748
CONSTRUCTION	Build Cost	1,692	820,952	
	s106 / CIL / IT		20,000	
	Contingency	2.50%	20,524	
	Abnormals	0.00%	0	
	%			
	£		6,500	867,975
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	%	3.0%	42,199
	Legals	%	0.5%	7,033
	£/unit		0	0
	Misc.	%	0.0%	0
			49,232	1,090,894
Developers Profit				
	Market Housing	% Value	17.50%	222,970
	Affordable Housing	% Value	17.50%	23,192
	First Homes	% Value	17.50%	0

Planning fee calc	dwgs	rate	
Planning app fee	5		
No dwgs	5	462	2,310
No dwgs under 50	5		0
No dwgs over 50	0	138	0
Total			2,310

Stamp duty calc - Residual	
Land payment	100,431
Total	0

Stamp duty calc - Residual	
Land payment	66,667
Total	0

Pre CIL s106	4,000	£/ Unit (all)	
Total			20,000

Post CIL s106	4,000	£/ Unit (all)	20,000
CIL	0	£/m2	0
Total			20,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,418.07
Acc & Adpt	£/m2		99.26
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	10.00%	1,534.96
	BNG	0.20%	153.50
			3.07
			1,691.52

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				1	2	2																			
Market Housing					0	0	0	254,823	509,647	509,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	22,398	44,796	44,796	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	4,107	8,214	8,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	281,328	562,656	562,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		1,506																							
Planning Fee		2,310																							
Professional		34,719		34,719																					
Build Cost - BCIS Base			0	54,730	164,190	273,651	218,920	109,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	4,000	6,667	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	1,368	4,105	6,841	5,473	2,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	433	1,300	2,167	1,733	867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	8,440	16,880	16,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	1,407	2,813	2,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0																				
COSTS BEFORE LAND INT AND PROFIT		38,535	0	92,584	173,595	289,325	231,460	125,577	19,693	19,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		Land	100,431																						
Interest			2,606	2,654	4,440	7,778	13,349	17,939	15,355	5,463	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									222,970
Affordable for Rent																									23,192
First Homes																									0
	Cash Flow	-138,967	-2,606	-95,239	-178,035	-297,103	-244,809	137,812	527,608	537,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-246,162
	Opening Balance	0																							
	Closing Balance	-138,967	-141,573	-236,811	-414,846	-711,950	-956,759	-818,947	-291,339	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	0	

Residential - Telford
Site 11



Site 11

Large BF - 500

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		500			
Market Housing	88.1	87.91	70.00%	350	3,000	92,310,000	30,830
Affordable Overall			30%	150			
Affordable Rent	60.5	57.40	20.00%	100	1,600	9,183,082	6,048
Social Rent	60.5	57.40	0.00%	0	1,300	0	0
Shared Ownership	87.5	87.54	2.50%	13	2,100	2,299,723	1,095
First Homes	86.3	86.16	7.50%	38	1,780	5,750,270	3,235
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	11.111	ha	45	/ha		109,543,075	41,208
SITE AREA - Gross	15.873	ha	32	/ha			

Sales per Quarter

Unit Build Time

0

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	6,308,799	567,792	397,454
Existing Use Value	15,873,016		1,000,000
Uplift	20%	3,174,603	200,000
Plus /ha	0	0	0
Benchmark Land Value	19,047,619		1,200,000

£/m2

Additional Profit	-12,988,895	-421
-------------------	-------------	------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -3,256,373

Check on phasing dwgs nos correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land			304,940	6,308,799	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition	1.50%		94,632	399,572	
Fees					
Planning			85,200		
Professional	8.00%		5,683,439	5,768,639	
CONSTRUCTION					
Build Cost	1,517		62,493,620		
s106 / CIL / IT			2,000,000		
Contingency	5.00%		3,124,681		
Abnormals	5.00%		3,124,681		
			300,000	71,042,981	
FINANCE					
Fees	0%		0		
Interest	7.50%		0	0	
Legal and Valuation					
SALES					
Agents	%	3.0%	3,286,292		
Legals	%	0.5%	547,715		
	£/unit	0	0		
Misc.	%	0.0%	0	3,834,008	87,353,999
Developers Profit					
Market Housing	% Value	17.50%		16,154,250	
Affordable Housing	% Value	17.50%		2,009,491	
First Homes	% Value	17.50%		1,006,297	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		23,100
No dwgs under 50	50	462	62,100
No dwgs over 50	450	138	85,200
Total			168,400

Stamp duty calc - Residual	
Land payment	6,308,799
Total	304,940

Stamp duty calc - Residual	
Land payment	19,047,619
Total	941,881

Pre CIL s106	4,000	£/ Unit (all)	
Total			2,000,000

Post CIL s106	4,000	£/ Unit (all)	2,000,000
CIL	0	£/m2	0
Total			2,000,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			
			/m2
CO2 Plus	%	7.00%	84.52
Acc & Adpt	£/m2		0.00
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	196.44
	BNG	0.80%	10.48
			1,516.54

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	80	80	80	80	80	40																
Market Housing		3,692,400	7,384,800	14,769,600	14,769,600	14,769,600	14,769,600	14,769,600	7,384,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		367,323	734,647	1,469,293	1,469,293	1,469,293	1,469,293	1,469,293	734,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		91,989	183,978	367,956	367,956	367,956	367,956	367,956	183,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		230,011	460,022	920,043	920,043	920,043	920,043	920,043	460,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	4,381,723	8,763,446	17,526,892	17,526,892	17,526,892	17,526,892	17,526,892	8,763,446	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	304,940																							
Easements etc.	0																							
Legals Acquisition	94,632																							
Planning Fee	85,200																							
Professional	5,683,439																							
Build Cost - BCIS Base		2,499,745	4,999,490	9,998,979	9,998,979	9,998,979	9,998,979	9,998,979	4,999,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	320,000	320,000	320,000	320,000	320,000	160,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		124,987	249,974	499,949	499,949	499,949	499,949	499,949	249,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		136,987	273,974	547,949	547,949	547,949	547,949	547,949	273,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	131,452	262,903	525,807	525,807	525,807	525,807	525,807	262,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	21,909	43,817	87,634	87,634	87,634	87,634	87,634	43,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	6,168,210	2,995,080	5,990,159	11,980,318	11,980,318	11,980,318	11,980,318	11,980,318	5,990,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	6,308,799																						
Interest		935,776	901,961	761,611	402,739	16,951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
Affordable for Rent																								16,154,250
First Homes																								2,009,491
																								1,006,297
Cash Flow	-12,477,010	450,868	1,871,326	4,784,963	5,143,835	5,529,622	5,546,574	5,546,574	2,773,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-19,170,038
Opening Balance	0																							
Closing Balance	-12,477,010	-12,026,142	-10,154,816	-5,369,853	-226,019	5,303,604	10,850,178	16,396,751	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	0	

Residential - Telford
Site 12



Site 12

Large BF - 200

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		200			
Market Housing	87.8	87.55	70.00%	140	3,000	36,771,000	12,285
Affordable Overall			30%	60			
Affordable Rent	60.5	57.40	20.00%	40	1,600	3,673,233	2,419
Social Rent	60.5	57.40	0.00%	0	1,300	0	0
Shared Ownership	86.4	86.40	2.50%	5	2,100	907,926	432
First Homes	84.9	84.67	7.50%	15	1,783	2,264,400	1,274
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.444	ha	45	/ha		43,616,558	16,410
SITE AREA - Gross	5.926	ha	34	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	2,802,080	630,468	472,851
Existing Use Value	5,925,926		1,000,000
Uplift	20%	1,185,185	200,000
Plus /ha	0	0	0
Benchmark Land Value	7,111,111		1,200,000

£/m2

Additional Profit	-4,217,354	-343
-------------------	------------	------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -1,287,141

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		129,604	2,802,080
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	42,031	171,635
Fees	Planning Professional	8.00%	43,800	2,309,027
CONSTRUCTION	Build Cost	1,518	24,904,850	
	s106 / CIL / IT		800,000	
	Contingency	5.00%	1,245,242	
	Abnormals	5.00%	1,245,242	
	£		120,000	28,315,335
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	%	3.0%	1,308,497
	Legals	%	0.5%	218,083
	£/unit		0	0
	Misc.	%	0.0%	0
			1,526,580	35,124,656
Developers Profit				
	Market Housing	% Value	17.50%	6,434,925
	Affordable Housing	% Value	17.50%	801,703
	First Homes	% Value	17.50%	396,270

Planning fee calc	dwgs	rate	
Planning app fee	200		
No dwgs	50	462	23,100
No dwgs under 50	150	138	20,700
No dwgs over 50		Total	43,800

Stamp duty calc - Residual	
Land payment	2,802,080
Total	129,604

Stamp duty calc - Residual	
Land payment	7,111,111
Total	345,056

Pre CIL s106	4,000	£/ Unit (all)	
Total			800,000

Post CIL s106	4,000	£/ Unit (all)	800,000
CIL	0	£/m2	0
Total			800,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,208.35
Acc & Adpt	£/m2		84.58
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
	%	0.00%	0.00
Site Costs	Base	15.00%	1,310.56
	BNG	0.80%	196.58
			10.48
			1,517.63

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	40	40	40	20																		
Market Housing		3,677,100	7,354,200	7,354,200	7,354,200	7,354,200	3,677,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		367,323	734,647	734,647	734,647	734,647	367,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		90,793	181,585	181,585	181,585	181,585	90,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		226,440	452,880	452,880	452,880	452,880	226,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	4,361,656	8,723,312	8,723,312	8,723,312	8,723,312	4,361,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	129,604																							
Easements etc.	0																							
Legals Acquisition	42,031																							
Planning Fee	43,800																							
Professional	2,265,227																							
Build Cost - BCIS Base		2,490,485	4,980,970	4,980,970	4,980,970	4,980,970	2,490,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	160,000	160,000	160,000	80,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		124,524	249,048	249,048	249,048	249,048	124,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		136,524	273,048	273,048	273,048	273,048	136,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	130,850	261,699	261,699	261,699	261,699	130,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	21,808	43,617	43,617	43,617	43,617	21,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0																	
COSTS BEFORE LAND INT AND PROFIT	2,480,662	2,984,191	5,968,383	5,968,383	5,968,383	5,968,383	2,984,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	2,802,080																						
Interest		396,206	322,611	140,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,434,925
Affordable for Rent																								801,703
First Homes																								396,270
Cash Flow	-5,282,742	981,259	2,432,318	2,614,741	2,754,929	2,754,929	1,377,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-7,632,898
Opening Balance	0																							
Closing Balance	-5,282,742	-4,301,483	-1,869,166	745,576	3,500,504	6,255,433	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	0

Residential - Telford
Site 13



Site 13

Medium BF 100

INCOME	Av Size m2		%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross 89.4	Net 89.37	70.00%	70	3,000	18,768,000	6,256
Affordable Overall			30%	30			
Affordable Rent	60.5	57.40	20.00%	20	1,600	1,836,616	1,210
Social Rent	60.5	57.40	0.00%	0	1,300	0	0
Shared Ownership	81.5	81.50	2.50%	3	2,100	428,217	204
First Homes	86.6	86.63	7.50%	8	1,784	1,159,313	650
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.000	ha	50	/ha		22,192,146	8,319
SITE AREA - Gross	2.500	ha	40	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-499,909	-249,955	-199,964
Existing Use Value	2,500,000		1,000,000
Uplift	20%	500,000	200,000
Plus /ha	0	0	0
Benchmark Land Value	3,000,000		1,200,000

£/m2

Additional Profit	-3,548,398	-567
-------------------	------------	------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -668,709

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-499,909
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-7,499	-7,499	
Fees				
Planning Professional	8.00%	30,000	1,276,784	1,306,784
CONSTRUCTION				
Build Cost	1,694	14,090,728		
s106 / CIL / IT		400,000		
Contingency	5.00%	704,536		
Abnormals	5.00%	704,536		
		60,000	15,959,801	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	665,764	
Legals	%	0.5%	110,961	
	£/unit	0	0	
Misc.	%	0.0%	0	776,725
				17,535,902
Developers Profit				
Market Housing	% Value	17.50%		3,284,400
Affordable Housing	% Value	17.50%		396,346
First Homes	% Value	17.50%		202,880

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		
No dwgs under 50	50	462	23,100
No dwgs over 50	50	138	6,900
	Total		30,000

Stamp duty calc - Residual	
Land payment	-499,909
Total	0

Stamp duty calc - Residual	
Land payment	3,000,000
Total	139,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			400,000

Post CIL s106	4,000	£/ Unit (all)	400,000
CIL	0	£/m2	0
Total			400,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,350.51
Acc & Adpt	£/m2		94.54
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	219.40
	BNG	0.80%	11.70
			1,693.76

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Market Housing				0	0	0	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	183,662	183,662	183,662	183,662	183,662	183,662	183,662	183,662	183,662	183,662	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	42,822	42,822	42,822	42,822	42,822	42,822	42,822	42,822	42,822	42,822	0	0	0	0	0	0	0	
First Homes				0	0	0	115,931	115,931	115,931	115,931	115,931	115,931	115,931	115,931	115,931	115,931	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,499																							
Planning Fee	30,000																							
Professional	638,392		638,392																					
Build Cost - BCIS Base		0	469,691	939,382	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	939,382	469,691	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		0	26,667	53,333	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	53,333	26,667	0	0	0	0	0	0	0	0	0	
Contingency		0	23,485	46,969	70,454	70,454	70,454	70,454	70,454	70,454	70,454	70,454	46,969	23,485	0	0	0	0	0	0	0	0	0	
Abnormals		0	25,485	50,969	76,454	76,454	76,454	76,454	76,454	76,454	76,454	76,454	50,969	25,485	0	0	0	0	0	0	0	0	0	
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	66,576	66,576	66,576	66,576	66,576	66,576	66,576	66,576	66,576	66,576	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	11,096	11,096	11,096	11,096	11,096	11,096	11,096	11,096	11,096	11,096	0	0	0	0	0	0	0	
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	660,893	0	1,170,385	1,063,987	1,595,980	1,595,980	1,673,653	1,673,653	1,673,653	1,673,653	1,673,653	1,673,653	1,141,659	609,666	77,673	77,673	0	0	0	0	0	0	0	
For Residual Valuation	Land	-499,909																						
Interest		3,018	3,075	25,077	45,497	76,275	107,630	99,419	91,053	82,531	73,850	65,005	55,995	36,840	7,352	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																							3,284,400	
Affordable for Rent																							396,346	
First Homes																							202,880	
Cash Flow	-160,984	-3,018	-1,173,460	-1,089,064	-1,641,477	-1,672,255	437,932	446,143	454,509	463,031	471,712	480,557	1,021,561	1,572,708	2,134,190	2,141,542	0	0	0	0	0	0	-3,883,626	
Opening Balance	0																							
Closing Balance	-160,984	-164,003	-1,337,463	-2,426,527	-4,068,005	-5,740,260	-5,302,328	-4,856,184	-4,401,676	-3,938,645	-3,466,933	-2,986,376	-1,964,815	-392,107	1,742,083	3,883,626	3,883,626	3,883,626	3,883,626	3,883,626	3,883,626	3,883,626	0	

Residential - Telford
Site 14



Site 14							Medium BF 50	
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2	
	Gross	Net		50				
Market Housing	87.6	87.37	70.00%	35	3,000	9,174,000	3,066	
Affordable Overall			30%	15				
Affordable Rent	63.0	60.80	20.00%	10	1,600	972,703	630	
Social Rent	63.0	60.80	0.00%	0	1,300	0	0	
Shared Ownership	70.0	70.00	2.50%	1	2,100	183,897	88	
First Homes	81.5	81.50	7.50%	4	1,800	550,125	306	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	1.000	ha	50	/ha		10,880,725	4,089	
SITE AREA - Gross	1.176	ha	43	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
				RUN Residual MACRO ctrl+r				
				Closing balance = 0				
				RUN CIL MACRO ctrl+H				
				Closing balance = -325,063				
				Check on phasing dwgs nos correct				

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-264,783
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-3,972	-3,972	
Fees				
Planning		23,100		
Professional	8.00%	626,978	650,078	
CONSTRUCTION				
Build Cost	1,691	6,915,659		
s106 / CIL / IT		200,000		
Contingency	5.00%	345,783		
Abnormals	5.00%	345,783		
	%			
	£	30,000	7,837,225	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	326,422	
Legals	%	0.5%	54,404	
	£/unit	0	0	
Misc.	%	0.0%	0	380,825
				8,599,374
Developers Profit				
Market Housing	% Value	17.50%		1,605,450
Affordable Housing	% Value	17.50%		202,405
First Homes	% Value	17.50%		96,272

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	50		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	0	138	0
		Total	23,100
Stamp duty calc - Residual			
Land payment			-264,783
		Total	0
Stamp duty calc - Residual			
Land payment			1,411,765
		Total	60,088
Pre CIL s106			
4,000	£/ Unit (all)		200,000
	Total		200,000
Post CIL s106			
4,000	£/ Unit (all)		200,000
CIL	0	£/m2	0
		Total	200,000
Inf Tariff			
% GDV			
0.00%			0

Build Cost			/m2
CO2 Plus	%	7.00%	1,348.56
Acc & Adpt	%	0.00%	94.40
Water	£/m2		0.00
Over Extra 1	%	0.00%	17.52
Over Extra 2	£/m2		0.10
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	0.00
	BNG	0.80%	219.09
			11.68
			1,691.35

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing					0	0	0	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400
Affordable Rent					0	0	0	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390
First Homes					0	0	0	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-3,972																							
Planning Fee		23,100																							
Professional		313,489			313,489																				
Build Cost - BCIS Base			0	230,522	461,044	691,566	691,566	691,566	691,566	691,566	691,566	691,566	691,566	691,566	691,566	691,566	691,566	461,044	230,522	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0
Contingency			0	11,526	23,052	34,578	34,578	34,578	34,578	34,578	34,578	34,578	34,578	34,578	34,578	34,578	34,578	23,052	11,526	0	0	0	0	0	0
Abnormals			0	12,526	25,052	37,578	37,578	37,578	37,578	37,578	37,578	37,578	37,578	37,578	37,578	37,578	37,578	25,052	12,526	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642
Legals		0	0	0	0	0	0	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440
Misc.					0																				
COSTS BEFORE LAND INT AND PROFIT		332,617	0	574,730	522,482	783,722	783,722	821,805	821,805	821,805	821,805	821,805	821,805	821,805	821,805	821,805	821,805	560,564	299,323	38,083	38,083	0	0	0	0
For Residual Valuation																									
Land Interest		-264,783																							
			1,272	1,296	12,096	22,120	37,229	52,622	48,616	44,535	40,378	36,142	31,827	27,432	18,055	3,605	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									
Affordable for Rent																									
First Homes																									1,605,450
																									202,405
																									96,272
Cash Flow		-67,835	-1,272	-576,026	-534,578	-805,842	-820,952	213,646	217,651	221,732	225,890	230,125	234,440	500,077	770,694	1,046,385	1,049,990	0	0	0	0	0	0	0	-1,904,127
Opening Balance		0																							
Closing Balance		-67,835	-69,107	-645,132	-1,179,710	-1,985,552	-2,806,504	-2,592,858	-2,375,207	-2,153,474	-1,927,584	-1,697,459	-1,463,019	-962,942	-192,248	854,137	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	0

Residential - Telford
Site 15



Site 15

Medium BF 50 Flats

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		50			
Market Housing	72.0	65.43	70.00%	35	2,500	5,725,000	2,519
Affordable Overall			30%	15			
Affordable Rent	55.0	50.00	20.00%	10	1,600	799,920	550
Social Rent	55.0	50.00	0.00%	0	1,300	0	0
Shared Ownership	67.1	61.00	2.50%	1	1,750	133,544	84
First Homes	64.6	58.75	7.50%	4	1,500	330,469	242
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.714	ha	70	/ha		6,988,933	3,395
SITE AREA - Gross	0.794	ha	63	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-2,456,920	-3,439,688	-3,095,719
Existing Use Value	793,651	1,000,000	
Uplift	20%	158,730	200,000
Plus /ha	0	0	0
Benchmark Land Value	952,381	1,200,000	

£/m2

Additional Profit	-3,360,748	-1,334
-------------------	------------	--------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -284,025

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-2,456,920
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-36,854	-36,854
Fees				
Planning			23,100	
Professional	8.00%		578,236	601,336
CONSTRUCTION				
Build Cost	1,874		6,361,776	
s106 / CIL / IT			200,000	
Contingency	5.00%		318,089	
Abnormals	5.00%		318,089	
	%			
	£		30,000	7,227,953
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	209,668	
Legals	%	0.5%	34,945	
	£/unit	0	0	
Misc.	%	0.0%	0	244,613
5,580,128				
Developers Profit				
Market Housing	% Value	17.50%		1,001,875
Affordable Housing	% Value	17.50%		163,356
First Homes	% Value	17.50%		57,832

Planning fee calc	dwgs	rate	
Planning app fee	50		23,100
No dwgs	50	462	23,100
No dwgs under 50	50		0
No dwgs over 50	0	138	0
Total			23,100

Stamp duty calc - Residual	
Land payment	-2,456,920
Total	0

Stamp duty calc - Residual	
Land payment	952,381
Total	37,119

Pre CIL s106	4,000	£/ Unit (all)	
Total			200,000

Post CIL s106	4,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
Total			200,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
Site Costs	%	0.00%	0.00
Base	10.00%		169.11
BNG	0.80%		13.53
			1,873.74

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			10	10	10	10	10	10																
Market Housing				0	0	0	1,145,000	1,145,000	1,145,000	1,145,000	1,145,000	1,145,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	159,984	159,984	159,984	159,984	159,984	159,984	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	26,709	26,709	26,709	26,709	26,709	26,709	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	66,094	66,094	66,094	66,094	66,094	66,094	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,397,787	1,397,787	1,397,787	1,397,787	1,397,787	1,397,787	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-36,854																							
Planning Fee	23,100																							
Professional	289,118		289,118																					
Build Cost - BCIS Base		0	424,118	848,237	1,272,355	1,272,355	1,272,355	848,237	424,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	13,333	26,667	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	21,206	42,412	63,618	63,618	63,618	42,412	21,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	23,206	46,412	69,618	69,618	69,618	46,412	23,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	41,934	41,934	41,934	41,934	41,934	41,934	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,989	6,989	6,989	6,989	6,989	6,989	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	275,364	0	770,982	963,727	1,445,591	1,445,591	1,494,513	1,012,650	530,786	48,923	48,923	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-2,456,920																						
Interest		0	0	0	0	18,726	46,182	48,862	42,557	27,098	2,315	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,001,875
Affordable for Rent																								163,356
First Homes																								57,832
Cash Flow	2,181,556	0	-770,982	-963,727	-1,445,591	-1,464,317	-142,909	336,275	824,444	1,321,766	1,346,549	0	0	0	0	0	0	0	0	0	0	0	0	-1,223,063
Opening Balance	0																							
Closing Balance	2,181,556	2,181,556	1,410,574	446,847	-998,744	-2,463,061	-2,605,970	-2,269,695	-1,445,251	-123,485	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	0	

Residential - Telford
Site 16



Site 16

Medium BF - 20

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		20			
Market Housing	79.5	79.50	70.00%	14	3,000	3,339,000	1,113
Affordable Overall			30%	6			
Affordable Rent	68.6	65.50	20.00%	4	1,600	419,158	274
Social Rent	68.6	65.50	0.00%	0	1,300	0	0
Shared Ownership	70.0	70.00	2.50%	1	2,100	73,559	35
First Homes	70.0	70.00	7.50%	2	1,800	189,000	105
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400	ha	50	/ha		4,020,717	1,527
SITE AREA - Gross	0.400	ha	50	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-147,327	-368,317	-368,317
Existing Use Value	400,000		1,000,000
Uplift	20%	80,000	200,000
Plus /ha	0	0	0
Benchmark Land Value	480,000		1,200,000

£/m2

Additional Profit	-579,098	-520
-------------------	----------	------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -120,181

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-147,327
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-2,210	-2,210	
Fees				
Planning			9,240	
Professional	8.00%	233,937	243,177	
CONSTRUCTION				
Build Cost	1,686	2,574,739		
s106 / CIL / IT		80,000		
Contingency	5.00%	128,737		
Abnormals	5.00%	128,737		
	%			
	£	12,000	2,924,213	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	120,622	
Legals	%	0.5%	20,104	
	£/unit	0	0	
Misc.	%	0.0%	0	140,725
				3,158,578
Developers Profit				
Market Housing	% Value	17.50%		584,325
Affordable Housing	% Value	17.50%		86,225
First Homes	% Value	17.50%		33,075

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
Total			9,240

Stamp duty calc - Residual	
Land payment	-147,327
Total	0

Stamp duty calc - Residual	
Land payment	480,000
Total	13,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			80,000

Post CIL s106	4,000	£/ Unit (all)	80,000
CIL	0	£/m2	0
Total			80,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,344.18
Acc & Adpt	£/m2		94.09
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	1,455.89
	BNG	0.80%	218.38
			11.65
			1,685.92

RESIDUAL CASH FLOW FOR INTEREST																				
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5														
Market Housing				0	0	0	834,750	834,750	834,750	834,750	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	104,790	104,790	104,790	104,790	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	18,390	18,390	18,390	18,390	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	47,250	47,250	47,250	47,250	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,005,179	1,005,179	1,005,179	1,005,179	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																				
Stamp Duty	0																			
Easements etc.	0																			
Legals Acquisition	-2,210																			
Planning Fee	9,240																			
Professional	116,969		116,969																	
Build Cost - BCIS Base		0	214,562	429,123	643,685	643,685	429,123	214,562	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,728	21,456	32,184	32,184	21,456	10,728	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,728	23,456	35,184	35,184	23,456	11,728	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																			
Legal and Valuation	0																			
Agents	0	0	0	0	0	0	30,155	30,155	30,155	30,155	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,026	5,026	5,026	5,026	0	0	0	0	0	0	0	0	0	0
Misc.				0																
COSTS BEFORE LAND INT AND PROFIT	123,999	0	360,653	487,369	731,053	731,053	522,550	278,866	35,181	35,181	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-147,327																		
Interest		0	0	6,325	15,582	29,581	43,843	35,616	22,665	4,903	0	0	0	0	0	0	0	0	0	0
Developers Return																				
Market Housing																				584,325
Affordable for Rent																				86,225
First Homes																				33,075
Cash Flow	23,328	0	-360,653	-493,694	-746,635	-760,634	438,786	690,698	947,333	965,095	0	0	0	0	0	0	0	0	0	-703,625
Opening Balance	0																			
Closing Balance	23,328	23,328	-337,325	-831,018	-1,577,653	-2,338,287	-1,899,501	-1,208,803	-261,470	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	0

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			-858,370	
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	-12,876	-12,876	
Fees					
	Planning		9,240		
	Professional	8.00%	231,300	240,540	
CONSTRUCTION					
	Build Cost	1,789	2,544,773		
	s106 / CIL / IT		80,000		
	Contingency	5.00%	127,239		
	Abnormals	5.00%	127,239		
	£		12,000	2,891,251	
FINANCE					
	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation		0	0	
SALES					
	Agents	%	3.0%	89,332	
	Legals	%	0.5%	14,889	
		£/unit	0	0	
	Misc.	%	0.0%	0	104,221
					2,364,766

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
	£/m2		109.48
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,691.10
Site Costs	Base	5.00%	84.56
	BNG	0.80%	13.53
			1,789.18

Stamp duty calc - Residual	
Land payment	800,000
Total	29,500

Post CIL s106	4,000	£/ Unit (all)	80,000
CIL	0	£/m2	0
		Total	80,000

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-858,370	-1,287,555	-1,287,555
Existing Use Value	666,667		1,000,000
Uplift	20% 133,333		200,000
Plus /ha	0	0	0
Benchmark Land Value	800,000		1,200,000

Developers Profit				
	Market Housing	% Value	17.50%	444,063
	Affordable Housing	% Value	17.50%	53,024
	First Homes	% Value	17.50%	24,019

05/10/2023 12:30

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land				-50,345
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	-755		-755
Fees					
	Planning		5,544		
	Professional	8.00%	140,143		145,687
CONSTRUCTION					
	Build Cost	1,664	1,542,353		
	s106 / CIL /IT		48,000		
	Contingency	5.00%	77,118		
	Abnormals	5.00%	77,118		
	£		7,200		1,751,788
FINANCE					
	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation		0		0
SALES					
	Agents	%	3.0%	73,710	
	Legals	%	0.5%	12,285	
	£/unit		0	0	
	Misc.	%	0.0%	0	85,995
					1,932,370
Developers Profit					
	Market Housing	% Value	17.50%		369,889
	Affordable Housing	% Value	17.50%		42,791
	First Homes	% Value	17.50%		17,294

Build Cost			/m2
C02 Plus	%	7.00%	1,387.31
	£/m2		97.11
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,502.04
Site Costs	Base	10.00%	150.20
	BNG	0.80%	12.02
			1,664.26

Stamp duty calc - Residual	
Land payment	320,000
Total	5,500

Post CIL s106	4,000	£/ Unit (all)	48,000
CIL	0	£/m2	0
		Total	48,000

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-50,345	-188,793	
Existing Use Value	266,667		1,000,000
Uplift	53,333		200,000
Plus /ha	0		0
Benchmark Land Value	320,000		1,200,000
		£/m2	
Additional Profit	-347,917	-494	

05/10/2023 12:30

Residential - Telford
Site 19



Site 19							
BF 12 Flats							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		12			
Market Housing	79.8	72.50	70.00%	8	2,500	1,522,500	670
Affordable Overall			30%	3.6			
Affordable Rent	42.9	39.00	20.00%	2	1,600	149,745	103
Social Rent	42.9	39.00	0.00%	0	1,300	0	0
Shared Ownership	67.1	61.00	2.50%	0	1,750	32,051	20
First Homes	67.1	61.00	7.50%	1	1,500	82,350	60
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.171 ha		70	/ha		1,786,646	853
SITE AREA - Gross	0.171 ha		70	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
Whole Site				Per ha NET	Per ha GROSS	RUN Residual MACRO ctrl+r	
						Closing balance = 0	
Residual Land Value			-524,638	-3,060,390	-3,060,390		
Existing Use Value			171,429		1,000,000	RUN CIL MACRO ctrl+H	
Uplift	20%		34,286		200,000	Closing balance = -66,493	
Plus /ha	0		0		0		
Benchmark Land Value			205,714		1,200,000		
£/m2							
Additional Profit			-703,738	-1,051		Check on phasing dwgs nos correct	

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			-524,638
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	-7,870	-7,870
Fees	Planning Professional	8.00%	5,544	144,324
CONSTRUCTION	Build Cost	1,789	1,526,864	
	s106 / CIL / IT		48,000	
	Contingency	5.00%	76,343	
	Abnormals	5.00%	76,343	
			7,200	1,734,750
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	
SALES	Agents	%	3.0%	53,599
	Legals	%	0.5%	8,933
		£/unit	0	0
	Misc.	%	0.0%	0
			62,533	1,409,099
Developers Profit				
	Market Housing	% Value	17.50%	266,438
	Affordable Housing	% Value	17.50%	31,814
	First Homes	% Value	17.50%	14,411

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
Total			5,544

Stamp duty calc - Residual	
Land payment	-524,638
Total	0

Stamp duty calc - Residual	
Land payment	205,714
Total	1,114

Pre CIL s106	4,000	£/ Unit (all)	
Total			48,000

Post CIL s106	4,000	£/ Unit (all)	48,000
CIL	0	£/m2	0
Total			48,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
	%	0.00%	0.00
			0.00
			0.00
			0.00
Site Costs	Base	5.00%	84.56
	BNG	0.80%	13.53
			1,789.18

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				6	6																				
Market Housing					0	0	0	761,250	761,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	74,873	74,873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	16,025	16,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	41,175	41,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	893,323	893,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-7,870																							
Planning Fee		5,544																							
Professional		69,390		69,390																					
Build Cost - BCIS Base			0	254,477	508,955	508,955	254,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,000	16,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	12,724	25,448	25,448	12,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	13,924	27,848	27,848	13,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	26,800	26,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	4,467	4,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		67,064	0	358,515	578,250	578,250	289,125	31,266	31,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land Interest		-524,638																							
Developers Return			0	0	0	8,985	19,995	25,792	10,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																									266,438
Affordable for Rent																									31,814
First Homes																									14,411
Cash Flow		457,574	0	-358,515	-578,250	-587,235	-309,121	836,265	851,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-312,663
Opening Balance		0																							
Closing Balance		457,574	457,574	99,059	-479,191	-1,066,426	-1,375,547	-539,282	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	0

Residential - Telford
Site 20



Site 20							Brown 7	
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2	
	Gross	Net		7				
Market Housing	98.0	98.00	70.00%	5	3,000	1,440,600	480	
Affordable Overall			30%	2.1				
Affordable Rent	70.0	70.00	20.00%	1	1,600	156,784	98	
Social Rent	70.0	70.00	0.00%	0	1,300	0	0	
Shared Ownership	70.0	70.00	2.50%	0	2,100	25,746	12	
First Homes	70.0	70.00	7.50%	1	1,800	66,150	37	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	0.175	ha	40	/ha		1,689,280	627	
SITE AREA - Gross	0.175	ha	40	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
							</	

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				1	3	3																			
Market Housing					0	0	0	205,800	617,400	617,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	22,398	67,193	67,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	3,678	11,034	11,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	9,450	28,350	28,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	241,326	723,977	723,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		446																							
Planning Fee		3,234																							
Professional		45,330		45,330																					
Build Cost - BCIS Base			0	47,665	190,658	333,652	285,988	142,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	5,333	9,333	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	2,383	9,533	16,683	14,299	7,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	2,583	10,333	18,083	15,499	7,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	7,240	21,719	21,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	1,207	3,620	3,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		49,010	0	99,294	215,858	377,751	323,786	170,340	25,339	25,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land		29,702																							
Interest			1,476	1,504	3,393	7,504	14,728	21,075	20,139	7,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									252,105
Affordable for Rent																									31,943
First Homes																									11,576
Cash Flow		-78,712	-1,476	-100,798	-219,251	-385,255	-338,514	49,911	678,499	691,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-295,624
Opening Balance		0																							
Closing Balance		-78,712	-80,188	-180,986	-400,237	-785,492	-1,124,006	-1,074,095	-395,596	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	0

Planning fee calc	dwgs	rate	
Planning app fee	7		
No dwgs	7	462	3,234
No dwgs under 50	7		
No dwgs over 50	0	138	0
Total			3,234

Stamp duty calc - Residual	
Land payment	29,702
Total	0

Stamp duty calc - Residual	
Land payment	210,000
Total	1,200

Pre CIL s106	4,000	£/ Unit (all)	
Total			28,000

Post CIL s106	4,000	£/ Unit (all)	28,000
CIL	0	£/m2	0
Total			28,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,329.66
Acc & Adpt	£/m2		93.08
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
Base		10.00%	144.04
BNG		0.80%	11.52
			1,595.91

Residential - Telford
Site 21



Site 21							Built to Rent GF	
INCOME	Av Size m2		%	Number	Price	GDV	GIA	
				60	£/m2	£	m2	
Market Housing	Gross 89.5	Net 89.50	70.00%	42	2,150	8,081,850	3,759	
Affordable Overall			30%	18				
Affordable Rent	79.0	79.00	20.00%	12	1,720	1,630,397	948	
Social Rent	79.0	79.00	0.00%	0	1,720	0	0	
Shared Ownership	79.0	79.00	2.50%	2	1,505	178,485	119	
First Homes	79.0	79.00	7.50%	5	0	0	356	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	1.500	ha	40	/ha		9,890,732	5,181	
SITE AREA - Gross	1.765	ha	34	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
				Whole Site		Per ha NET	Per ha GROSS	
Residual Land Value				-2,353,813		-1,569,208	-1,333,827	
Existing Use Value				44,118			25,000	
Uplift				0%		0	0	
Plus /ha				350,000		617,647	350,000	
Benchmark Land Value				661,765			375,000	
							£/m2	
Additional Profit				-2,913,220		-775		

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -283,291

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-2,353,813
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-35,307	-35,307	
Fees				
Planning			24,480	
Professional	8.00%	730,336	754,816	
CONSTRUCTION				
Build Cost	1,667	8,637,272		
s106 / CIL / IT		240,000		
Contingency	2.50%	215,932		
Abnormals	0.00%	0		
		36,000	9,129,204	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	296,722	
Legals	%	0.5%	49,454	
	£/unit	0	0	
Misc.	%	0.0%	0	346,176
				7,841,076
Developers Profit				
Market Housing	% Value	17.50%		1,414,324
Affordable Housing	% Value	17.50%		316,554
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	1,380
	Total		24,480

Stamp duty calc - Residual	
Land payment	-2,353,813
Total	0

Stamp duty calc - Residual	
Land payment	661,765
Total	22,588

Pre CIL s106	4,000	£/ Unit (all)	
Total			240,000

Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,336.00
Acc & Adpt	£/m2		93.52
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	1,447.14
	BNG	0.20%	217.07
			2.89
			1,667.11

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	2,020,463	2,020,463	2,020,463	2,020,463	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	407,599	407,599	407,599	407,599	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	44,621	44,621	44,621	44,621	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	2,472,683	2,472,683	2,472,683	2,472,683	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-35,307																							
Planning Fee	24,480																							
Professional	365,168		365,168																					
Build Cost - BCIS Base		0	719,773	1,439,545	2,159,318	2,159,318	1,439,545	719,773	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		0	20,000		60,000	60,000	20,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	17,994	35,989	53,983	53,983	35,989	17,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	3,000	6,000	9,000	9,000	6,000	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	74,180	74,180	74,180	74,180	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	12,363	12,363	12,363	12,363	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	354,341	0	1,125,935	1,521,534	2,282,301	2,282,301	1,608,078	847,311	86,544	86,544	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land	-2,353,813																						
Interest		0	0	0	12,150	55,171	98,999	84,643	55,755	12,060	0	0	0	0	0	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																							1,414,324	
Affordable for Rent																							316,554	
First Homes																							0	
Cash Flow	1,999,472	0	-1,125,935	-1,521,534	-2,294,451	-2,337,472	765,607	1,540,729	2,330,384	2,374,079	0	0	0	0	0	0	0	0	0	0	0	0	-1,730,878	
Opening Balance	0																							
Closing Balance	1,999,472	1,999,472	873,536	-647,998	-2,942,449	-5,279,921	-4,514,314	-2,973,585	-643,201	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	0	



Site 22

Built to Rent BF

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	79.5	79.50	70.00%	42	2,150	7,178,850	3,339
Affordable Overall			30%	18			
Affordable Rent	70.0	70.00	20.00%	12	1,720	1,444,656	840
Social Rent	70.0	70.00	0.00%	0	1,720	0	0
Shared Ownership	70.0	70.00	2.50%	2	1,505	158,151	105
First Homes	70.0	70.00	7.50%	5	0	0	315
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.200	ha	50	/ha		8,781,657	4,599
SITE AREA - Gross	1.333	ha	45	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-2,679,466	-2,232,889	-2,009,600
Existing Use Value	1,333,333		1,000,000
Uplift	20%	266,667	200,000
Plus /ha	0	0	0
Benchmark Land Value	1,600,000		1,200,000

£/m2

Additional Profit	-4,298,141	-1,287
-------------------	------------	--------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -283,291

Check on phasing dwgs nas correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = -283,291

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			-2,679,466
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	-40,192	-40,192
Fees	Planning		24,480	
	Professional	8.00%	693,773	718,253
CONSTRUCTION	Build Cost	1,660	7,632,870	
	s106 / CIL / IT		240,000	
	Contingency	5.00%	381,643	
	Abnormals	5.00%	381,643	
			36,000	8,672,157
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation		0	0
SALES	Agents	%	3.0%	263,450
	Legals	%	0.5%	43,908
		£/unit	0	0
	Misc.	%	0.0%	0
			307,358	6,978,109
Developers Profit	Market Housing	% Value	17.50%	1,256,299
	Affordable Housing	% Value	17.50%	280,491
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
	Total		24,480

Stamp duty calc - Residual	
Land payment	-2,679,466
Total	0

Stamp duty calc - Residual	
Land payment	1,600,000
Total	69,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			240,000

Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,323.00
	£/m2		92.61
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,433.23
	BNG	0.80%	214.98
			11.47
			1,659.68

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	1,794,713	1,794,713	1,794,713	1,794,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	361,164	361,164	361,164	361,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	39,538	39,538	39,538	39,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	2,195,414	2,195,414	2,195,414	2,195,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-40,192																							
Planning Fee		24,480																							
Professional		346,886		346,886																					
Build Cost - BCIS Base			0	636,072	1,272,145	1,908,217	1,908,217	1,272,145	636,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	20,000	40,000	60,000	60,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	31,804	63,607	95,411	95,411	63,607	31,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	34,804	69,607	104,411	104,411	69,607	34,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	65,862	65,862	65,862	65,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	10,977	10,977	10,977	10,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0																				
COSTS BEFORE LAND INT AND PROFIT		331,174	0	1,069,566	1,445,359	2,168,039	2,168,039	1,522,199	799,519	76,839	76,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		Land Interest	-2,679,466																						
			0	0	0	3,124	43,834	85,306	74,283	49,503	10,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,256,299
Affordable for Rent																									280,491
First Homes																									0
	Cash Flow	2,348,292	0	-1,069,566	-1,445,359	-2,171,164	-2,211,873	587,909	1,321,612	2,069,072	2,107,867	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,536,790
	Opening Balance	0																							
	Closing Balance	2,348,292	2,348,292	1,278,726	-166,633	-2,337,797	-4,549,670	-3,961,761	-2,640,149	-571,077	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	0	

Residential - Telford
Site 23



Site 23

Build to Rent Flats

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	79.8	72.50	70.00%	42	2,150	6,546,750	3,350
Affordable Overall			30%	18			
Affordable Rent	67.1	61.00	20.00%	12	1,720	1,258,914	805
Social Rent	67.1	61.00	0.00%	0	1,720	0	0
Shared Ownership	67.1	61.00	2.50%	2	1,505	137,818	101
First Homes	67.1	61.00	7.50%	5	0	0	302
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		7,943,482	4,557
SITE AREA - Gross	0.842	ha	71	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-4,362,719	-5,453,399	-5,180,729
Existing Use Value	842,105		1,000,000
Uplift	20%	168,421	200,000
Plus /ha	0	0	0
Benchmark Land Value	1,010,526		1,200,000

Additional Profit

-5,347,436

-1,596

£/m2

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -278,414

Check on phasing dwgs nos correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = -278,414

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-4,362,719
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-65,441	-65,441	
Fees				
Planning		24,480		
Professional	8.00%	773,529	798,009	
CONSTRUCTION				
Build Cost	1,874	8,539,190		
s106 / CIL / IT		240,000		
Contingency	5.00%	426,959		
Abnormals	5.00%	426,959		
	%			
	£	36,000	9,669,109	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	238,304	
Legals	%	0.5%	39,717	
	£/unit	0	0	
Misc.	%	0.0%	0	278,022
				6,316,980
Developers Profit				
Market Housing	% Value	17.50%		1,145,681
Affordable Housing	% Value	17.50%		244,428
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			24,480

Stamp duty calc - Residual	
Land payment	-4,362,719
Total	0

Stamp duty calc - Residual	
Land payment	1,010,526
Total	40,026

Pre CIL s106	4,000	£/ Unit (all)	
Total			240,000

Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.00
	%	0.00%	0.00
Site Costs	Base	10.00%	1,691.10
	BNG	0.80%	169.11
			13.53
			1,873.74

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			20	20	20																			
Market Housing				0	0	0	2,182,250	2,182,250	2,182,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	419,638	419,638	419,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	45,939	45,939	45,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,647,827	2,647,827	2,647,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-65,441																							
Planning Fee	24,480																							
Professional	386,764		386,764																					
Build Cost - BCIS Base		0	948,799	1,897,598	2,846,397	1,897,598	948,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	26,667	53,333	80,000	53,333	26,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	47,440	94,880	142,320	94,880	47,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	51,440	102,880	154,320	102,880	51,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	79,435	79,435	79,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,239	13,239	13,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	345,804	0	1,461,110	2,148,691	3,223,036	2,148,691	1,167,019	92,674	92,674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-4,362,719																						
Interest		0	0	0	0	52,799	94,076	68,075	21,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,145,681
Affordable for Rent																								244,428
First Homes																								0
Cash Flow	4,016,915	0	-1,461,110	-2,148,691	-3,223,036	-2,201,489	1,386,731	2,487,078	2,533,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,390,109
Opening Balance	0																							
Closing Balance	4,016,915	4,016,915	2,555,806	407,115	-2,815,922	-5,017,411	-3,630,680	-1,143,601	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	0	

	£/m2	
Additional Profit	-42,615,588	-237

Check on phasing dwgs nos
correct

Developers Profit				
	Market Housing	% Value	17.50%	94,292,100
	Affordable Housing	% Value	17.50%	11,369,418
	First Homes	% Value	17.50%	5,484,182

Inf Tariff	% GDV	
	0.00%	0

1,537.57

05/10/2023 12:30

Sales per Quarter	0
Unit Build Time	3 Quarters

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = 32,056,283

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land				29,374,895
	Stamp Duty		1,458,245		
	Easements etc.		0		
	Legals /Acquisition	1.50%	440,623		1,898,868
Fees					
	Planning		326,700		
	Professional	8.00%	25,439,596		25,766,296
CONSTRUCTION					
	Build Cost	1,538	299,065,809		
	s106 / CIL / IT		9,000,000		
	Contingency	2.50%	7,476,645		
	Abnormals	0.00%	0		
	£		2,452,500		317,994,954
FINANCE					
	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation		0		0
SALES					
	Agents	%	3.0%	15,598,294	
	Legals	%	0.5%	2,599,716	
		£/unit	0	0	
	Misc.	%	0.0%	0	18,198,010
					393,233,024

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	2,250		
No dwgs under 50	50	462	23,100
No dwgs over 50	2200	138	303,600
		Total	326,700

Stamp duty calc - Residual	
Land payment	34,375,000
Total	1,708,250

Pre CIL s106	4,000 £/ Unit (all)	
	Total	9,000,000

Post CIL s106	4,000	£/ Unit (all)	9,000,000
CIL	0	£/m2	0
		Total	9,000,000

Inf Tariff	% GDV	
	0.00%	0

[illegible]

Residential - Telford
Site 28



Site 28							Bratton and Shawbirch	
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2	
	Gross	Net		1,750				
Market Housing	93.5	93.30	70.00%	1,225	3,000	342,882,000	114,538	
Affordable Overall			30%	525				
Affordable Rent	61.3	59.80	20.00%	350	1,600	33,483,051	21,469	
Social Rent	61.3	59.80	0.00%	0	1,300	0	0	
Shared Ownership	87.4	87.30	2.50%	44	2,100	8,026,686	3,826	
First Homes	87.0	86.88	7.50%	131	1,760	20,068,626	11,422	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	50.000	ha	35	/ha		404,460,363	151,255	
SITE AREA - Gross	76.000	ha	23	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
Whole Site				Per ha NET	Per ha GROSS	RUN Residual MACRO ctrl+r		
Residual Land Value				25,905,909	518,118	340,867	Closing balance = 0	
Existing Use Value				1,900,000	0	25,000		
Uplift				0%	0	0		
Plus /ha				250,000	19,000,000	250,000	RUN CIL MACRO ctrl+I	
Benchmark Land Value				20,900,000	275,000		Closing balance = 22,927,967	
				£/m2	Check on phasing dwgs nos correct			
Additional Profit				-10,480,519	-92			

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		1,284,795	25,905,909
	Stamp Duty		0	
	Easements etc.		388,589	1,673,384
	Legals /Acquisition	1.50%		
Fees	Planning		257,700	
	Professional	8.00%	19,782,231	20,039,931
CONSTRUCTION	Build Cost	1.538	232,556,475	
	s106 / CIL / IT	2.50%	7,000,000	
	Contingency	0.00%	5,813,912	
	Abnormals		0	
	£		1,907,500	247,277,886
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	3.0%	12,133,811	
	Legals	0.5%	2,022,302	
	£/unit		0	
	Misc.	0.0%	0	14,156,113
				309,053,223
Developers Profit				
	Market Housing	% Value	17.50%	60,004,350
	Affordable Housing	% Value	17.50%	7,264,204
	First Homes	% Value	17.50%	3,512,010

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1,750		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	1700	138	234,600
		Total	257,700

Stamp duty calc - Residual	
Land payment	25,905,909
	Total 1,284,795

Stamp duty calc - Residual	
Land payment	20,900,000
	Total 1,034,500

Pre CIL s106	4,000	£/ Unit (all)	
		Total	7,000,000

Post CIL s106	4,000	£/ Unit (all)	7,000,000
CIL	0	£/m2	0
		Total	7,000,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			
			/m2
CO2 Plus	%	7.00%	87.70
Acc & Adpt	%	0.00%	0.00
Water	£/m2		17.52
Over Extra 1	%	0.00%	0.00
Over Extra 2	%	0.00%	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	13.00%	176.57
	BNG	0.20%	2.72
			1,537.51

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	80	120	120	120	120	120	120	120	120	120	120	120	120	120	50							
Market Housing		3,918,651	7,837,303	15,674,606	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	23,511,909	9,796,629	0	0	0	0	0	0
Affordable Rent		382,663	765,327	1,530,654	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	2,295,981	956,659	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		91,734	183,467	366,934	550,401	550,401	550,401	550,401	550,401	550,401	550,401	550,401	550,401	550,401	550,401	550,401	550,401	229,334	0	0	0	0	0	0
First Homes		229,356	458,711	917,423	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	1,376,134	573,389	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	4,622,404	9,244,808	18,489,617	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	27,734,425	11,556,010	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,284,795																							
Easements etc.	0																							
Legals Acquisition	388,589																							
Planning Fee	257,700																							
Professional	19,782,231																							
Build Cost - BCIS Base		2,657,788	5,315,577	10,631,153	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	15,946,730	6,644,471	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	320,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	480,000	200,000	0	0	0	0	0	0
Contingency		66,445	132,889	265,779	398,668	398,668	398,668	398,668	398,668	398,668	398,668	398,668	398,668	398,668	398,668	398,668	398,668	166,112	0	0	0	0	0	0
Abnormals		21,800	43,600	87,200	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	130,800	54,500	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	138,672	277,344	554,688	832,033	832,033	832,033	832,033	832,033	832,033	832,033	832,033	832,033	832,033	832,033	832,033	832,033	346,680	0	0	0	0	0	0
Legals	0	23,112	46,224	92,448	138,672	138,672	138,672	138,672	138,672	138,672	138,672	138,672	138,672	138,672	138,672	138,672	138,672	57,780	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	21,713,315	2,987,817	5,975,634	11,951,269	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	17,926,903	7,469,543	0	0	0	0	0	0
For Residual Valuation	Land	25,905,909																						
Interest			3,571,442	3,716,706	3,750,271	3,541,165	3,071,188	2,565,963	2,022,846	1,438,996	811,356	136,644	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
Affordable for Rent																								
First Homes																								
	Cash Flow	-47,619,224	-1,936,855	-447,532	2,788,077	6,266,357	6,736,334	7,241,559	7,784,676	8,368,527	8,996,166	9,670,878	9,807,522	9,807,522	9,807,522	9,807,522	9,807,522	4,086,468	0	0	0	0	0	-70,780,564
	Opening Balance	0																						
	Closing Balance	-47,619,224	-49,556,079	-50,003,611	-47,215,533	-40,949,176	-34,212,843	-26,971,284	-19,186,608	-10,818,081	-1,821,915	7,848,963	17,656,485	27,464,008	37,271,530	47,079,052	56,886,574	66,694,096	70,780,564	70,780,564	70,780,564	70,780,564	70,780,564	0

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 38,762,354

Check on phasing dwgs nos
correct

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	2,750		
No dwgs under 50	50	462	23,100
No dwgs over 50	2700	138	372,600
		Total	395,700
Stamp duty calc - Residual			
Land payment			34,538,310
		Total	1,716,415
Stamp duty calc - Residual			
Land payment			42,013,889
		Total	2,090,194
Pre CIL s106			
4,000 £/ Unit (all)			
	Total		11,000,000
Post CIL s106			
CIL	4,000	£/ Unit (all)	11,000,000
	0	£/m2	0
		Total	11,000,000
Inf Tariff			
% GDV			
0.00%			0

Build Cost			/m2
CO2 Plus	%	7.00%	1,252.95
	£/m2		87.71
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
Water	£/m2		17.52
Over Extra 1	%	0.00%	0.10
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,358.28
Site Costs	Base	13.00%	176.58
	BNG	0.20%	2.72
			1,537.57

05/10/2023 12:30

Sales per Quarter	0
Unit Build Time	3 Quarters

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = 27,614,458

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				27,835,640
	Stamp Duty			1,381,282	
	Easements etc.			0	
	Legals / Acquisition		1.50%	417,535	1,798,817
Fees					
	Planning			292,200	
	Professional		8.00%	22,616,905	22,909,105
CONSTRUCTION					
	Build Cost		1,538	265,884,208	
	s106 / CIL / IT			8,000,000	
	Contingency		2.50%	6,647,105	
	Abnormals	%	0.00%	0	
		£		2,180,000	282,711,313
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	13,871,192	
	Legals	%	0.5%	2,311,865	
		£/unit		0	0
	Misc.	%	0.0%	0	16,183,057
					351,437,932

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	2,000		
No dwgs under 50	50	462	23,100
No dwgs over 50	1950	138	269,100
		Total	292,200

Stamp duty calc - Residual	
Land payment	31,900,000
Total	1,584,500

Pre CIL s106	4,000 £/ Unit (all)	
	Total	8,000,000

Post CIL s106	4,000	£/ Unit (all)	8,000,000
CIL	0	£/m2	0
		Total	8,000,000

Inf Tariff	% GDV	
	0.00%	0

05/10/2023 12:30

Residential - Newport Rural Cover



Telford & Wrekin Council - May 2023

Greenfield 800

1

UNITS
Affordable

800

Aff - rented 67% % of Aff
240 Shared Own 8%
First Homes 25% % of Aff

	Rounded
159.984	160
20.02	20
60	60
240	240

Modelling
Density
Net:Gross

35 units/ha
60%

Area ha

Total 38.095
Gross 38.095 ha
Net 22.857 ha

Characteristics

Sub Area Newport & Rural
Green Bro Green
Use Agricultural

				Market			
Beds	m2	Circulation		560	Rounded	m2	
Terrace	2	73	0.0%	15%	84.00	84	6,132
Terrace	3	86	0.0%	20%	112.00	112	9,632
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	84.00	84	6,804
Semi	3	98	0.0%	25%	140.00	140	13,720
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	84.00	84	10,920
Det	5	140	0.0%	5%	28.00	28	3,920
Flat to5	1	40	10.0%	5%	28.00	28	1,232
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	560.00	560	52,360

				Affordable for Rent				Shared Ownership				First Homes			
				160	Rounded	m2		20	Rounded	m2		60	Rounded	m2	
				50%	80.00	80	5,600	15%	3.00	3	210	15%	9.00	9	630
				5%	8.00	8	672	20%	4.00	4	336	20%	12.00	12	1,008
				5%	8.00	8	776		0.00	0	0		0.00	0	0
					0.00	0	0	15%	3.00	3	237	15%	9.00	9	711
					0.00	0	0	25%	5.00	5	465	25%	15.00	15	1,395
					0.00	0	0	15%	3.00	3	318	15%	9.00	9	954
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0	5%	1.00	1	119	5%	3.00	3	357
				40%	64.00	64	2,746	5%	1.00	1	43	5%	3.00	3	129
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
					0.00	0	0		0.00	0	0		0.00	0	0
				100%	160.00	160	9,794	100%	20.00	20	1,728	100%	60.00	60	5,184

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	12,572
Terrace	3			1,167		1,167	11,648
Terrace	4			1,167		776	905,592
Semi	2			1,206		1,206	7,752
Semi	3			1,206		1,206	15,580
Semi	4			1,206		1,206	1,272
Det	3			1,437		1,437	0
Det	4			1,437		1,437	10,920
Det	5			1,437		1,437	4,396
Flat to5	1			1,373		1,373	4,149
Flat to5	2			1,373		1,373	0
Flat to5	3			1,373		1,373	0
Flat 6+	1			1,600		1,600	0
Flat 6+	2			1,600		1,600	0
Flat 6+	3			1,600		1,600	0
							69,065

1,253 £/m2

Occupants		Population	
Beds	Count	per unit	
Terrace	2	176	0
Terrace	3	136	0
Terrace	4	8	0
Semi	2	96	0
Semi	3	160	0
Semi	4	12	0
Det	3	0	0
Det	4	84	0
Det	5	32	0
Flat to5	1	96	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per dwelling
Local Open Space
Strategic Open Space
Natural Open Space
0.0000 ha

Open Space Required	0.000
Gross - Net	15.238
Shortfall / Surplus	15.238

Summary			Construction		Saleable	
	Units		m2	Average	m2	Average
Market Housing	560		52,360	93.50	52,248	93.30
Aff - rented	160		9,794	61.21	9,544	59.65
Shared Ownership	20		1,728	86.40	1,724	86.20
First Homes	60		5,184	86.40	5,172	86.20
	800		69,065		68,688	

Aff - rented	67%	% of Aff
150 Shared Own	8%	
First Homes	25%	% of Aff

	Rounded
99.99	100
12.51	12
37.5	38
150	150

Modelling	
Density	35 units/ha
Net:Gross	70%

Area ha	
Total	20.408
Gross	20.408 ha
Net	14.286 ha

Characteristics	
Sub Area	Newport & Rural
Green Brown	Green
Use	Agricultural

				Market				150	150
Beds	m2	Circulation	350		Rounded	m2		m2	Circulation
Terrace	2	73	0.0%	15%	52.50	53	3,869	70	0.0%
Terrace	3	86	0.0%	20%	70.00	70	6,020	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%	15%	52.50	53	4,293	79	0.0%
Semi	3	98	0.0%	25%	87.50	88	8,624	93	0.0%
Semi	4	106	0.0%		0.00	0	0	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%	15%	52.50	53	6,890	115	0.0%
Det	5	140	0.0%	5%	17.50	18	2,520	119	0.0%
Flat to5	1	40	10.0%	5%	17.50	15	660	39	10.0%
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	350.00	350	32,876		

Affordable for Rent				Shared Ownership				First Homes			
100		Rounded	m2	12		Rounded	m2	38		Rounded	m2
50%	50.00	50	3,500	15%	1.80	2	140	15%	5.70	6	420
5%	5.00	5	420	20%	2.40	2	168	20%	7.60	8	672
5%	5.00	5	485		0.00	0	0		0.00	0	0
	0.00	0	0	15%	1.80	2	158	15%	5.70	6	474
	0.00	0	0	25%	3.00	3	279	25%	9.50	10	930
	0.00	0	0	15%	1.80	2	212	15%	5.70	6	636
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.60	1	119	5%	1.90	2	238
40%	40.00	40	1,716	5%	0.60	0	0	5%	1.90	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	100.00	100	6,121	100%	12.00	12	1,076	100%	38.00	38	3,370

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2		1,167		1,167	7,929	9,253,143
Terrace	3		1,167		1,167	7,280	8,495,760
Terrace	4		1,167		1,167	485	565,995
Semi	2		1,206		1,206	4,925	5,939,550
Semi	3		1,206		1,206	9,833	11,858,598
Semi	4		1,206		1,206	848	1,022,688
Det	3		1,437		1,437	0	0
Det	4		1,437		1,437	6,890	9,900,930
Det	5		1,437		1,437	2,877	4,134,249
Flat to5	1		1,373		1,373	2,376	3,262,248
Flat to5	2		1,373		1,373	0	0
Flat to5	3		1,373		1,373	0	0
Flat 6+	1		1,600		1,600	0	0
Flat 6+	2		1,600		1,600	0	0
Flat 6+	3		1,600		1,600	0	0
						43.443	54.433.161

1,253 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	111	0	(0)
Terrace	3	85	0	(0)
Terrace	4	5	0	(0)
Semi	2	61	0	(0)
Semi	3	101	0	(0)
Semi	4	8	0	(0)
Det	3	0	0	(0)
Det	4	53	0	(0)
Det	5	21	0	(0)
Flat to5	1	55	0	(0)
Flat to5	2	0	0	(0)
Flat to5	3	0	0	(0)
Flat 6+	1	0	0	(0)
Flat 6+	2	0	0	(0)
Flat 6+	3	0	0	(0)
			Residents	

[illegible]

Open Space Required	0.000
Gross - Net	6.122
Shortfall / Surplus	6.122

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	350	32,876	93.93	32,816	93.76
Aff - rented	100	6,121	61.21	5,965	59.65
Shared Ownership	12	1,076	89.67	1,076	89.67
First Homes	38	3,370	88.68	3,370	88.68
	500	43,443		43,227	

Large GF - 300

3

UNITS
Affordable

300

30%

Aff - rented 67% % of Aff
90 Shared Own 8%
First Homes 25% % of Aff

	Rounded
59.994	60
7.51	7
22.5	23
90	90

Modelling
Density
Net:Gross

40 units/ha
75%

Area ha

Total 10.000
Gross 10.000 ha
Net 7.500 ha

Characteristics

Sub Area Newport & Rural
Green Brov Green
Use Agricultural

				Market							
	Beds	m2	Circulation	210		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	31.50	32	2,336	70	0.0%		
Terrace	3	86	0.0%	20%	42.00	42	3,612	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	31.50	32	2,592	79	0.0%		
Semi	3	98	0.0%	25%	52.50	53	5,194	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	31.50	32	4,160	115	0.0%		
Det	5	140	0.0%	5%	10.50	11	1,540	119	0.0%		
Flat to5	1	40	10.0%	5%	10.50	8	352	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	210.00	210	19,786				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	4,856
Terrace	3			1,167		1,167	4,368
Terrace	4			1,167		1,167	291
Semi	2			1,206		1,206	2,908
Semi	3			1,206		1,206	5,938
Semi	4			1,206		1,206	424
Det	3			1,437		1,437	0
Det	4			1,437		1,437	4,160
Det	5			1,437		1,437	1,659
Flat to5	1			1,373		1,373	1,425
Flat to5	2			1,373		1,373	0
Flat to5	3			1,373		1,373	0
Flat 6+	1			1,600		1,600	0
Flat 6+	2			1,600		1,600	0
Flat 6+	3			1,600		1,600	0
							26,029
							32,601,367

1,253 £/m2

Affordable for Rent				Shared Ownership				First Homes			
60		Rounded	m2	7		Rounded	m2	23		Rounded	m2
50%	30.00	30	2,100	15%	1.05	2	140	15%	3.45	4	280
5%	3.00	3	252	20%	1.40	1	84	20%	4.60	5	420
5%	3.00	3	291	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	15%	1.05	1	79	15%	3.45	3	237
	0.00	0	0	25%	1.75	2	186	25%	5.75	6	558
	0.00	0	0	15%	1.05	1	106	15%	3.45	3	318
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	5%	0.35	0	0	5%	1.15	1	119
40%	24.00	24	1,030	5%	0.35	0	0	5%	1.15	1	43
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
	0.00	0	0	0.00	0	0	0	0.00	0	0	0
100%	60.00	60	3,673	100%	7.00	7	595	100%	23.00	23	1,975

Occupants		Population	
Beds	Count	per unit	
Terrace	2	68	0
Terrace	3	51	0
Terrace	4	3	0
Semi	2	36	0
Semi	3	61	0
Semi	4	4	0
Det	3	0	0
Det	4	32	0
Det	5	12	0
Flat to5	1	33	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
		Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	2.500
Shortfall / Surplus	2.500

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	210	19,786	94.22	19,754	94.07
Aff - rented	60	3,673	61.21	3,579	59.65
Shared Ownership	7	595	85.00	595	85.00
First Homes	23	1,975	85.87	1,971	85.70
	300	26,029		25,899	

Medium GF - 60
5

UNITS
Affordable

60
30%

Aff - rented 67% % of Aff
18 Shared Owne 8%
First Homes 25% % of Aff

	Rounded
11.9988	12
1.50	2
4.5	5
18	19

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 2.449
Gross 2.449 ha
Net 1.714 ha

Characteristics
Sub Area Newport & Rural
Green Brov Green
Use Agricultural

Market							
Beds	m2	Circulation	42	Rounded	m2	m2	Circulation
Terrace	2	73	0.0%	15%	6.30	6	438
Terrace	3	86	0.0%	20%	8.40	8	688
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	6.30	6	486
Semi	3	98	0.0%	25%	10.50	12	1,176
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	6.30	6	780
Det	5	140	0.0%	5%	2.10	2	280
Flat to5	1	40	10.0%	5%	2.10	2	88
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	42.00	42	3,936	

BCIS							
		Lower Q	Median	Used	m2		
Terrace	2		1,323	1,323	998	1,320,354	
Terrace	3		1,323	1,323	856	1,132,488	
Terrace	4		1,323	1,323	97	128,331	
Semi	2		1,336	1,336	565	754,840	
Semi	3		1,336	1,336	1,362	1,819,632	
Semi	4		1,336	1,336	106	141,616	
Det	3		1,593	1,593	0	0	
Det	4		1,593	1,593	780	1,242,540	
Det	5		1,593	1,593	280	446,040	
Flat to5	1		1,564	1,564	260	406,014	
Flat to5	2		1,564	1,564	0	0	
Flat to5	3		1,564	1,564	0	0	
Flat 6+	1		1,842	1,842	0	0	
Flat 6+	2		1,842	1,842	0	0	
Flat 6+	3		1,842	1,842	0	0	
					5,304	7,391,855	

1,394 £/m2

Affordable for Rent				Shared Ownership				First Homes			
12		Rounded	m2	2		Rounded	m2	5		Rounded	m2
50%	6.00	6	420	15%	0.30	1	70	15%	0.75	1	70
5%	0.60	1	84	20%	0.40	0	0	20%	1.00	1	84
5%	0.60	1	97		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.30	0	0	15%	0.75	1	79
	0.00	0	0	25%	0.50	1	93	25%	1.25	1	93
	0.00	0	0	15%	0.30	0	0	15%	0.75	1	106
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.10	0	0	5%	0.25	0	0
40%	4.80	4	172	5%	0.10	0	0	5%	0.25	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	12.00	12	773	100%	2.00	2	163	100%	5.00	5	432

Occupants	Beds	Count	Population	per unit
Terrace	2	14	0	0
Terrace	3	10	0	0
Terrace	4	1	0	0
Semi	2	7	0	0
Semi	3	14	0	0
Semi	4	1	0	0
Det	3	0	0	0
Det	4	6	0	0
Det	5	2	0	0
Flat to5	1	6	0	0
Flat to5	2	0	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.735
Shortfall / Surplus	0.735

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	42	3,936	93.71	3,928	93.52
Aff - rented	12	773	64.38	757	63.08
Shared Ownership	2	163	81.50	163	81.50
First Homes	5	432	86.40	432	86.40
	61	5,304		5,280	

Medium GF - 20
7

UNITS 20
Affordable 30%

Aff - rented 70% % of Aff
6 Shared Owne 5%
First Homes 25% % of Aff

	Rounded
4.2	4
0.30	0
1.5	2
6	6

Modelling Density 45 units/ha
Net:Gross 95%

Area ha
Total 0.468
Gross 0.468 ha
Net 0.444 ha

Characteristics
Sub Area Newport & Rural
Green Brov Green
Use Paddock

				Market							
	Beds	m2	Circulation	14		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	2.10	2	146	70	0.0%		
Terrace	3	86	0.0%	20%	2.80	3	258	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	15%	2.10	2	162	79	0.0%		
Semi	3	98	0.0%	25%	3.50	4	392	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%	15%	2.10	2	260	115	0.0%		
Det	5	140	0.0%	5%	0.70	1	140	119	0.0%		
Flat to5	1	40	10.0%	5%	0.70	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	14.00	14	1,358				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2				1,323	1,323	286
Terrace	3				1,323	1,323	342
Terrace	4				1,323	1,323	0
Semi	2				1,336	1,336	162
Semi	3				1,336	1,336	485
Semi	4				1,336	1,336	0
Det	3				1,593	1,593	0
Det	4				1,593	1,593	260
Det	5				1,593	1,593	140
Flat to5	1				1,564	1,564	86
Flat to5	2				1,564	1,564	0
Flat to5	3				1,564	1,564	0
Flat 6+	1				1,842	1,842	0
Flat 6+	2				1,842	1,842	0
Flat 6+	3				1,842	1,842	0
							1,761
							2,466,627

1,401 £/m2

Affordable for Rent				Shared Ownership				First Homes			
4		Rounded	m2	0		Rounded	m2	2		Rounded	m2
50%	2.00	2	140	15%	0.00	0	0	15%	0.30	0	0
5%	0.20	0	0	20%	0.00	0	0	20%	0.40	1	84
5%	0.20	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.00	0	0	15%	0.30	0	0
	0.00	0	0	25%	0.00	0	0	25%	0.50	1	93
	0.00	0	0	15%	0.00	0	0	15%	0.30	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.00	0	0	5%	0.10	0	0
40%	1.60	2	86	5%	0.00	0	0	5%	0.10	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	4.00	4	226	100%	0.00	0	0	100%	2.00	2	177

Occupants	Beds	Count	Population per unit
Terrace	2	4	0
Terrace	3	4	0
Terrace	4	0	0
Semi	2	2	0
Semi	3	5	0
Semi	4	0	0
Det	3	0	0
Det	4	2	0
Det	5	1	0
Flat to5	1	2	0
Flat to5	2	0	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents 0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.023
Shortfall / Surplus	0.023

Summary			Construction		Saleable	
	Units		m2	Average	m2	Average
Market Housing	14		1,358	97.00	1,358	97.00
Aff - rented	4		226	56.45	218	54.50
Shared Ownership	0		0	88.50	0	88.50
First Homes	2		177	88.50	177	88.50
	20		1,761		1,753	

Green 7

9

UNITS
Affordable

7
30%

Aff - rented 67% % of Aff
2.1 Shared Own 8%
First Homes 25% % of Aff

	Rounded
1.39986	1
0.18	0
0.525	1
2.1	2

Modelling
Density
Net:Gross

30 units/ha
100%

Area ha
Total
Gross
Net

0.233
0.233 ha
0.233 ha

Characteristics
Sub Area Newport & Rural
Green Brov Green
Use Paddock

Market							
Beds	m2	Circulation	4.9	Rounded	m2	70	Circulation
Terrace	2	73	0.0%	15%	0.74	1	73
Terrace	3	86	0.0%	20%	0.98	1	86
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	0.74	1	81
Semi	3	98	0.0%	25%	1.23	1	98
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	0.74	1	130
Det	5	140	0.0%	5%	0.25	0	0
Flat to5	1	40	10.0%	5%	0.25	0	0
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
			100%	4.90	5	468	

BCIS							
		Lower Q	Median	Used	m2		
Terrace	2		1,323	1,323	213	281,799	
Terrace	3		1,323	1,323	86	113,778	
Terrace	4		1,323	1,323	0	0	
Semi	2		1,336	1,336	81	108,216	
Semi	3		1,336	1,336	98	130,928	
Semi	4		1,336	1,336	0	0	
Det	3		1,593	1,593	0	0	
Det	4		1,593	1,593	130	207,090	
Det	5		1,593	1,593	0	0	
Flat to5	1		1,564	1,564	0	0	
Flat to5	2		1,564	1,564	0	0	
Flat to5	3		1,564	1,564	0	0	
Flat 6+	1		1,842	1,842	0	0	
Flat 6+	2		1,842	1,842	0	0	
Flat 6+	3		1,842	1,842	0	0	
					608	841,811	

1,385 £/m2

Affordable for Rent				Shared Ownership				First Homes			
1	0.50	Rounded	m2	0	0.00	Rounded	m2	1	0.15	Rounded	m2
50%	0.50	1	70	15%	0.00	0	0	15%	0.15	1	70
5%	0.05	0	0	20%	0.00	0	0	20%	0.20	0	0
5%	0.05	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.00	0	0	15%	0.15	0	0
	0.00	0	0	25%	0.00	0	0	25%	0.25	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.00	0	0	15%	0.15	0	0
	0.00	0	0	5%	0.00	0	0	5%	0.05	0	0
40%	0.40	0	0	5%	0.00	0	0	5%	0.05	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	1.00	1	70	100%	0.00	0	0	100%	1.00	1	70

Occupants	Beds	Count	Population	per unit
Terrace	2	3	0	0
Terrace	3	1	0	0
Terrace	4	0	0	0
Semi	2	1	0	0
Semi	3	1	0	0
Semi	4	0	0	0
Det	3	0	0	0
Det	4	1	0	0
Det	5	0	0	0
Flat to5	1	0	0	0
Flat to5	2	0	0	0
Flat to5	3	0	0	0
Flat 6+	1	0	0	0
Flat 6+	2	0	0	0
Flat 6+	3	0	0	0
			Residents	0

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary			Construction		Saleable		
	Units	m2	Average	m2	Average		
Market Housing	5	468	93.60	468	93.60		
Aff - rented	1	70	70.00	70	70.00		
Shared Ownership	0	0	70.00	0	70.00		
First Homes	1	70	70.00	70	70.00		
	7	608		608			

Large BF - 500

11

UNITS
Affordable

500

30%

Aff - rented 67% % of Aff
150 Shared Own 8%
First Homes 25% % of Aff

	Rounded
99.99	100
12.51	13
37.5	37
150	150

Modelling
Density
Net:Gross

45 units/ha
70%

Area ha

Total 15.873
Gross 15.873 ha
Net 11.111 ha

Characteristics

Sub Area Newport & Rural
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	350		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	52.50	53	3,869	70	0.0%		
Terrace	3	86	0.0%	20%	70.00	70	6,020	84	0.0%		
Terrace	4	97	0.0%	5%	17.50	18	1,746	97	0.0%		
Semi	2	81	0.0%	15%	52.50	53	4,293	79	0.0%		
Semi	3	98	0.0%	25%	87.50	88	8,624	93	0.0%		
Semi	4	106	0.0%	15%	52.50	53	5,618	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%		0.00	0	0	115	0.0%		
Det	5	140	0.0%		0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%	5%	17.50	15	660	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	350.00	350	30,830				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	6,179
Terrace	3			1,167		1,167	7,280
Terrace	4			1,167		1,167	2,522
Semi	2			1,206		1,206	4,925
Semi	3			1,206		1,206	9,740
Semi	4			1,206		1,206	6,466
Det	3			1,437		1,437	0
Det	4			1,437		1,437	0
Det	5			1,437		1,437	0
Flat to5	1			1,373		1,373	2,419
Flat to5	2			1,373		1,373	1,678
Flat to5	3			1,373		1,373	0
Flat 6+	1			1,600		1,600	0
Flat 6+	2			1,600		1,600	0
Flat 6+	3			1,600		1,600	0
							41,208

49,758,170
1,207 £/m2

Affordable for Rent				Shared Ownership				First Homes			
100		Rounded	m2	13		Rounded	m2	37		Rounded	m2
25%	25.00	25	1,750	15%	1.95	2	140	15%	5.55	6	420
5%	5.00	5	420	20%	2.60	3	252	20%	7.40	7	588
5%	5.00	5	485	5%	0.65	1	97	5%	1.85	2	194
	0.00	0	0	15%	1.95	2	158	15%	5.55	6	474
	0.00	0	0	25%	3.25	3	279	25%	9.25	9	837
	0.00	0	0	15%	1.95	2	212	15%	5.55	6	636
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
40%	40.00	40	1,716	5%	0.65	0	0	5%	1.85	1	43
25%	25.00	25	1,678		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	100.00	100	6,049	100%	13.00	13	1,138	100%	37.00	37	3,192

Occupants	Beds	Count	Population
			per unit
Terrace	2	86	0
Terrace	3	85	0
Terrace	4	26	0
Semi	2	61	0
Semi	3	100	0
Semi	4	61	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	56	0
Flat to5	2	25	0
Flat to5	3	0	0
Flat 6+	1	0	0
Flat 6+	2	0	0
Flat 6+	3	0	0
			Residents

ha per dwelling	
0.0000	Local Open Space
0.0000	Strategic Open Space
0.0000	Natural Open Space
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000	0.0000
0.0000 ha	

Open Space Required	0.000
Gross - Net	4.762
Shortfall / Surplus	4.762

Summary			Construction		Saleable		
	Units		m2	Average	m2	Average	
Market Housing	350		30,830	88.09	30,770	87.91	
Aff - rented	100		6,049	60.49	5,740	57.40	
Shared Ownership	13		1,138	87.54	1,138	87.54	
First Homes	37		3,192	86.27	3,188	86.16	
	500		41,208		40,836		

Aff - rented	67%	% of Aff
30 Shared Owne	8%	
First Homes	25%	% of Aff

	Rounded
19.998	20
2.50	2
7.5	8
30	30

Modelling	
Density	50 units/ha
Net:Gross	80%

Area ha	
Total	2.500
Gross	2.500 ha
Net	2.000 ha

Characteristics	
Sub Area	Newport & Rural
Green Brown	Brown
Use	PDL

				Market				
Beds	m2	Circulation	70	10.50	Rounded	m2	m2	Circulation
Terrace	2	73	15%	10.50	11	803	70	0.0%
Terrace	3	86	20%	14.00	14	1,204	84	0.0%
Terrace	4	97	5%	3.50	4	388	97	0.0%
Semi	2	81	15%	10.50	11	891	79	0.0%
Semi	3	98	25%	17.50	18	1,764	93	0.0%
Semi	4	106	15%	10.50	11	1,166	106	0.0%
Det	3	120		0.00	0	0	102	0.0%
Det	4	130		0.00	0	0	115	0.0%
Det	5	140		0.00	0	0	119	0.0%
Flat to5	1	40	5%	3.50	1	40	39	10.0%
Flat to5	2	65	10.0%	0.00	0	0	61	10.0%
Flat to5	3	80	10.0%	0.00	0	0	74	10.0%
Flat 6+	1	40	15.0%	0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%	0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%	0.00	0	0	74	15.0%
			100%	70.00	70	6,256		

Affordable for Rent				Shared Ownership				First Homes			
20		Rounded	m2	2		Rounded	m2	8		Rounded	m2
25%	5.00	5	350	15%	0.30	1	70	15%	1.20	1	70
5%	1.00	1	84	20%	0.40	0	0	20%	1.60	3	252
5%	1.00	1	97	5%	0.10	0	0	5%	0.40	0	0
	0.00	0	0	15%	0.30	0	0	15%	1.20	1	79
	0.00	0	0	25%	0.50	1	93	25%	2.00	2	186
	0.00	0	0	15%	0.30	0	0	15%	1.20	1	106
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
40%	8.00	8	343	5%	0.10	0	0	5%	0.40	0	0
25%	5.00	5	336		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	20.00	20	1,210	100%	2.00	2	163	100%	8.00	8	693

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	1,293	1,710,639
Terrace	3			1,323	1,323	1,540	2,037,420
Terrace	4			1,323	1,323	485	641,655
Semi	2			1,336	1,336	970	1,295,920
Semi	3			1,336	1,336	2,043	2,729,448
Semi	4			1,336	1,336	1,272	1,699,392
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	0	0
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	383	599,325
Flat to5	2			1,564	1,564	336	524,722
Flat to5	3			1,564	1,564	0	0
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						8,322	11,238,521

1,351 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	18	0	
Terrace	3	18	0	
Terrace	4	5	0	
Semi	2	12	0	
Semi	3	21	0	
Semi	4	12	0	
Det	3	0	0	
Det	4	0	0	
Det	5	0	0	
Flat to5	1	9	0	
Flat to5	2	5	0	
Flat to5	3	0	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
			Residents	

[illegible]

Open Space Required	0.000
Gross - Net	0.500
Shortfall / Surplus	0.500

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	70	6,256	89.37	6,256	89.37
Aff - rented	20	1,210	60.49	1,148	57.40
Shared Ownership	2	163	81.50	163	81.50
First Homes	8	693	86.63	693	86.63
	100	8,322		8,260	

Medium BF 50 Flats

15

UNITS
Affordable

50

Aff - rented

5. Shared Ownership

First Homes

67% % of Aff

8%

25% % of Aff

Rounded

10

1

	4
--	---

15

Modelling

Density

Net:Gross

Area ha

Total

Gross

Net

Characteristics

Sub Area Newport & Rural

Green Brown Brown

Use	PDL
-----	-----

				Market					
Beds	m2	Circulation	35		Rounded	m2		m2	Circulation
Terrace	2	73	0.0%		0.00	0	0	70	0.0%
Terrace	3	86	0.0%		0.00	0	0	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%		0.00	0	0	79	0.0%
Semi	3	98	0.0%		0.00	0	0	93	0.0%
Semi	4	106	0.0%		0.00	0	0	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%		0.00	0	0	115	0.0%
Det	5	140	0.0%		0.00	0	0	119	0.0%
Flat to5	1	40	10.0%	20%	7.00	6	264	39	10.0%
Flat to5	2	65	10.0%	50%	17.50	18	1,287	61	10.0%
Flat to5	3	80	10.0%	30%	10.50	11	968	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	35.00	35	2,519		

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	0	0
Terrace	3			1,323	1,323	0	0
Terrace	4			1,323	1,323	0	0
Semi	2			1,336	1,336	0	0
Semi	3			1,336	1,336	0	0
Semi	4			1,336	1,336	0	0
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	0	0
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	521	815,470
Flat to5	2			1,564	1,564	1,824	2,852,423
Flat to5	3			1,564	1,564	1,049	1,641,262
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						3.395	5,309,154

1,564 £/m2

Affordable for Rent				Shared Ownership				First Homes			
10		Rounded	m2	1		Rounded	m2	4		Rounded	m2
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
50%	5.00	5	215	20%	0.20	0	0	20%	0.80	1	43
50%	5.00	5	336	50%	0.50	1	67	50%	2.00	2	134
	0.00	0	0	30%	0.30	0	0	30%	1.20	1	81
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	10.00	10	550	100%	1.00	1	67	100%	4.00	4	255

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	0	
Terrace	3	0	0	
Terrace	4	0	0	
Semi	2	0	0	
Semi	3	0	0	
Semi	4	0	0	
Det	3	0	0	
Det	4	0	0	
Det	5	0	0	
Flat to5	1	12	0	
Flat to5	2	26	0	
Flat to5	3	12	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
			Residents	

[illegible]

Open Space Required	0.00%
Gross - Net	0.07%
Shortfall / Surplus	0.07%

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		35	2,519	71.97	2,290	65.47
Aff - rented		10	550	55.00	500	50.00
Shared Ownership		1	67	67.10	61	61.00
First Homes		4	259	64.63	235	58.75
		50	3,395		3,086	

18

12

	Rounded
2.39976	3
0.30	0
0.9	1
3.6	4

Area ha	
Total	0.267
Gross	0.267 ha
Net	0.267 ha

Characteristics	
Sub Area	Newport & Rural
Green Brown	Brown
Use	PDL

Affordable for Rent				Shared Ownership				First Homes			
3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
33%	0.99	1	43		0.00	0	0		0.00	0	0
67%	2.01	2	134	100%	0.00	0	0	100%	1.00	1	67
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	3.00	3	177	100%	0.00	0	0	100%	1.00	1	67

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	0	(0)
Terrace	3	3	0	(0)
Terrace	4	2	0	(0)
Semi	2	0	0	(0)
Semi	3	0	0	(0)
Semi	4	0	0	(0)
Det	3	0	0	(0)
Det	4	0	0	(0)
Det	5	0	0	(0)
Flat to5	1	1	0	(0)
Flat to5	2	3	0	(0)
Flat to5	3	0	0	(0)
Flat 6+	1	0	0	(0)
Flat 6+	2	0	0	(0)
Flat 6+	3	0	0	(0)
			Residents	

[illegible]

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		8	671	83.88	671	83.88
Aff - rented		3	177	59.03	161	53.67
Shared Ownership		0	0	67.10	0	61.00
First Homes		1	67	67.10	61	61.00
		12	915		893	

12

	Rounded
2.39976	3
0.30	0
0.9	1
3.6	4

Area ha	
Total	0.171
Gross	0.171 ha
Net	0.171 ha

Characteristics	
Sub Area	Newport & Rural
Green Brown	Brown
Use	PDL

				Market					
Beds	m2	Circulation	8.4		Rounded	m2		m2	Circulation
Terrace	2	73	0.0%		0.00	0	0	70	0.0%
Terrace	3	86	0.0%		0.00	0	0	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%		0.00	0	0	79	0.0%
Semi	3	98	0.0%		0.00	0	0	93	0.0%
Semi	4	106	0.0%		0.00	0	0	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%		0.00	0	0	115	0.0%
Det	5	140	0.0%		0.00	0	0	119	0.0%
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%
Flat to5	2	65	10.0%	50%	4.20	4	286	61	10.0%
Flat to5	3	80	10.0%	50%	4.20	4	352	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	8.40	8	638		

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	0	0
Terrace	3			1,323	1,323	0	0
Terrace	4			1,323	1,323	0	0
Semi	2			1,336	1,336	0	0
Semi	3			1,336	1,336	0	0
Semi	4			1,336	1,336	0	0
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	0	0
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	129	201,287
Flat to5	2			1,564	1,564	353	552,248
Flat to5	3			1,564	1,564	352	550,528
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						834	1,304,063

1,564 €/m2

Affordable for Rent				Shared Ownership				First Homes			
3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	3.00	3	129		0.00	0	0		0.00	0	0
	0.00	0	0	100%	0.00	0	0	100%	1.00	1	67
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	3.00	3	129	100%	0.00	0	0	100%	1.00	1	67

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	0	(0)
Terrace	3	0	0	(0)
Terrace	4	0	0	(0)
Semi	2	0	0	(0)
Semi	3	0	0	(0)
Semi	4	0	0	(0)
Det	3	0	0	(0)
Det	4	0	0	(0)
Det	5	0	0	(0)
Flat to5	1	3	0	(0)
Flat to5	2	5	0	(0)
Flat to5	3	4	0	(0)
Flat 6+	1	0	0	(0)
Flat 6+	2	0	0	(0)
Flat 6+	3	0	0	(0)
			Residents	

[illegible]

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		8	638	79.75	580	72.50
Aff - rented		3	129	42.90	117	39.00
Shared Ownership		0	0	67.10	0	61.00
First Homes		1	67	67.10	61	61.00
		12	834		758	

Aff - rented	67%	% of Aff
4.2 Shared Own	8%	
First Homes	25%	% of Aff

	Rounded
2.79972	3
0.35	0
1.05	1
4.2	4

Modelling	
Density	40 units/ha
Net:Gross	100%

Area ha	
Total	0.175
Gross	0.175 ha
Net	0.175 ha

Characteristics	
Sub Area	Newport & Rural
Green Brown	Brown
Use	PDL

				Market					
Beds	m2	Circulation	2.8		Rounded	m2		m2	Circulation
Terrace	2	73	0.0%		0.00	0	0	70	0.0%
Terrace	3	86	0.0%		0.00	0	0	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%		0.00	0	0	79	0.0%
Semi	3	98	0.0%	100%	2.80	3	294	93	0.0%
Semi	4	106	0.0%		0.00	0	0	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%		0.00	0	0	115	0.0%
Det	5	140	0.0%		0.00	0	0	119	0.0%
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	2.80	3	294		

			BCIS			
			Lower Q	Median	Used	m2
Terrace	2			1,323	1,323	280
Terrace	3			1,323	1,323	0
Terrace	4			1,323	1,323	0
Semi	2			1,336	1,336	0
Semi	3			1,336	1,336	294
Semi	4			1,336	1,336	0
Det	3			1,593	1,593	0
Det	4			1,593	1,593	0
Det	5			1,593	1,593	0
Flat to5	1			1,564	1,564	0
Flat to5	2			1,564	1,564	0
Flat to5	3			1,564	1,564	0
Flat 6+	1			1,842	1,842	0
Flat 6+	2			1,842	1,842	0
Flat 6+	3			1,842	1,842	0
						574
						763,224

1,330 £/m2

Affordable for Rent				Shared Ownership				First Homes			
3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
100%	3.00	3	210	100%	0.00	0	0	100%	1.00	1	70
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	3.00	3	210	100%	0.00	0	0	100%	1.00	1	70

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	4	0	
Terrace	3	0	0	
Terrace	4	0	0	
Semi	2	0	0	
Semi	3	3	0	
Semi	4	0	0	
Det	3	0	0	
Det	4	0	0	
Det	5	0	0	
Flat to5	1	0	0	
Flat to5	2	0	0	
Flat to5	3	0	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
			Residents	

[illegible]

Open Space Required	0.000
Gross - Net	0.000
Shortfall / Surplus	0.000

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		3	294	98.00	294	98.00
Aff - rented		3	210	70.00	210	70.00
Shared Ownership		0	0	70.00	0	70.00
First Homes		1	70	70.00	70	70.00
		7	574		574	

Built to Rent GF

21

UNITS
Affordable

60

30%

Aff - rented 100% % of Aff
18 Shared Own 0%
First Homes 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling

Density 40 units/ha
Net:Gross 85%

Area ha

Total 1.765
Gross 1.765 ha
Net 1.500 ha

Characteristics

Sub Area Newport & Rural
Green Brov Green
Use Agricultural

				Market							
				42		Rounded					
Beds	m2	Circulation					m2	m2	Circulation		
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		
Semi	2	81	0.0%	50%	21.00	21	1,701	79	0.0%		
Semi	3	98	0.0%	50%	21.00	21	2,058	93	0.0%		
Semi	4	106	0.0%		0.00	0	0	106	0.0%		
Det	3	120	0.0%		0.00	0	0	102	0.0%		
Det	4	130	0.0%		0.00	0	0	115	0.0%		
Det	5	140	0.0%		0.00	0	0	119	0.0%		
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		
				100%	42.00	42	3,759				

Affordable for Rent				Shared Ownership				First Homes			
18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,422	100%	0.00	0	0	100%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,422	100%	0.00	0	0	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	0	0
Terrace	3			1,323	1,323	0	0
Terrace	4			1,323	1,323	0	0
Semi	2			1,336	1,336	3,123	4,172,328
Semi	3			1,336	1,336	2,058	2,749,488
Semi	4			1,336	1,336	0	0
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	0	0
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	0	0
Flat to5	2			1,564	1,564	0	0
Flat to5	3			1,564	1,564	0	0
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						5,181	6,921,816

UNITS
Affordable

Aff - rented	100%	% of Aff
Shared Own	0%	
First Homes	0%	% of Aff

	Rounded
18	18
0.00	0
0	0
18	18

75 units/ha

0.842

Sub Area	Newport & Rural
Green Brown	Brown
Use	PDL

				Market					
Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	
Terrace	2	73	0.0%		0.00	0	0	70	0.0%
Terrace	3	86	0.0%		0.00	0	0	84	0.0%
Terrace	4	97	0.0%		0.00	0	0	97	0.0%
Semi	2	81	0.0%		0.00	0	0	79	0.0%
Semi	3	98	0.0%		0.00	0	0	93	0.0%
Semi	4	106	0.0%		0.00	0	0	106	0.0%
Det	3	120	0.0%		0.00	0	0	102	0.0%
Det	4	130	0.0%		0.00	0	0	115	0.0%
Det	5	140	0.0%		0.00	0	0	119	0.0%
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%
Flat to5	2	65	10.0%	50%	21.00	21	1,502	61	10.0%
Flat to5	3	80	10.0%	50%	21.00	21	1,848	74	10.0%
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%
				100%	42.00	42	3,350		

Affordable for Rent				Shared Ownership				First Homes			
m	18	Rounded	m2	0		Rounded	m2	0		Rounded	m2
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,208	100%	0.00	0	0	100%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
100%	18.00	18	1,208	100%	0.00	0	0	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	0	0
Terrace	3			1,323	1,323	0	0
Terrace	4			1,323	1,323	0	0
Semi	2			1,336	1,336	0	0
Semi	3			1,336	1,336	0	0
Semi	4			1,336	1,336	0	0
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	0	0
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	0	0
Flat to5	2			1,564	1,564	2,709	4,237,345
Flat to5	3			1,564	1,564	1,848	2,890,272
Flat 6+	1			1,842	1,842	0	0
Flat 6+	2			1,842	1,842	0	0
Flat 6+	3			1,842	1,842	0	0
						4,557	7,127,617

1,564 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	0	
Terrace	3	0	0	
Terrace	4	0	0	
Semi	2	0	0	
Semi	3	0	0	
Semi	4	0	0	
Det	3	0	0	
Det	4	0	0	
Det	5	0	0	
Flat to5	1	0	0	
Flat to5	2	39	0	
Flat to5	3	21	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
			Residents	

[illegible]

Open Space Required	0.00
Gross - Net	0.04
Shortfall / Surplus	0.04

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		42	3,350	79.75	3,045	72.50
Aff - rented		18	1,208	67.10	1,098	61.00
Shared Ownership		0	0	67.10	0	61.00
First Homes		0	0	67.10	0	61.00
		60	4,557		4,143	

FOR APPRAISALS

SITE			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23	
			Greenfield 800	Large GF 500	Large GF - 300	Large GF - 100	Medium GF - 60	Medium GF - 40	Medium GF - 20	Medium GF - 12	Green 7	Green 5	Large BF - 500	Large BF - 200	Medium BF 100	Medium BF 50	Medium BF 50 Flats	Medium BF - 20	Medium BF - 20 Flats	BF 12	BF 12 Flats	Brown 7	Built to Rent GF	Built to Rent BF	Built to Rent Flats	
Sub Area			Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	Newport & Rural	
Green Brown Use			Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Brown	Brown	
AREA			Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	PDL	PDL	
Total			ha	38.095	20.408	10.000	4.082	2.449	1.176	0.468	0.343	0.233	0.167	15.873	5.926	2.500	1.176	0.794	0.400	0.667	0.267	0.171	0.175	1.765	1.333	0.842
Gross			ha	38.095	20.408	10.000	4.082	2.449	1.176	0.468	0.343	0.233	0.167	15.873	5.926	2.500	1.176	0.794	0.400	0.667	0.267	0.171	0.175	1.765	1.333	0.842
Net			ha	22.857	14.286	7.500	2.857	1.714	1.000	0.444	0.343	0.233	0.167	11.111	4.444	2.000	1.000	0.714	0.400	0.667	0.267	0.171	0.175	1.500	1.200	0.800
UNITS				800	500	300	100	60	40	20	12	7	5	500	200	100	50	50	20	20	12	12	7	60	60	60
UNIT SIZE																										
Market Housing			m2	93.50	93.93	94.22	95.66	93.71	93.57	97.00	97.75	93.60	108.67	88.09	87.75	89.37	87.60	71.97	79.50	79.75	83.88	79.75	98.00	89.50	79.50	79.75
Aff to rent			m2	61.21	61.21	61.21	61.21	64.38	61.59	56.45	56.45	70.00	70.00	60.49	60.49	60.49	62.97	55.00	68.55	42.90	59.03	42.90	70.00	79.00	70.00	67.10
Shared Ownership			m2	86.40	89.67	85.00	87.00	81.50	84.00	88.50	81.50	70.00	70.00	87.54	86.40	81.50	70.00	67.10	70.00	67.10	67.10	67.10	70.00	79.00	70.00	67.10
First Homes			m2	86.40	88.68	85.87	86.00	86.40	87.00	88.50	81.50	70.00	70.00	86.27	84.93	86.63	81.50	64.63	70.00	67.10	67.10	67.10	70.00	79.00	70.00	67.10
BASE CONSTRUCTION																										
BCIS			£/m2	1,253	1,253	1,253	1,399	1,394	1,391	1,404	1,385	1,418	1,207	1,208	1,351	1,349	1,564	1,344	1,564	1,387	1,564	1,330	1,336	1,323	1,564	
Site Costs			%	15%	15%	15%	15%	15%	15%	10%	10%	10%	15%	15%	15%	15%	10%	15%	5%	10%	5%	10%	15%	15%	10%	
Abnormals			%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	5.0%	5.0%	
			£	1,264,000	797,000	481,000	165,000	92,000	41,500	22,500	14,200	7,700	6,500	300,000	120,000	60,000	30,000	30,000	12,000	12,000	7,200	7,200	4,200	36,000	36,000	36,000
Contingency			%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	5.0%	5.0%	
Small Sites			%																							
FEES																										
Professional				8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Planning <50			£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
Planning >50			£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																										
Agents			%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Legal			%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
			£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																										
Agents			%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Legal			%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																										
Market Housing			% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
Affordable Housing			% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
First Homes			% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																										
Fees			0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest				7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Legal and Valuation				0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																										
EUV				25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	25,000	1,000,000	1,000,000	
Premium			% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	20%	20%	
Premium			£/ha	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	0	0	0	0	0	0	0	0	0	0	350,000	0	0	
Easements etc			£																							
VALUES																										
Market Housing			£/m2	3,300	3,300	3,300	3,300	3,300	3,350	3,350	3,350	3,350	3,000	3,000	3,000	3,000	2,500	3,000	2,500	3,000	2,500	3,000	2,150	2,150	2,150	
Aff Rent			£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,720	1,720	1,720	
Social Rent			£/m2	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,720	1,720	1,720	
Shared Ownership			£/m2	2,310	2,310	2,310	2,310	2,310	2,310	2,345	2,345	2,345	2,100	2,100	2,100	2,100	1,750	2,100	1,750	2,100	1,750	2,100	1,505	1,505	1,505	
First Homes			£/m2	1,884	1,882	1,894	1,925	1,901	1,964	1,971	1,967	2,010	0	1,780	1,783	1,784	1,800	1,500	1,800	1,500	1,800	1,500	1,800	0	0	0
GRANT																										
Intermediate to Buy			£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																										
Biodiversity NG			%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.20%	0.80%	0.80%	
			£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CO2 Plus			%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	
			£/m2		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Acc & Adpt			%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
			£/m2	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	17.52	
Water			£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	
Over Extra 1			%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.									

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 21	Site 22	Site 23
			Greenfield 800	Large GF 500	Large GF - 300	Large GF - 100	Medium GF - 60	Medium GF - 40	Medium GF - 20	Medium GF - 12	Green 7	Green 5	Large BF - 500	Large BF - 200	Medium BF 100	Medium BF 50	Medium BF 50 Flats	Medium BF - 20	Medium BF - 20 Flats	BF 12	BF 12 Flats	Brown 7	Built to Rent GF	Built to Rent BF	Built to Rent Flats
			Newport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	Newport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural	wport & Rural
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Brown	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Paddock	Paddock	Paddock	Paddock	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	PDL	PDL
Site Area	Gross	ha	38.095	20.408	10.000	4.082	2.449	1.176	0.468	0.343	0.233	0.167	15.873	5.926	2.500	1.176	0.794	0.400	0.667	0.267	0.171	0.175	1.765	1.333	0.842
	Net	ha	22.857	14.286	7.500	2.857	1.714	1.000	0.444	0.343	0.233	0.167	11.111	4.444	2.000	1.000	0.714	0.400	0.667	0.267	0.171	0.175	1.500	1.200	0.800
Units			800	500	300	100	60	40	20	12	7	5	500	200	100	50	50	20	20	12	12	7	60	60	60
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent		20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	First Homes		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Existing Use Value	£/ha		25,000	25,000	25,000	25,000	25,000	25,000	50,000	50,000	50,000	50,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	25,000	1,000,000	1,000,000
	£ site		952,381	510,204	250,000	102,041	61,224	29,412	23,392	17,143	11,667	8,333	15,873,016	5,925,926	2,500,000	1,176,471	793,651	400,000	666,667	266,667	171,429	175,000	44,118	1,333,333	842,105
Uplift	£/ha		350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	350,000	200,000	200,000
	£ site		13,333,333	7,142,857	3,500,000	1,428,571	857,143	411,765	163,743	120,000	81,667	58,333	3,174,603	1,185,185	500,000	235,294	158,730	80,000	133,333	53,333	34,286	35,000	617,647	266,667	168,421
Benchmark Land Value	£/ha		375,000	375,000	375,000	375,000	375,000	375,000	400,000	400,000	400,000	400,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	375,000	1,200,000	1,200,000
	£ site		14,285,714	7,653,061	3,750,000	1,530,612	918,367	441,176	187,135	137,143	93,333	66,667	19,047,619	7,111,111	3,000,000	1,411,765	952,381	480,000	800,000	320,000	205,714	210,000	661,765	1,600,000	1,010,526
Residual	Gross	£/ha	579,742	725,663	926,429	357,405	342,005	515,614	783,568	880,953	744,863	602,588	397,454	472,851	-199,964	-225,065	-3,095,719	-368,317	-1,287,555	-188,793	-3,060,390	169,726	-1,333,827	-2,009,600	-5,180,729
	Net	£/ha	966,237	1,036,662	1,235,238	510,578	488,579	606,605	824,808	880,953	744,863	602,588	567,792	630,468	-249,955	-264,783	-3,439,688	-368,317	-1,287,555	-188,793	-3,060,390	169,726	-1,569,208	-2,232,889	-5,453,399
		£ site	22,085,415	14,809,452	9,264,285	1,458,794	837,564	606,605	366,581	302,041	173,801	100,431	6,308,799	2,802,080	-499,909	-264,783	-2,456,920	-147,327	-858,370	-50,345	-524,638	29,702	-2,353,813	-2,679,466	-4,362,719

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			22,085,415	
	Stamp Duty		1,093,771		
	Easements etc.		0		
	Legals /Acquisition	1.50%	331,281	1,425,052	
Fees					
	Planning		126,600		
	Professional	8.00%	9,220,166	9,346,766	
CONSTRUCTION					
	Build Cost	1,565	108,085,922		
	s106 / CIL /IT		3,200,000		
	Contingency	2.50%	2,702,148		
	Abnormals	0.00%	0		
	£		1,264,000	115,252,070	
FINANCE					
	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation		0	0	
SALES					
	Agents	%	3.0%	6,042,467	
	Legals	%	0.5%	1,007,078	
	£/unit		0	800	
	Misc.	%	0.0%	0	7,050,345
					155,159,647
Developers Profit					
	Market Housing	% Value	17.50%		30,173,220
	Affordable Housing	% Value	17.50%		3,369,537
	First Homes	% Value	17.50%		1,704,969

Build Cost		/m2	
CO2 Plus	%	7.00%	1,253.14
	£/m2		87.72
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,358.48
Site Costs	Base	15.00%	203.77
	BNG	0.20%	2.72
			1,564.97

Stamp duty calc - Residual	
Land payment	14,285,714
Total	703,786

Post CIL s106	4,000	£/ Unit (all)	3,200,000
CIL	0	£/m2	0
		Total	3,200,000

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		22,085,415	966,237	579,742
Existing Use Value		952,381		25,000
Uplift	0%	0		0
Plus /ha	350,000	13,333,333		350,000
Benchmark Land Value		14,285,714		375,000

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 8,887,249

Check on phasing dwgs nos
correct

		£/m2
Additional Profit	3,054,495	58

30/08/2023 18:43

Residential - Newport Rural
Site 2



Site 2

Large GF 500

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		500			
Market Housing	93.9	93.76	70.00%	350	3,300	108,292,800	32,876
Affordable Overall			30%	150			
Affordable Rent	61.2	59.65	20.00%	100	1,600	9,543,046	6,120
Social Rent	61.2	59.65	0.00%	0	1,300	0	0
Shared Ownership	89.7	89.67	2.50%	13	2,310	2,591,196	1,122
First Homes	88.7	88.68	7.50%	38	1,882	6,257,250	3,326
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	14.286	ha	35	/ha		126,684,292	43,444
SITE AREA - Gross	20.408	ha	25	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	14,809,452	1,036,662	725,663
Existing Use Value	510,204		25,000
Uplift	0%	0	0
Plus /ha	350,000	7,142,857	350,000
Benchmark Land Value	7,653,061		375,000

£/m2

Additional Profit	4,580,022	139
-------------------	-----------	-----

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = 5,533,469

Check on phasing dwgs nos correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
Land			729,973	14,809,452	
Stamp Duty			0		
Easements etc.			0		
Legals /Acquisition	1.50%		222,142	952,114	
Fees					
Planning			85,200		
Professional	8.00%		5,798,081	5,883,281	
CONSTRUCTION					
Build Cost	1.565		67,979,522		
s106 / CIL / IT	2.50%		2,000,000		
Contingency	0.00%		1,699,488		
Abnormals			0		
£			797,000	72,476,010	
FINANCE					
Fees	0%		0		
Interest	7.50%		0	0	
Legal and Valuation					
SALES					
Agents	%	3.0%	3,800,529		
Legals	%	0.5%	633,421		
£/unit		0	0		
Misc.	%	0.0%	0	4,433,950	98,554,807
Developers Profit					
Market Housing	% Value	17.50%	18,951,240		
Affordable Housing	% Value	17.50%	2,123,492		
First Homes	% Value	17.50%	1,095,019		

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		23,100
No dwgs under 50	50	462	62,100
No dwgs over 50	450	138	85,200
Total			

Stamp duty calc - Residual	
Land payment	14,809,452
Total	729,973

Stamp duty calc - Residual	
Land payment	7,653,061
Total	372,153

Pre CIL s106	4,000	£/ Unit (all)	
Total			2,000,000

Post CIL s106	4,000	£/ Unit (all)	2,000,000
CIL	0	£/m2	0
Total			2,000,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,252.98
Acc & Adpt	£/m2		87.71
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
Base	15.00%		1,358.31
BNG	0.20%		203.75
			2.72
			1,564.77

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	80	80	80	80	80	40																
Market Housing		4,331,712	8,663,424	17,326,848	17,326,848	17,326,848	17,326,848	17,326,848	8,663,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		381,722	763,444	1,526,887	1,526,887	1,526,887	1,526,887	1,526,887	763,444	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		103,648	207,296	414,591	414,591	414,591	414,591	414,591	207,296	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		250,290	500,580	1,001,160	1,001,160	1,001,160	1,001,160	1,001,160	500,580	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	5,067,372	10,134,743	20,269,487	20,269,487	20,269,487	20,269,487	20,269,487	10,134,743	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	729,973																							
Easements etc.	0																							
Legals Acquisition	222,142																							
Planning Fee	85,200																							
Professional	5,798,081																							
Build Cost - BCIS Base		2,719,181	5,438,362	10,876,724	10,876,724	10,876,724	10,876,724	10,876,724	5,438,362	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	320,000	320,000	320,000	320,000	320,000	160,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		67,980	135,959	271,918	271,918	271,918	271,918	271,918	135,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		31,880	63,760	127,520	127,520	127,520	127,520	127,520	63,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	152,021	304,042	608,085	608,085	608,085	608,085	608,085	304,042	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	25,337	50,674	101,347	101,347	101,347	101,347	101,347	50,674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	6,835,395	3,076,398	6,152,797	12,305,594	12,305,594	12,305,594	12,305,594	12,305,594	6,152,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	14,809,452																						
Interest		1,623,364	1,595,793	1,416,831	925,802	397,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								18,951,240
Affordable for Rent																								2,123,492
First Homes																								1,095,019
Cash Flow	-21,644,847	367,610	2,386,154	6,547,062	7,038,091	7,565,948	7,963,893	7,963,893	3,981,947	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-22,169,751
Opening Balance	0																							
Closing Balance	-21,644,847	-21,277,237	-18,891,083	-12,344,021	-5,305,930	2,260,018	10,223,911	18,187,805	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	22,169,751	0

DEVELOPMENT COSTS					
LAND			/unit or m2	Total	
	Land				9,264,285
	Stamp Duty			452,714	
	Easements etc.			0	
	Legals /Acquisition		1.50%	138,964	591,679
Fees					
	Planning			57,600	
	Professional		8.00%	3,472,997	3,530,597
CONSTRUCTION					
	Build Cost		1,564	40,713,628	
	s106 / CL / IT			1,200,000	
	Contingency		2.50%	1,017,841	
	Abnormals	%	0.00%	0	
	£			481,000	43,412,468
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	2,281,175	
	Legals	%	0.5%	380,196	
		£/unit		0	
	Misc.	%	0.0%	0	2,661,371
					59,460,401
Developers Profit					
	Market Housing	% Value	17.50%		11,407,935
	Affordable Housing	% Value	17.50%		1,259,935
	First Homes	% Value	17.50%		638,984

Build Cost			/m2
CO2 Plus	%	7.00%	1,252.53
	£/m2		87.68
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,357.82
Site Costs	Base	15.00%	203.67
	BNG	0.20%	2.72
			1,564.21

Stamp duty calc - Residual	
Land payment	3,750,000
Total	177,000

Post CIL s106	4,000	£/ Unit (all)	1,200,000
CIL	0	£/m2	0
		Total	1,200,000

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	9,264,285	1,235,238	926,429
Existing Use Value	250,000		25,000
Uplift	0	0	0
Plus /ha	350,000	3,500,000	350,000
Benchmark Land Value	3,750,000		375,000

£/m²

Additional Profit	4,254,429	215
--------------------------	------------------	------------

30/08/2023 18:43

Residential - Newport Rural
Site 4



Site 4							
Large GF - 100							
INCOME	Av Size m2		%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross	Net					
	95.7	95.60	70.00%	70	3,300	22,083,600	6,696
Affordable Overall			30%	30			
Affordable Rent	61.2	59.65	20.00%	20	1,600	1,908,609	1,224
Social Rent	61.2	59.65	0.00%	0	1,300	0	0
Shared Ownership	87.0	87.00	2.50%	3	2,310	502,827	218
First Homes	86.0	86.00	7.50%	8	1,925	1,241,325	645
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.857 ha		35	/ha		25,736,361	8,783
SITE AREA - Gross	4.082 ha		25	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
				RUN Residual MACRO ctrl+r			
				Closing balance =			0
				RUN CIL MACRO ctrl+I			
				Closing balance =			1,158,949
Check on phasing dwgs nos correct							

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			62,440	1,458,794
Stamp Duty			0	
Easements etc.			21,882	84,322
Legals /Acquisition	1.50%			
Fees			30,000	
Planning			1,301,565	1,331,565
Professional	8.00%			
CONSTRUCTION				
Build Cost	1.745		15,321,525	
s106 / CIL / IT			400,000	
Contingency	2.50%		383,038	
Abnormals	0.00%		0	
			165,000	16,269,563
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	772,091	
Legals	%	0.5%	128,682	
	£/unit		0	
Misc.	%	0.0%	0	900,773
				20,045,017
Developers Profit				
Market Housing	% Value	17.50%		3,864,630
Affordable Housing	% Value	17.50%		422,001
First Homes	% Value	17.50%		217,232

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		23,100
No dwgs under 50	50	462	6,900
No dwgs over 50	50	138	30,000
Total			

Stamp duty calc - Residual	
Land payment	1,458,794
Total	62,440

Stamp duty calc - Residual	
Land payment	1,530,612
Total	66,031

Pre CIL s106	4,000	£/ Unit (all)	
Total			400,000

Post CIL s106	4,000	£/ Unit (all)	400,000
CIL	0	£/m2	0
Total			400,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,398.79
Acc & Adpt	£/m2		97.92
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
Site Costs	%	0.00%	0.00
	Base	15.00%	1,514.32
	BNG	0.20%	227.15
			3.03
			1,744.50

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Market Housing				0	0	0	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	2,208,360	0	0	0	0	0	0	0
Affordable Rent				0	0	0	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	190,861	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	50,283	50,283	50,283	50,283	50,283	50,283	50,283	50,283	50,283	50,283	50,283	0	0	0	0	0	0	0
First Homes				0	0	0	124,133	124,133	124,133	124,133	124,133	124,133	124,133	124,133	124,133	124,133	124,133	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	2,573,636	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	62,440																							
Easements etc.	0																							
Legals Acquisition	21,882																							
Planning Fee	30,000																							
Professional	650,783		650,783																					
Build Cost - BCIS Base		0	510,718	1,021,435	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,532,153	1,021,435	510,718	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	13,333	26,667	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,768	25,536	38,304	38,304	38,304	38,304	38,304	38,304	38,304	38,304	25,536	12,768	0	0	0	0	0	0	0	0	0	0
Abnormals		0	5,500	11,000	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	11,000	5,500	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	77,209	77,209	77,209	77,209	77,209	77,209	77,209	77,209	77,209	77,209	77,209	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,868	12,868	12,868	12,868	12,868	12,868	12,868	12,868	12,868	12,868	12,868	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	765,104	0	1,193,101	1,084,638	1,626,956	1,626,956	1,717,034	1,717,034	1,717,034	1,717,034	1,717,034	1,717,034	1,174,715	632,396	90,077	90,077	0	0	0	0	0	0	0	0
For Residual Valuation	Land	1,458,794																						
Interest		41,698	42,480	65,647	87,215	119,356	152,099	138,890	125,432	111,723	97,756	83,528	69,033	44,098	8,526	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								3,864,630
Affordable for Rent																								422,001
First Homes																								217,232
Cash Flow	-2,223,899	-41,698	-1,235,581	-1,150,285	-1,714,171	-1,746,312	704,504	717,713	731,170	744,880	758,846	773,074	1,329,888	1,897,142	2,475,033	2,483,559	0	0	0	0	0	0	0	-4,503,863
Opening Balance	0																							
Closing Balance	-2,223,899	-2,265,597	-3,501,178	-4,651,462	-6,365,634	-8,111,946	-7,407,442	-6,689,729	-5,958,559	-5,213,680	-4,454,834	-3,681,759	-2,351,871	-454,728	2,020,304	4,503,863	4,503,863	4,503,863	4,503,863	4,503,863	4,503,863	4,503,863	4,503,863	0

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	837,564	488,579	342,005
Existing Use Value	61,224		25,000
Uplift	0		0
Plus /ha	350,000	857,143	350,000
Benchmark Land Value	918,367		375,000
		£/m2	
Additional Profit	-678,406	-172	

Planning fee calc				
Planning app fee	dwgs	rate		
No dwgs	60			
No dwgs under 50	50	462	23,100	
No dwgs over 50	10	138		
	Total		24,480	
Stamp duty calc - Residential				
Land payment			837,564	
	Total		31,378	
Stamp duty calc - Residential				
Land payment			918,367	
	Total		35,418	
Pre CIL s106				
4,000 £/ Unit (all)				
Total			240,000	
Post CIL s106				
4,000 £/ Unit (all)			240,000	
CIL 0 £/m2			0	
	Total		240,000	
Inf Tariff				
% GDV				
0.00%				0

Build Cost			/m2
CO2 Plus	%	7.00%	1,393.74
	£/m2		97.56
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,508.93
Site Costs	Base	15.00%	226.34
	BNG	0.20%	3.02
			1,738.28

30/08/2023 18:43

Residential - Newport Rural
Site 6



Site 6

Medium GF - 40

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		40			
Market Housing	93.6	93.43	70.00%	28	3,300	8,632,800	2,620
Affordable Overall			30%	12			
Affordable Rent	61.6	60.13	20.00%	8	1,600	769,523	493
Social Rent	61.6	60.13	0.00%	0	1,300	0	0
Shared Ownership	84.0	84.00	2.50%	1	2,310	194,195	84
First Homes	87.0	87.00	7.50%	3	1,964	512,640	261
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.000	ha	40	/ha		10,109,158	3,458
SITE AREA - Gross	1.176	ha	34	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	606,605	606,605	515,614
Existing Use Value	29,412		25,000
Uplift	0%	0	0
Plus /ha	350,000	411,765	350,000
Benchmark Land Value	441,176		375,000

£/m2

-202,096

-77

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = 450,417

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			19,830	606,605
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	9,099	28,929	
Fees				
Planning		18,480		
Professional	8.00%	508,053	526,533	
CONSTRUCTION				
Build Cost	1.735	5,999,179		
s106 / CIL / IT		160,000		
Contingency	2.50%	149,979		
Abnormals	0.00%	0		
		41,500	6,350,658	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	303,275	
Legals	%	0.5%	50,546	
	£/unit	0	0	
Misc.	%	0.0%	0	353,821
				7,866,546
Developers Profit				
Market Housing	% Value	17.50%	1,510,740	
Affordable Housing	% Value	17.50%	168,651	
First Homes	% Value	17.50%	89,712	

Planning fee calc	dwgs	rate	
Planning app fee	40		
No dwgs	40	462	18,480
No dwgs under 50	40		
No dwgs over 50	0	138	0
Total			18,480

Stamp duty calc - Residual		
Land payment	606,605	
Total	19,830	

Stamp duty calc - Residual		
Land payment	441,176	
Total	11,559	

Pre CIL s106	4,000	£/ Unit (all)	
Total			160,000

Post CIL s106	4,000	£/ Unit (all)	160,000
CIL	0	£/m2	0
Total			160,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,391.09
Acc & Adpt	£/m2		97.38
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	1,506.09
	BNG	0.20%	225.91
			3.01
			1,735.01

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing					0	0	0	1,079,100	1,079,100	1,079,100	1,079,100	1,079,100	1,079,100	1,079,100	1,079,100	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	96,190	96,190	96,190	96,190	96,190	96,190	96,190	96,190	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	24,274	24,274	24,274	24,274	24,274	24,274	24,274	24,274	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	64,080	64,080	64,080	64,080	64,080	64,080	64,080	64,080	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,263,645	1,263,645	1,263,645	1,263,645	1,263,645	1,263,645	1,263,645	1,263,645	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		19,830																							
Easements etc.		0																							
Legals Acquisition		9,099																							
Planning Fee		18,480																							
Professional		254,026		254,026																					
Build Cost - BCIS Base			0	249,966	499,932	749,897	749,897	749,897	749,897	749,897	749,897	499,932	249,966	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	6,249	12,498	18,747	18,747	18,747	18,747	18,747	18,747	12,498	6,249	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	1,729	3,458	5,188	5,188	5,188	5,188	5,188	5,188	3,458	1,729	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	37,909	37,909	37,909	37,909	37,909	37,909	37,909	37,909	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	6,318	6,318	6,318	6,318	6,318	6,318	6,318	6,318	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		301,436	0	518,637	529,222	793,832	793,832	838,060	838,060	838,060	838,060	573,449	308,838	44,228	44,228	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land		606,605																							
Interest			17,026	17,345	27,395	37,831	53,425	69,311	62,631	55,825	48,892	41,829	29,673	12,326	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,510,740
Affordable for Rent																									168,651
First Homes																									89,712
Cash Flow		-908,041	-17,026	-535,982	-556,616	-831,663	-847,257	356,274	362,954	369,759	376,692	648,366	925,134	1,207,091	1,219,417	0	0	0	0	0	0	0	0	0	-1,769,103
Opening Balance		0																							
Closing Balance		-908,041	-925,067	-1,461,049	-2,017,665	-2,849,328	-3,696,585	-3,340,312	-2,977,357	-2,607,598	-2,230,905	-1,582,539	-657,405	549,685	1,769,103	1,769,103	1,769,103	1,769,103	1,769,103	1,769,103	1,769,103	1,769,103	1,769,103	0	

Residential - Newport Rural
Site 7



Site 7 Medium GF - 20						
INCOME	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		20		
Market Housing	97.0	97.00	70.00%	14	3,350	4,549,300
Affordable Overall			30%	6		
Affordable Rent	56.5	54.50	20.00%	4	1,600	348,765
Social Rent	56.5	54.50	0.00%	0	1,300	0
Shared Ownership	88.5	88.50	2.50%	1	2,345	103,849
First Homes	88.5	88.50	7.50%	2	1,971	261,630
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.444	ha	45	/ha	5,263,544	1,761
SITE AREA - Gross	0.468	ha	43	/ha		
Sales per Quarter	0					
Unit Build Time	3 Quarters					

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	366,581	824,808	783,568
Existing Use Value	23,392		50,000
Uplift	0%	0	0
Plus /ha	350,000	163,743	350,000
Benchmark Land Value	187,135		400,000

Additional Profit	320,861	236
-------------------	---------	-----

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -135,034

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			7,829	366,581
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	5,499	13,328	
Fees				
Planning		9,240		
Professional	8.00%	260,451	269,691	
CONSTRUCTION				
Build Cost	1,747	3,076,227		
s106 / CIL / IT		80,000		
Contingency	2.50%	76,906		
Abnormals	0.00%	0		
		22,500	3,255,633	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	157,906	
Legals	%	0.5%	26,318	
	£/unit	0	0	
Misc.	%	0.0%	0	184,224
				4,089,456
Developers Profit				
Market Housing	% Value	17.50%	796,128	
Affordable Housing	% Value	17.50%	79,208	
First Homes	% Value	17.50%	45,785	

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50		Total	9,240

Stamp duty calc - Residual	
Land payment	366,581
Total	7,829

Stamp duty calc - Residual	
Land payment	187,135
Total	743

Pre CIL s106	4,000	£/ Unit (all)	
Total			80,000

Post CIL s106	4,000	£/ Unit (all)	80,000
CIL	0	£/m2	0
Total			80,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,400.86
Acc & Adpt	£/m2		98.06
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	15.00%	1,516.54
	BNG	0.20%	227.48
			3.03
			1,747.05

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	1,137,325	1,137,325	1,137,325	1,137,325	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	87,191	87,191	87,191	87,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	25,962	25,962	25,962	25,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	65,408	65,408	65,408	65,408	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,315,886	1,315,886	1,315,886	1,315,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	7,829																							
Easements etc.	0																							
Legals Acquisition	5,499																							
Planning Fee	9,240																							
Professional	130,225		130,225																					
Build Cost - BCIS Base		0	256,352	512,704	769,057	769,057	512,704	256,352	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	6,409	12,818	19,226	19,226	12,818	6,409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	1,875	3,750	5,625	5,625	3,750	1,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	39,477	39,477	39,477	39,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,579	6,579	6,579	6,579	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	152,793	0	401,528	542,605	813,908	813,908	588,661	317,359	46,056	46,056	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	366,581																							
Interest		9,738	9,921	17,636	28,140	43,928	60,013	47,503	29,671	6,418	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								796,128
Affordable for Rent																								79,208
First Homes																								45,785
Cash Flow	-519,375	-9,738	-411,449	-560,241	-842,048	-857,837	667,212	951,025	1,240,159	1,263,412	0	0	0	0	0	0	0	0	0	0	0	0	0	-921,120
Opening Balance	0																							
Closing Balance	-519,375	-529,113	-940,562	-1,500,803	-2,342,851	-3,200,687	-2,533,476	-1,582,451	-342,292	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	921,120	0

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+i
Closing balance = -80,134

Planning fee calc				
Planning app fee	dwgs	rate		
No dwgs	12			
No dwgs under 50	12	462	5,544	
No dwgs over 50	0	138	0	
	Total		5,544	
Stamp duty calc - Residential				
Land payment			302,041	
	Total		4,602	
Stamp duty calc - Residential				
Land payment			137,143	
	Total		0	
Pre CIL s106				
4,000 £/ Unit (all)				
	Total		48,000	
Post CIL s106				
4,000 £/ Unit (all)			48,000	
CIL 0 £/m2			0	
	Total		48,000	
Inf Tariff				
% GDV				
0.00%			0	

Build Cost			/m2
CO2 Plus	%	7.00%	1,403.68
	£/m2		98.26
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,519.56
Site Costs	Base	10.00%	151.96
	BNG	0.20%	3.04
			1,674.55

30/08/2023 18:43

Residential - Newport Rural
Site 9



Site 9

Green 7

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
Market Housing	Gross 93.6	Net 93.60	70.00%	5	3,350	1,536,444	459
Affordable Overall			30%	2.1			
Affordable Rent	70.0	70.00	20.00%	1	1,600	156,784	98
Social Rent	70.0	70.00	0.00%	0	1,300	0	0
Shared Ownership	70.0	70.00	2.50%	0	2,345	28,749	12
First Homes	70.0	70.00	7.50%	1	2,010	73,868	37
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.233 ha		30	/ha		1,795,845	606
SITE AREA - Gross	0.233 ha		30	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	173,801	744,863	744,863
Existing Use Value	11,667		50,000
Uplift	0%	0	0
Plus /ha	350,000	81,667	350,000
Benchmark Land Value	93,333		400,000

£/m2

Additional Profit

125,274

273

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -42,944

Check on phasing dwgs nos correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			173,801	
	Stamp Duty		476		
	Easements etc.		0		
	Legals /Acquisition	1.50%	2,607	3,083	
Fees	Planning Professional	8.00%	3,234	88,133	
CONSTRUCTION	Build Cost	1,652	1,000,520		
	s106 / CIL / IT		28,000		
	Contingency	2.50%	25,013		
	Abnormals	0.00%	0		
	£		7,700	1,061,233	
FINANCE	Fees	0%	0		
	Interest	7.50%	0	0	
	Legal and Valuation				
SALES	Agents	%	3.0%	53,875	
	Legals	%	0.5%	8,979	
	£/unit		0	0	
	Misc.	%	0.0%	0	62,855
					1,389,104
Developers Profit					
	Market Housing	% Value	17.50%		268,878
	Affordable Housing	% Value	17.50%		32,468
	First Homes	% Value	17.50%		12,927

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	7		3,234
No dwgs under 50	7	462	0
No dwgs over 50	0	138	0
Total			3,234

Stamp duty calc - Residual	
Land payment	173,801
Total	476

Stamp duty calc - Residual	
Land payment	93,333
Total	0

Pre CIL s106	4,000	£/ Unit (all)	
Total			28,000

Post CIL s106	4,000	£/ Unit (all)	28,000
CIL	0	£/m2	0
Total			28,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,384.56
Acc & Adpt	£/m2		96.92
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	10.00%	1,499.10
	BNG	0.20%	149.91
			3.00
			1,652.00

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			1	2	2	2																		
Market Housing				0	0	0	219,492	438,984	438,984	438,984	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	22,398	44,796	44,796	44,796	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	4,107	8,214	8,214	8,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	10,553	21,105	21,105	21,105	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	256,549	513,099	513,099	513,099	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	476																							
Easements etc.	0																							
Legals Acquisition	2,607																							
Planning Fee	3,234																							
Professional	42,449		42,449																					
Build Cost - BCIS Base		0	47,644	142,931	238,219	285,863	190,575	95,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	1,331	4,000	6,667	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	1,191	3,573	5,955	7,147	4,764	2,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	367	1,100	1,833	2,200	1,467	733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	7,696	15,393	15,393	15,393	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	1,283	2,565	2,565	2,565	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	48,766	0	92,984	151,605	252,675	303,209	211,119	119,028	17,958	17,958	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	173,801																						
Interest		4,173	4,251	6,075	9,031	13,938	19,885	19,406	12,381	3,329	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								268,878
Affordable for Rent																								32,468
First Homes																								12,927
Cash Flow	-222,568	-4,173	-97,236	-157,679	-261,706	-317,147	25,546	374,665	482,760	491,811	0	0	0	0	0	0	0	0	0	0	0	0	0	-314,273
Opening Balance	0																							
Closing Balance	-222,568	-226,741	-323,976	-481,656	-743,361	-1,060,509	-1,034,963	-660,298	-177,538	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	314,273	0

Residential - Newport Rural
Site 10



Site 10 Green 5							
INCOME		Av Size	m2	%	Number	Price	GIA
		Gross	Net		5	£/m2	£
Market Housing		108.7	108.67	70.00%	4	3,350	1,274,117
Affordable Overall				30%	1.5		
Affordable Rent		70.0	70.00	20.00%	1	1,600	111,989
Social Rent		70.0	70.00	0.00%	0	1,300	0
Shared Ownership		70.0	70.00	2.50%	0	2,345	20,535
First Homes		70.0	70.00	7.50%	0	0	0
Grant and Subsidy							
Affordable Rent						0	0
Social Rent						0	0
Shared Ownership						0	0
SITE AREA - Net		0.167	ha	30	/ha		1,406,641
SITE AREA - Gross		0.167	ha	30	/ha		485
Sales per Quarter		0					
Unit Build Time		3 Quarters					

Whole Site Per ha NET Per ha GROSS			
Residual Land Value	100,431	602,588	602,588
Existing Use Value	8,333		50,000
Uplift	0%	0	0
Plus /ha	350,000	58,333	350,000
Benchmark Land Value	66,667		400,000

£/m2		
Additional Profit	57,459	151

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -23,290

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			100,431
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	1,506	1,506
Fees	Planning		2,310	
	Professional	8.00%	69,438	71,748
CONSTRUCTION	Build Cost	1,692	820,952	
	s106 / CIL / IT		20,000	
	Contingency	2.50%	20,524	
	Abnormals	0.00%	0	
			6,500	867,975
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	%	3.0%	42,199
	Legals	%	0.5%	7,033
		£/unit	0	0
	Misc.	%	0.0%	0
			49,232	1,090,894
Developers Profit				
	Market Housing	% Value	17.50%	222,970
	Affordable Housing	% Value	17.50%	23,192
	First Homes	% Value	17.50%	0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	5		2,310
No dwgs under 50	5	462	0
No dwgs over 50	0	138	0
	Total		2,310

Stamp duty calc - Residual	
Land payment	100,431
Total	0

Stamp duty calc - Residual	
Land payment	66,667
Total	0

Pre CIL s106	4,000	£/ Unit (all)	
Total			20,000

Post CIL s106	4,000	£/ Unit (all)	20,000
CIL	0	£/m2	0
Total			20,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,418.07
Acc & Adpt	£/m2		99.26
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	10.00%	1,534.96
	BNG	0.20%	153.50
			3.07
			1,691.52

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				1	2	2																			
Market Housing					0	0	0	254,823	509,647	509,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	22,398	44,796	44,796	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	4,107	8,214	8,214	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	281,328	562,656	562,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		1,506																							
Planning Fee		2,310																							
Professional		34,719		34,719																					
Build Cost - BCIS Base			0	54,730	164,190	273,651	218,920	109,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	4,000	6,667	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	1,368	4,105	6,841	5,473	2,737	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	433	1,300	2,167	1,733	867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	8,440	16,880	16,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	1,407	2,813	2,813	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0																				
COSTS BEFORE LAND INT AND PROFIT		38,535	0	92,584	173,595	289,325	231,460	125,577	19,693	19,693	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		Land	100,431																						
Interest			2,606	2,654	4,440	7,778	13,349	17,939	15,355	5,463	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									222,970
Affordable for Rent																									23,192
First Homes																									0
	Cash Flow	-138,967	-2,606	-95,239	-178,035	-297,103	-244,809	137,812	527,608	537,501	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-246,162
	Opening Balance	0																							
	Closing Balance	-138,967	-141,573	-236,811	-414,846	-711,950	-956,759	-818,947	-291,339	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	246,162	0	

Residential - Newport Rural
Site 11



Site 11

Large BF - 500

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		500			
Market Housing	88.1	87.91	70.00%	350	3,000	92,310,000	30,830
Affordable Overall			30%	150			
Affordable Rent	60.5	57.40	20.00%	100	1,600	9,183,082	6,048
Social Rent	60.5	57.40	0.00%	0	1,300	0	0
Shared Ownership	87.5	87.54	2.50%	13	2,100	2,299,723	1,095
First Homes	86.3	86.16	7.50%	38	1,780	5,750,270	3,235
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	11.111	ha	45	/ha		109,543,075	41,208
SITE AREA - Gross	15.873	ha	32	/ha			

Sales per Quarter0

Unit Build Time3 Quarters

Whole SitePer ha NETPer ha GROSS

Residual Land Value6,308,799567,792397,454

Existing Use Value15,873,0161,000,000

Uplift20%3,174,603200,000

Plus /ha000

Benchmark Land Value19,047,6191,200,000

£/m2

Additional Profit-12,988,895-421

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -3,256,373

Check on phasing dwgs nos correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land		304,940	6,308,799	
	Stamp Duty		0		
	Easements etc.		0		
	Legals /Acquisition	1.50%	94,632	399,572	
Fees	Planning Professional	8.00%	85,200	5,768,639	
CONSTRUCTION	Build Cost	1,517	62,493,620		
	s106 / CIL / IT		2,000,000		
	Contingency	5.00%	3,124,681		
	Abnormals	5.00%	3,124,681		
			300,000	71,042,981	
FINANCE	Fees	0%	0		
	Interest	7.50%	0	0	
	Legal and Valuation				
SALES	Agents	%	3.0%	3,286,292	
	Legals	%	0.5%	547,715	
		£/unit	0	0	
	Misc.	%	0.0%	0	3,834,008
					87,353,999
Developers Profit					
	Market Housing	% Value	17.50%	16,154,250	
	Affordable Housing	% Value	17.50%	2,009,491	
	First Homes	% Value	17.50%	1,006,297	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	500		23,100
No dwgs under 50	50	462	62,100
No dwgs over 50	450	138	85,200
	Total		

Stamp duty calc - Residual	
Land payment	6,308,799
	304,940
Total	

Stamp duty calc - Residual	
Land payment	19,047,619
	941,881
Total	

Pre CIL s106	4,000	£/ Unit (all)	
	Total		2,000,000

Post CIL s106	4,000	£/ Unit (all)	2,000,000
CIL	0	£/m2	0
	Total		2,000,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,207.48
Acc & Adpt	£/m2		84.52
	%	0.00%	0.00
Water	£/m2		17.52
Over Extra 1	%	0.00%	0.10
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	%	0.00	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	1,309.62
	BNG	0.80%	196.44
			10.48
			1,516.54

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	80	80	80	80	80	40																
Market Housing		3,692,400	7,384,800	14,769,600	14,769,600	14,769,600	14,769,600	14,769,600	7,384,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		367,323	734,647	1,469,293	1,469,293	1,469,293	1,469,293	1,469,293	734,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		91,989	183,978	367,956	367,956	367,956	367,956	367,956	183,978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		230,011	460,022	920,043	920,043	920,043	920,043	920,043	460,022	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	4,381,723	8,763,446	17,526,892	17,526,892	17,526,892	17,526,892	17,526,892	8,763,446	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	304,940																							
Easements etc.	0																							
Legals Acquisition	94,632																							
Planning Fee	85,200																							
Professional	5,683,439																							
Build Cost - BCIS Base		2,499,745	4,999,490	9,998,979	9,998,979	9,998,979	9,998,979	9,998,979	4,999,490	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	320,000	320,000	320,000	320,000	320,000	160,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		124,987	249,974	499,949	499,949	499,949	499,949	499,949	249,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		136,987	273,974	547,949	547,949	547,949	547,949	547,949	273,974	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	131,452	262,903	525,807	525,807	525,807	525,807	525,807	262,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	21,909	43,817	87,634	87,634	87,634	87,634	87,634	43,817	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	6,168,210	2,995,080	5,990,159	11,980,318	11,980,318	11,980,318	11,980,318	11,980,318	5,990,159	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	6,308,799																						
Interest		935,776	901,961	761,611	402,739	16,951	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								16,154,250
Affordable for Rent																								2,009,491
First Homes																								1,006,297
Cash Flow	-12,477,010	450,868	1,871,326	4,784,963	5,143,835	5,529,622	5,546,574	5,546,574	2,773,287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-19,170,038
Opening Balance	0																							
Closing Balance	-12,477,010	-12,026,142	-10,154,816	-5,369,853	-226,019	5,303,604	10,850,178	16,396,751	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	19,170,038	0	

Residential - Newport Rural
Site 12



Site 12

Large BF - 200

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		200			
Market Housing	87.8	87.55	70.00%	140	3,000	36,771,000	12,285
Affordable Overall			30%	60			
Affordable Rent	60.5	57.40	20.00%	40	1,600	3,673,233	2,419
Social Rent	60.5	57.40	0.00%	0	1,300	0	0
Shared Ownership	86.4	86.40	2.50%	5	2,100	907,926	432
First Homes	84.9	84.67	7.50%	15	1,783	2,264,400	1,274
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.444	ha	45	/ha		43,616,558	16,410
SITE AREA - Gross	5.926	ha	34	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	2,802,080	630,468	472,851
Existing Use Value	5,925,926		1,000,000
Uplift	20%	1,185,185	200,000
Plus /ha	0	0	0
Benchmark Land Value	7,111,111		1,200,000

£/m2

Additional Profit	-4,217,354	-343
-------------------	------------	------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -1,287,141

Check on phasing dwgs nos correct

DEVELOPMENT COSTS					
LAND		/unit or m2	Total		
	Land			2,802,080	
	Stamp Duty		129,604		
	Easements etc.		0		
	Legals /Acquisition	1.50%	42,031	171,635	
Fees	Planning Professional	8.00%	43,800	2,309,027	
CONSTRUCTION	Build Cost	1,518	24,904,850		
	s106 / CIL / IT		800,000		
	Contingency	5.00%	1,245,242		
	Abnormals	5.00%	1,245,242		
			120,000	28,315,335	
FINANCE	Fees	0%	0		
	Interest	7.50%	0	0	
	Legal and Valuation				
SALES	Agents	%	3.0%	1,308,497	
	Legals	%	0.5%	218,083	
		£/unit	0	0	
	Misc.	%	0.0%	0	1,526,580
					35,124,656
Developers Profit					
	Market Housing	% Value	17.50%	6,434,925	
	Affordable Housing	% Value	17.50%	801,703	
	First Homes	% Value	17.50%	396,270	

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	200		
No dwgs under 50	50	462	23,100
No dwgs over 50	150	138	20,700
	Total		43,800

Stamp duty calc - Residual	
Land payment	2,802,080
	129,604
Total	2,931,684

Stamp duty calc - Residual	
Land payment	7,111,111
	345,056
Total	7,456,167

Pre CIL s106	4,000	£/ Unit (all)	
	Total		800,000

Post CIL s106	4,000	£/ Unit (all)	800,000
CIL	0	£/m2	0
	Total		800,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,208.35
Acc & Adpt	£/m2		84.58
	%	0.00%	0.00
Water	£/m2		17.52
Over Extra 1	%	0.00%	0.10
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,310.56
Site Costs	Base	15.00%	196.58
	BNG	0.80%	10.48
			1,517.63

RESIDUAL CASH FLOW FOR INTEREST																								
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																								
UNITS Started	20	40	40	40	40	20																		
Market Housing		3,677,100	7,354,200	7,354,200	7,354,200	7,354,200	3,677,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		367,323	734,647	734,647	734,647	734,647	367,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership		90,793	181,585	181,585	181,585	181,585	90,793	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		226,440	452,880	452,880	452,880	452,880	226,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	4,361,656	8,723,312	8,723,312	8,723,312	8,723,312	4,361,656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	129,604																							
Easements etc.	0																							
Legals Acquisition	42,031																							
Planning Fee	43,800																							
Professional	2,265,227																							
Build Cost - BCIS Base		2,490,485	4,980,970	4,980,970	4,980,970	4,980,970	2,490,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		80,000	160,000	160,000	160,000	160,000	80,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		124,524	249,048	249,048	249,048	249,048	124,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		136,524	273,048	273,048	273,048	273,048	136,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	130,850	261,699	261,699	261,699	261,699	130,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	21,808	43,617	43,617	43,617	43,617	21,808	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0	0	0	0	0	0																	
COSTS BEFORE LAND INT AND PROFIT	2,480,662	2,984,191	5,968,383	5,968,383	5,968,383	5,968,383	2,984,191	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	2,802,080																						
Interest		396,206	322,611	140,187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								6,434,925
Affordable for Rent																								801,703
First Homes																								396,270
Cash Flow	-5,282,742	981,259	2,432,318	2,614,741	2,754,929	2,754,929	1,377,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-7,632,898
Opening Balance	0																							
Closing Balance	-5,282,742	-4,301,483	-1,869,166	745,576	3,500,504	6,255,433	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	7,632,898	0

Residential - Newport Rural
Site 13



Site 13

Medium BF 100

INCOME	Av Size m2		%	Number	Price	GDV	GIA
				100	£/m2	£	m2
Market Housing	Gross 89.4	Net 89.37	70.00%	70	3,000	18,768,000	6,256
Affordable Overall			30%	30			
Affordable Rent	60.5	57.40	20.00%	20	1,600	1,836,616	1,210
Social Rent	60.5	57.40	0.00%	0	1,300	0	0
Shared Ownership	81.5	81.50	2.50%	3	2,100	428,217	204
First Homes	86.6	86.63	7.50%	8	1,784	1,159,313	650
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	2.000	ha	50	/ha		22,192,146	8,319
SITE AREA - Gross	2.500	ha	40	/ha			

Sales per Quarter0

Unit Build Time3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-499,909	-249,955	-199,964
Existing Use Value	2,500,000		1,000,000
Uplift	20%	500,000	200,000
Plus /ha	0	0	0
Benchmark Land Value	3,000,000		1,200,000

£/m2

Additional Profit	-3,548,398	-567
-------------------	------------	------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -668,709

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-499,909
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-7,499	-7,499	
Fees				
Planning Professional	8.00%	30,000	1,276,784	1,306,784
CONSTRUCTION				
Build Cost	1,694	14,090,728		
s106 / CIL / IT		400,000		
Contingency	5.00%	704,536		
Abnormals	5.00%	704,536		
		60,000	15,959,801	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	665,764	
Legals	%	0.5%	110,961	
	£/unit	0	0	
Misc.	%	0.0%	0	776,725
				17,535,902
Developers Profit				
Market Housing	% Value	17.50%		3,284,400
Affordable Housing	% Value	17.50%		396,346
First Homes	% Value	17.50%		202,880

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	100		
No dwgs under 50	50	462	23,100
No dwgs over 50	50	138	6,900
	Total		30,000

Stamp duty calc - Residual	
Land payment	-499,909
Total	0

Stamp duty calc - Residual	
Land payment	3,000,000
Total	139,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			400,000

Post CIL s106	4,000	£/ Unit (all)	400,000
CIL	0	£/m2	0
Total			400,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,350.51
Acc & Adpt	£/m2		94.54
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	1,462.66
	BNG	0.80%	219.40
			11.70
			1,693.76

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
UNITS Started			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Market Housing				0	0	0	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	1,876.800	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	183,662	183,662	183,662	183,662	183,662	183,662	183,662	183,662	183,662	183,662	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	42,822	42,822	42,822	42,822	42,822	42,822	42,822	42,822	42,822	42,822	0	0	0	0	0	0	0	
First Homes				0	0	0	115,931	115,931	115,931	115,931	115,931	115,931	115,931	115,931	115,931	115,931	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	2,219,215	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,499																							
Planning Fee	30,000																							
Professional	638,392		638,392																					
Build Cost - BCIS Base		0	469,691	939,382	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	1,409,073	939,382	469,691	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		0	13,333	26,667	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	
Contingency		0	23,485	46,969	70,454	70,454	70,454	70,454	70,454	70,454	70,454	70,454	46,969	23,485	0	0	0	0	0	0	0	0	0	
Abnormals		0	25,485	50,969	76,454	76,454	76,454	76,454	76,454	76,454	76,454	76,454	50,969	25,485	0	0	0	0	0	0	0	0	0	
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	66,576	66,576	66,576	66,576	66,576	66,576	66,576	66,576	66,576	66,576	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	11,096	11,096	11,096	11,096	11,096	11,096	11,096	11,096	11,096	11,096	0	0	0	0	0	0	0	
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	660,893	0	1,170,385	1,063,987	1,595,980	1,595,980	1,673,653	1,673,653	1,673,653	1,673,653	1,673,653	1,673,653	1,141,659	609,666	77,673	77,673	0	0	0	0	0	0	0	
For Residual Valuation	Land	-499,909																						
Interest		3,018	3,075	25,077	45,497	76,275	107,630	99,419	91,053	82,531	73,850	65,005	55,995	36,840	7,352	0	0	0	0	0	0	0	0	
Developers Return																								
Market Housing																							3,284,400	
Affordable for Rent																							396,346	
First Homes																							202,880	
Cash Flow	-160,984	-3,018	-1,173,460	-1,089,064	-1,641,477	-1,672,255	437,932	446,143	454,509	463,031	471,712	480,557	1,021,561	1,572,708	2,134,190	2,141,542	0	0	0	0	0	0	-3,883,626	
Opening Balance	0																							
Closing Balance	-160,984	-164,003	-1,337,463	-2,426,527	-4,068,005	-5,740,260	-5,302,328	-4,856,184	-4,401,676	-3,938,645	-3,466,933	-2,986,376	-1,964,815	-392,107	1,742,083	3,883,626	3,883,626	3,883,626	3,883,626	3,883,626	3,883,626	3,883,626	0	

Residential - Newport Rural
Site 14



Site 14							Medium BF 50	
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2	
	Gross	Net		50				
Market Housing	87.6	87.37	70.00%	35	3,000	9,174,000	3,066	
Affordable Overall			30%	15				
Affordable Rent	63.0	60.80	20.00%	10	1,600	972,703	630	
Social Rent	63.0	60.80	0.00%	0	1,300	0	0	
Shared Ownership	70.0	70.00	2.50%	1	2,100	183,897	88	
First Homes	81.5	81.50	7.50%	4	1,800	550,125	306	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	1.000	ha	50	/ha		10,880,725	4,089	
SITE AREA - Gross	1.176	ha	43	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
							</	

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-264,783
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-3,972	-3,972	
Fees				
Planning		23,100		
Professional	8.00%	626,978	650,078	
CONSTRUCTION				
Build Cost	1,691	6,915,659		
s106 / CIL / IT		200,000		
Contingency	5.00%	345,783		
Abnormals	5.00%	345,783		
	%			
	£	30,000	7,837,225	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	326,422	
Legals	%	0.5%	54,404	
	£/unit	0	0	
Misc.	%	0.0%	0	380,825
				8,599,374
Developers Profit				
Market Housing	% Value	17.50%		1,605,450
Affordable Housing	% Value	17.50%		202,405
First Homes	% Value	17.50%		96,272

Planning fee calc	dwgs	rate	
Planning app fee	50		
No dwgs	50	462	23,100
No dwgs under 50	50		
No dwgs over 50	0	138	0
		Total	23,100

Stamp duty calc - Residual	
Land payment	-264,783
	Total 0

Stamp duty calc - Residual	
Land payment	1,411,765
	Total 60,088

Pre CIL s106	4,000	£/ Unit (all)	
		Total	200,000

Post CIL s106	4,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
		Total	200,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,348.56
Acc & Adpt	%		94.40
	£/m2		0.00
Water	%	0.00%	0.00
Over Extra 1	%		17.52
	£/m2		0.10
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,460.58
Site Costs	Base	15.00%	219.09
	BNG	0.80%	11.68
			1,691.35

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Market Housing					0	0	0	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	917,400	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	97,270	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	18,390	0	0	0	0	0	0	0	0
First Homes					0	0	0	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	55,013	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	1,088,072	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-3,972																							
Planning Fee		23,100																							
Professional		313,489			313,489																				
Build Cost - BCIS Base			0	230,522	461,044	691,566	691,566	691,566	691,566	691,566	691,566	691,566	691,566	461,044	230,522	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0
Contingency			0	11,526	23,052	34,578	34,578	34,578	34,578	34,578	34,578	34,578	34,578	23,052	11,526	0	0	0	0	0	0	0	0	0	0
Abnormals			0	12,526	25,052	37,578	37,578	37,578	37,578	37,578	37,578	37,578	37,578	25,052	12,526	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	32,642	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	5,440	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		332,617	0	574,730	522,482	783,722	783,722	821,805	821,805	821,805	821,805	821,805	821,805	560,564	299,323	38,083	38,083	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land		-264,783																							
Interest			1,272	1,296	12,096	22,120	37,229	52,622	48,616	44,535	40,378	36,142	31,827	27,432	18,055	3,605	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,605,450
Affordable for Rent																									202,405
First Homes																									96,272
Cash Flow		-67,835	-1,272	-576,026	-534,578	-805,842	-820,952	213,646	217,651	221,732	225,890	230,125	234,440	500,077	770,694	1,046,385	1,049,990	0	0	0	0	0	0	0	-1,904,127
Opening Balance		0																							
Closing Balance		-67,835	-69,107	-645,132	-1,179,710	-1,985,552	-2,806,504	-2,592,858	-2,375,207	-2,153,474	-1,927,584	-1,697,459	-1,463,019	-962,942	-192,248	854,137	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	1,904,127	0

Residential - Newport Rural
Site 15



Site 15 Medium BF 50 Flats						
INCOME	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		50		
Market Housing	72.0	65.43	70.00%	35	2,500	5,725,000
Affordable Overall			30%	15		
Affordable Rent	55.0	50.00	20.00%	10	1,600	799,920
Social Rent	55.0	50.00	0.00%	0	1,300	0
Shared Ownership	67.1	61.00	2.50%	1	1,750	133,544
First Homes	64.6	58.75	7.50%	4	1,500	330,469
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.714	ha	70	/ha	6,988,933	3,395
SITE AREA - Gross	0.794	ha	63	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-2,456,920	-3,439,688	-3,095,719
Existing Use Value	793,651		1,000,000
Uplift	20%	158,730	200,000
Plus /ha	0	0	0
Benchmark Land Value	952,381		1,200,000

	£/m2
Additional Profit	-3,360,748 -1,334

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -284,025

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-2,456,920
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-36,854	-36,854
Fees				
Planning			23,100	
Professional	8.00%		578,236	601,336
CONSTRUCTION				
Build Cost	1,874		6,361,776	
s106 / CIL / IT			200,000	
Contingency	5.00%		318,089	
Abnormals	5.00%		318,089	
	%			
	£		30,000	7,227,953
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	209,668	
Legals	%	0.5%	34,945	
	£/unit	0	0	
Misc.	%	0.0%	0	244,613
				5,580,128

Developers Profit				
Market Housing	% Value	17.50%		1,001,875
Affordable Housing	% Value	17.50%		163,356
First Homes	% Value	17.50%		57,832

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	50		23,100
No dwgs under 50	50	462	23,100
No dwgs over 50	0	138	0
		Total	23,100

Stamp duty calc - Residual	
Land payment	-2,456,920
Total	0

Stamp duty calc - Residual	
Land payment	952,381
Total	37,119

Pre CIL s106	4,000	£/ Unit (all)	
Total			200,000

Post CIL s106	4,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
Total			200,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			
			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
	%	0.00%	0.00
Water	£/m2		17.52
Over Extra 1	%	0.00%	0.10
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,691.10
Site Costs	Base	10.00%	169.11
	BNG	0.80%	13.53
			1,873.74

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			10	10			10																	
Market Housing				0	0	0	1,145,000	1,145,000	1,145,000	1,145,000	1,145,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	159,984	159,984	159,984	159,984	159,984	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	26,709	26,709	26,709	26,709	26,709	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	66,094	66,094	66,094	66,094	66,094	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,397,787	1,397,787	1,397,787	1,397,787	1,397,787	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-36,854																							
Planning Fee	23,100																							
Professional	289,118			289,118																				
Build Cost - BCIS Base		0	424,118	848,237	1,272,355	1,272,355	1,272,355	848,237	424,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	13,333	26,667	40,000	40,000	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	21,206	42,412	63,618	63,618	63,618	42,412	21,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	23,206	46,412	69,618	69,618	69,618	46,412	23,206	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	41,934	41,934	41,934	41,934	41,934	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,989	6,989	6,989	6,989	6,989	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	275,364	0	770,982	963,727	1,445,591	1,445,591	1,494,513	1,012,650	530,786	48,923	48,923	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-2,456,920				0	18,726	46,182	48,862	42,557	27,098	2,315	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest		0	0	0																				
Developers Return																								
Market Housing																								1,001,875
Affordable for Rent																								163,356
First Homes																								57,832
Cash Flow	2,181,556	0	-770,982	-963,727	-1,445,591	-1,464,317	-142,909	336,275	824,444	1,321,766	1,346,549	0	0	0	0	0	0	0	0	0	0	0	0	-1,223,063
Opening Balance	0																							
Closing Balance	2,181,556	2,181,556	1,410,574	446,847	-998,744	-2,463,061	-2,605,970	-2,269,695	-1,445,251	-123,485	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	1,223,063	0

Residential - Newport Rural
Site 16



Site 16 Medium BF - 20						
INCOME	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		20		
Market Housing	79.5	79.50	70.00%	14	3,000	3,339,000
Affordable Overall			30%	6		
Affordable Rent	68.6	65.50	20.00%	4	1,600	419,158
Social Rent	68.6	65.50	0.00%	0	1,300	0
Shared Ownership	70.0	70.00	2.50%	1	2,100	73,559
First Homes	70.0	70.00	7.50%	2	1,800	189,000
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.400	ha	50	/ha	4,020,717	1,527
SITE AREA - Gross	0.400	ha	50	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-147,327	-368,317	-368,317
Existing Use Value		400,000	1,000,000
Uplift		80,000	200,000
Plus /ha	0	0	0
Benchmark Land Value	480,000		1,200,000

	£/m2
Additional Profit	-579,098 -520

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -120,181

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-147,327
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-2,210	-2,210	
Fees				
Planning		9,240		
Professional	8.00%	233,937	243,177	
CONSTRUCTION				
Build Cost	1,686	2,574,739		
s106 / CIL / IT		80,000		
Contingency	5.00%	128,737		
Abnormals	5.00%	128,737		
	%			
	£	12,000	2,924,213	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	120,622	
Legals	%	0.5%	20,104	
	£/unit	0	0	
Misc.	%	0.0%	0	140,725
				3,158,578
Developers Profit				
Market Housing	% Value	17.50%		584,325
Affordable Housing	% Value	17.50%		86,225
First Homes	% Value	17.50%		33,075

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	20		9,240
No dwgs under 50	20	462	9,240
No dwgs over 50	0	138	0
Total			9,240

Stamp duty calc - Residual	
Land payment	-147,327
Total	0

Stamp duty calc - Residual	
Land payment	480,000
Total	13,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			80,000

Post CIL s106	4,000	£/ Unit (all)	80,000
CIL	0	£/m2	0
Total			80,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,344.18
Acc & Adpt	£/m2		94.09
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	1,455.89
	BNG	0.80%	218.38
			11.65
			1,685.92

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	834,750	834,750	834,750	834,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	104,790	104,790	104,790	104,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	18,390	18,390	18,390	18,390	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	47,250	47,250	47,250	47,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	1,005,179	1,005,179	1,005,179	1,005,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-2,210																							
Planning Fee	9,240																							
Professional	116,969		116,969																					
Build Cost - BCIS Base		0	214,562	429,123	643,685	643,685	429,123	214,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	10,728	21,456	32,184	32,184	21,456	10,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	11,728	23,456	35,184	35,184	23,456	11,728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	30,155	30,155	30,155	30,155	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	5,026	5,026	5,026	5,026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	123,999	0	360,653	487,369	731,053	731,053	522,550	278,866	35,181	35,181	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-147,327																							
Interest		0	0	6,325	15,582	29,581	43,843	35,616	22,665	4,903	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								584,325
Affordable for Rent																								86,225
First Homes																								33,075
Cash Flow	23,328	0	-360,653	-493,694	-746,635	-760,634	438,786	690,698	947,333	965,095	0	0	0	0	0	0	0	0	0	0	0	0	0	-703,625
Opening Balance	0																							
Closing Balance	23,328	23,328	-337,325	-831,018	-1,577,653	-2,338,287	-1,899,501	-1,208,803	-261,470	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	703,625	0

Residential - Newport Rural
Site 17



Site 17

Medium BF - 20 Flats

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
Market Housing	Gross	Net					
	79.8	72.50	70.00%	14	2,500	2,537,500	1,117
Affordable Overall			30%	6			
Affordable Rent	42.9	39.00	20.00%	4	1,600	249,575	172
Social Rent	42.9	39.00	0.00%	0	1,300	0	0
Shared Ownership	67.1	61.00	2.50%	1	1,750	53,418	34
First Homes	67.1	61.00	7.50%	2	1,500	137,250	101
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.667	ha	30	/ha		2,977,743	1,422
SITE AREA - Gross	0.667	ha	30	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-858,370	-1,287,555	-1,287,555
Existing Use Value	666,667		1,000,000
Uplift	20%	133,333	200,000
Plus /ha	0	0	0
Benchmark Land Value	800,000		1,200,000

£/m2

Additional Profit	-1,673,619	-1,499
-------------------	------------	--------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -113,130

Check on phasing dwgs nas correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -113,130

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-858,370
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-12,876	-12,876	
Fees				
Planning		9,240		
Professional	8.00%	231,300	240,540	
CONSTRUCTION				
Build Cost	1,789	2,544,773		
s106 / CIL / IT		80,000		
Contingency	5.00%	127,239		
Abnormals	5.00%	127,239		
	%			
	£	12,000	2,891,251	
FINANCE				
Fees	0%	0		
Interest	7.50%	0		
Legal and Valuation		0	0	
SALES				
Agents	%	3.0%	89,332	
Legals	%	0.5%	14,889	
	£/unit	0	0	
Misc.	%	0.0%	0	104,221
				2,364,766
Developers Profit				
Market Housing	% Value	17.50%		444,063
Affordable Housing	% Value	17.50%		53,024
First Homes	% Value	17.50%		24,019

Planning fee calc	dwgs	rate	
Planning app fee	20		9,240
No dwgs	20	462	9,240
No dwgs under 50	0	138	0
No dwgs over 50		Total	9,240

Stamp duty calc - Residual	
Land payment	-858,370
Total	0

Stamp duty calc - Residual	
Land payment	800,000
Total	29,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			80,000

Post CIL s106	4,000	£/ Unit (all)	80,000
CIL	0	£/m2	0
Total			80,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.00
Site Costs	%	0.00%	0.00
	Base	5.00%	84.56
	BNG	0.80%	13.53
			1,789.18

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started			5	5	5	5																		
Market Housing				0	0	0	634,375	634,375	634,375	634,375	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Rent				0	0	0	62,394	62,394	62,394	62,394	0	0	0	0	0	0	0	0	0	0	0	0	0	
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Shared Ownership				0	0	0	13,354	13,354	13,354	13,354	0	0	0	0	0	0	0	0	0	0	0	0	0	
First Homes				0	0	0	34,313	34,313	34,313	34,313	0	0	0	0	0	0	0	0	0	0	0	0	0	
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
INCOME	0	0	0	0	0	0	744,436	744,436	744,436	744,436	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-12,876																							
Planning Fee	9,240																							
Professional	115,650			115,650																				
Build Cost - BCIS Base		0	212,064	424,129	636,193	636,193	424,129	212,064	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
s106/CIL/Tariff		0	6,667	13,333	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Contingency		0	10,603	21,206	31,810	31,810	21,206	10,603	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Abnormals		0	11,603	23,206	34,810	34,810	23,206	11,603	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	22,333	22,333	22,333	22,333	0	0	0	0	0	0	0	0	0	0	0	0	0	
Legals	0	0	0	0	0	0	3,722	3,722	3,722	3,722	0	0	0	0	0	0	0	0	0	0	0	0	0	
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	112,014	0	356,588	481,875	722,813	722,813	507,930	266,993	26,055	26,055	0	0	0	0	0	0	0	0	0	0	0	0	0	
For Residual Valuation	Land Interest	-858,370																						
Developers Return		0	0	0	1,727	15,312	29,152	25,264	16,786	3,631	0	0	0	0	0	0	0	0	0	0	0	0	0	
Market Housing																							444,063	
Affordable for Rent																							53,024	
First Homes																							24,019	
Cash Flow	746,356	0	-356,588	-481,875	-724,540	-738,125	207,353	452,179	701,595	714,750	0	0	0	0	0	0	0	0	0	0	0	0	-521,105	
Opening Balance	0																							
Closing Balance	746,356	746,356	389,768	-92,107	-816,647	-1,554,771	-1,347,418	-895,239	-193,645	521,105	521,105	521,105	521,105	521,105	521,105	521,105	521,105	521,105	521,105	521,105	521,105	521,105	0	

Residential - Newport Rural
Site 18



Site 18						
BF 12						
INCOME						
	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		12		
Market Housing	83.9	83.88	70.00%	8	3,000	2,113,650
Affordable Overall			30%	3.6		
Affordable Rent	59.0	53.67	20.00%	2	1,600	206,059
Social Rent	59.0	53.67	0.00%	0	1,300	0
Shared Ownership	67.1	61.00	2.50%	0	2,100	38,461
First Homes	67.1	61.00	7.50%	1	1,800	98,820
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.267	ha	45	/ha	2,456,990	927
SITE AREA - Gross	0.267	ha	45	/ha		
Sales per Quarter	0					
Unit Build Time	3 Quarters					

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-50,345	-188,793	-188,793
Existing Use Value	266,667		1,000,000
Uplift	20%	53,333	200,000
Plus /ha	0	0	0
Benchmark Land Value	320,000		1,200,000

Additional Profit	-347,917	-494
-------------------	----------	------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -70,939

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-50,345
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		-755	-755
Fees				
Planning Professional	8.00%		5,544	145,687
CONSTRUCTION				
Build Cost	1,664		1,542,353	
s106 / CIL / IT			48,000	
Contingency	5.00%		77,118	
Abnormals	5.00%		77,118	
			7,200	1,751,788
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	73,710	
Legals	%	0.5%	12,285	
	£/unit		0	
Misc.	%	0.0%	0	85,995
				1,932,370
Developers Profit				
Market Housing	% Value	17.50%		369,889
Affordable Housing	% Value	17.50%		42,791
First Homes	% Value	17.50%		17,294

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
Total			5,544

Stamp duty calc - Residual		
Land payment		-50,345
Total		0

Stamp duty calc - Residual		
Land payment		320,000
Total		5,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			48,000

Post CIL s106	4,000	£/ Unit (all)	48,000
CIL	0	£/m2	0
Total			48,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,387.31
Acc & Adpt	£/m2		97.11
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
Site Costs	%	0.00%	0.00
	Base	10.00%	0.00
	BNG	0.80%	150.20
			12.02
			1,664.26

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			2	2	2	2	2	2																
Market Housing				0	0	0	352,275	352,275	352,275	352,275	352,275	352,275	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	34,343	34,343	34,343	34,343	34,343	34,343	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	6,410	6,410	6,410	6,410	6,410	6,410	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	16,470	16,470	16,470	16,470	16,470	16,470	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	409,498	409,498	409,498	409,498	409,498	409,498	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-755																							
Planning Fee	5,544																							
Professional	70,072		70,072																					
Build Cost - BCIS Base		0	85,686	171,373	257,059	257,059	257,059	257,059	171,373	85,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	2,667	5,333	8,000	8,000	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	4,284	8,569	12,853	12,853	12,853	12,853	8,569	4,284	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	4,684	9,369	14,053	14,053	14,053	14,053	9,369	4,684	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	12,285	12,285	12,285	12,285	12,285	12,285	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	2,047	2,047	2,047	2,047	2,047	2,047	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	74,860	0	167,393	194,643	291,965	291,965	306,297	306,297	208,976	111,654	14,332	14,332	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land Interest	-50,345	460	468	3,616	7,333	12,945	18,662	17,077	15,462	11,992	6,632	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								369,889
Affordable for Rent																								42,791
First Homes																								17,294
Cash Flow	-24,516	-460	-167,861	-198,259	-299,298	-304,910	84,539	86,124	185,061	285,852	388,534	395,166	0	0	0	0	0	0	0	0	0	0	0	-429,973
Opening Balance	0																							
Closing Balance	-24,516	-24,975	-192,837	-391,095	-690,393	-995,303	-910,764	-824,639	-639,578	-353,726	34,807	429,973	429,973	429,973	429,973	429,973	429,973	429,973	429,973	429,973	429,973	429,973	0	

Residential - Newport Rural
Site 19



Site 19 BF 12 Flats						
INCOME	Av Size	m2	%	Number	Price £/m2	GIA m2
Market Housing	Gross	Net		12		
	79.8	72.50	70.00%	8	2,500	1,522,500
Affordable Overall			30%	3.6		
Affordable Rent	42.9	39.00	20.00%	2	1,600	149,745
Social Rent	42.9	39.00	0.00%	0	1,300	0
Shared Ownership	67.1	61.00	2.50%	0	1,750	32,051
First Homes	67.1	61.00	7.50%	1	1,500	82,350
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	0.171	ha	70	/ha	1,786,646	853
SITE AREA - Gross	0.171	ha	70	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-524,638	-3,060,390	-3,060,390
Existing Use Value	171,429		1,000,000
Uplift	20%	34,286	200,000
Plus /ha	0	0	0
Benchmark Land Value	205,714		1,200,000

Additional Profit	-703,738	-1,051
-------------------	----------	--------

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -66,493

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-524,638
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-7,870	-7,870	
Fees				
Planning			5,544	
Professional	8.00%	138,780	144,324	
CONSTRUCTION				
Build Cost	1,789	1,526,864		
s106 / CIL / IT		48,000		
Contingency	5.00%	76,343		
Abnormals	5.00%	76,343		
		7,200	1,734,750	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	53,599	
Legals	%	0.5%	8,933	
	£/unit	0	0	
Misc.	%	0.0%	0	62,533
				1,409,099
Developers Profit				
Market Housing	% Value	17.50%		266,438
Affordable Housing	% Value	17.50%		31,814
First Homes	% Value	17.50%		14,411

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	12		5,544
No dwgs under 50	12	462	5,544
No dwgs over 50	0	138	0
Total			5,544

Stamp duty calc - Residual	
Land payment	-524,638
Total	0

Stamp duty calc - Residual	
Land payment	205,714
Total	1,114

Pre CIL s106	4,000	£/ Unit (all)	
Total			48,000

Post CIL s106	4,000	£/ Unit (all)	48,000
CIL	0	£/m2	0
Total			48,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2		0.10
Site Costs	%	0.00%	0.00
	Base	5.00%	0.00
	BNG	0.80%	84.56
			13.53
			1,789.18

RESIDUAL CASH FLOW FOR INTEREST

	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																								
UNITS Started			6	6																				
Market Housing				0	0	0	761,250	761,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	74,873	74,873	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	16,025	16,025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	41,175	41,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	893,323	893,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-7,870																							
Planning Fee	5,544																							
Professional	69,390		69,390																					
Build Cost - BCIS Base		0	254,477	508,955	508,955	254,477	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	8,000	16,000	16,000	8,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	12,724	25,448	25,448	12,724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	13,924	27,848	27,848	13,924	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	26,800	26,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,467	4,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																				
COSTS BEFORE LAND INT AND PROFIT	67,064	0	358,515	578,250	578,250	289,125	31,266	31,266	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																								
Land	-524,638																							
Interest		0	0	0	8,985	19,995	25,792	10,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								266,438
Affordable for Rent																								31,814
First Homes																								14,411
Cash Flow	457,574	0	-358,515	-578,250	-587,235	-309,121	836,265	851,945	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-312,663
Opening Balance	0																							
Closing Balance	457,574	457,574	99,059	-479,191	-1,066,426	-1,375,547	-539,282	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	312,663	0

Residential - Newport Rural
Site 20



Site 20							
Brown 7							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		7			
Market Housing	98.0	98.00	70.00%	5	3,000	1,440,600	480
Affordable Overall			30%	2.1			
Affordable Rent	70.0	70.00	20.00%	1	1,600	156,784	98
Social Rent	70.0	70.00	0.00%	0	1,300	0	0
Shared Ownership	70.0	70.00	2.50%	0	2,100	25,746	12
First Homes	70.0	70.00	7.50%	1	1,800	66,150	37
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.175	ha	40	/ha		1,689,280	627
SITE AREA - Gross	0.175	ha	40	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
Whole Site				Per ha NET	Per ha GROSS	RUN Residual MACRO ctrl+r	
						Closing balance = 0	
Residual Land Value	29,702		169,726	169,726			
Existing Use Value	175,000			1,000,000			
Uplift	20%	35,000		200,000			
Plus /ha	0	0		0			
Benchmark Land Value	210,000			1,200,000			
				£/m2			
Additional Profit	-157,022		-327				

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				29,702
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	446	446	
Fees				
Planning Professional	8.00%	3,234	93,894	
CONSTRUCTION				
Build Cost	1,596	1,000,957		
s106 / CIL / IT		28,000		
Contingency	5.00%	50,048		
Abnormals	5.00%	50,048		
		4,200	1,133,252	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	50,678	
Legals	%	0.5%	8,446	
	£/unit	0	0	
Misc.	%	0.0%	0	59,125
				1,316,419
Developers Profit				
Market Housing	% Value	17.50%	252,105	
Affordable Housing	% Value	17.50%	31,943	
First Homes	% Value	17.50%	11,576	

Planning fee calc	dwgs	rate	
Planning app fee	7		
No dwgs	7	462	3,234
No dwgs under 50	0	138	0
No dwgs over 50		Total	3,234

Stamp duty calc - Residual	
Land payment	29,702
Total	0

Stamp duty calc - Residual	
Land payment	210,000
Total	1,200

Pre CIL s106	4,000	£/ Unit (all)	
Total			28,000

Post CIL s106	4,000	£/ Unit (all)	28,000
CIL	0	£/m2	0
Total			28,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,329.66
Acc & Adpt	£/m2		93.08
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	10.00%	1,440.35
	BNG	0.80%	144.04
			11.52
			1,595.91

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				1	3	3																			
Market Housing					0	0	0	205,800	617,400	617,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	22,398	67,193	67,193	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	3,678	11,034	11,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	9,450	28,350	28,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	241,326	723,977	723,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		446																							
Planning Fee		3,234																							
Professional		45,330		45,330																					
Build Cost - BCIS Base			0	47,665	190,658	333,652	285,988	142,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	5,333	9,333	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	2,383	9,533	16,683	14,299	7,150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	2,583	10,333	18,083	15,499	7,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	7,240	21,719	21,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	1,207	3,620	3,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.					0																				
COSTS BEFORE LAND INT AND PROFIT		49,010	0	99,294	215,858	377,751	323,786	170,340	25,339	25,339	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation		29,702																							
Land Interest			1,476	1,504	3,393	7,504	14,728	21,075	20,139	7,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									252,105
Affordable for Rent																									31,943
First Homes																									11,576
Cash Flow		-78,712	-1,476	-100,798	-219,251	-385,255	-338,514	49,911	678,499	691,220	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-295,624
Opening Balance		0																							
Closing Balance		-78,712	-80,188	-180,986	-400,237	-785,492	-1,124,006	-1,074,095	-395,596	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	295,624	0

Residential - Newport Rural
Site 21



Site 21							Built to Rent GF	
INCOME	Av Size m2		%	Number	Price	GDV	GIA	
	Gross	Net		60	£/m2	£	m2	
Market Housing	89.5	89.50	70.00%	42	2,150	8,081,850	3,759	
Affordable Overall			30%	18				
Affordable Rent	79.0	79.00	20.00%	12	1,720	1,630,397	948	
Social Rent	79.0	79.00	0.00%	0	1,720	0	0	
Shared Ownership	79.0	79.00	2.50%	2	1,505	178,485	119	
First Homes	79.0	79.00	7.50%	5	0	0	356	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	1.500	ha	40	/ha		9,890,732	5,181	
SITE AREA - Gross	1.765	ha	34	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
				Whole Site		Per ha NET	Per ha GROSS	
Residual Land Value				-2,353,813		-1,569,208	-1,333,827	
Existing Use Value				44,118			25,000	
Uplift				0%		0	0	
Plus /ha				350,000		617,647	350,000	
Benchmark Land Value				661,765			375,000	
							£/m2	
Additional Profit				-2,913,220		-775		

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -283,291

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-2,353,813
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-35,307	-35,307	
Fees				
Planning			24,480	
Professional	8.00%	730,336	754,816	
CONSTRUCTION				
Build Cost	1,667	8,637,272		
s106 / CIL / IT		240,000		
Contingency	2.50%	215,932		
Abnormals	0.00%	0		
		36,000	9,129,204	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	296,722	
Legals	%	0.5%	49,454	
	£/unit	0	0	
Misc.	%	0.0%	0	346,176
				7,841,076
Developers Profit				
Market Housing	% Value	17.50%		1,414,324
Affordable Housing	% Value	17.50%		316,554
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			

Stamp duty calc - Residual	
Land payment	-2,353,813
Total	0

Stamp duty calc - Residual	
Land payment	661,765
Total	22,588

Pre CIL s106	4,000	£/ Unit (all)	
Total			240,000

Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,336.00
	£/m2		93.52
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,447.14
Site Costs	Base	15.00%	217.07
	BNG	0.20%	2.89
			1,667.11

RESIDUAL CASH FLOW FOR INTEREST																			
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3
UNITS Started			15	15	15	15													
Market Housing				0	0	0	2,020,463	2,020,463	2,020,463	2,020,463	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	407,599	407,599	407,599	407,599	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	44,621	44,621	44,621	44,621	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,472,683	2,472,683	2,472,683	2,472,683	0	0	0	0	0	0	0	0	0
EXPENDITURE																			
Stamp Duty	0																		
Easements etc.	0																		
Legals Acquisition	-35,307																		
Planning Fee	24,480																		
Professional	365,168			365,168															
Build Cost - BCIS Base		0	719,773	1,439,545	2,159,318	2,159,318	1,439,545	719,773	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	20,000	40,000	60,000	60,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	17,994	35,989	53,983	53,983	35,989	17,994	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	3,000	6,000	9,000	9,000	6,000	3,000	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																		
Legal and Valuation	0																		
Agents	0	0	0	0	0	0	74,180	74,180	74,180	74,180	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	12,363	12,363	12,363	12,363	0	0	0	0	0	0	0	0	0
Misc.				0															
COSTS BEFORE LAND INT AND PROFIT	354,341	0	1,125,935	1,521,534	2,282,301	2,282,301	1,608,078	847,311	86,544	86,544	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-2,353,813																	
Interest		0	0	0	12,150	55,171	98,999	84,643	55,755	12,060	0	0	0	0	0	0	0	0	0
Developers Return																			
Market Housing																			1,414,324
Affordable for Rent																			316,554
First Homes																			0
Cash Flow	1,999,472	0	-1,125,935	-1,521,534	-2,294,451	-2,337,472	765,607	1,540,729	2,330,384	2,374,079	0	0	0	0	0	0	0	0	-1,730,878
Opening Balance	0																		
Closing Balance	1,999,472	1,999,472	873,536	-647,998	-2,942,449	-5,279,921	-4,514,314	-2,973,585	-643,201	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	1,730,878	0

Residential - Newport Rural
Site 22



Site 22							Built to Rent BF	
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2	
	Gross	Net		60				
Market Housing	79.5	79.50	70.00%	42	2,150	7,178,850	3,339	
Affordable Overall			30%	18				
Affordable Rent	70.0	70.00	20.00%	12	1,720	1,444,656	840	
Social Rent	70.0	70.00	0.00%	0	1,720	0	0	
Shared Ownership	70.0	70.00	2.50%	2	1,505	158,151	105	
First Homes	70.0	70.00	7.50%	5	0	0	315	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	1.200	ha	50	/ha		8,781,657	4,599	
SITE AREA - Gross	1.333	ha	45	/ha				
Sales per Quarter	0							
Unit Build Time	3 Quarters							
				Whole Site				
				Per ha NET				
				Per ha GROSS				
Residual Land Value				-2,679,466			-2,232,889	
				-2,009,600				
Existing Use Value				1,333,333			1,000,000	
Uplift				20%			266,667	
				200,000				
Plus /ha				0			0	
				0				
Benchmark Land Value				1,600,000			1,200,000	
				£/m2				
Additional Profit				-4,298,141			-1,287	

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -283,291

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land			-2,679,466
	Stamp Duty		0	
	Easements etc.		0	
	Legals /Acquisition	1.50%	-40,192	-40,192
Fees	Planning Professional	8.00%	24,480	718,253
CONSTRUCTION	Build Cost	1,660	7,632,870	
	s106 / CIL / IT		240,000	
	Contingency	5.00%	381,643	
	Abnormals	5.00%	381,643	
			36,000	8,672,157
FINANCE	Fees	0%	0	
	Interest	7.50%	0	0
	Legal and Valuation			
SALES	Agents	%	3.0%	263,450
	Legals	%	0.5%	43,908
		£/unit	0	0
	Misc.	%	0.0%	0
			307,358	6,978,109
Developers Profit				
	Market Housing	% Value	17.50%	1,256,299
	Affordable Housing	% Value	17.50%	280,491
	First Homes	% Value	17.50%	0

Planning fee calc	dwgs	rate	
Planning app fee	60		
No dwgs	50	462	23,100
No dwgs under 50	10	138	1,380
No dwgs over 50		Total	24,480

Stamp duty calc - Residual	
Land payment	-2,679,466
Total	0

Stamp duty calc - Residual	
Land payment	1,600,000
Total	69,500

Pre CIL s106	4,000	£/ Unit (all)	
Total			240,000

Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000

Inf Tariff	% GDV	
	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,323.00
	£/m2		92.61
Acc & Adpt	%	0.00%	0.00
	£/m2		17.52
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2		0.00
Small Site	%	0.00%	0.00
			1,433.23
Site Costs	Base	15.00%	214.98
	BNG	0.80%	11.47
			1,659.68

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1	Q2	Q3	Q4	Year 2	Q2	Q3	Q4	Year 3	Q2	Q3	Q4	Year 4	Q2	Q3	Q4	Year 5	Q2	Q3	Q4	Year 6	Q2	Q3	Q4
	Q1				Q1				Q1				Q1				Q1				Q1			
UNITS Started			15	15	15	15																		
Market Housing				0	0	0	1,794,713	1,794,713	1,794,713	1,794,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	361,164	361,164	361,164	361,164	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	39,538	39,538	39,538	39,538	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,195,414	2,195,414	2,195,414	2,195,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-40,192																							
Planning Fee	24,480																							
Professional	346,886		346,886																					
Build Cost - BCIS Base		0	636,072	1,272,145	1,908,217	1,908,217	1,272,145	636,072	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	20,000	40,000	60,000	60,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	31,804	63,607	95,411	95,411	63,607	31,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	34,804	69,607	104,411	104,411	69,607	34,804	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	65,862	65,862	65,862	65,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	10,977	10,977	10,977	10,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	331,174	0	1,069,566	1,445,359	2,168,039	2,168,039	1,522,199	799,519	76,839	76,839	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-2,679,466																						
Interest		0	0	0	3,124	43,834	85,306	74,283	49,503	10,708	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,256,299
Affordable for Rent																								280,491
First Homes																								0
Cash Flow	2,348,292	0	-1,069,566	-1,445,359	-2,171,164	-2,211,873	587,909	1,321,612	2,069,072	2,107,867	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,536,790
Opening Balance	0																							
Closing Balance	2,348,292	2,348,292	1,278,726	-166,633	-2,337,797	-4,549,670	-3,961,761	-2,640,149	-571,077	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	1,536,790	0	

Residential - Newport Rural
Site 23



Site 23

Build to Rent Flats

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				60	£/m2	£	m2
Market Housing	Gross	Net					
	79.8	72.50	70.00%	42	2,150	6,546,750	3,350
Affordable Overall			30%	18			
Affordable Rent	67.1	61.00	20.00%	12	1,720	1,258,914	805
Social Rent	67.1	61.00	0.00%	0	1,720	0	0
Shared Ownership	67.1	61.00	2.50%	2	1,505	137,818	101
First Homes	67.1	61.00	7.50%	5	0	0	302
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.800	ha	75	/ha		7,943,482	4,557
SITE AREA - Gross	0.842	ha	71	/ha			

Sales per Quarter

0

Unit Build Time

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-4,362,719	-5,453,399	-5,180,729
Existing Use Value	842,105		1,000,000
Uplift	20%	168,421	200,000
Plus /ha	0	0	0
Benchmark Land Value	1,010,526		1,200,000

£/m2

Additional Profit	-5,347,436	-1,596
-------------------	------------	--------

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -278,414

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-4,362,719
Stamp Duty		0	0	
Easements etc.		0	0	
Legals /Acquisition	1.50%	-65,441	-65,441	
Fees				
Planning		24,480		
Professional	8.00%	773,529	798,009	
CONSTRUCTION				
Build Cost	1,874	8,539,190		
s106 / CIL / IT		240,000		
Contingency	5.00%	426,959		
Abnormals	5.00%	426,959		
	%			
	£	36,000	9,669,109	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	238,304	
Legals	%	0.5%	39,717	
	£/unit	0	0	
Misc.	%	0.0%	0	278,022
				6,316,980
Developers Profit				
Market Housing	% Value	17.50%		1,145,681
Affordable Housing	% Value	17.50%		244,428
First Homes	% Value	17.50%		0

Planning fee calc	dwgs	rate	
Planning app fee	60		23,100
No dwgs	50	462	1,380
No dwgs under 50	10	138	24,480
No dwgs over 50		Total	24,480
Stamp duty calc - Residual			
Land payment		-4,362,719	0
Total			0
Stamp duty calc - Residual			
Land payment		1,010,526	40,026
Total			40,026
Pre CIL s106	4,000	£/ Unit (all)	240,000
Total			240,000
Post CIL s106	4,000	£/ Unit (all)	240,000
CIL	0	£/m2	0
Total			240,000
Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,564.00
Acc & Adpt	£/m2		109.48
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.00
Site Costs	%	0.00%	0.00
Base	10.00%		1,691.10
BNG	0.80%		169.11
			13.53
			1,873.74

RESIDUAL CASH FLOW FOR INTEREST																								
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started			20	20	20																			
Market Housing				0	0	0	2,182,250	2,182,250	2,182,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	419,638	419,638	419,638	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	45,939	45,939	45,939	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,647,827	2,647,827	2,647,827	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	0																							
Easements etc.	0																							
Legals Acquisition	-65,441																							
Planning Fee	24,480																							
Professional	386,764		386,764																					
Build Cost - BCIS Base		0	948,799	1,897,598	2,846,397	1,897,598	948,799	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	26,667	53,333	80,000	53,333	26,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	47,440	94,880	142,320	94,880	47,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	51,440	102,880	154,320	102,880	51,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	79,435	79,435	79,435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	13,239	13,239	13,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	345,804	0	1,461,110	2,148,691	3,223,036	2,148,691	1,167,019	92,674	92,674	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	-4,362,719																						
Interest		0	0	0	0	52,799	94,076	68,075	21,443	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,145,681
Affordable for Rent																								244,428
First Homes																								0
Cash Flow	4,016,915	0	-1,461,110	-2,148,691	-3,223,036	-2,201,489	1,386,731	2,487,078	2,533,711	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,390,109
Opening Balance	0																							
Closing Balance	4,016,915	4,016,915	2,555,806	407,115	-2,815,922	-5,017,411	-3,630,680	-1,143,601	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	1,390,109	0	

Appendix 13 – Varied Benchmark Land Value

[illegible]

Appendix 14 – Varied Developers' Return

			EUV	BLV	Residual Value					
			% Market Housing		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
			% Affordable Housing		6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
			% First Homes		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
Site 1	Greenfield 800	Telford	25,000	375,000	413,423	413,423	347,202	347,202	276,924	276,924
Site 2	Large GF 500	Telford	25,000	375,000	521,227	521,227	437,659	437,659	352,326	352,326
Site 3	Large GF - 300	Telford	25,000	375,000	669,071	669,071	566,602	566,602	459,061	459,061
Site 4	Large GF - 100	Telford	25,000	375,000	125,264	125,264	30,141	30,141	-68,989	-68,989
Site 5	Medium GF - 60	Telford	25,000	375,000	118,666	118,666	25,980	25,980	-68,967	-68,967
Site 6	Medium GF - 40	Telford	25,000	375,000	194,993	194,993	56,978	56,978	-82,366	-82,366
Site 7	Medium GF - 20	Telford	50,000	400,000	987,797	987,797	783,568	783,568	579,339	579,339
Site 8	Medium GF - 12	Telford	50,000	400,000	1,044,406	1,044,406	880,953	880,953	715,974	715,974
Site 9	Green 7	Telford	50,000	400,000	885,897	885,897	744,863	744,863	603,059	603,059
Site 10	Green 5	Telford	50,000	400,000	764,879	764,879	602,588	602,588	440,298	440,298
Site 11	Large BF - 500	Telford	1,000,000	1,200,000	498,468	498,468	397,454	397,454	289,615	289,615
Site 12	Large BF - 200	Telford	1,000,000	1,200,000	595,272	595,272	472,851	472,851	348,380	348,380
Site 13	Medium BF 100	Telford	1,000,000	1,200,000	-48,595	-48,595	-199,964	-199,964	-355,244	-355,244
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	-68,102	-68,102	-225,065	-225,065	-386,413	-386,413
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000	-2,927,612	-2,927,612	-3,095,719	-3,095,719	-3,264,359	-3,264,359
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	-182,427	-182,427	-368,317	-368,317	-559,069	-559,069
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000	-1,199,157	-1,199,157	-1,287,555	-1,287,555	-1,375,953	-1,375,953
Site 18	BF 12	Telford	1,000,000	1,200,000	-20,241	-20,241	-188,793	-188,793	-361,498	-361,498
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000	-2,846,320	-2,846,320	-3,060,390	-3,060,390	-3,274,459	-3,274,459
Site 20	Brown 7	Telford	1,000,000	1,200,000	352,509	352,509	169,726	169,726	-13,057	-13,057
Site 21	Built to Rent GF	Telford	25,000	375,000	-1,232,924	-1,232,924	-1,333,827	-1,333,827	-1,434,731	-1,434,731
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000	-1,890,973	-1,890,973	-2,009,600	-2,009,600	-2,128,227	-2,128,227
Site 23	Built to Rent Flats	Telford	1,000,000	1,200,000	-5,002,957	-5,002,957	-5,180,729	-5,180,729	-5,358,500	-5,358,500
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000	261,907	261,907	226,069	226,069	187,315	187,315
Site 27	North East of Muxton	N of Telford	25,000	275,000	270,722	270,722	234,999	234,999	196,157	196,157
Site 28	Bratton and Shawburch	NW of Telford	25,000	275,000	394,748	394,748	340,867	340,867	283,276	283,276
Site 29	North of Redhill	E of Telford	25,000	275,000	261,907	261,907	226,069	226,069	187,315	187,315
Site 30	Dawley Rd	W of Telford	25000	275000	277,083	277,083	239,962	239,962	199,903	199,903

			EUV	BLV	Residual Value					
			% Market Housing		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
			% Affordable Housing		6.0%	15.0%	6.0%	17.5%	6.0%	20.0%
			% First Homes		15.0%	15.0%	17.5%	17.5%	20.0%	20.0%
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	652,474	652,474	579,742	579,742	507,010	507,010
Site 2	Large GF 500	Newport & Rural	25,000	375,000	816,091	816,091	725,663	725,663	633,885	633,885
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	1,037,163	1,037,163	926,429	926,429	813,868	813,868
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	460,831	460,831	357,405	357,405	253,580	253,580
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	440,720	440,720	342,005	342,005	242,611	242,611
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	661,631	661,631	515,614	515,614	369,598	369,598
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	987,797	987,797	783,568	783,568	579,339	579,339
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	1,044,406	1,044,406	880,953	880,953	715,974	715,974
Site 9	Green 7	Newport & Rural	50,000	400,000	885,897	885,897	744,863	744,863	603,059	603,059
Site 10	Green 5	Newport & Rural	50,000	400,000	764,879	764,879	602,588	602,588	440,298	440,298
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	498,468	498,468	397,454	397,454	289,615	289,615
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	595,272	595,272	472,851	472,851	348,380	348,380
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	-48,595	-48,595	-199,964	-199,964	-355,244	-355,244
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	-68,102	-68,102	-225,065	-225,065	-386,413	-386,413
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-2,927,612	-2,927,612	-3,095,719	-3,095,719	-3,264,359	-3,264,359
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	-182,427	-182,427	-368,317	-368,317	-559,069	-559,069
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,199,157	-1,199,157	-1,287,555	-1,287,555	-1,375,953	-1,375,953
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	-20,241	-20,241	-188,793	-188,793	-361,498	-361,498
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-2,846,320	-2,846,320	-3,060,390	-3,060,390	-3,274,459	-3,274,459
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	352,509	352,509	169,726	169,726	-13,057	-13,057
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-1,232,924	-1,232,924	-1,333,827	-1,333,827	-1,434,731	-1,434,731
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-1,890,973	-1,890,973	-2,009,600	-2,009,600	-2,128,227	-2,128,227
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000	-5,002,957	-5,002,957	-5,180,729	-5,180,729	-5,358,500	-5,358,500

Appendix 15 – Appraisal Results – Individual Policy Costs

Telford and Adjacent

Environmental Policies

			EUV	BLV	Residual Value					
					Pt L 2023	Pt L 2025	Zero CO2		District Heat	or Harvesting
Site 1	Greenfield 800	Telford	25,000	375,000	426,197	347,202	246,155		246,411	297,261
Site 2	Large GF 500	Telford	25,000	375,000	535,263	437,659	315,654		315,944	376,802
Site 3	Large GF - 300	Telford	25,000	375,000	687,482	566,602	413,080		413,394	491,204
Site 4	Large GF - 100	Telford	25,000	375,000	157,930	30,141	-136,152		-118,464	-44,161
Site 5	Medium GF - 60	Telford	25,000	375,000	151,878	25,980	-135,464		-118,813	-46,416
Site 6	Medium GF - 40	Telford	25,000	375,000	237,787	56,978	-172,683		-149,390	-46,206
Site 7	Medium GF - 20	Telford	50,000	400,000	1,017,082	783,568	490,438		522,782	653,338
Site 8	Medium GF - 12	Telford	50,000	400,000	1,060,787	880,953	654,045		679,369	780,863
Site 9	Green 7	Telford	50,000	400,000	900,955	744,863	547,912		567,248	656,786
Site 10	Green 5	Telford	50,000	400,000	787,083	602,588	371,969		399,303	500,945
Site 11	Large BF - 500	Telford	1,000,000	1,200,000	521,199	397,454	238,041		232,400	315,303
Site 12	Large BF - 200	Telford	1,000,000	1,200,000	618,464	472,851	290,835		284,561	378,706
Site 13	Medium BF 100	Telford	1,000,000	1,200,000	14,314	-199,964	-475,121		-454,465	-326,013
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	-1,590	-225,065	-512,387		-491,230	-357,073
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000	-2,756,026	-3,095,719	-3,520,337		-3,435,087	-3,255,403
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	-108,944	-368,317	-701,599		-678,248	-523,283
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000	-1,126,672	-1,287,555	-1,488,695		-1,448,285	-1,367,920
Site 18	BF 12	Telford	1,000,000	1,200,000	38,609	-188,793	-479,938		-450,783	-318,074
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000	-2,679,100	-3,060,390	-3,537,003		-3,441,314	-3,250,852
Site 20	Brown 7	Telford	1,000,000	1,200,000	399,124	169,726	-117,021		-99,842	34,942
Site 21	Built to Rent GF	Telford	25,000	375,000	-1,141,944	-1,333,827	-1,573,681		-1,558,241	-1,446,034
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000	-1,768,777	-2,009,600	-2,312,192		-2,295,369	-2,151,809
Site 23	Built to Rent Flats	Telford	1,000,000	1,200,000	-4,744,975	-5,180,729	-5,725,421		-5,616,065	-5,398,397
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000	276,250	226,069	162,415		162,566	194,710
Site 27	North East of Muxton	N of Telford	25,000	275,000	285,836	234,999	170,436		170,627	203,159
Site 28	Bratton and Shawburch	NW of Telford	25,000	275,000	411,832	340,867	250,528		250,739	296,244
Site 29	North of Redhill	E of Telford	25,000	275,000	276,250	226,069	162,415		162,566	194,710
Site 30	Dawley Rd	W of Telford	25,000	275,000	290,820	239,962	175,307		175,464	208,050

Accessibility Policies

			EUV	BLV	Residual Value					
					100%	95%	90%			
					Part M Accessible & Adaptable	Part M Wheelchair Adaptable	Part M Wheelchair Adaptable			
					100%	95%	90%			
Site 1	Greenfield 800	Telford	25,000	375,000	360,424	347,202	333,555			
Site 2	Large GF 500	Telford	25,000	375,000	453,998	437,659	420,794			
Site 3	Large GF - 300	Telford	25,000	375,000	586,845	566,602	545,708			
Site 4	Large GF - 100	Telford	25,000	375,000	49,832	30,141	9,550			
Site 5	Medium GF - 60	Telford	25,000	375,000	45,418	25,980	5,918			
Site 6	Medium GF - 40	Telford	25,000	375,000	84,681	56,978	28,384			
Site 7	Medium GF - 20	Telford	50,000	400,000	818,532	783,568	747,479			
Site 8	Medium GF - 12	Telford	50,000	400,000	907,826	880,953	853,216			
Site 9	Green 7	Telford	50,000	400,000	768,509	744,863	720,455			
Site 10	Green 5	Telford	50,000	400,000	629,877	602,588	574,421			
Site 11	Large BF - 500	Telford	1,000,000	1,200,000	418,950	397,454	375,231			
Site 12	Large BF - 200	Telford	1,000,000	1,200,000	498,127	472,851	446,762			
Site 13	Medium BF 100	Telford	1,000,000	1,200,000	-166,684	-199,964	-234,315			
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	-190,307	-225,065	-260,942			
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000	-3,050,163	-3,095,719	-3,142,742			
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	-326,712	-368,317	-411,261			
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000	-1,265,979	-1,287,555	-1,309,826			
Site 18	BF 12	Telford	1,000,000	1,200,000	-154,412	-188,793	-224,281			
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000	-3,009,254	-3,060,390	-3,113,171			
Site 20	Brown 7	Telford	1,000,000	1,200,000	205,913	169,726	132,375			
Site 21	Built to Rent GF	Telford	25,000	375,000	-1,303,702	-1,333,827	-1,364,922			
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000	-1,971,419	-2,009,600	-2,049,009			
Site 23	Built to Rent Flats	Telford	1,000,000	1,200,000	-5,122,289	-5,180,729	-5,241,049			
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000	234,470	226,069	217,398			
Site 27	North East of Muxton	N of Telford	25,000	275,000	243,505	234,999	226,220			
Site 28	Bratton and Shawburch	NW of Telford	25,000	275,000	352,748	340,867	328,605			
Site 29	North of Redhill	E of Telford	25,000	275,000	234,470	226,069	217,398			
Site 30	Dawley Rd	W of Telford	25,000	275,000	248,476	239,962	231,175			

Newport and Rural Areas

Environmental Policies

			EUV	BLV	Residual Value				District Heat	Harvesting
					Pt L 2023	Pt L 2025	Zero CO2			
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	658,737	579,742	480,999		481,247	530,495
Site 2	Large GF 500	Newport & Rural	25,000	375,000	823,267	725,663	603,659		603,949	664,806
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	1,047,309	926,429	775,328		775,633	851,031
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	484,193	357,405	198,919		215,777	286,591
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	465,097	342,005	188,141		204,009	273,007
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	690,718	515,614	296,735		318,935	417,274
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	1,017,082	783,568	490,438		522,782	653,338
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	1,060,787	880,953	654,045		679,369	780,863
Site 9	Green 7	Newport & Rural	50,000	400,000	900,955	744,863	547,912		567,248	656,786
Site 10	Green 5	Newport & Rural	50,000	400,000	787,083	602,588	371,969		399,303	500,945
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	521,199	397,454	238,041		232,400	315,303
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	618,464	472,851	290,835		284,561	378,706
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	14,314	-199,964	-475,121		-454,465	-326,013
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	-1,590	-225,065	-512,387		-491,230	-357,073
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-2,756,026	-3,095,719	-3,520,337		-3,435,087	-3,265,403
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	-108,944	-368,317	-701,599		-678,248	-523,283
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,126,672	-1,287,555	-1,488,695		-1,448,285	-1,367,920
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	38,609	-188,793	-479,938		-450,783	-318,074
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-2,679,100	-3,060,390	-3,537,003		-3,441,314	-3,250,852
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	399,124	169,726	-117,021		-99,842	34,942
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-1,141,944	-1,333,827	-1,573,681		-1,558,241	-1,446,034
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-1,768,777	-2,009,600	-2,312,192		-2,295,369	-2,151,809
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000	-4,744,975	-5,180,729	-5,725,421		-5,616,065	-5,398,397

Accessibility Policies

			EUV	BLV	Residual Value		
			Part M Accessible & Adaptable		100%	95%	90%
			Part M Wheelchair Adaptable			5%	10%
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	592,964	579,742	566,095
Site 2	Large GF 500	Newport & Rural	25,000	375,000	742,002	725,663	708,798
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	946,671	926,429	905,534
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	376,417	357,405	337,781
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	360,530	342,005	322,885
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	542,017	515,614	488,362
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	818,532	783,568	747,479
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	907,826	880,953	853,216
Site 9	Green 7	Newport & Rural	50,000	400,000	768,509	744,863	720,455
Site 10	Green 5	Newport & Rural	50,000	400,000	629,877	602,588	574,421
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	418,950	397,454	375,231
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	498,127	472,851	446,762
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	-166,684	-199,964	-234,315
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	-190,307	-225,065	-260,942
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-3,050,163	-3,095,719	-3,142,742
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	-326,712	-368,317	-411,261
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,265,979	-1,287,555	-1,309,826
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	-154,412	-188,793	-224,281
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-3,009,254	-3,060,390	-3,113,171
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	205,913	169,726	132,375
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-1,303,702	-1,333,827	-1,364,922
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-1,971,419	-2,009,600	-2,049,009
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000	-5,122,289	-5,180,729	-5,241,049

Appendix 16 – Varied Affordable Housing

Telford and Adjacent

With Affordable Rent

				EUV	BLV	Residual Value								
						0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Greenfield 800	Telford	25,000	375,000	715,925	665,488	615,050	548,088	481,123	430,686	347,202	279,431	210,689	
Site 2	Large GF 500	Telford	25,000	375,000	894,635	832,113	769,591	686,608	603,621	541,099	437,659	354,707	271,228	
Site 3	Large GF - 300	Telford	25,000	375,000	1,136,717	1,059,147	981,578	877,834	774,085	696,515	566,602	462,737	366,163	
Site 4	Large GF - 100	Telford	25,000	375,000	499,490	432,111	364,731	281,333	197,933	130,553	30,141	-57,340	-144,881	
Site 5	Medium GF - 60	Telford	25,000	375,000	494,305	429,966	365,628	281,418	197,203	132,865	25,980	-62,347	-150,749	
Site 6	Medium GF - 40	Telford	25,000	375,000	715,402	622,951	530,500	413,546	296,587	203,893	55,978	-65,699	-188,468	
Site 7	Medium GF - 20	Telford	50,000	400,000	1,855,383	1,711,411	1,567,440	1,371,472	1,175,493	1,031,521	783,568	587,678	387,462	
Site 8	Medium GF - 12	Telford	50,000	400,000	1,766,847	1,650,534	1,534,220	1,370,904	1,207,577	1,091,264	880,953	717,375	549,223	
Site 9	Green 7	Telford	50,000	400,000	1,523,356	1,428,839	1,334,322	1,189,257	1,043,392	946,135	744,863	594,741	442,418	
Site 10	Green 5	Telford	50,000	400,000	1,680,348	1,539,817	1,396,368	1,199,360	1,002,341	856,905	602,588	401,778	200,776	
Site 11	Large BF - 500	Telford	1,000,000	1,200,000	955,347	879,807	804,267	702,564	600,856	525,316	397,454	293,489	188,677	
Site 12	Large BF - 200	Telford	1,000,000	1,200,000	1,121,045	1,034,634	948,223	831,038	712,873	624,159	472,851	352,884	232,804	
Site 13	Medium BF 100	Telford	1,000,000	1,200,000	550,416	446,702	342,988	210,583	77,540	-30,938	-199,964	-341,855	-486,280	
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	558,043	457,910	357,776	216,803	70,763	-34,303	-225,065	-376,494	-530,233	
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000	-2,555,787	-2,657,693	-2,761,335	-2,844,931	-2,928,523	-3,032,524	-3,095,719	-3,179,346	-3,262,899	
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	618,914	499,782	380,651	194,016	7,257	-114,222	-368,317	-562,106	-756,138	
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000	-1,116,107	-1,162,059	-1,208,010	-1,227,896	-1,247,777	-1,293,729	-1,287,555	-1,307,481	-1,327,313	
Site 18	BF 12	Telford	1,000,000	1,200,000	695,430	571,179	444,651	286,290	127,923	1,224	-188,793	-349,823	-514,400	
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000	-2,658,394	-2,764,766	-2,873,421	-2,920,163	-2,966,893	-3,075,549	-3,060,390	-3,107,225	-3,153,837	
Site 20	Brown 7	Telford	1,000,000	1,200,000	1,020,747	912,326	802,856	644,574	486,282	375,724	169,726	11,515	-146,867	
Site 21	Built to Rent GF	Telford	25,000	375,000	-848,320	-942,679	-1,037,549	-1,111,618	-1,185,684	-1,280,554	-1,333,827	-1,407,928	-1,481,954	
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000	-1,455,731	-1,564,305	-1,672,879	-1,757,059	-1,841,235	-1,949,809	-2,009,600	-2,093,816	-2,179,269	
Site 23	Build to Rent Flats	Telford	1,000,000	1,200,000	-4,539,699	-4,667,676	-4,795,653	-4,891,077	-4,987,621	-5,118,707	-5,180,729	-5,277,331	-5,373,809	
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000	458,533	427,042	395,550	353,586	311,356	279,299	226,069	183,287	139,682	
Site 27	North East of Muxton	N of Telford	25,000	275,000	471,385	439,401	407,418	364,691	321,826	289,263	234,999	191,364	146,996	
Site 28	Bratton and Shawbirch	NW of Telford	25,000	275,000	675,244	630,221	585,199	524,456	463,256	417,440	340,867	279,209	216,613	
Site 29	North of Redhill	E of Telford	25,000	275,000	458,533	427,042	395,550	353,586	311,356	279,299	226,069	183,287	139,682	
Site 30	Dawley Rd	W of Telford	25,000	275,000	478,005	445,858	413,712	370,743	327,264	294,537	239,962	196,046	151,416	

With Social Rent

				EUV	BLV	Residual Value								
						0%	5%	10%	15%	20%	25%	30%	35%	40%
Site 1	Greenfield 800	Telford		25,000	375,000	715,925	665,488	615,050	538,104	461,152	384,203	307,037	228,046	149,071
Site 2	Large GF 500	Telford		25,000	375,000	894,635	832,113	769,591	674,318	579,039	483,763	388,500	293,207	195,124
Site 3	Large GF - 300	Telford		25,000	375,000	1,136,717	1,059,147	981,578	862,519	743,452	624,388	505,342	383,860	261,580
Site 4	Large GF - 100	Telford		25,000	375,000	499,490	432,111	364,731	267,717	170,698	73,682	-27,006	-128,817	-233,345
Site 5	Medium GF - 60	Telford		25,000	375,000	494,305	429,966	365,628	267,229	168,823	69,502	-33,571	-136,839	-243,116
Site 6	Medium GF - 40	Telford		25,000	375,000	715,402	622,951	530,500	394,218	257,927	118,839	-24,142	-167,166	-313,545
Site 7	Medium GF - 20	Telford		50,000	400,000	1,855,383	1,711,411	1,567,440	1,348,778	1,130,102	911,433	692,794	472,340	245,897
Site 8	Medium GF - 12	Telford		50,000	400,000	1,766,847	1,650,534	1,534,220	1,352,594	1,170,954	989,321	807,714	623,059	436,141
Site 9	Green 7	Telford		50,000	400,000	1,523,356	1,428,839	1,334,322	1,168,902	1,001,498	831,276	661,083	487,828	314,260
Site 10	Green 5	Telford		50,000	400,000	1,680,348	1,539,817	1,396,368	1,178,257	960,132	738,901	516,515	294,061	71,653
Site 11	Large BF - 500	Telford		1,000,000	1,200,000	955,347	879,807	804,267	687,359	570,442	453,530	335,440	214,967	94,519
Site 12	Large BF - 200	Telford		1,000,000	1,200,000	1,121,045	1,034,634	948,223	813,512	676,875	538,859	400,862	262,822	124,810
Site 13	Medium BF 100	Telford		1,000,000	1,200,000	550,416	446,702	342,988	189,192	32,990	-128,388	-290,743	-458,410	-626,045
Site 14	Medium BF 50	Telford		1,000,000	1,200,000	558,043	457,910	357,776	192,155	20,236	-152,959	-327,783	-507,688	-687,551
Site 15	Medium BF 50 Flats	Telford		1,000,000	1,200,000	-2,555,787	-2,657,693	-2,761,335	-2,879,360	-2,997,388	-3,115,415	-3,233,436	-3,351,469	-3,469,494
Site 16	Medium BF - 20	Telford		1,000,000	1,200,000	618,914	499,782	380,651	160,546	-59,691	-279,917	-507,267	-735,956	-964,584
Site 17	Medium BF - 20 Flats	Telford		1,000,000	1,200,000	-1,116,107	-1,162,059	-1,208,010	-1,240,539	-1,273,065	-1,305,593	-1,338,126	-1,370,647	-1,404,119
Site 18	BF 12	Telford		1,000,000	1,200,000	695,430	571,179	444,651	261,967	79,271	-103,418	-286,340	-476,127	-665,878
Site 19	BF 12 Flats	Telford		1,000,000	1,200,000	-2,658,394	-2,764,766	-2,873,421	-2,950,089	-3,026,751	-3,103,416	-3,180,093	-3,256,742	-3,333,410
Site 20	Brown 7	Telford		1,000,000	1,200,000	1,020,747	912,326	802,856	615,938	429,006	242,080	55,186	-131,778	-320,703
Site 21	Built to Rent GF	Telford		25,000	375,000	-848,320	-942,679	-1,037,549	-1,111,618	-1,185,684	-1,259,751	-1,333,827	-1,407,884	-1,481,954
Site 22	Built to Rent BF	Telford		1,000,000	1,200,000	-1,455,731	-1,564,305	-1,672,879	-1,757,059	-1,841,235	-1,925,412	-2,009,600	-2,093,765	-2,179,269
Site 23	Built to Rent Flats	Telford		1,000,000	1,200,000	-4,539,699	-4,667,676	-4,795,653	-4,891,077	-4,987,621	-5,084,168	-5,180,729	-5,277,258	-5,373,809
Site 26	North of A442 Wheat Leasow	N of Telford		25,000	275,000	458,533	427,042	395,550	347,343	298,634	249,627	200,628	150,697	100,544
Site 27	North East of Muxton	N of Telford		25,000	275,000	471,385	439,401	407,418	358,345	308,895	259,014	209,140	158,254	106,981
Site 28	Bratton and Shawbirch	NW of Telford		25,000	275,000	675,244	630,221	585,199	515,379	445,101	374,826	304,550	232,673	160,811
Site 29	North of Redhill	E of Telford		25,000	275,000	458,533	427,042	395,550	347,343	298,634	249,627	200,628	150,697	100,544
Site 30	Dawley Rd	W of Telford		25,000	275,000	478,005	445,858	413,712	364,390	314,321	264,197	214,080	162,888	111,553

Newport and Rural Areas

With Affordable Rent

			EUV	BLV	Residual Value									
					0%	5%	10%	15%	20%	25%	30%	35%	40%	
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	1,028,292	971,283	914,275	830,642	747,003	689,995	579,742	496,149	412,460	
Site 2	Large GF 500	Newport & Rural	25,000	375,000	1,277,912	1,208,777	1,139,642	1,036,738	933,040	862,741	725,663	622,022	518,260	
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	1,615,918	1,529,366	1,442,815	1,314,563	1,185,176	1,097,249	926,429	797,113	667,647	
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	935,977	859,494	783,011	676,610	570,202	493,719	357,405	251,048	144,583	
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	915,060	841,353	767,647	661,236	554,819	481,113	342,005	235,644	129,165	
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	1,316,140	1,211,656	1,107,171	959,282	811,384	706,900	515,614	367,790	219,810	
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	1,855,383	1,711,411	1,567,440	1,371,472	1,175,493	1,031,521	783,568	587,678	387,462	
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	1,766,847	1,650,534	1,534,220	1,370,904	1,207,577	1,091,264	880,953	717,375	549,223	
Site 9	Green 7	Newport & Rural	50,000	400,000	1,523,356	1,428,839	1,334,322	1,189,257	1,043,392	946,135	744,863	594,741	442,418	
Site 10	Green 5	Newport & Rural	50,000	400,000	1,680,348	1,539,817	1,396,368	1,199,360	1,002,341	856,905	602,588	401,778	200,776	
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	955,347	879,807	804,267	702,564	600,856	525,316	397,454	293,489	188,677	
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	1,121,045	1,034,634	948,223	831,038	712,873	624,159	472,851	352,884	232,804	
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	550,416	446,702	342,988	210,583	77,540	-30,938	-199,964	-341,855	-486,260	
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	558,043	457,910	357,776	216,803	70,763	-34,303	-225,065	-376,494	-530,233	
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-2,555,787	-2,657,693	-2,761,335	-2,844,931	-2,928,523	-3,032,524	-3,095,719	-3,179,346	-3,262,899	
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	618,914	499,782	380,651	194,016	7,257	-114,222	-368,317	-562,106	-756,138	
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,116,107	-1,162,059	-1,208,010	-1,227,896	-1,247,777	-1,293,729	-1,287,555	-1,307,481	-1,327,313	
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	695,430	571,179	444,651	286,290	127,923	1,224	-188,793	-349,823	-514,400	
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-2,658,394	-2,764,766	-2,873,421	-2,920,163	-2,966,893	-3,075,549	-3,060,390	-3,107,225	-3,153,837	
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	1,020,747	912,326	802,856	644,574	486,282	375,724	169,726	11,515	-146,867	
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-848,320	-942,679	-1,037,549	-1,111,618	-1,185,684	-1,280,554	-1,333,827	-1,407,928	-1,481,954	
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-1,455,731	-1,564,305	-1,672,879	-1,757,059	-1,841,235	-1,949,809	-2,009,600	-2,093,816	-2,179,269	
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000	-4,539,699	-4,667,676	-4,795,653	-4,891,077	-4,987,621	-5,118,707	-5,180,729	-5,277,331	-5,373,809	

With Social Rent

			EUV	BLV	Residual Value									
					0%	5%	10%	15%	20%	25%	30%	35%	40%	
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	1,028,292	971,283	914,275	820,657	727,032	633,411	539,805	446,165	352,548	
Site 2	Large GF 500	Newport & Rural	25,000	375,000	1,277,912	1,208,777	1,139,642	1,024,448	908,457	792,471	676,504	560,495	444,514	
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	1,615,918	1,529,366	1,442,815	1,299,248	1,154,543	1,009,844	865,168	720,441	575,748	
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	935,977	859,494	783,011	662,994	542,967	422,945	302,941	182,897	62,879	
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	915,060	841,353	767,647	647,047	526,439	405,835	285,250	164,622	41,968	
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	1,316,140	1,211,656	1,107,171	939,954	772,724	605,501	438,302	271,047	100,152	
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	1,855,383	1,711,411	1,567,440	1,348,778	1,130,102	911,433	692,794	472,340	245,897	
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	1,766,847	1,650,534	1,534,220	1,352,594	1,170,954	989,321	807,714	623,059	436,141	
Site 9	Green 7	Newport & Rural	50,000	400,000	1,523,356	1,428,839	1,334,322	1,168,902	1,001,498	831,276	661,083	487,828	314,260	
Site 10	Green 5	Newport & Rural	50,000	400,000	1,680,348	1,539,817	1,396,368	1,178,257	960,132	738,901	516,515	294,061	71,653	
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	955,347	879,807	804,267	687,359	570,442	453,530	335,440	214,967	94,519	
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	1,121,045	1,034,634	948,223	813,512	676,875	538,859	400,862	262,822	124,810	
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	550,416	446,702	342,988	189,192	32,990	-128,388	-290,743	-458,410	-626,045	
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	558,043	457,910	357,776	192,155	20,236	-152,950	-327,783	-507,688	-687,551	
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-2,555,787	-2,657,693	-2,761,335	-2,879,360	-2,997,388	-3,115,415	-3,233,436	-3,351,469	-3,469,494	
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	618,914	499,782	380,651	160,546	-59,691	-279,917	-507,267	-735,956	-964,584	
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,116,107	-1,162,059	-1,208,010	-1,240,539	-1,273,065	-1,305,593	-1,338,126	-1,370,647	-1,404,119	
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	695,430	571,179	444,651	261,967	79,271	-103,418	-286,340	-476,127	-665,878	
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-2,658,394	-2,764,766	-2,873,421	-2,950,089	-3,026,751	-3,103,416	-3,180,093	-3,256,742	-3,333,410	
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	1,020,747	912,326	802,856	615,938	429,006	242,080	55,186	-131,778	-320,703	
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-848,320	-942,679	-1,037,549	-1,111,618	-1,185,684	-1,259,751	-1,333,827	-1,407,884	-1,481,954	
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-1,455,731	-1,564,305	-1,672,879	-1,757,059	-1,841,235	-1,925,412	-2,009,600	-2,093,765	-2,179,269	
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000	-4,539,699	-4,667,676	-4,795,653	-4,891,077	-4,987,621	-5,084,168	-5,180,729	-5,277,258	-5,373,809	

Appendix 17 – Impact of First Home Discount and Caps

Telford and Adjacent

30% Discount

			EUV	BLV	Residual Value										
		Discount			70%										
		CAP			£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000		
Site 1	Greenfield 800	Telford	25,000	375,000	371,634	371,220	370,801	370,056	368,382	366,708	363,925	360,159	355,321		
Site 2	Large GF 500	Telford	25,000	375,000	468,681	468,144	467,602	466,637	464,468	462,299	458,693	453,813	447,544		
Site 3	Large GF - 300	Telford	25,000	375,000	603,326	602,774	602,216	601,222	598,989	596,756	592,748	587,166	579,798		
Site 4	Large GF - 100	Telford	25,000	375,000	62,131	62,131	62,131	61,760	60,307	58,839	55,814	51,410	45,126		
Site 5	Medium GF - 60	Telford	25,000	375,000	59,119	59,119	59,119	58,505	56,145	53,784	50,173	45,453	39,222		
Site 6	Medium GF - 40	Telford	25,000	375,000	101,000	101,000	101,000	101,000	101,000	101,000	98,020	92,398	79,579		
Site 7	Medium GF - 20	Telford	50,000	400,000	852,514	852,514	852,514	852,514	844,097	833,686	816,008	795,186	774,365		
Site 8	Medium GF - 12	Telford	50,000	400,000	932,642	932,642	932,642	932,642	925,851	917,451	909,051	900,651	892,251		
Site 9	Green 7	Telford	50,000	400,000	779,949	779,949	779,949	779,949	779,949	779,949	779,949	779,949	779,949		
Site 10	Green 5	Telford	50,000	400,000	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588		
Site 11	Large BF - 500	Telford	1,000,000	1,200,000	434,014	434,014	434,014	433,456	431,308	428,895	424,323	418,237	410,547		
Site 12	Large BF - 200	Telford	1,000,000	1,200,000	514,932	514,932	514,932	514,389	512,298	509,821	504,469	497,153	487,829		
Site 13	Medium BF 100	Telford	1,000,000	1,200,000	-146,509	-146,509	-146,509	-147,144	-149,588	-152,032	-157,068	-164,400	-176,426		
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	-174,268	-174,268	-174,268	-174,268	-174,268	-174,268	-177,021	-182,215	-190,733		
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147		
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626		
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835		
Site 18	BF 12	Telford	1,000,000	1,200,000	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318		
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875		
Site 20	Brown 7	Telford	1,000,000	1,200,000	212,683	212,683	212,683	212,683	212,683	212,683	212,683	212,683	212,683		
Site 21	Built to Rent GF	Telford	25,000	375,000	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827		
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600		
Site 23	Built to Rent Flats	Telford	1,000,000	1,200,000	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729		
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000	241,591	241,335	241,076	240,610	239,550	238,491	236,719	234,315	231,234		
Site 27	North East of Muxton	N of Telford	25,000	275,000	250,701	250,447	250,191	249,727	248,671	247,615	245,846	243,446	240,349		
Site 28	Bratton and Shawburch	NW of Telford	25,000	275,000	363,289	362,887	362,482	361,775	360,210	358,646	356,068	352,592	348,151		
Site 29	North of Redhill	E of Telford	25,000	275,000	241,591	241,335	241,076	240,610	239,550	238,491	236,719	234,315	231,234		
Site 30	Dawley Rd	W of Telford	25,000	275,000	256,025	255,739	255,449	254,944	253,823	252,702	250,852	248,357	245,168		

40% Discount

			EUV	BLV	Residual Value										
		Discount			60%										
		CAP			£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000		
Site 1	Greenfield 800	Telford	25,000	375,000	349,989	349,989	349,989	349,989	349,814	349,395	348,876	347,202	345,528		
Site 2	Large GF 500	Telford	25,000	375,000	441,270	441,270	441,270	441,270	441,043	440,500	439,828	437,659	435,490		
Site 3	Large GF - 300	Telford	25,000	375,000	570,320	570,320	570,320	570,320	570,085	569,527	568,835	566,602	564,369		
Site 4	Large GF - 100	Telford	25,000	375,000	31,758	31,758	31,758	31,758	31,758	31,758	31,638	30,141	28,644		
Site 5	Medium GF - 60	Telford	25,000	375,000	28,530	28,530	28,530	28,530	28,530	28,530	28,341	25,980	23,620		
Site 6	Medium GF - 40	Telford	25,000	375,000	56,978	56,978	56,978	56,978	56,978	56,978	56,978	56,978	56,978		
Site 7	Medium GF - 20	Telford	50,000	400,000	790,783	790,783	790,783	790,783	790,783	790,783	790,783	783,568	773,157		
Site 8	Medium GF - 12	Telford	50,000	400,000	886,774	886,774	886,774	886,774	886,774	886,774	886,774	880,953	872,553		
Site 9	Green 7	Telford	50,000	400,000	744,863	744,863	744,863	744,863	744,863	744,863	744,863	744,863	744,863		
Site 10	Green 5	Telford	50,000	400,000	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588		
Site 11	Large BF - 500	Telford	1,000,000	1,200,000	399,774	399,774	399,774	399,774	399,774	399,774	399,602	397,454	394,977		
Site 12	Large BF - 200	Telford	1,000,000	1,200,000	475,109	475,109	475,109	475,109	475,109	475,109	474,942	472,851	470,280		
Site 13	Medium BF 100	Telford	1,000,000	1,200,000	-197,324	-197,324	-197,324	-197,324	-197,324	-197,324	-197,519	-199,964	-202,408		
Site 14	Medium BF 50	Telford	1,000,000	1,200,000	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065		
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719		
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317		
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555		
Site 18	BF 12	Telford	1,000,000	1,200,000	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793		
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390		
Site 20	Brown 7	Telford	1,000,000	1,200,000	169,726	169,726	169,726	169,726	169,726	169,726	169,726	169,726	169,726		
Site 21	Built to Rent GF	Telford	25,000	375,000	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827		
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600		
Site 23	Built to Rent Flats	Telford	1,000,000	1,200,000	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729		
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000	227,818	227,818	227,818	227,818	227,709	227,451	227,128	226,069	225,009		
Site 27	North East of Muxton	N of Telford	25,000	275,000	236,739	236,739	236,739	236,739	236,631	236,375	236,055	234,999	233,943		
Site 28	Bratton and Shawburch	NW of Telford	25,000	275,000	343,506	343,506	343,506	343,506	343,336	342,930	342,432	340,867	339,303		
Site 29	North of Redhill	E of Telford	25,000	275,000	227,818	227,818	227,818	227,818	227,709	227,451	227,128	226,069	225,009		
Site 30	Dawley Rd	W of Telford	25,000	275,000	241,850	241,850	241,850	241,850	241,729	241,439	241,083	239,962	238,841		

50% Discount

				EUV	BLV	Residual Value										
			Discount			50%										
			CAP			£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000		
Site 1	Greenfield 800	Telford	25,000	375,000		328,345	328,345	328,345	328,345	328,345	328,345	328,345	328,345	327,989		
Site 2	Large GF 500	Telford	25,000	375,000		413,860	413,860	413,860	413,860	413,860	413,860	413,860	413,860	413,399		
Site 3	Large GF - 300	Telford	25,000	375,000		537,313	537,313	537,313	537,313	537,313	537,313	537,313	537,313	536,839		
Site 4	Large GF - 100	Telford	25,000	375,000		858	858	858	858	858	858	858	858	858		
Site 5	Medium GF - 60	Telford	25,000	375,000		-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060	-2,060		
Site 6	Medium GF - 40	Telford	25,000	375,000		12,956	12,956	12,956	12,956	12,956	12,956	12,956	12,956	12,956		
Site 7	Medium GF - 20	Telford	50,000	400,000		729,051	729,051	729,051	729,051	729,051	729,051	729,051	729,051	729,051		
Site 8	Medium GF - 12	Telford	50,000	400,000		840,907	840,907	840,907	840,907	840,907	840,907	840,907	840,907	840,907		
Site 9	Green 7	Telford	50,000	400,000		709,776	709,776	709,776	709,776	709,776	709,776	709,776	709,776	709,776		
Site 10	Green 5	Telford	50,000	400,000		602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588		
Site 11	Large BF - 500	Telford	1,000,000	1,200,000		365,265	365,265	365,265	365,265	365,265	365,265	365,265	365,265	365,265		
Site 12	Large BF - 200	Telford	1,000,000	1,200,000		435,285	435,285	435,285	435,285	435,285	435,285	435,285	435,285	435,285		
Site 13	Medium BF 100	Telford	1,000,000	1,200,000		-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139		
Site 14	Medium BF 50	Telford	1,000,000	1,200,000		-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862		
Site 15	Medium BF 50 Flats	Telford	1,000,000	1,200,000		-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292		
Site 16	Medium BF - 20	Telford	1,000,000	1,200,000		-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009		
Site 17	Medium BF - 20 Flats	Telford	1,000,000	1,200,000		-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276		
Site 18	BF 12	Telford	1,000,000	1,200,000		-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267		
Site 19	BF 12 Flats	Telford	1,000,000	1,200,000		-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904		
Site 20	Brown 7	Telford	1,000,000	1,200,000		126,769	126,769	126,769	126,769	126,769	126,769	126,769	126,769	126,769		
Site 21	Built to Rent GF	Telford	25,000	375,000		-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827		
Site 22	Built to Rent BF	Telford	1,000,000	1,200,000		-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600		
Site 23	Built to Rent Flats	Telford	1,000,000	1,200,000		-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729		
Site 26	North of A442 Wheat Leasow	N of Telford	25,000	275,000		214,045	214,045	214,045	214,045	214,045	214,045	214,045	214,045	213,826		
Site 27	North East of Muxton	N of Telford	25,000	275,000		222,777	222,777	222,777	222,777	222,777	222,777	222,777	222,777	222,559		
Site 28	Bratton and Shawbirch	NW of Telford	25,000	275,000		323,723	323,723	323,723	323,723	323,723	323,723	323,723	323,723	323,378		
Site 29	North of Redhill	E of Telford	25,000	275,000		214,045	214,045	214,045	214,045	214,045	214,045	214,045	214,045	213,826		
Site 30	Dawley Rd	W of Telford	25,000	275,000		227,675	227,675	227,675	227,675	227,675	227,675	227,675	227,675	227,429		

Newport and Rural Areas

30% Discount

				EUV	BLV	Residual Value											
						70%											
		Discount				£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000			
		CAP															
Site 1	Greenfield 800	Newport & Rural	25,000	375,000		609,455	608,426	606,752	605,078	602,394	598,627	594,185	588,431	581,735			
Site 2	Large GF 500	Newport & Rural	25,000	375,000		763,464	762,131	759,962	757,793	754,315	749,435	743,678	736,224	727,548			
Site 3	Large GF - 300	Newport & Rural	25,000	375,000		970,842	969,469	967,237	965,004	961,153	955,571	948,862	940,072	930,024			
Site 4	Large GF - 100	Newport & Rural	25,000	375,000		395,243	394,550	393,123	391,696	388,891	384,611	379,178	371,333	361,345			
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000		381,726	380,633	378,383	376,134	372,798	368,299	362,891	355,583	346,585			
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000		563,983	563,983	563,983	563,983	561,395	556,037	546,349	530,275	514,200			
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000		852,514	852,514	852,514	852,514	844,097	833,686	816,008	795,186	774,365			
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000		932,642	932,642	932,642	932,642	925,851	917,451	909,051	900,651	892,251			
Site 9	Green 7	Newport & Rural	50,000	400,000		779,949	779,949	779,949	779,949	779,949	779,949	779,949	779,949	779,949			
Site 10	Green 5	Newport & Rural	50,000	400,000		602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588			
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000		434,014	434,014	434,014	433,456	431,308	428,895	424,323	418,237	410,547			
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000		514,932	514,932	514,932	514,389	512,298	509,821	504,469	497,153	487,829			
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000		-146,509	-146,509	-146,509	-147,144	-149,588	-152,032	-157,068	-164,400	-176,426			
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000		-174,268	-174,268	-174,268	-174,268	-174,268	-174,268	-177,021	-182,215	-190,733			
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000		-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147	-3,045,147			
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000		-312,626	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626	-312,626			
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000		-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835	-1,262,835			
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000		-147,318	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318	-147,318			
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000		-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875	-3,001,875			
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000		212,683	212,683	212,683	212,683	212,683	212,683	212,683	212,683	212,683			
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000		-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827			
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000		-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600			
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000		-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729			

40% Discount

			EUV		BLV		Residual Value									
		Discount					50%									
		CAP					£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000	
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	586,688	586,688	586,452	586,034	585,615	583,956	582,282	579,742	575,976			
Site 2	Large GF 500	Newport & Rural	25,000	375,000	734,662	734,662	734,357	733,815	733,273	731,124	728,955	725,663	720,783			
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	935,924	935,924	935,610	935,052	934,493	932,281	930,048	926,429	920,846			
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	362,849	362,849	362,849	362,849	362,849	361,440	360,013	357,405	353,124			
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	349,658	349,658	349,658	349,658	349,658	347,435	345,186	342,005	337,506			
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	517,833	517,833	517,833	517,833	517,833	517,833	517,833	515,614	510,256			
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	790,783	790,783	790,783	790,783	790,783	790,783	790,783	783,568	773,157			
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	886,774	886,774	886,774	886,774	886,774	886,774	886,774	880,953	872,553			
Site 9	Green 7	Newport & Rural	50,000	400,000	744,863	744,863	744,863	744,863	744,863	744,863	744,863	744,863	744,863			
Site 10	Green 5	Newport & Rural	50,000	400,000	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588			
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	399,774	399,774	399,774	399,774	399,774	399,774	399,602	397,454	394,977			
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	475,109	475,109	475,109	475,109	475,109	475,109	474,942	472,851	470,280			
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	-197,324	-197,324	-197,324	-197,324	-197,324	-197,324	-197,519	-199,964	-202,408			
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065	-225,065			
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719	-3,095,719			
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317	-368,317			
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555	-1,287,555			
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793	-188,793			
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390	-3,060,390			
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	169,726	169,726	169,726	169,726	169,726	169,726	169,726	169,726	169,726			
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827			
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600			
Site 23	Build to Rent Flats	Newport & Rural	1,000,000	1,200,000	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729			

50% Discount

			EUV		BLV		Residual Value									
		Discount					50%									
		CAP					£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000	
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	562,878	562,878	562,878	562,878	562,878	562,878	562,878	562,878	562,194	561,160		
Site 2	Large GF 500	Newport & Rural	25,000	375,000	704,511	704,511	704,511	704,511	704,511	704,511	704,511	704,511	703,624	702,285		
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	899,616	899,616	899,616	899,616	899,616	899,616	899,616	899,616	898,704	897,325		
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	330,455	330,455	330,455	330,455	330,455	330,455	330,455	330,455	330,455	329,756		
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	317,590	317,590	317,590	317,590	317,590	317,590	317,590	317,590	317,590	316,487		
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	471,682	471,682	471,682	471,682	471,682	471,682	471,682	471,682	471,682	471,682		
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	729,051	729,051	729,051	729,051	729,051	729,051	729,051	729,051	729,051	729,051		
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	840,907	840,907	840,907	840,907	840,907	840,907	840,907	840,907	840,907	840,907		
Site 9	Green 7	Newport & Rural	50,000	400,000	709,776	709,776	709,776	709,776	709,776	709,776	709,776	709,776	709,776	709,776		
Site 10	Green 5	Newport & Rural	50,000	400,000	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588	602,588		
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	365,265	365,265	365,265	365,265	365,265	365,265	365,265	365,265	365,265	365,265		
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	435,285	435,285	435,285	435,285	435,285	435,285	435,285	435,285	435,285	435,285		
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139	-248,139		
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862	-275,862		
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292	-3,146,292		
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009	-424,009		
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276	-1,312,276		
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267	-230,267		
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904	-3,118,904		
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	126,769	126,769	126,769	126,769	126,769	126,769	126,769	126,769	126,769	126,769		
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827	-1,333,827		
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600	-2,009,600		
Site 23	Build to Rent Flats	Newport & Rural	1,000,000	1,200,000	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729	-5,180,729		

Appendix 18 – Affordable Housing Mix

Telford and Adjacent

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

Newport and Rural Areas

			EUV		BLV Residual Value															
			Total Affordable Affordable Rent	0%	5%	10%	15%	20%	25%	30%	35%	40%								
Shared Ownership			75%	75%	42%	33%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%			
First Homes			25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%			
Site 1	Greenfield 800	Newport & Rural	25,000	375,000	1,028,292	971,283	914,275	820,657	727,032	676,681	606,359	536,037	465,714	498,758	423,111					
Site 2	Large GF 500	Newport & Rural	25,000	375,000	1,277,912	1,208,777	1,139,642	1,024,448	908,457	846,043	759,047	672,050	585,053	625,295	531,619					
Site 3	Large GF - 300	Newport & Rural	25,000	375,000	1,615,918	1,529,366	1,442,815	1,299,248	1,154,543	1,076,522	967,867	859,213	750,558	801,175	684,229					
Site 4	Large GF - 100	Newport & Rural	25,000	375,000	935,977	859,494	783,011	662,994	542,967	478,758	387,315	295,871	204,427	253,980	156,552					
Site 5	Medium GF - 60	Newport & Rural	25,000	375,000	915,060	841,353	767,647	647,047	526,439	464,759	374,699	284,639	194,579	238,849	142,248					
Site 6	Medium GF - 40	Newport & Rural	25,000	375,000	1,316,140	1,211,656	1,107,171	939,954	772,724	685,195	559,006	432,817	306,628	372,044	237,173					
Site 7	Medium GF - 20	Newport & Rural	50,000	400,000	1,855,383	1,711,411	1,567,440	1,348,778	1,130,102	1,005,521	835,548	665,576	494,480	592,774	408,866					
Site 8	Medium GF - 12	Newport & Rural	50,000	400,000	1,766,847	1,650,534	1,534,220	1,352,594	1,170,954	1,067,760	927,943	788,125	645,964	722,115	568,571					
Site 9	Green 7	Newport & Rural	50,000	400,000	1,523,356	1,428,839	1,334,322	1,168,902	1,001,498	920,126	796,860	673,594	548,505	599,939	463,636					
Site 10	Green 5	Newport & Rural	50,000	400,000	1,680,348	1,539,817	1,396,368	1,178,257	960,132	830,184	656,010	481,835	307,661	407,016	222,153					
Site 11	Large BF - 500	Newport & Rural	1,000,000	1,200,000	955,347	879,807	804,267	687,359	570,442	512,233	423,610	333,651	242,297	296,117	199,401					
Site 12	Large BF - 200	Newport & Rural	1,000,000	1,200,000	1,121,045	1,034,634	948,223	813,512	676,875	608,507	504,142	399,776	295,410	355,952	245,325					
Site 13	Medium BF 100	Newport & Rural	1,000,000	1,200,000	550,416	446,702	342,988	189,192	32,990	-45,991	-169,868	-294,871	-423,532	-338,781	-473,715					
Site 14	Medium BF 50	Newport & Rural	1,000,000	1,200,000	558,043	457,910	357,776	192,155	20,236	-55,792	-182,226	-309,803	-441,193	-372,131	-512,425					
Site 15	Medium BF 50 Flats	Newport & Rural	1,000,000	1,200,000	-2,555,787	-2,657,693	-2,761,335	-2,879,360	-2,997,388	-3,022,321	-3,116,118	-3,209,916	-3,303,714	-3,181,346	-3,271,062					
Site 16	Medium BF - 20	Newport & Rural	1,000,000	1,200,000	618,914	499,782	380,651	160,546	-59,691	-146,859	-300,974	-460,610	-620,630	-555,466	-729,037					
Site 17	Medium BF - 20 Flats	Newport & Rural	1,000,000	1,200,000	-1,116,107	-1,162,059	-1,208,010	-1,240,539	-1,273,065	-1,280,695	-1,313,612	-1,346,530	-1,379,448	-1,310,036	-1,337,740					
Site 18	BF 12	Newport & Rural	1,000,000	1,200,000	895,430	571,179	444,651	261,967	79,271	-14,609	-157,141	-300,519	-448,574	-346,597	-501,235					
Site 19	BF 12 Flats	Newport & Rural	1,000,000	1,200,000	-2,658,394	-2,764,766	-2,873,421	-2,950,089	-3,026,751	-3,044,589	-3,122,285	-3,199,980	-3,277,676	-3,113,293	-3,178,605					
Site 20	Brown 7	Newport & Rural	1,000,000	1,200,000	1,020,747	912,326	802,856	615,938	429,006	351,859	217,437	83,015	-51,407	16,193	-127,775					
Site 21	Built to Rent GF	Newport & Rural	25,000	375,000	-848,320	-942,679	-1,037,549	-1,111,618	-1,185,684	-1,270,153	-1,354,622	-1,439,090	-1,523,559	-1,409,967	-1,490,275					
Site 22	Built to Rent BF	Newport & Rural	1,000,000	1,200,000	-1,455,731	-1,564,305	-1,672,879	-1,757,059	-1,841,235	-1,937,610	-2,033,986	-2,130,556	-2,228,977	-2,096,207	-2,189,210					
Site 23	Built to Rent Flats	Newport & Rural	1,000,000	1,200,000	-4,539,699	-4,667,676	-4,795,653	-4,891,077	-4,987,621	-5,101,437	-5,215,254	-5,329,070	-5,442,887	-5,280,716	-5,387,624					

Appendix 19 – Residential Development, Changes in Costs and Values

Telford and Adjacent

[illegible]

Newport and Rural Areas

[illegible]

Appendix 20 – Specialist Older Peoples Housing – Appraisal Results

The pages in this appendix are not numbered.

Sheltered APP Cover



Older People's Housing - Sheltered (May 2023)

30/08/2023
18:50

Sheltered

9

UNITS **60**
Affordable 40%
Aff - rented 100% % of Aff
24 Shared Ow 0%
First Home 0% % of Aff

	Rounded
24	24
0.00	0
0	0
24	24

Modelling
Density 120 units/ha
Net: Gross 100%

Area ha
Total 0.500
Gross 0.500 ha
Net 0.500 ha

Characteristics
Sub Area T&W
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	36		Rounded	m2		m2	Circulation	
Flat to5	1	50	20.0%	50%	18.00	18	1,080	50	25%	50%	12.00
Flat to5	2	75	20.0%	50%	18.00	18	1,620	75	25%	50%	12.00
Flat to5	3	80	20.0%	0%	0.00	0	0	80	25%	0%	0.00
Flat 6+	1	50	20.0%	0%	0.00	0	0	50	25%	0%	0.00
Flat 6+	2	75	20.0%	0%	0.00	0	0	75	25%	0%	0.00
Flat 6+	3	80	20.0%	0%	0.00	0	0	80	25%	0%	0.00
Flat to5	1	65	30.0%	0%	0.00	0	0	65	35%	0%	0.00
Flat to5	2	80	30.0%	0%	0.00	0	0	80	35%	0%	0.00
Flat to5	3	90	30.0%	0%	0.00	0	0	90	35%	0%	0.00
Flat 6+	1	65	30.0%	0%	0.00	0	0	65	35%	0%	0.00
Flat 6+	2	80	30.0%	0%	0.00	0	0	80	35%	0%	0.00
Flat 6+	3	90	30.0%	0%	0.00	0	0	90	35%	0%	0.00
0	0	0	0.0%	0%	0.00	0	0	0	35%	0%	0.00
0	0	0	0.0%	0%	0.00	0	0	0	35%	0%	0.00
				100%	36.00	36	2,700				

			BCIS				
			Lower Q	Median	Used	m2	
Flat to5	1			1,565	1,565	1,830	2,863,950
Flat to5	2			1,565	1,565	2,745	4,295,925
Flat to5	3			1,565	1,565	0	0
Flat 6+	1			1,565	1,565	0	0
Flat 6+	2			1,565	1,565	0	0
Flat 6+	3			1,565	1,565	0	0
0	0				0	0	0
Flat to5	1			1,669	1,669	0	0
Flat to5	2			1,669	1,669	0	0
Flat to5	3			1,669	1,669	0	0
Flat 6+	1			1,669	1,669	0	0
Flat 6+	2			1,669	1,669	0	0
Flat 6+	3			1,669	1,669	0	0
0	0		0	0	0	0	0
0	0		0	0	0	0	0
						4,575	7,159,875

FOR APPRAISALS																				
SITE		Site 1 Sheltered	Site 2 Sheltered	Site 3 Sheltered	Site 4 Sheltered	Site 5 Sheltered	Site 6 Sheltered	Site 7 Sheltered	Site 8 Sheltered	Site 9 Sheltered	Site 12 Sheltered	Site 13 Sheltered	Site 14 Sheltered	Site 15 Sheltered	Site 16 Sheltered	Site 17 Sheltered	Site 18 Sheltered	Site 19 Sheltered	Site 20 Sheltered	
AREA	Sub Area	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	
	Green Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green	
	Use	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	
UNITS	Total	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
	Gross	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
	Net	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
Units		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
UNIT SIZE																				
BASE CONSTRUCTION	Market Housing	m2	75.00	75.26	75.00	75.29	75.00	75.33	75.00	75.38	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	
	Aff to rent	m2	75.00	72.92	78.13	76.39	78.13	77.08	78.13	77.38	78.13	75.00	78.13	78.13	78.13	78.13	78.13	78.13	78.13	
	Shared Ownership	m2	75.00	72.92	78.13	76.39	78.13	77.08	78.13	77.38	78.13	75.00	78.13	78.13	78.13	78.13	78.13	78.13	78.13	
	First Homes	m2	75.00	72.92	78.13	76.39	78.13	77.08	78.13	77.38	78.13	75.00	78.13	78.13	78.13	78.13	78.13	78.13	78.13	
FEES	BCIS	£/m2	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	1,565	
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%									
		£	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	
Small Sites		%																		
SALES	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	
ACQUISITION	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
	Misc.	£/unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
DEVELOPER'S RETURN	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	
FINANCE	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
LAND	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	EUV		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
VALUES	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%										
	Premium	£/ha	0	0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	
	Easements etc	£																		
GRANT	Market Housing	£/m2	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	
	Aff Rent	£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	
	Social Rent	£/m2	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	
	Shared Ownership	£/m2	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	
	First Homes	£/m2	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	
POLICY REQUIREMENTS	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Affordable Housing	Biodiversity NG	%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	
	CO2 Plus	£/ha	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.0.			

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
			Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered	Sheltered
			T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	Net	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Units			60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Mix	Market Housing		100.0%	95.0%	90.0%	85.0%	80.0%	75.0%	70.0%	65.0%	60.0%	100.0%	95.0%	90.0%	85.0%	80.0%	75.0%	70.0%	65.0%	60.0%
	Affordable Overall		0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%
	Affordable Rent		0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing Use Value		£/ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
		£ site	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Uplift		£/ha	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
		£ site	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
Benchmark Land Value		£/ha	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
		£ site	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Residual	Gross	£/ha	-655,966	-1,175,554	-1,776,098	-2,301,575	-2,906,726	-3,441,961	-4,053,659	-4,588,894	-5,207,476	521,442	-13,633	-553,704	-1,106,113	-1,666,571	-2,227,029	-2,792,841	-3,363,713	-3,934,586
	Net	£/ha	-655,966	-1,175,554	-1,776,098	-2,301,575	-2,906,726	-3,441,961	-4,053,659	-4,588,894	-5,207,476	521,442	-13,633	-553,704	-1,106,113	-1,666,571	-2,227,029	-2,792,841	-3,363,713	-3,934,586
		£ site	-327,983	-587,777	-888,049	-1,150,788	-1,453,363	-1,720,981	-2,026,829	-2,294,447	-2,603,738	260,721	-6,816	-276,852	-553,057	-833,286	-1,113,515	-1,396,421	-1,681,857	-1,967,293

Sheltered APP
Site 1



Site 1

Sheltered

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	75.0	62.50	100.00%	60	3,600	13,500,000	4,500
Affordable Overall			0%	0			
Affordable Rent	75.0	62.50	0.00%	0	1,600	0	0
Social Rent	75.0	62.50	0.00%	0	1,300	0	0
Shared Ownership	75.0	62.50	0.00%	0	2,520	0	0
First Homes	75.0	62.50	0.00%	0	2,520	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	120	/ha		13,500,000	4,500
SITE AREA - Gross	0.500	ha	120	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	-327,983	-655,966	-655,966
Existing Use Value	500,000		1,000,000
Uplift	20%	100,000	200,000
Plus /ha	0	0	0
Benchmark Land Value	600,000		1,200,000

£/m2

Additional Profit	2,063,799	459
-------------------	-----------	-----

RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -6,201,171

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-327,983
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-4,920	-4,920	
Fees				
Planning		24,480		
Professional	8.00%	774,754	799,234	
CONSTRUCTION				
Build Cost	1,949	8,772,209		
s106 / CIL / IT		30,000		
Contingency	5.00%	438,610		
Abnormals	5.00%	438,610		
		5,000	9,684,430	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	405,000	
Legals	%	0.5%	67,500	
	£/unit	0	60	
Misc.	%	0.0%	0	472,560
				10,623,322
Developers Profit				
Market Housing	% Value	17.50%		2,362,500
Affordable Housing	% Value	17.50%		0
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			

Stamp duty calc - Residual	
Land payment	-327,983
Total	0

Stamp duty calc - Residual	
Land payment	600,000
Total	19,500

Pre CIL s106	500	£/ Unit (all)	
Total			30,000

Post CIL s106	500	£/ Unit (all)	30,000
CIL	0	£/m2	0
Total			30,000

Inf Tariff	% GDV	
spell	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,565.00
Acc & Adpt	£/m2		109.55
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.00
Small Site	£/m2	0.00	0.00
	%	0.00%	0.00
Site Costs	Base	15.00%	1,692.17
	BNG	0.20%	253.83
			3.38
			1,949.38

RESIDUAL CASH FLOW FOR INTEREST																				
INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4
UNITS Started	10		10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing				0	0	0	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	0	0	0	0	0	0	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0	0	0	0
EXPENDITURE																				
Stamp Duty	0																			
Easements etc.	0																			
Legals Acquisition	-4,920																			
Planning Fee	24,480																			
Professional	387,377		387,377																	
Build Cost - BCIS Base		0	487,345	974,690	1,462,035	1,462,035	1,462,035	1,462,035	974,690	487,345	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	1,667	3,333	5,000	5,000	5,000	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0
Contingency		0	24,367	48,734	73,102	73,102	73,102	73,102	48,734	24,367	0	0	0	0	0	0	0	0	0	0
Abnormals		0	24,645	49,290	73,935	73,935	73,935	73,935	49,290	24,645	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																			
Legal and Valuation	0																			
Agents	0	0	0	0	0	0	67,500	67,500	67,500	67,500	67,500	67,500	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	11,250	11,250	11,250	11,250	11,250	11,250	0	0	0	0	0	0	0	0
Misc.				0																
COSTS BEFORE LAND INT AND PROFIT	406,937	0	925,401	1,076,048	1,614,072	1,614,072	1,692,822	1,692,822	1,154,798	616,774	78,750	78,750	0	0	0	0	0	0	0	0
For Residual Valuation																				
Land	-327,983																			
Interest		1,480	1,508	18,888	39,418	70,421	102,005	93,470	84,776	65,830	36,442	0	0	0	0	0	0	0	0	0
Developers Return																				
Market Housing																				2,362,500
Affordable for Rent																				0
First Homes																				0
Cash Flow	-78,955	-1,480	-926,909	-1,094,936	-1,653,489	-1,684,492	455,173	463,708	1,010,426	1,567,396	2,134,808	2,171,250	0	0	0	0	0	0	0	-2,362,500
Opening Balance	0																			
Closing Balance	-78,955	-80,435	-1,007,344	-2,102,280	-3,755,769	-5,440,262	-4,985,088	-4,521,380	-3,510,954	-1,943,558	191,250	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	0

Sheltered APP
Site 12



Site 12 Sheltered							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	75.0	62.50	100.00%	60	3,600	13,500,000	4,500
Affordable Overall			0%	0			
Affordable Rent	75.0	62.50	0.00%	0	1,600	0	0
Social Rent	75.0	62.50	0.00%	0	1,300	0	0
Shared Ownership	75.0	62.50	0.00%	0	2,520	0	0
First Homes	75.0	62.50	0.00%	0	2,520	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	120	/ha		13,500,000	4,500
SITE AREA - Gross	0.500	ha	120	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
				RUN Residual MACRO ctrl+r			
				Closing balance = 0			
				RUN CIL MACRO ctrl+H			
				Closing balance = -4,661,230			

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				260,721
Stamp Duty			2,536	
Easements etc.			0	
Legals /Acquisition	1.50%	3,911	6,447	
Fees				
Planning			24,480	
Professional	8.00%	725,868	750,348	
CONSTRUCTION				
Build Cost	1,960	8,817,898		
s106 / CIL / IT		30,000		
Contingency	2.50%	220,447		
Abnormals	0.00%	0		
		5,000	9,073,345	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	405,000	
Legals	%	0.5%	67,500	
	£/unit	0	0	
Misc.	%	0.0%	0	472,500
				10,563,361
Developers Profit				
Market Housing	% Value	17.50%		2,362,500
Affordable Housing	% Value	17.50%		0
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			24,480

Stamp duty calc - Residual	
Land payment	260,721
Total	2,536

Stamp duty calc - Residual	
Land payment	200,000
Total	1,000

Pre CIL s106	500	£/ Unit (all)	
Total			30,000

Post CIL s106	500	£/ Unit (all)	30,000
CIL	0	£/m2	0
Total			30,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,565.00
Acc & Adpt	£/m2		109.55
Water	%	0.00%	0.00
Over Extra 1	£/m2		17.52
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	15.00%	253.83
	BNG	0.80%	13.54
			1,959.53

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing					0	0	0	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		2,536																							
Easements etc.		0																							
Legals Acquisition		3,911																							
Planning Fee		24,480																							
Professional		362,934		362,934																					
Build Cost - BCIS Base			0	489,883	979,766	1,469,650	1,469,650	1,469,650	1,469,650	979,766	489,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,667	3,333	5,000	5,000	5,000	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	12,247	24,494	36,741	36,741	36,741	36,741	24,494	12,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	278	556	833	833	833	833	556	278	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	67,500	67,500	67,500	67,500	67,500	67,500	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	11,250	11,250	11,250	11,250	11,250	11,250	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		393,861	0	867,009	1,008,149	1,512,224	1,512,224	1,590,974	1,590,974	1,086,899	582,825	78,750	78,750	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land Interest		260,721																							
Developers Return			12,273	12,504	28,994	48,441	77,703	107,514	97,174	86,639	66,455	36,442	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing																									
Affordable for Rent																									2,362,500
First Homes																									0
Cash Flow		-654,582	-12,273	-879,512	-1,037,144	-1,560,665	-1,589,928	551,511	561,852	1,076,462	1,600,720	2,134,808	2,171,250	0	0	0	0	0	0	0	0	0	0	0	-2,362,500
Opening Balance		0																							
Closing Balance		-654,582	-666,855	-1,546,367	-2,583,511	-4,144,176	-5,734,103	-5,182,592	-4,620,740	-3,544,278	-1,943,558	191,250	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	2,362,500	0	

Extracare APP Cover



Older People's Housing - Extracare (May 2023)

FOR APPRAISALS																				
SITE		Site 1 Extracare	Site 2 Extracare	Site 3 Extracare	Site 4 Extracare	Site 5 Extracare	Site 6 Extracare	Site 7 Extracare	Site 8 Extracare	Site 9 Extracare	Site 12 Extracare	Site 13 Extracare	Site 14 Extracare	Site 15 Extracare	Site 16 Extracare	Site 17 Extracare	Site 18 Extracare	Site 19 Extracare	Site 20 Extracare	
AREA	Sub Area	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	
	Green Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green	
	Use	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	
UNITS	Total	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
	Gross	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
	Net	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	
Units		60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	
UNIT SIZE																				
BASE CONSTRUCTION	Market Housing	m2	92.30	92.37	92.44	92.15	92.22	92.30	92.39	92.50	92.08	92.30	92.37	92.44	92.15	92.22	92.30	92.39	92.50	92.50
	Aff to rent	m2	92.30	91.00	91.00	93.17	92.63	92.30	92.08	91.93	92.63	92.30	91.00	91.00	93.17	92.63	92.30	92.08	91.93	91.93
	Shared Ownership	m2	92.30	91.00	91.00	93.17	92.63	92.30	92.08	91.93	92.63	92.30	91.00	91.00	93.17	92.63	92.30	92.08	91.93	91.93
	First Homes	m2	92.30	91.00	91.00	93.17	92.63	92.30	92.08	91.93	92.63	92.30	91.00	91.00	93.17	92.63	92.30	92.08	91.93	91.93
FEES	BCIS	£/m2	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669	1,669
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
	Abnormals	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%									
		£	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
	Contingency	%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Small Sites		%																		
SALES	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
ACQUISITION	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DEVELOPER'S RETURN	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
FINANCE	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
LAND	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
VALUES	EUV		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%										
	Premium	£/ha		0	0	0	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
	Easements etc	£																		
GRANT	Market Housing	£/m2	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
	Aff Rent	£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
	Social Rent	£/m2	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
	Shared Ownership	£/m2	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520
	First Homes	£/m2	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520
POLICY REQUIREMENTS	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0									

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
			Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare	Extracare
			T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W	T&W
	Green/brown field		Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Green	Green	Green	Green	Green	Green	Green
	Use		PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL
Site Area	Gross	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
	Net	ha	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Units			60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Mix	Market Housing		100.0%	95.0%	90.0%	85.0%	80.0%	75.0%	70.0%	65.0%	60.0%	100.0%	95.0%	90.0%	85.0%	80.0%	75.0%	70.0%	65.0%	60.0%
	Affordable Overall		0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%
	Affordable Rent		0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%	0.0%	5.0%	10.0%	15.0%	20.0%	25.0%	30.0%	35.0%	40.0%
	Social Rent		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	Shared Ownership		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	First Homes		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Existing Use Value	£/ha		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	£ site		500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Uplift	£/ha		200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
	£ site		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
Benchmark Land Value	£/ha		1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
	£ site		600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Residual	Gross	£/ha	-3,882,235	-4,478,636	-5,075,038	-5,714,039	-6,313,319	-6,920,903	-7,528,487	-8,136,070	-8,787,053	-2,281,920	-2,867,345	-3,457,635	-4,096,636	-4,693,038	-5,289,439	-5,887,991	-6,495,575	-7,108,715
	Net	£/ha	-3,882,235	-4,478,636	-5,075,038	-5,714,039	-6,313,319	-6,920,903	-7,528,487	-8,136,070	-8,787,053	-2,281,920	-2,867,345	-3,457,635	-4,096,636	-4,693,038	-5,289,439	-5,887,991	-6,495,575	-7,108,715
		£ site	-1,941,117	-2,239,318	-2,537,519	-2,857,020	-3,156,659	-3,460,451	-3,764,243	-4,068,035	-4,393,527	-1,140,960	-1,433,672	-1,728,818	-2,048,318	-2,346,519	-2,644,720	-2,943,995	-3,247,787	-3,554,358
Additional Profit		£ site	13,888,148	13,721,689	13,859,592	14,858,202	14,722,958	14,843,131	14,708,016	14,700,545	14,693,074	14,670,662	14,663,191	14,655,720	14,648,249	14,640,778	14,633,308	14,625,837	14,618,366	14,610,895
		£/m2	2,508	2,606	2,776	3,162	3,326	3,574	3,790	4,075	4,432	2,649	2,785	2,936	3,117	3,308	3,523	3,769	4,052	4,388

Extracare APP
Site 1



Site 1 Extracare							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	92.3	71.00	100.00%	60	3,600	15,336,000	5,538
Affordable Overall			0%	0			
Affordable Rent	92.3	71.00	0.00%	0	1,600	0	0
Social Rent	92.3	71.00	0.00%	0	1,300	0	0
Shared Ownership	92.3	71.00	0.00%	0	2,520	0	0
First Homes	92.3	71.00	0.00%	0	2,520	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	120	/ha		15,336,000	5,538
SITE AREA - Gross	0.500	ha	120	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						
				RUN Residual MACRO ctrl+r			
				Closing balance = 0			
				RUN CIL MACRO ctrl+h			
				Closing balance = -24,194,119			
				Check on phasing dwgs nos correct			
				£/m2			
Additional Profit				13,888,148 2,508			

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = -24,194,119

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-1,941,117
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-29,117	-29,117	
Fees				
Planning			24,480	
Professional	8.00%	1,005,457	1,029,937	
CONSTRUCTION				
Build Cost	2,057	11,393,833		
s106 / CIL / IT		30,000		
Contingency	5.00%	569,692		
Abnormals	5.00%	569,692		
		5,000	12,568,217	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	460,080	
Legals	%	0.5%	76,680	
	£/unit	0	60	
Misc.	%	0.0%	0	536,820
				12,164,740
Developers Profit				
Market Housing	% Value	17.50%		2,683,800
Affordable Housing	% Value	17.50%		0
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			

Stamp duty calc - Residual	
Land payment	-1,941,117
Total	0

Stamp duty calc - Residual	
Land payment	600,000
Total	19,500

Pre CIL s106	500	£/ Unit (all)	
Total			30,000

Post CIL s106	500	£/ Unit (all)	30,000
CIL	0	£/m2	0
Total			30,000

Inf Tariff	% GDV	
spell	0.00%	0

Build Cost			/m2
CO2 Plus	%	7.00%	1,669.00
Acc & Adpt	£/m2		116.83
Water	%	0.00%	0.00
Over Extra 1	£/m2		0.00
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
Base	15.00%		1,785.93
BNG	0.20%		267.89
			3.57
			2,057.39

RESIDUAL CASH FLOW FOR INTEREST																			
INCOME		Year 1		Q2		Q3		Q4		Year 2		Q2		Q3		Q4		Year 3	
UNITS Started		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
Market Housing					0				0				0				0		
Affordable Rent					0				0				0				0		
Social Rent					0				0				0				0		
Shared Ownership					0				0				0				0		
First Homes					0				0				0				0		
Grant and Subsidy					0				0				0				0		
INCOME		0	0	0	0	0	0	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000
EXPENDITURE																			
Stamp Duty		0																	
Easements etc.		0																	
Legals Acquisition		-29,117																	
Planning Fee		24,480																	
Professional		502,729		502,729															
Build Cost - BCIS Base			0	632,991	1,265,981	1,898,972	1,898,972	1,898,972	1,898,972	1,265,981	632,991	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	0	1,667	3,333	5,000	5,000	5,000	5,000	3,333	1,667	0	0	0	0	0	0	0	0
Contingency			0	31,650	63,299	94,949	94,949	94,949	94,949	63,299	31,650	0	0	0	0	0	0	0	0
Abnormals			0	31,927	63,855	95,782	95,782	95,782	95,782	63,855	31,927	0	0	0	0	0	0	0	0
Finance Fees		0																	
Legal and Valuation		0																	
Agents		0	0	0	0	0	0	76,680	76,680	76,680	76,680	76,680	76,680	76,680	76,680	76,680	76,680	76,680	76,680
Legals		0	0	0	0	0	0	12,780	12,780	12,780	12,780	12,780	12,780	12,780	12,780	12,780	12,780	12,780	12,780
Misc.				0															
COSTS BEFORE LAND INT AND PROFIT		498,092	0	1,200,963	1,396,469	2,094,703	2,094,703	2,184,163	2,184,163	1,485,929	787,694	89,460	89,460	0	0	0	0	0	0
For Residual Valuation	Land	-1,941,117																	
Interest			0	0	0	21,645	61,327	101,752	96,688	91,529	73,181	41,398	0	0	0	0	0	0	0
Developers Return																			
Market Housing																			2,683,800
Affordable for Rent																			0
First Homes																			0
Cash Flow		1,443,026	0	-1,200,963	-1,396,469	-2,116,348	-2,156,029	270,085	275,149	978,542	1,695,124	2,425,142	2,466,540	0	0	0	0	0	-2,683,800
Opening Balance		0																	
Closing Balance		1,443,026	1,443,026	242,063	-1,154,406	-3,270,754	-5,426,783	-5,156,698	-4,881,549	-3,903,007	-2,207,882	217,260	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	0



Site 12 Extracare							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	92.3	71.00	100.00%	60	3,600	15,336,000	5,538
Affordable Overall			0%	0			
Affordable Rent	92.3	71.00	0.00%	0	1,600	0	0
Social Rent	92.3	71.00	0.00%	0	1,300	0	0
Shared Ownership	92.3	71.00	0.00%	0	2,520	0	0
First Homes	92.3	71.00	0.00%	0	2,520	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500	ha	120	/ha		15,336,000	5,538
SITE AREA - Gross	0.500	ha	120	/ha			
Sales per Quarter	0						
Unit Build Time	3 Quarters						

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value

-1,140,960

-2,281,920

-2,281,920

Existing Use Value

25,000

50,000

Uplift

0%

0

0

Plus /ha

350,000

175,000

350,000

Benchmark Land Value

200,000

400,000

£/m2

Additional Profit

14,670,662

2,649

RUN Residual MACRO ctrl+R

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -22,647,493

Check on phasing dwgs nos correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+H
Closing balance = -22,647,493

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land				-1,140,960
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	-17,114	-17,114	
Fees				
Planning		24,480		
Professional	8.00%	941,960	966,440	
CONSTRUCTION				
Build Cost	2,068	11,453,176		
s106 / CIL / IT		30,000		
Contingency	2.50%	286,329		
Abnormals	0.00%	0		
	£	5,000	11,774,506	
FINANCE				
Fees	0%	0		
Interest	7.50%	0	0	
Legal and Valuation				
SALES				
Agents	%	3.0%	460,080	
Legals	%	0.5%	76,680	
	£/unit	0	0	
Misc.	%	0.0%	0	536,760
				12,119,632
Developers Profit				
Market Housing	% Value	17.50%		2,683,800
Affordable Housing	% Value	17.50%		0
First Homes	% Value	17.50%		0

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	60		23,100
No dwgs under 50	50	462	1,380
No dwgs over 50	10	138	24,480
Total			

Stamp duty calc - Residual	
Land payment	-1,140,960
Total	0

Stamp duty calc - Residual	
Land payment	200,000
Total	1,000

Pre CIL s106	500	£/ Unit (all)	
Total			30,000

Post CIL s106	500	£/ Unit (all)	30,000
CIL	0	£/m2	0
Total			30,000

Inf Tariff	% GDV		
	0.00%		0

Build Cost			/m2
CO2 Plus	%	7.00%	1,669.00
Acc & Adpt	£/m2		116.83
Water	%	0.00%	0.00
Over Extra 1	£/m2		0.00
Over Extra 2	%	0.00%	0.10
Small Site	£/m2		0.00
Site Costs	%	0.00%	0.00
	Base	15.00%	1,785.93
	BNG	0.80%	267.89
			14.29
			2,068.11

RESIDUAL CASH FLOW FOR INTEREST																									
		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Market Housing					0	0	0	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		0	0	0	0	0	0	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-17,114																							
Planning Fee		24,480																							
Professional		470,980		470,980																					
Build Cost - BCIS Base			0	636,288	1,272,575	1,908,863	1,908,863	1,908,863	1,908,863	1,272,575	636,288	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,667	3,333	5,000	5,000	5,000	5,000	3,333	1,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	15,907	31,814	47,722	47,722	47,722	47,722	31,814	15,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	278	556	833	833	833	833	556	278	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	76,680	76,680	76,680	76,680	76,680	76,680	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	12,780	12,780	12,780	12,780	12,780	12,780	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		478,346	0	1,125,119	1,308,278	1,962,418	1,962,418	2,051,878	2,051,878	1,397,738	743,599	89,460	89,460	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation																									
Land Interest		-1,140,960																							
			0	0	8,672	33,365	70,786	108,908	101,498	93,949	73,993	41,398	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,683,800
Affordable for Rent																									0
First Homes																									0
Cash Flow		662,614	0	-1,125,119	-1,316,950	-1,995,782	-2,033,203	395,214	402,624	1,064,313	1,738,408	2,425,142	2,466,540	0	0	0	0	0	0	0	0	0	0	0	-2,683,800
Opening Balance		0																							
Closing Balance		662,614	662,614	-462,505	-1,779,456	-3,775,238	-5,808,441	-5,413,227	-5,010,603	-3,946,290	-2,207,882	217,260	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	2,683,800	0	

Appendix 21 – Non-Residential – Appraisal Results

Greenfield

Results (2)			Offices - Central	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	£/m2	0	0	0	0	0
Income	m2		4,000	2,000	4,000	400	4,000
	£/m2		2,200	2,200	1,000	800	1,600
	Capital Value		7,920,000	3,960,000	3,800,000	320,000	6,400,000
	Buyers Costs		356,400	178,200	171,000	14,400	288,000
	Capital Value		7,563,600	3,781,800	3,629,000	305,600	6,112,000
Costs	Land Used	Coverage	280%	75%	40%	40%	35%
		ha	0.143	0.267	1.000	0.100	1.143
		£/ha	50,000	50,000	25,000	50,000	25,000
		Uplift £/ha	500,000	500,000	500,000	500,000	500,000
			0	0	0	0	0
		Site Cost	78,571	146,667	525,000	55,000	605,714
	Stamp Duty (on VT)	4.00%	3,143	5,867	21,000	2,200	24,229
	Acquisition	1.50%	1,179	2,200	7,875	825	9,086
	Strategic Promotion	0.00%	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,061	2,031	816	1,290	630
		£	8,245,680	4,061,640	3,264,000	516,120	2,521,440
	Infrastructure	15.00%	1,236,852	609,246	489,600	77,418	378,216
	BNG	3,150	450	840	3,150	315	3,600
	Abnormals	0.00%	0	0	0	0	0
	Fees	8.00%	758,603	373,671	300,288	47,483	231,972
	S106		0	0	0	0	0
	CIL		0	0	0	0	0
	Contingency	2.50%	237,063	116,772	93,840	14,838	72,491
	Finance Costs	0.00%	0	0	0	0	0
	Sales	2.50%	99,000	49,500	47,500	4,000	80,000
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000
	Subtotal	0.00%	10,601,969	5,239,736	4,247,253	683,199	3,341,034
	Interest	7.00%	371,069	183,391	148,654	23,912	116,936
	Profit % GDV	15.00%	1,134,540	567,270	544,350	45,840	916,800
	COSTS		12,107,578	5,990,396	4,940,257	752,951	4,374,770
Residual	Land Worth	Site	-4,543,978	-2,208,596	-1,311,257	-447,351	1,737,230
	Existing Use Value	£/ha	50,000	50,000	25,000	50,000	25,000
	Viability Threshold	£/ha	550,000	550,000	525,000	550,000	530,000
	Residual Value	£/ha	-31,807,847	-8,282,237	-1,311,257	-4,473,515	1,520,076

#REF!			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	£/m2	0	0	0	0
Income	m2		150	2,000	4,000	
	£/m2		2,000	5,300	4,530	
	Capital Value		300,000	10,600,000	18,120,000	
	Buyers Costs		13,500	477,000	815,400	
	Capital Value		286,500	10,123,000	17,304,600	
Costs	Land Used	Coverage	80%	33%	50%	
		ha	0.019	0.600	0.800	
		£/ha	50,000	25,000	25,000	
		Uplift £/ha	500,000	500,000	500,000	
			0	0	0	
		Site Cost	10,313	315,032	420,000	
	Stamp Duty (on VT)	4.00%	413	12,601	16,800	
	Acquisition	1.50%	155	4,725	6,300	
	Strategic Promotion	0.00%	0	0	0	
	Pre Planning	0.00%	10,000	10,000	10,000	
	Construction	/m2	1,551	1,857	919	
		£	232,713	3,714,840	3,676,080	
	Infrastructure	15.00%	34,907	557,226	551,412	
	BNG	3,150	59	1,890	2,520	
	Abnormals	0.00%	0	0	0	
	Fees	8.00%	21,410	341,765	338,199	
	S106		0	0	0	
	CIL		0	0	0	
	Contingency	2.50%	6,690	106,802	105,687	
	Finance Costs	0.00%	0	0	0	
	Sales	2.50%	3,750	132,500	226,500	
	Misc. Financial	0.00%	25,000	25,000	25,000	
	Subtotal	0.00%	335,096	4,907,350	4,958,499	
	Interest	7.00%	11,728	171,757	173,547	
	Profit % GDV	15.00%	42,975	1,518,450	2,595,690	
	COSTS		389,800	6,597,557	7,727,736	
Residual Land Worth	Site		-103,300	3,525,443	9,576,864	
	Existing Use Value	£/ha	50,000	25,000	25,000	
	Viability Threshold	£/ha	550,000	525,000	525,000	
	Residual Value	£/ha	-5,509,315	5,875,151	11,971,080	

Brownfield

Results (2)			Offices - Central	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	£/m2	0	0	0	0	0
Income	m2		2,000	2,000	4,000	400	4,000
	£/m2		2,200	2,200	1,000	800	1,600
	Capital Value		3,960,000	3,960,000	3,800,000	320,000	6,400,000
	Buyers Costs		178,200	178,200	171,000	14,400	288,000
	Capital Value		3,781,800	3,781,800	3,629,000	305,600	6,112,000
Costs	Land Used	Coverage	280%	75%	40%	40%	35%
		ha	0.071	0.267	1.000	0.100	1.143
		£/ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
		Uplift £/ha	0	0	0	0	0
			200,000	200,000	200,000	200,000	200,000
		Site Cost	85,714	320,000	1,200,000	120,000	1,371,429
	Stamp Duty (on VT)	4.00%	3,429	12,800	48,000	4,800	54,857
	Acquisition	1.50%	1,286	4,800	18,000	1,800	20,571
	Strategic Promotion	0.00%	0	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,061	2,031	816	1,290	630
		£	4,122,840	4,061,640	3,264,000	516,120	2,521,440
	Infrastructure	15.00%	618,426	609,246	489,600	77,418	378,216
	BNG	47,885	3,420	12,769	47,885	4,789	54,726
	Abnormals	5.00%	237,063	233,544	187,680	29,677	144,983
	Fees	8.00%	398,266	392,354	315,302	49,857	243,571
	S106		0	0	0	0	0
	CIL		0	0	0	0	0
	Contingency	5.00%	248,916	245,222	197,064	31,161	76,116
	Finance Costs	0.00%	0	0	0	0	0
	Sales	2.50%	49,500	49,500	47,500	4,000	80,000
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000
	Subtotal	0.00%	5,703,147	5,641,876	4,635,031	739,621	3,594,480
	Interest	7.00%	199,610	197,466	162,226	25,887	125,807
	Profit % GDV	15.00%	567,270	567,270	544,350	45,840	916,800
	COSTS		6,470,027	6,406,611	5,341,607	811,348	4,637,087
Residual Land Worth	Site		-2,688,227	-2,624,811	-1,712,607	-505,748	1,474,913
	Existing Use Value	£/ha	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Viability Threshold	£/ha	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000
	Residual Value	£/ha	-37,635,176	-9,843,042	-1,712,607	-5,057,481	1,290,549

#REF!			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	£/m2	0	0	0	0
Income	m2		150	150	2,000	4,000
	£/m2		4,500	2,000	5,300	4,530
	Capital Value		675,000	300,000	10,600,000	18,120,000
	Buyers Costs		30,375	13,500	477,000	815,400
	Capital Value		644,625	286,500	10,123,000	17,304,600
Costs	Land Used	Coverage	80%	80%	33%	50%
		ha	0.019	0.019	0.600	0.800
		£/ha	1,000,000	1,000,000	1,000,000	1,000,000
		Uplift £/ha	0	0	0	0
			200,000	200,000	200,000	200,000
		Site Cost	22,500	22,500	720,072	960,000
	Stamp Duty (on VT)	4.00%	900	900	28,803	38,400
	Acquisition	1.50%	338	338	10,801	14,400
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning	0.00%	10,000	10,000	10,000	10,000
	Construction	/m2	1,551	1,551	1,857	919
		£	232,713	232,713	3,714,840	3,676,080
	Infrastructure	15.00%	34,907	34,907	557,226	551,412
	BNG	47,885	898	898	28,734	38,308
	Abnormals	5.00%	13,381	13,381	213,603	211,375
	Fees	8.00%	22,480	22,480	358,854	355,109
	S106		0	0	0	0
	CIL		0	0	0	0
	Contingency	5.00%	14,050	14,050	224,283	221,943
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	8,438	3,750	132,500	226,500
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	0.00%	348,104	358,416	5,304,644	5,368,527
	Interest	7.00%	12,184	12,545	185,663	187,898
	Profit % GDV	15.00%	96,694	42,975	1,518,450	2,595,690
	COSTS		456,981	413,936	7,008,757	8,152,116
Residual Land Worth	Site		187,644	-127,436	3,114,243	9,152,484
	Existing Use Value	£/ha	1,000,000	1,000,000	1,000,000	1,000,000
	Viability Threshold	£/ha	1,200,000	1,200,000	1,200,000	1,200,000
	Residual Value	£/ha	10,007,664	-6,796,586	5,189,886	11,440,605

HDH Planning & Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, land owners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd
Registered in England Company Number 08555548
Clapham Woods Farm, Keasden, Nr Clapham, Lancaster. LA2 8ET
info@hdhplanning.co.uk 015242 51831

