

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 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

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	1,272
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	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
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	

4

100

Aff - rented

67% % of Aff

8%

25% % of Aff

Rounded

Area ha

Total	4.082
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Gross 4.082 ha

Net 2.857 ha

Sub Area Telford

Use	Agricultural
1. Food and Nutrition	• Food Security: Ensuring sufficient food for all. • Nutrition: Improving the quality of food and diets.
2. Health and Well-being	• Food Safety: Ensuring food is safe for consumption. • Nutrition: Improving the quality of food and diets.
3. Environment	• Food Security: Ensuring sufficient food for all. • Nutrition: Improving the quality of food and diets.
4. Society	• Food Security: Ensuring sufficient food for all. • Nutrition: Improving the quality of food and diets.

Circulation

Circulation

1,399 £/m2

Residents	0
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Open Space Required	0.000
Gross - Net	1.224
Shortfall / Surplus	1.224

Summary

Medium GF - 60
5

UNITS
Affordable

60
30%

Aff - rented 67% % of Aff
18 Shared Own 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		

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
Gross
Net

15.873
15.873 ha
11.111 ha

Characteristics
Sub Area Telford
Green Brov Brown
Use PDL

Market							
Beds	m2	Circulation	350	Rounded	m2	Circulation	
Terrace	2	73	0.0%	15%	52.50	53	3,869
Terrace	3	86	0.0%	20%	70.00	70	6,020
Terrace	4	97	0.0%	5%	17.50	18	1,746
Semi	2	81	0.0%	15%	52.50	53	4,293
Semi	3	98	0.0%	25%	87.50	88	8,624
Semi	4	106	0.0%	15%	52.50	53	5,618
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%		0.00	0	0
Det	5	140	0.0%		0.00	0	0
Flat to5	1	40	10.0%	5%	17.50	15	660
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%	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
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	0
Terrace	3	85	0	0
Terrace	4	26	0	0
Semi	2	61	0	0
Semi	3	100	0	0
Semi	4	61	0	0
Det	3	0	0	0
Det	4	0	0	0
Det	5	0	0	0
Flat to5	1	56	0	0
Flat to5	2	25	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
0.0000	0.0000

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	

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

UNITS
Affordable

Aff - rented	67%	% of Aff
5 Shared Ownere	8%	
First Homes	25%	% of Aff

Modelling	
Density	30 units/ha
Net:Gross	100%

Total	0.667
Gross	0.667
Net	0.667

Sub Area	Telford
Green Brown	Brown
Use	PDL

Affordable for Rent				Shared Ownership				First Homes			
4		Rounded	m2	0		Rounded	m2	2		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%	4.00	4	172		0.00	0	0		0.00	0	0
	0.00	0	0	100%	0.00	0	0	100%	2.00	2	134
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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	172	100%	0.00	0	0	100%	2.00	2	134

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	4	0	
Flat to5	2	9	0	
Flat to5	3	7	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

1,564 £/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
Net:Gross

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							
				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%	100%	18.00
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	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

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	0.0000
0.0000	0.0000
0.0000	0.0000

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	

Characteristics	
Sub Area	N of Telford
Green Brown	Green
Use	Agricultural

				Market					
	Beds	m2	Circulation	1925		Rounded	m2		
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		

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
	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

			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

Occupants			Population	
	Beds	Count	per unit	
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	

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	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	

North East of Muxton

27

UNITS
Affordable

2250
30%

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

	Rounded
449.955	450
56.30	17
168.75	169
675	636

Modelling
Density
Net:Gross

30 units/ha
60%

Area ha
Total
Gross
Net

125.000
125.000 ha
75.000 ha

Characteristics
Sub Area N of Telford
Green Brov Green
Use Agricultural

Market							
Beds	m2	Circulation	1575	Rounded	m2	Circulation	
Terrace	2	73	0.0%	15%	236.25	236	17,228
Terrace	3	86	0.0%	20%	315.00	315	27,090
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	236.25	236	19,116
Semi	3	98	0.0%	25%	393.75	394	38,612
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	236.25	236	30,680
Det	5	140	0.0%	5%	78.75	79	11,060
Flat to5	1	40	10.0%	5%	78.75	79	3,476
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%	1,575.00	1,575	147,262	

			BCIS			
			Lower Q	Median	Used	m2
Terrace	2		1,167		1,167	35,078
Terrace	3		1,167		1,167	32,130
Terrace	4		1,167		1,167	2,231
Semi	2		1,206		1,206	21,328
Semi	3		1,206		1,206	42,890
Semi	4		1,206		1,206	2,968
Det	3		1,437		1,437	0
Det	4		1,437		1,437	30,680
Det	5		1,437		1,437	12,131
Flat to5	1		1,373		1,373	11,498
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
						190,934

1,254 £/m2

Affordable for Rent				Shared Ownership				First Homes			
450	225.00	Rounded	m2	17	2.55	Rounded	m2	169	25.35	Rounded	m2
50%	225.00	225	15,750	15%	2.55	3	210	15%	25.35	27	1,890
5%	22.50	23	1,932	20%	3.40	3	252	20%	33.80	34	2,856
5%	22.50	23	2,231		0.00	0	0		0.00	0	0
	0.00	0	0	15%	2.55	3	237	15%	25.35	25	1,975
	0.00	0	0	25%	4.25	4	372	25%	42.25	42	3,906
	0.00	0	0	15%	2.55	3	318	15%	25.35	25	2,650
	0.00	0	0		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%	0.85	1	119	5%	8.45	8	952
40%	180.00	179	7,679	5%	0.85	0	0	5%	8.45	8	343
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	450.00	450	27,592	100%	17.00	17	1,508	100%	169.00	169	14,572

Occupants	Beds	Count	Population
Terrace	2	491	0
Terrace	3	375	0
Terrace	4	23	0
Semi	2	264	0
Semi	3	440	0
Semi	4	28	0
Det	3	0	0
Det	4	236	0
Det	5	88	0
Flat to5	1	266	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	50.000
Shortfall / Surplus	50.000

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	1,575	147,262	93.50	146,946	93.30
Aff - rented	450	27,592	61.32	26,894	59.76
Shared Ownership	17	1,508	88.71	1,508	88.71
First Homes	169	14,572	86.23	14,541	86.04
	2,211	190,934		189,889	

Bratton and Shawbirch

28

UNITS
Affordable

1750
30%

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

	Rounded
349.965	350
43.79	44
131.25	131
525	525

Modelling
Density
Net:Gross

35 units/ha
60%

Area ha
Total
Gross
Net

76.000
83.333 ha
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	175.00	Rounded	m2	44	6.60	Rounded	m2	131	19.65	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	0.0000

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
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	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
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 ha	

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		

Dawley Rd
30

UNITS
Affordable

2000
30%

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

	Rounded
399.96	400
50.04	50
150	150
600	600

Modelling
Density 30 units/ha
Net:Gross 60%

Area ha
Total 116.000
Gross 111.111 ha
Net 66.667 ha

Characteristics
Sub Area W of Telford
Green Brov Green
Use Agricultural

Market							
Beds	m2	Circulation	1400	Rounded	m2	Circulation	
Terrace	2	73	0.0%	15%	210.00	210	15,330
Terrace	3	86	0.0%	20%	280.00	280	24,080
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	210.00	210	17,010
Semi	3	98	0.0%	25%	350.00	350	34,300
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	210.00	210	27,300
Det	5	140	0.0%	5%	70.00	70	9,800
Flat to5	1	40	10.0%	5%	70.00	70	3,080
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%	1,400.00	1,400		130,900

			BCIS			
			Lower Q	Median	Used	m2
Terrace	2		1,167		1,167	31,500
Terrace	3		1,167		1,167	29,120
Terrace	4		1,167		1,167	1,940
Semi	2		1,206		1,206	19,459
Semi	3		1,206		1,206	39,043
Semi	4		1,206		1,206	3,286
Det	3		1,437		1,437	0
Det	4		1,437		1,437	27,300
Det	5		1,437		1,437	11,109
Flat to5	1		1,373		1,373	10,159
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
					172,916	216,665,202

1,253 £/m2

Affordable for Rent				Shared Ownership				First Homes			
400		Rounded	m2	50		Rounded	m2	150		Rounded	m2
50%	200.00	200	14,000	15%	7.50	8	560	15%	22.50	23	1,610
5%	20.00	20	1,680	20%	10.00	10	840	20%	30.00	30	2,520
5%	20.00	20	1,940		0.00	0	0		0.00	0	0
	0.00	0	0	15%	7.50	8	632	15%	22.50	23	1,817
	0.00	0	0	25%	12.50	13	1,209	25%	37.50	38	3,534
	0.00	0	0	15%	7.50	8	848	15%	22.50	23	2,438
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	2.50	3	357	5%	7.50	8	952
40%	160.00	160	6,864	5%	2.50	0	0	5%	7.50	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%	400.00	400	24,484	100%	50.00	50	4,446	100%	150.00	150	13,086

Occupants	Beds	Count	Population	
Terrace	2	441	0	0
Terrace	3	340	0	0
Terrace	4	20	0	0
Semi	2	241	0	0
Semi	3	401	0	0
Semi	4	31	0	0
Det	3	0	0	0
Det	4	210	0	0
Det	5	81	0	0
Flat to5	1	235	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

Open Space Required	0.000
Gross - Net	44.444
Shortfall / Surplus	44.444

Summary		Construction		Saleable	
	Units	m2	Average	m2	Average
Market Housing	1,400	130,900	93.50	130,620	93.30
Aff - rented	400	24,484	61.21	23,860	59.65
Shared Ownership	50	4,446	88.92	4,446	88.92
First Homes	150	13,086	87.24	13,066	87.11
	2,000	172,916		171,992	

FOR APPRAISALS

SITE			Site 1 Greenfield 800	Site 2 Large GF 500	Site 3 Large GF - 300	Site 4 Large GF - 100	Site 5 Medium GF - 60	Site 6 Medium GF - 40	Site 7 Medium GF - 20	Site 8 Medium GF - 12	Site 9 Green 7	Site 10 Green 5	Site 11 Large BF - 500	Site 12 Large BF - 200	Site 13 Medium BF 100	Site 14 Medium BF 50	Site 15 Medium BF 50	Site 16 Medium BF - 20	Site 17 Medium BF - 20 Flats	Site 18 BF 12	Site 19 BF 12 Flats	Site 20 Brown 7	Site 21 Built to Rent GF	Site 22 Built to Rent BF	Site 23 Build to Rent Flats	Site 26 North of A442 Wheat Leasows	Site 27 North East of Muxton	Site 28 Bratton and Shawbirch	Site 29 North of Redhill	Site 30 Dawley Rd	
	Sub Area		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	
AREA	Green Brown Use		Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Paddock	Green Paddock	Green Paddock	Green Paddock	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Brown PDL	Green Agricultural	Brown PDL	Brown PDL	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	Green Agricultural	
	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	152.778	125.000	76.000	152.778	116.000	
	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	Units		800	500	300	100	60	40	20	12	7	5	500	200	100	50	50	20	20	12	12	7	60	60	60	2750	2250	1750	2750	2000	
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	93.50	93.50	93.50	93.50	93.50	
	Aff to rent	m2	61.21	61.21	56.45	61.21	64.38	61.59	56.45	70.00	60.49	70.00	60.49	60.49	62.97	55.00	70.00	68.55	42.90	59.03	42.90	70.00	67.10	67.10	67.10	61.30	61.30	61.30	61.30	61.21	
	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	85.98	88.71	87.38	85.98	88.92	
	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	86.43	86.23	87.03	86.43	87.24	
BASE CONSTRUCTION	BCIS	£/m2	1,253	1,253	1,253	1,399	1,394	1,391	1,401	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	1,253	1,254	1,253	1,253	1,253	
	Site Costs	%	15%	15%	15%	15%	15%	15%	15%	10%	10%	10%	15%	15%	15%	15%	10%	15%	5%	10%	5%	10%	15%	15%	10%	13%	13%	13%	13%	13%	
	Abnormals	%	0.0%	0.0%	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%	0.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
		£	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	2,997,500	2,452,500	1,907,500	2,997,500	2,180,000	
	Contingency	%	2.5%	2.5%	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%	2.5%	5.0%	5.0%	5.0%	2.5%	2.5%	2.5%	2.5%	2.5%
	Small Sites	%																													
FEES																															
SALES	Professional Planning <50	£/unit	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	
	Professional 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	462	462	462	462	462	
		£/unit	138	138	138	138	138	138	138	138	138	138	138	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%	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%	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	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%	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%	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%	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%	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%	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	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%	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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
VALUES	EUV		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	25,000	
	Premium	% EUV	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	0%	20%	20%	0%	0%	0%	0%	0%	
	Premium	£/ha	350,000	350,000	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	350,000	0	0	0	250,000	250,000	250,000	250,000	250,000
	Easements etc	£																													
GRANT	Market Housing	£/m2	3,000	3,000	3,000	3,000	3,000	3,000	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	3,000	3,000	3,000	3,000	3,000	
	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	1,600	1,720	1,720	1,720	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	1,300	1,300	1,720	1,720	1,720	1,300	1,300	1,300	1,300	1,300	
	Shared Ownership	£/m2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,345	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	2,100	2,100	2,100	2,100	2,100
POLICY REQUIREMENTS	First Homes	£/m2	1,761	1,760	1,766	1,784	1,775	1,800	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	1,762	1,763	1,760	1,762	1,760	
	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	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	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	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%	0.20%	0.20%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.80%	0.20%	0.80%	0.80%	0.20%	0.20%	0.20%	0.20%	0.20%	0.20%	
		£/ha		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	
	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%	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	0.00	0.00	0.00</				

			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	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	63,626	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

Residential - Telford
Site 1



Site 1Greenfield 800							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		800			
Market Housing	93.5	93.30	70.00%	560	3,000	156,744,000	52,360
Affordable Overall			30%	240			
Affordable Rent	61.2	59.65	20.00%	160	1,600	15,268,873	9,793
Social Rent	61.2	59.65	0.00%	0	1,300	0	0
Shared Ownership	86.4	86.20	2.50%	20	2,100	3,623,296	1,729
First Homes	86.4	86.20	7.50%	60	1,761	9,109,800	5,184
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	22.857	ha	35	/ha		184,745,969	69,066
SITE AREA - Gross	38.095	ha	21	/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 = -5,401,624			
Check on phasing dwgs nos correct							
</							

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
	Land		650,837	13,226,749
	Stamp Duty		0	
	Easements etc.		198,401	849,239
	Legals /Acquisition	1.50%		
Fees	Planning		126,600	
	Professional	8.00%	9,220,166	9,346,766
CONSTRUCTION	Build Cost	1,565	108,085,922	
	s106 / CIL / IT	2,500	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%	0	0
	Legal and Valuation			
SALES	Agents	%	3.0%	5,542,379
	Legals	%	0.5%	923,730
	£/unit		0	800
	Misc.	%	0.0%	0
			6,466,909	145,141,731
Developers Profit				
	Market Housing	% Value	17.50%	27,430,200
	Affordable Housing	% Value	17.50%	3,306,130
	First Homes	% Value	17.50%	1,594,215

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

Stamp duty calc - Residual	
Land payment	13,226,749
Total	650,837

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

Pre CIL s106	4,000	£/ Unit (all)	
Total			3,200,000

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

Inf Tariff	% GDV	
spell	0.00%	0

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

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	60																
Market Housing		3,918,600	7,837,200	15,674,400	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	11,755,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		381,722	763,444	1,526,887	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	1,145,165	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		90,582	181,165	362,330	543,494	543,494	543,494	543,494	543,494	271,747	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		227,745	455,490	910,980	1,366,470	1,366,470	1,366,470	1,366,470	1,366,470	683,235	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	4,618,649	9,237,298	18,474,597	27,711,895	27,711,895	27,711,895	27,711,895	27,711,895	13,855,948	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	650,837																							
Easements etc.	0																							
Legals Acquisition	198,401																							
Planning Fee	126,600																							
Professional	9,220,166																							
Build Cost - BCIS Base		2,702,148	5,404,296	10,808,592	16,212,888	16,212,888	16,212,888	16,212,888	16,212,888	8,106,444	0	0	0	0	0	0	0	0	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	240,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		67,554	135,107	270,215	405,322	405,322	405,322	405,322	405,322	202,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		31,600	63,200	126,400	189,600	189,600	189,600	189,600	189,600	94,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	138,559	277,119	554,238	831,357	831,357	831,357	831,357	831,357	415,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	23,093	46,186	92,373	138,559	138,559	138,559	138,559	138,559	69,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		0																						
COSTS BEFORE LAND INT AND PROFIT	10,196,004	3,042,954	6,085,909	12,171,818	18,257,727	18,257,727	18,257,727	18,257,727	18,257,727	9,128,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	13,226,749																						
Interest			1,756,706	1,770,282	1,666,699	1,318,993	708,855	52,957	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
Affordable for Rent																								27,430,200
First Homes																								3,306,130
																								1,594,215
Cash Flow	-23,422,753	-181,012	1,381,107	4,636,080	8,135,175	8,745,313	9,401,212	9,454,169	9,454,169	4,727,084	0	0	0	0	0	0	0	0	0	0	0	0	0	-32,330,545
Opening Balance	0																							
Closing Balance	-23,422,753	-23,603,764	-22,222,657	-17,586,577	-9,451,402	-706,089	8,695,123	18,149,292	27,603,460	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	32,330,545	0	

Residential - Telford
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	3,000	98,448,000	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	2,100	2,355,633	1,122
First Homes	88.7	88.68	7.50%	38	1,760	5,854,737	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		116,201,415	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	8,931,817	625,227	437,659
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
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RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

Closing balance = -3,337,080

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			436,091	8,931,817
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		133,977	570,068
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			0	
SALES				
Agents	%	3.0%	3,486,042	
Legals	%	0.5%	581,007	
£/unit		0	0	
Misc.	%	0.0%	0	4,067,050
				91,928,225
Developers Profit				
Market Housing	% Value	17.50%		17,228,400
Affordable Housing	% Value	17.50%		2,082,269
First Homes	% Value	17.50%		1,024,579

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	8,931,817
Total	436,091

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%	0.00
Small Site	£/m2		0.10
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		3,937,920	7,875,840	15,751,680	15,751,680	15,751,680	15,751,680	7,875,840	0	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	763,444	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		94,225	188,451	376,901	376,901	376,901	376,901	188,451	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		234,189	468,379	936,758	936,758	936,758	936,758	468,379	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	4,648,057	9,296,113	18,592,226	18,592,226	18,592,226	18,592,226	9,296,113	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	436,091																							
Easements etc.	0																							
Legals Acquisition	133,977																							
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	5,438,362	0	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	160,000	0	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	135,959	0	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	63,760	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	139,442	278,883	557,767	557,767	557,767	557,767	278,883	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	23,240	46,481	92,961	92,961	92,961	92,961	46,481	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	6,453,349	3,061,722	6,123,445	12,246,890	12,246,890	12,246,890	12,246,890	6,123,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	8,931,817																						
Interest		1,153,887	1,121,454	967,613	564,284	130,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								17,228,400
Affordable for Rent																								2,082,269
First Homes																								1,024,579
Cash Flow	-15,385,166	432,447	2,051,215	5,377,724	5,781,053	6,214,632	6,345,337	6,345,337	3,172,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-20,335,248
Opening Balance	0																							
Closing Balance	-15,385,166	-14,952,719	-12,901,505	-7,523,780	-1,742,727	4,471,905	10,817,242	17,162,579	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	20,335,248	0	

Sales per Quarter	0
Unit Build Time	3 Quarters

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = -1,986,514

Check on phasing dwgs nos
correct

RESIDUAL CASH FLOW FOR INTEREST

05/10/2023 12:30

Residential - Telford
Site 4



Site 4 Large GF- 100						
INCOME	Av Size m2		%	Number	Price	GIA
	Gross	Net		100	£/m2	£
Market Housing	95.7	95.60	70.00%	70	3,000	20,076,000
Affordable Overall			30%	30		
Affordable Rent	61.2	59.65	20.00%	20	1,600	1,908,609
Social Rent	61.2	59.65	0.00%	0	1,300	0
Shared Ownership	87.0	87.00	2.50%	3	2,100	457,115
First Homes	86.0	86.00	7.50%	8	1,784	1,150,875
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 Quarter	0					
Unit Build Time	3 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
Acc & Adpt	£/m2		97.92
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	15.00%	1,514.32
	BNG	0.20%	227.15
			3.03
			1,744.50

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	2,007,600	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	0	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	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	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	45,712	0	0	0	0	0	0	0	0
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	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	2,359,260	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	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0
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	0	0	0	0	0	0	0	0
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	123,023																							
Interest		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
Developers Return																								
Market Housing																								3,513,300
Affordable for Rent																								414,002
First Homes																								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

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%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	418,264	
	Legals	%	0.5%	69,711	
		£/unit		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

Build Cost			/m2
C02 Plus	%	7.00%	1,393.74
	£/m2		97.56
Acc & Adpt	%	0.00%	0.00
	£/m2		0.00
Water	%		17.52
Over Extra 1	£/m2		0.10
	%	0.00%	0.00
Over Extra 2	£/m2		0.00
	%	0.00%	0.00
Small Site	£/m2		0.00
	%	0.00%	0.00
			1,508.93
Site Costs	Base	15.00%	226.34
	BNG	0.20%	3.02
			1,738.28

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

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

Whole Site		Per ha NET	Per ha GROSS
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
£/m ²			
Additional Profit	-678,406	-172	

RUN Residual Macro Closing balance = 0

RUN CIL Macro ctrl+I Closing balance = -409,031

Check on phasing always nos correct

05/10/2023 12:30

Residential - Telford
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	3,000	7,848,000	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	2,100	176,541	84
First Homes	87.0	87.00	7.50%	3	1,800	469,800	261
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

£/m2

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	0.00
	%	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																				
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	981,000	981,000	981,000	981,000	981,000	981,000	981,000	981,000	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
Social Rent				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
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
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	1,157,983	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
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
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
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
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
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
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
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
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
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	-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	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

	£/m2
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			366,581
	Stamp Duty		7,829	
	Easements etc.		0	
	Legals /Acquisition	1.50%	5,499	13,328
Fees	Planning Professional	8.00%	9,240	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 Value302,041880,953880,953

Existing Use Value17,14350,000

Uplift0%00

Plus /ha350,000120,000350,000

Benchmark Land Value137,143400,000

£/m2

Additional Profit256,310312

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	155,301
CONSTRUCTION	Build Cost	1.675	1,765,622	
	s106 / CIL / IT	2.50%	48,000	
	Contingency		44,141	
	Abnormals	0.00%	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
	%	0.00%	0.00
Site Costs	Base	10.00%	151.96
	BNG	0.20%	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																							
Developers Return			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
Market Housing																									
Affordable for Rent																									
First Homes																									481,370
																									46,662
																									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	0	

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		3,234		
	Professional	8.00%	84,899		88,133
CONSTRUCTION					
	Build Cost	1,652	1,000,520		
	s106 / CL / IT		28,000		
	Contingency	2.50%	25,013		
	Abnormals	0.00%	0		
	£		7,700		1,061,233
FINANCE					
	Fees	0%	0		
	Interest	7.50%			
	Legal and Valuation		0		0
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

Inf Tariff	% GDV	0.00%	0
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Build Cost			/m2
CO2 Plus		7.00%	1,384.56
	£/m2		96.92
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
			1,499.10
Site Costs	Base	10.00%	149.91
	BNG	0.20%	3.00
			1,652.00

Check on phasing dwgs nos
correct

[illegible]

Residential - Telford
Site 10



Site 10 Green 5							
INCOME		Av Size	m2	%	Number	Price	GDV
		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 Professional	8.00%	2,310	71,748
CONSTRUCTION	Build Cost	1,692	820,952	
	s106 / CIL / IT	2.50%	20,000	
	Contingency		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	
	%		0	
	£/unit		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	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		Q1		1	2	Q1				Q1				Q1				Q1				Q1			
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 Interest		100,431	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																									
Affordable for Rent																									
First Homes																									
	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 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		0	
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	£/m2		17.52
Over Extra 1	%	0.00%	0.00
Over Extra 2	£/m2		0.00
Small Site	%	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
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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			
Planning app fee	dwgs	rate	
No dwgs	200		23,100
No dwgs under 50	50	462	20,700
No dwgs over 50	150	138	43,800
	Total		

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	0.00	0.00
	%	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																					
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
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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
UNITS Started	Q1		10	10	Q1	10	10	10	Q1	10	10	10	Q1	10	10	10	Q1	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
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
Social Rent				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
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
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	2,219,215	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
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
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
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
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
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
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
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
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
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
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

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	-264,783	-264,783	-225,065
Existing Use Value	1,176,471		1,000,000
Uplift	235,294		200,000
Plus /ha	0		0
Benchmark Land Value	1,411,765		1,200,000
		£/m2	
Additional Profit	-1,688,172	-551	

Planning fee calc				
Planning app fee	dwgs	rate		
No dwgs	50			
No dwgs under 50	50	462	23,100	
No dwgs over 50	0	138	0	
		Total	23,100	
Stamp duty calc - Residential				
Land payment			-264,783	
		Total	0	
Stamp duty calc - Residential				
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	
0	£/m2		0	
	Total		200,000	
Inf Tariff				
% GDV				
0.00%			0	

Build Cost			/m2
CO2 Plus	%	7.00%	1,348.56
	£/m2		94.40
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
			1,460.58
Site Costs	Base	15.00%	219.09
	BNG	0.80%	11.68
			1,691.35

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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%			
	Legal and Valuation		0	0	
SALES					
	Agents	%	3.0%	209,668	
	Legals	%	0.5%	34,945	
		£/unit	0	0	
	Misc.	%	0.0%	0	244,613
					5,580,128

Build Cost			/m2
C02 Plus	%	7.00%	1,564.00
	£/m2		0.00
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	10.00%	169.11
	BNG	0.80%	13.53
			1,873.74

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

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

	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	

Developers Profit			
Market Housing	% Value	17.50%	1,001,875
Affordable Housing	% Value	17.50%	163,356
First Homes	% Value	17.50%	57,832

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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
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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																									
		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		-147,327																							
Land 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 - Telford
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
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RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+H

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	0	
Legal and Valuation				
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	Q2	Q3	Q4	Year 2	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	634,375	634,375		634,375	634,375	0	0		0	0	0	0		0	0	0	0		0	0	0	0
Affordable Rent				0		0	62,394	62,394		62,394	62,394	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
Shared Ownership				0		0	13,354	13,354		13,354	13,354	0	0		0	0	0	0		0	0	0	0		0	0	0	0
First Homes				0		0	34,313	34,313		34,313	34,313	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	744,436	744,436	744,436	744,436	0	0	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	-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	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	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	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	0	0	0	0
Finance Fees	0																											
Legal and Valuation	0																											
Agents	0	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	0	0	0	0
Legals	0	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	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	0	0	0	0	0
For Residual Valuation	Land	-858,370																										
Interest		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	0	0	0	0	0
Developers Return																												
Market Housing																												
Affordable for Rent																												
First Homes																												444,063
																												53,024
																												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	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	521,105	521,105	521,105	521,105	521,105	0

Residential - Telford
Site 18



Site 18		BF 12					
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		12			
Market Housing	83.9	83.88	70.00%	8	3,000	2,113,650	705
Affordable Overall			30%	3.6			
Affordable Rent	59.0	53.67	20.00%	2	1,600	206,059	142
Social Rent	59.0	53.67	0.00%	0	1,300	0	0
Shared Ownership	67.1	61.00	2.50%	0	2,100	38,461	20
First Homes	67.1	61.00	7.50%	1	1,800	98,820	60
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							

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

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

£/m2

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 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
			1,564.00
CO2 Plus	%	7.00%	109.48
Acc & Adpt	£/m2		0.00
	%	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	5.00%	84.56
	BNG	0.80%	13.53
			1,789.18

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				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		-524,638																							
Land 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	0	



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	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

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 - Telford
Site 21



Site 21							Built to Rent GF	
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2	
	Gross	Net		60				
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
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	Q1		15	15	Q1	15			Q1				Q1				Q1				Q1			
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	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	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	44,621	44,621	44,621	44,621	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	2,472,683	2,472,683	2,472,683	2,472,683	0	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	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	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	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	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	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	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	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	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	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	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
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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+I
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	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
Acc & Adpt	£/m2		92.61
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%	1,433.23
	BNG	0.80%	214.98
			11.47
			1,659.68

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			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	1,536,790	0

Residential - Telford
Site 23



Site 23

Build to Rent Flats

INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		60	£/m2	£	m2
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%	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		
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	-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
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

		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				
INCOME																									
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				
Affordable Rent					0	0	0	419,638	419,638	419,638	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	45,939	45,939	45,939	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	2,647,827	2,647,827	2,647,827	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				
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				
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				
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				
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				
Legals		0	0	0	0	0	0	13,239	13,239	13,239	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				
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				
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	-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	0				

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

Check on phasing dwgs nos
correct

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		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
			1,358.28
Site Costs	Base	13.00%	176.58
	BNG	0.20%	2.72
			1,537.57

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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

Residual Land Value	25,905,909	518,118	340,867
Existing Use Value	1,900,000		25,000
Uplift	0%	0	0
Plus /ha	250,000	19,000,000	250,000
Benchmark Land Value	20,900,000		275,000

£/m2

Additional Profit	-10,480,519	-92
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RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = 22,927,967

Check on phasing dwgs nos correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			1,284,795	25,905,909
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%	388,589	1,673,384	
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	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%	1,252.90
Acc & Adpt	%	0.00%	87.70
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	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	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

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

Check on phasing dwgs nos
correct

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		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
			1,358.28
Site Costs	Base	13.00%	176.58
	BNG	0.20%	2.72
			1,537.57

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Residential - Telford
Site 30



Site 30							Dawley Rd	
INCOME	Av Size m2		%	Number	Price	GDV	GIA	
				2,000	£/m2	£	m2	
Market Housing	Gross	Net						
	93.5	93.30	70.00%	1,400	3,000	391,860,000	130,900	
Affordable Overall			30%	600				
Affordable Rent	61.2	59.65	20.00%	400	1,600	38,172,182	24,482	
Social Rent	61.2	59.65	0.00%	0	1,300	0	0	
Shared Ownership	88.9	88.92	2.50%	50	2,100	9,344,069	4,450	
First Homes	87.2	87.11	7.50%	150	1,760	22,996,800	13,086	
Grant and Subsidy	Affordable Rent				0	0		
	Social Rent				0	0		
	Shared Ownership				0	0		
SITE AREA - Net	66.667	ha	30	/ha		462,373,052	172,917	
SITE AREA - Gross	116.000	ha	17	/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 = 27,614,458				
				Check on phasing dwgs nos correct				
				£/m2				
Additional Profit				-28,645,470 -219				

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			1,381,282	27,835,640
Stamp Duty			0	
Easements etc.			417,535	1,798,817
Legals /Acquisition	1.50%			
Fees			292,200	
Planning			22,616,905	22,909,105
Professional	8.00%			
CONSTRUCTION				
Build Cost	1.538		265,884,208	
s106 / CIL / IT			8,000,000	
Contingency	2.50%		6,647,105	
Abnormals	0.00%		0	
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
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				
Developers Profit				
Market Housing	% Value	17.50%	68,575,500	
Affordable Housing	% Value	17.50%	8,315,344	
First Homes	% Value	17.50%	4,024,440	

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

Stamp duty calc - Residual	
Land payment	27,835,640
Total	1,381,282

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

Build Cost				/m2
CO2 Plus	%	7.00%	87.71	1,253.01
Acc & Adpt	%	0.00%	0.00	0.00
Water	£/m2		17.52	0.10
Over Extra 1	%	0.00%	0.00	0.00
Over Extra 2	£/m2		0.00	0.00
Small Site	%	0.00%	0.00	0.00
Site Costs	Base	13.00%	176.58	2.72
	BNG	0.20%	1,537.64	

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	120	120	60					
Market Housing		3,918,600	7,837,200	15,674,400	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	23,511,600	11,755,800	0	0	0	0	0
Affordable Rent		381,722	763,444	1,526,887	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	1,145,165	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		93,441	186,881	373,763	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	560,644	280,322	0	0	0	0	0
First Homes		229,968	459,936	919,872	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	1,379,808	689,904	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	4,623,731	9,247,461	18,494,922	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	27,742,383	13,871,192	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,381,282																							
Easements etc.	0																							
Legals Acquisition	417,535																							
Planning Fee	292,200																							
Professional	22,616,905																							
Build Cost - BCIS Base		2,658,842	5,317,684	10,635,368	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	15,953,052	7,976,526	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	480,000	240,000	0	0	0	0	0
Contingency		66,471	132,942	265,884	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	398,826	199,413	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	130,800	65,400	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	138,712	277,424	554,848	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	832,271	416,136	0	0	0	0	0
Legals	0	23,119	46,237	92,475	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	138,712	69,356	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	24,707,922	2,988,944	5,977,887	11,955,775	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	17,933,662	8,966,831	0	0	0	0	0
For Residual Valuation	Land	27,835,640																						
Interest		3,940,767	4,113,716	4,177,026	3,999,867	3,564,203	3,095,864	2,592,400	2,051,176	1,469,360	843,908	171,547	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								
Affordable for Rent																								
First Homes																								
	Cash Flow	-52,543,562	-2,305,980	-844,142	2,362,121	5,808,854	6,244,518	6,712,857	7,216,321	7,757,545	8,339,361	8,964,813	9,637,174	9,808,721	9,808,721	9,808,721	9,808,721	9,808,721	9,808,721	4,904,360	0	0	0	-80,915,284
	Opening Balance	0																						
	Closing Balance	-52,543,562	-54,849,542	-55,693,684	-53,331,563	-47,522,710	-41,278,192	-34,565,335	-27,349,015	-19,591,470	-11,252,109	-2,287,296	7,349,877	17,158,598	26,967,319	36,776,040	46,584,761	56,393,482	66,202,203	76,010,924	80,915,284	80,915,284	80,915,284	0

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

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	1,272
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	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

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 20.408
Gross 20.408 ha
Net 14.286 ha

Characteristics

Sub Area Newport & Rural
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
Terrace	3			1,167		1,167	7,280
Terrace	4			1,167		1,167	485
Semi	2			1,206		1,206	4,925
Semi	3			1,206		1,206	9,833
Semi	4			1,206		1,206	848
Det	3			1,437		1,437	0
Det	4			1,437		1,437	6,890
Det	5			1,437		1,437	2,877
Flat to5	1			1,373		1,373	2,376
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
							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		Population	
Beds	Count	per unit	
Terrace	2	111	0
Terrace	3	85	0
Terrace	4	5	0
Semi	2	61	0
Semi	3	101	0
Semi	4	8	0
Det	3	0	0
Det	4	53	0
Det	5	21	0
Flat to5	1	55	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	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 40 units/ha
Net:Gross 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	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

Large GF - 100

4

UNITS

100

Aff - rented

67% % of Aff

25% % of Aff

	Rounded
19.998	20
2.50	3
7.5	8
30	31

Modelling

Density

Net:Gross

Area ha

Total

Gross

Net

4.082

4.082

2.857

Characteristics

Sub Area Newport & Rural

Green Brov Green

Use	Agricultural
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				Market					
	Beds	m2	Circulation	70		Rounded	m2		
Terrace	2	73	0.0%	15%	10.50	11	803		m2 Circulation
Terrace	3	86	0.0%	20%	14.00	14	1,204		70 0.0%
Terrace	4	97	0.0%		0.00	0	0		84 0.0%
Semi	2	81	0.0%	15%	10.50	11	891		97 0.0%
Semi	3	98	0.0%	25%	17.50	18	1,764		79 0.0%
Semi	4	106	0.0%		0.00	0	0		93 0.0%
Det	3	120	0.0%		0.00	0	0		106 0.0%
Det	4	130	0.0%	15%	10.50	11	1,430		102 0.0%
Det	5	140	0.0%	5%	3.50	4	560		115 0.0%
Flat to5	1	40	10.0%	5%	3.50	1	44		119 0.0%
Flat to5	2	65	10.0%		0.00	0	0		39 10.0%
Flat to5	3	80	10.0%		0.00	0	0		61 10.0%
Flat 6+	1	40	15.0%		0.00	0	0		74 10.0%
Flat 6+	2	65	15.0%		0.00	0	0		39 15.0%
Flat 6+	3	80	15.0%		0.00	0	0		61 15.0%
				100%	70.00	70	6,696		74 15.0%

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	1,573	2,081,079
Terrace	3			1,323	1,323	1,624	2,148,552
Terrace	4			1,323	1,323	97	128,331
Semi	2			1,336	1,336	1,049	1,401,464
Semi	3			1,336	1,336	2,043	2,729,448
Semi	4			1,336	1,336	106	141,616
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	1,430	2,277,990
Det	5			1,593	1,593	560	892,080
Flat to5	1			1,564	1,564	387	605,581
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
						8.869	12,406.141

1,399 £/m2

Affordable for Rent				Shared Ownership				First Homes				
m	20		Rounded	m2	3		Rounded	m2	8		Rounded	m2
	50%	10.00	10	700	15%	0.45	0	0	15%	1.20	1	70
	5%	1.00	1	84	20%	0.60	2	168	20%	1.60	2	168
	5%	1.00	1	97		0.00	0	0		0.00	0	0
		0.00	0	0	15%	0.45	0	0	15%	1.20	2	158
		0.00	0	0	25%	0.75	1	93	25%	2.00	2	186
		0.00	0	0	15%	0.45	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	5%	0.15	0	0	5%	0.40	0	0
	40%	8.00	8	343	5%	0.15	0	0	5%	0.40	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		0.00	0	0		0.00	0	0		0.00	0	0
		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	1,224	100%	3.00	3	261	100%	8.00	8	688

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	22	0	
Terrace	3	19	0	
Terrace	4	1	0	
Semi	2	13	0	
Semi	3	21	0	
Semi	4	1	0	
Det	3	0	0	
Det	4	11	0	
Det	5	4	0	
Flat to5	1	9	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	1.224
Shortfall / Surplus	1.224

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		70	6,696	95.66	6,692	95.60
Aff - rented		20	1,224	61.21	1,193	59.65
Shared Ownership		3	261	87.00	261	87.00
First Homes		8	688	86.00	688	86.00
		101	8,669		8,834	

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	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 - 40

6

UNITS
Affordable

40

30%

Aff - rented 70% % of Aff
12 Shared Own 5%
First Homes 25% % of Aff

	Rounded
8.4	8
0.60	1
3	3
12	12

Modelling
Density
Net:Gross

40 units/ha
85%

Area ha
Total
Gross
Net

1.176
1.176 ha
1.000 ha

Characteristics
Sub Area Newport & Rural
Green Brov Green
Use Agricultural

Market							
Beds	m2	Circulation	28	Rounded	m2	Circulation	
Terrace	2	73	0.0%	15%	4.20	4	292
Terrace	3	86	0.0%	20%	5.60	6	516
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	15%	4.20	4	324
Semi	3	98	0.0%	25%	7.00	8	784
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	15%	4.20	4	520
Det	5	140	0.0%	5%	1.40	1	140
Flat to5	1	40	10.0%	5%	1.40	1	44
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%	28.00	28	2,620	

BCIS							
		Lower Q	Median	Used	m2		
Terrace	2		1,323	1,323	572	756,756	
Terrace	3		1,323	1,323	852	1,127,196	
Terrace	4		1,323	1,323	0	0	
Semi	2		1,336	1,336	324	432,864	
Semi	3		1,336	1,336	877	1,171,672	
Semi	4		1,336	1,336	0	0	
Det	3		1,593	1,593	0	0	
Det	4		1,593	1,593	520	828,360	
Det	5		1,593	1,593	140	223,020	
Flat to5	1		1,564	1,564	173	270,103	
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	
					3,458	4,809,971	

1,391 £/m2

Affordable for Rent				Shared Ownership				First Homes			
8	4.00	Rounded	m2	1	0.15	Rounded	m2	3	0.45	Rounded	m2
50%	4.00	4	280	15%	0.15	0	0	15%	0.45	0	0
5%	0.40	1	84	20%	0.20	1	84	20%	0.60	2	168
5%	0.40	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	15%	0.15	0	0	15%	0.45	0	0
	0.00	0	0	25%	0.25	0	0	25%	0.75	1	93
	0.00	0	0	15%	0.15	0	0	15%	0.45	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0	5%	0.05	0	0	5%	0.15	0	0
40%	3.20	3	129	5%	0.05	0	0	5%	0.15	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	8.00	8	493	100%	1.00	1	84	100%	3.00	3	261

Occupants	Beds	Count	Population	per unit
Terrace	2	8	0	0
Terrace	3	10	0	0
Terrace	4	0	0	0
Semi	2	4	0	0
Semi	3	9	0	0
Semi	4	0	0	0
Det	3	0	0	0
Det	4	4	0	0
Det	5	1	0	0
Flat to5	1	4	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
0.0000	0.0000

Open Space Required	0.000
Gross - Net	0.176
Shortfall / Surplus	0.176

Summary			Construction		Saleable	
	Units		m2	Average	m2	Average
Market Housing	28		2,620	93.57	2,616	93.43
Aff - rented	8		493	61.59	481	60.13
Shared Ownership	1		84	84.00	84	84.00
First Homes	3		261	87.00	261	87.00
	40		3,458		3,442	

Medium GF - 20
7

UNITS 20
Affordable 30%

Aff - rented 70% % of Aff
6 Shared Own 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	

Medium GF - 12

8

UNITS

12

Aff - rented

67% % of Aff

25% % of Aff

	Rounded
2.39976	2
0.30	0
0.9	2
3.6	4

Modelling

Density

Net:Gross	100%
-----------	------

Area ha

Total

Gross

Net

Characteristics

Sub Area Newport & Rural

Green Brov Green

Use	Paddock
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				Market				3.0	
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	281,799
Terrace	3			1,323	1,323	172	227,556
Terrace	4			1,323	1,323	0	0
Semi	2			1,336	1,336	81	108,216
Semi	3			1,336	1,336	289	386,104
Semi	4			1,336	1,336	0	0
Det	3			1,593	1,593	0	0
Det	4			1,593	1,593	260	414,180
Det	5			1,593	1,593	0	0
Flat to5	1			1,564	1,564	43	67,096
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
						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	95
	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		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	(0)
Terrace	3	2	0	(0)
Terrace	4	0	0	(0)
Semi	2	1	0	(0)
Semi	3	3	0	(0)
Semi	4	0	0	(0)
Det	3	0	0	(0)
Det	4	2	0	(0)
Det	5	0	0	(0)
Flat to5	1	1	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	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
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 30 units/ha
Net:Gross 100%

Area ha
Total 0.233
Gross 0.233 ha
Net 0.233 ha

Characteristics
Sub Area Newport & Rural
Green Brov Green
Use Paddock

Market							
Beds	m2	Circulation	4.9	Rounded	m2	m2	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	
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
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 Owne 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
Gross
Net

15.873
15.873 ha
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	7,210,893
Terrace	3		1,167		1,167	7,280	8,495,760
Terrace	4		1,167		1,167	2,522	2,943,174
Semi	2		1,206		1,206	4,925	5,939,550
Semi	3		1,206		1,206	9,740	11,746,440
Semi	4		1,206		1,206	6,466	7,797,990
Det	3		1,437		1,437	0	0
Det	4		1,437		1,437	0	0
Det	5		1,437		1,437	0	0
Flat to5	1		1,373		1,373	2,419	3,321,150
Flat to5	2		1,373		1,373	1,678	2,303,200
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
						41.208	49,758,170

Large BF - 200

12

UNITS
Affordable

200

30%

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

	Rounded
39.996	40
5.00	5
15	15
60	60

Modelling
Density
Net:Gross

45 units/ha
75%

Area ha

Total 5.926
Gross 5.926 ha
Net 4.444 ha

Characteristics

Sub Area Newport & Rural
Green Brov Brown
Use PDL

				Market							
	Beds	m2	Circulation	140		Rounded	m2		m2	Circulation	
Terrace	2	73	0.0%	15%	21.00	21	1,533	70	0.0%		
Terrace	3	86	0.0%	20%	28.00	28	2,408	84	0.0%		
Terrace	4	97	0.0%	5%	7.00	7	679	97	0.0%		
Semi	2	81	0.0%	15%	21.00	21	1,701	79	0.0%		
Semi	3	98	0.0%	25%	35.00	35	3,430	93	0.0%		
Semi	4	106	0.0%	15%	21.00	21	2,226	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%	7.00	7	308	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%	140.00	140	12,285				

				BCIS			
				Lower Q	Median	Used	m2
Terrace	2			1,167		1,167	2,443
Terrace	3			1,167		1,167	2,912
Terrace	4			1,167		1,167	970
Semi	2			1,206		1,206	1,938
Semi	3			1,206		1,206	3,895
Semi	4			1,206		1,206	2,544
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	1,037
Flat to5	2			1,373		1,373	671
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
							16,410
							19,829,433

1,208 £/m2

Affordable for Rent				Shared Ownership				First Homes			
40		Rounded	m2	5		Rounded	m2	15		Rounded	m2
25%	10.00	10	700	15%	0.75	1	70	15%	2.25	2	140
5%	2.00	2	168	20%	1.00	1	84	20%	3.00	3	252
5%	2.00	2	194	5%	0.25	0	0	5%	0.75	1	97
	0.00	0	0	15%	0.75	1	79	15%	2.25	2	158
	0.00	0	0	25%	1.25	1	93	25%	3.75	4	372
	0.00	0	0	15%	0.75	1	106	15%	2.25	2	212
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	16.00	16	686	5%	0.25	0	0	5%	0.75	1	43
25%	10.00	10	671		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	40.00	40	2,419	100%	5.00	5	432	100%	15.00	15	1,274

Occupants		Population	
Beds	Count	per unit	
Terrace	2	34	0
Terrace	3	34	0
Terrace	4	10	0
Semi	2	24	0
Semi	3	40	0
Semi	4	24	0
Det	3	0	0
Det	4	0	0
Det	5	0	0
Flat to5	1	24	0
Flat to5	2	10	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	1.481
Shortfall / Surplus	1.481

Summary			Construction		Saleable		
	Units		m2	Average	m2	Average	
Market Housing	140		12,285	87.75	12,257	87.55	
Aff - rented	40		2,419	60.49	2,296	57.40	
Shared Ownership	5		432	86.40	432	86.40	
First Homes	15		1,274	84.93	1,270	84.67	
	200		16,410		16,255		

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				30	
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	

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

	Rounded
9.999	10
1.25	1
3.75	4
15	15

Modelling	
Density	50 units/ha
Net:Gross	85%

Area ha	
Total	1.176
Gross	1.176 ha
Net	1.000 ha

Characteristics
Sub Area Newport & Rural
Green Brown
Use PDL

				Market					
Beds	m2	Circulation	35		Rounded	m2		m2	Circulation
Terrace	2	73	0.0%	15%	5.25	5	365	70	0.0%
Terrace	3	86	0.0%	20%	7.00	7	602	84	0.0%
Terrace	4	97	0.0%	5%	1.75	2	194	97	0.0%
Semi	2	81	0.0%	15%	5.25	5	405	79	0.0%
Semi	3	98	0.0%	25%	8.75	9	882	93	0.0%
Semi	4	106	0.0%	15%	5.25	5	530	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%	1.75	2	88	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%	35.00	35	3.066		

Affordable for Rent				Shared Ownership				First Homes			
10		Rounded	m2	1		Rounded	m2	4		Rounded	m2
25%	2.50	3	210	15%	0.15	1	70	15%	0.60	1	70
5%	0.50	1	84	20%	0.20	0	0	20%	0.80	1	84
5%	0.50	1	97	5%	0.05	0	0	5%	0.20	0	0
	0.00	0	0	15%	0.15	0	0	15%	0.60	1	79
	0.00	0	0	25%	0.25	0	0	25%	1.00	1	93
	0.00	0	0	15%	0.15	0	0	15%	0.60	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	4.00	4	172	5%	0.05	0	0	5%	0.20	0	0
25%	2.50	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		0.00	0	0		0.00	0	0
100%	10.00	10	630	100%	1.00	1	70	100%	4.00	4	326

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,323	1,323	715	945,945
Terrace	3			1,323	1,323	770	1,018,710
Terrace	4			1,323	1,323	291	384,993
Semi	2			1,336	1,336	484	646,624
Semi	3			1,336	1,336	975	1,302,600
Semi	4			1,336	1,336	530	708,080
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	260	406,014
Flat to5	2			1,564	1,564	67	104,944
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
						4.092	5,517.911

1,349 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	10	0	
Terrace	3	9	0	
Terrace	4	3	0	
Semi	2	6	0	
Semi	3	10	0	
Semi	4	5	0	
Det	3	0	0	
Det	4	0	0	
Det	5	0	0	
Flat to5	1	6	0	
Flat to5	2	1	0	
Flat to5	3	0	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3			
			Residents	

[illegible]

Open Space Required	0.000
Gross - Net	0.176
Shortfall / Surplus	0.176

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		35	3,066	87.60	3,058	87.37
Aff - rented		10	630	62.97	608	60.80
Shared Ownership		1	70	70.00	70	70.00
First Homes		4	326	81.50	326	81.50
		50	4,092		4,062	

Medium BF - 20 Flats

17

UNITS

UNITS

30

Aff - rented

67% % of Aff

6 Shared Ownership

8%

First Homes

25% % of Aff

	Rounded
3.9996	4
0.50	0
1.5	2
6	6

Modelling

Density

Net·Gross

Area ha

Total

Gross

Net

Characteristics

Sub Area Newport & Rural

Green Brov Brown

Use PDI

				Market					
Beds	m2	Circulation	14		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%	7.00	7	501	61	10.0%
Flat to5	3	80	10.0%	50%	7.00	7	616	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	1.117		

			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	172	268,382
Flat to5	2			1,564	1,564	635	992,671
Flat to5	3			1,564	1,564	616	963,424
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
						1,422	2,224,477

1,564 £/m2

Affordable for Rent				Shared Ownership				First Homes			
4		Rounded	m2	0		Rounded	m2	2		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
100%	4.00	4	172		0.00	0	0		0.00	0	0
	0.00	0	0	100%	0.00	0	0	100%	2.00	2	134
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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	172	100%	0.00	0	0	100%	2.00	2	134

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	4	0	
Flat to5	2	9	0	
Flat to5	3	7	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		14	1,117	79.75	1,015	72.50
Aff - rented		4	172	42.90	156	39.00
Shared Ownership		0	0	67.10	0	61.00
First Homes		2	134	67.10	122	61.00
		20	1,422		1,293	

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

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
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	61
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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	61

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

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	0.000
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	

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 Newport & Rural
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	93	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					

			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

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 Brown	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		

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	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
100%	18.00	18	1,422	100%	0.00	0	0	100%	0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
	0.00	0	0		0.00	0	0		0.00	0	
100%	18.00	18	1,422	100%	0.00	0	0	100%	0.00	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

1,336 £/m2

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	

[illegible]

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

60

Aff - rented

100% % of Aff

First Homes

0% % of Aff

Rounded

18

0

	0
--	---

18

Modelling

Density

Net:Gross

Area ha

Total

Gross

Net

1.333

1.333

1,200

Characteristics

Sub Area Newport & Rural

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	3,695,139
Terrace	3			1,323	1,323	1,806	2,389,338
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	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
						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
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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			Population	
	Beds	Count	per unit	
Terrace	2	39	0	
Terrace	3	21	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	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	0.133
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	

			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

Residential - Newport Rural
Site 1



Site 1Greenfield 800							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		800			
Market Housing	93.5	93.30	70.00%	560	3,300	172,418,400	52,360
Affordable Overall			30%	240			
Affordable Rent	61.2	59.65	20.00%	160	1,600	15,268,873	9,793
Social Rent	61.2	59.65	0.00%	0	1,300	0	0
Shared Ownership	86.4	86.20	2.50%	20	2,310	3,985,626	1,729
First Homes	86.4	86.20	7.50%	60	1,884	9,742,680	5,184
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	22.857	ha	35	/ha		201,415,579	69,066
SITE AREA - Gross	38.095	ha	21	/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 = 8,887,249			
Check on phasing dwgs nos correct							
</							

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	2.50%		3,200,000	
Contingency	0.00%		2,702,148	
Abnormals			0	
	£		1,264,000	115,252,070
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
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

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	22,085,415
	Total1,093,771

Stamp duty calc - Residual	
Land payment	14,285,714
	Total703,786

Pre CIL s106	4,000	£/ Unit (all)	
	Total		3,200,000

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		

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

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	60															
Market Housing		4,310,460	8,620,920	17,241,840	25,862,760	25,862,760	25,862,760	25,862,760	25,862,760	12,931,380	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		381,722	763,444	1,526,887	2,290,331	2,290,331	2,290,331	2,290,331	2,290,331	1,145,165	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		99,641	199,281	398,563	597,844	597,844	597,844	597,844	597,844	298,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes		243,567	487,134	974,268	1,461,402	1,461,402	1,461,402	1,461,402	1,461,402	730,701	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	5,035,389	10,070,779	20,141,558	30,212,337	30,212,337	30,212,337	30,212,337	30,212,337	15,106,168	0	0	0	0	0	0	0	0	0	0	0	0	0	0
EXPENDITURE																								
Stamp Duty	1,093,771																							
Easements etc.	0																							
Legals Acquisition	331,281																							
Planning Fee	126,600																							
Professional	9,220,166																							
Build Cost - BCIS Base		2,702,148	5,404,296	10,808,592	16,212,888	16,212,888	16,212,888	16,212,888	16,212,888	8,106,444	0	0	0	0	0	0	0	0	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	240,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		67,554	135,107	270,215	405,322	405,322	405,322	405,322	405,322	202,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		31,600	63,200	126,400	189,600	189,600	189,600	189,600	189,600	94,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	151,062	302,123	604,247	906,370	906,370	906,370	906,370	906,370	453,185	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	25,177	50,354	100,708	151,062	151,062	151,062	151,062	151,062	75,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	10,771,818	3,057,540	6,115,081	12,230,162	18,345,242	18,345,242	18,345,242	18,345,242	18,345,242	9,172,621	0	0	0	0	0	0	0	0	0	0	0	0	0	0
For Residual Valuation	Land	22,085,415																						
Interest			2,464,292	2,500,776	2,391,656	1,977,676	1,235,970	438,635	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	-32,857,232	-486,443	1,454,923	5,519,740	9,889,419	10,631,125	11,428,459	11,867,095	11,867,095	5,933,547	0	0	0	0	0	0	0	0	0	0	0	0	-35,247,726
	Opening Balance	0																						
	Closing Balance	-32,857,232	-33,343,676	-31,888,753	-26,369,013	-16,479,595	-5,848,470	5,579,990	17,447,084	29,314,179	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	35,247,726	0	

Residential - Newport Rural
Site 2



Site 2

Large GF 500

INCOME	Av Size m2		%	Number	Price	GDV	GIA
	Gross	Net		500	£/m2	£	m2
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

Unit Build Time

0

3 Quarters

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value

Existing Use Value

Uplift

Plus /ha

Benchmark Land Value

7,653,061

375,000

£/m2

Additional Profit

4,580,022

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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
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

	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

Closing balance = 0

RUN CIL MACRO ctrl+h

Closing balance = 3,345,097

Check on phasing dwgs nos correct

	E/m2
Additional Profit	4,254,429
	215

Planning fee calc				
Planning app fee	dwgs	rate		
No dwgs	300			
No dwgs under 50	50	462		23,100
No dwgs over 50	250	138		34,500
		Total		57,600
Stamp duty calc - Residual				
Land payment			9,264,285	
		Total		452,714
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	
0	£/m2			0
	Total			1,200,000
Inf Tariff				
% GDV				
0.00%				0

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

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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			
				£/m2			
				-1,094,894			-164

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			62,440	1,458,794
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		21,882	84,322
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%	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	0.00	0.00
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								
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	0	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	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	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	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	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	2,573,636	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	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	0	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	0	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

Residential - Newport Rural
Site 5



Site 5 Medium GF - 60						
INCOME	Av Size m2		%	Number	Price £/m2	GIA m2
	Gross	Net		60		
Market Housing	93.7	93.52	70.00%	42	3,300	12,962,400
Affordable Overall			30%	18		
Affordable Rent	64.4	63.08	20.00%	12	1,600	1,211,079
Social Rent	64.4	63.08	0.00%	0	1,300	0
Shared Ownership	81.5	81.50	2.50%	2	2,310	282,623
First Homes	86.4	86.40	7.50%	5	1,901	739,206
Grant and Subsidy	Affordable Rent				0	0
	Social Rent				0	0
	Shared Ownership				0	0
SITE AREA - Net	1.714	ha	35	/ha	15,195,308	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
Residual Land Value	837,564	488,579	342,005
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

Additional Profit	-678,406	-172
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RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = 674,298

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS				
LAND		/unit or m2	Total	
Land			31,378	837,564
Stamp Duty			0	
Easements etc.			0	
Legals /Acquisition	1.50%		12,563	43,942
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	
FINANCE				
Fees	0%		0	
Interest	7.50%		0	0
Legal and Valuation				
SALES				
Agents	%	3.0%	455,859	
Legals	%	0.5%	75,977	
	£/unit	0	0	
Misc.	%	0.0%	0	531,836
Developers Profit				11,840,477
Market Housing	% Value	17.50%		2,268,420
Affordable Housing	% Value	17.50%		261,398
First Homes	% Value	17.50%		129,361

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	837,564
Total	31,378

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

		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	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	1,080,200	0	0	0	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	100,923	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	23,552	23,552	23,552	23,552	23,552	23,552	23,552	23,552	23,552	23,552	23,552	23,552	23,552	0	0	0	0	0
First Homes					0	0	0	61,601	61,601	61,601	61,601	61,601	61,601	61,601	61,601	61,601	61,601	61,601	61,601	61,601	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	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	1,266,276	0	0	0	0	0
EXPENDITURE																									
Stamp Duty		31,378																							
Easements etc.		0																							
Legals Acquisition		12,563																							
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	756,105	756,105	756,105	756,105	756,105	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	20,000	20,000	20,000	0	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	18,903	18,903	18,903	18,903	18,903	0	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	7,667	7,667	7,667	7,667	7,667	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	37,988	37,988	37,988	37,988	37,988	37,988	37,988	37,988	37,988	37,988	37,988	37,988	37,988	0	0	0	0	0
Legals		0	0	0	0	0	0	6,331	6,331	6,331	6,331	6,331	6,331	6,331	6,331	6,331	6,331	6,331	6,331	6,331	0	0	0	0	0
Misc.					0																				
COSTS BEFORE LAND INT AND PROFIT		453,705	0	652,842	535,116	802,674	802,674	846,994	846,994	846,994	846,994	846,994	846,994	846,994	846,994	846,994	846,994	846,994	846,994	846,994	44,320	44,320	0	0	0
Land																									
For Residual Valuation		837,564																							
Land Interest			24,211	24,665	37,369	48,103	64,055	80,306	73,950	67,475	60,879	54,159	47,313	40,338	33,233	25,994	13,604	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									
Affordable for Rent																									
First Homes																									
	Cash Flow	-1,291,269	-24,211	-677,507	-572,485	-850,777	-866,729	338,976	345,332	351,807	358,403	365,123	371,969	378,944	386,049	660,846	940,794	1,221,956	1,221,956	0	0	0	0	0	-2,659,179
	Opening Balance	0																							
	Closing Balance	-1,291,269	-1,315,480	-1,992,987	-2,565,472	-3,416,248	-4,282,977	-3,944,001	-3,598,669	-3,246,862	-2,888,459	-2,523,335	-2,151,366	-1,772,422	-1,386,373	-725,528	215,267	1,437,223	2,659,179	2,659,179	2,659,179	2,659,179	2,659,179	2,659,179	0

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

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			
Additional Profit	-202,096		-77

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			
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		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
Site Costs	%	0.00%	0.00
Base	15.00%		225.91
BNG	0.20%		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 Interest		606,605																							
Developers Return			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
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	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
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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			366,581
	Stamp Duty		7,829	
	Easements etc.		0	
	Legals /Acquisition	1.50%	5,499	13,328
Fees	Planning Professional	8.00%	9,240	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	
	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 - Newport Rural
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 Value302,041880,953880,953

Existing Use Value17,14350,000

Uplift0%00

Plus /ha350,000120,000350,000

Benchmark Land Value137,143400,000

£/m2

Additional Profit256,310312

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	155,301
CONSTRUCTION	Build Cost	1.675	1,765,622	
	s106 / CIL / IT	2.50%	48,000	
	Contingency		44,141	
	Abnormals	0.00%	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	
	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%	0.10
Small Site	£/m2		0.00
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																				
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			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
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
Social Rent				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
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
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	526,940	526,940	526,940	526,940	526,940	526,940	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
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
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
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
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
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
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
For Residual Valuation	Land	302,041																		
Interest		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
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	-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	0

Check on phasing dwgs nos
correct

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		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	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

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Residential - Newport Rural
Site 10



Site 10 Green 5							
INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		5			
Market Housing	108.7	108.67	70.00%	4	3,350	1,274,117	380
Affordable Overall			30%	1.5			
Affordable Rent	70.0	70.00	20.00%	1	1,600	111,989	70
Social Rent	70.0	70.00	0.00%	0	1,300	0	0
Shared Ownership	70.0	70.00	2.50%	0	2,345	20,535	9
First Homes	70.0	70.00	7.50%	0	0	0	26
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	485
SITE AREA - Gross	0.167	ha	30	/ha			
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 Professional	8.00%	2,310 69,438	71,748
CONSTRUCTION	Build Cost	1,692	820,952	
	s106 / CIL / IT	2.50%	20,000	
	Contingency		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	0	138	0
No dwgs over 50		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

		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				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		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			

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%	1,207.48
Acc & Adpt	£/m2		84.52
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%	1,309.62
	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	GDV
				200	£/m2	£
						GIA
						m2
Market Housing	Gross	Net				
	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
Social Rent	60.5	57.40	0.00%	0	1,300	0
Shared Ownership	86.4	86.40	2.50%	5	2,100	907,926
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		43,800		
	Professional	8.00%	2,265,227	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		23,100
No dwgs under 50	50	462	20,700
No dwgs over 50	150	138	43,800
	Total		

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	0.00	0.00
	%	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 - 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 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
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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%	0.00
Small Site	£/m2		0.10
	%	0.00%	0.00
Site Costs	Base	15.00%	0.00
	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
UNITS Started	Q1		10	10	Q1	10	10	10	Q1	10	10	10	Q1	10	10	10	Q1	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
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
Social Rent				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
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
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	2,219,215	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
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
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
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
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
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
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
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
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
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
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

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							
				RUN Residual MACRO ctrl+r			Closing balance = 0	
				RUN CIL MACRO ctrl+I			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)	
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	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 Interest		-264,783																							
Developers Return			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
Market Housing																									
Affordable for Rent																									
First Homes																									1,605,450
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	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							
				RUN Residual MACRO ctrl+r			Closing balance = 0	
				RUN CIL MACRO ctrl+H			Closing balance = -284,025	
</								

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	
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 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	1,145,000	1,145,000	1,145,000	1,145,000	1,145,000	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
Social Rent				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
First Homes				0	0	0	66,094	66,094	66,094	66,094	66,094	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	1,397,787	1,397,787	1,397,787	1,397,787	1,397,787	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
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
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
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
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
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
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
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
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	-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	0

Residential - Newport Rural
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
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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																									
		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				
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			
Affordable Rent					0	0	0	104,790	104,790	104,790	104,790	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			
Shared Ownership					0	0	0	18,390	18,390	18,390	18,390	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			
Grant and Subsidy					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			
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			
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			
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			
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			
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			
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			
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			
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			
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	-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	0			

Residential - Newport Rural
Site 17



Site 17

Medium BF - 20 Flats

INCOME	Av Size	m2	%	Number	Price	GDV	GIA
				20	£/m2	£	m2
	Gross	Net					
Market Housing	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
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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	20		0
No dwgs over 50	0	138	0
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
	%	0.00%	0.00
Site Costs	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	GDV £	GIA m2
	Gross	Net		12			
Market Housing	83.9	83.88	70.00%	8	3,000	2,113,650	705
Affordable Overall			30%	3.6			
Affordable Rent	59.0	53.67	20.00%	2	1,600	206,059	142
Social Rent	59.0	53.67	0.00%	0	1,300	0	0
Shared Ownership	67.1	61.00	2.50%	0	2,100	38,461	20
First Homes	67.1	61.00	7.50%	1	1,800	98,820	60
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	RUN Residual MACRO ctrl+r	
				Closing balance = 0			
Residual Land Value		-50,345		-188,793	-188,793		
Existing Use Value		266,667		1,000,000		RUN CIL MACRO ctrl+I	
Uplift		20%	53,333	200,000		Closing balance = -70,939	
Plus /ha		0	0	0			
Benchmark Land Value		320,000		1,200,000		Check on phasing dwgs nos correct	
				£/m2			
Additional Profit		-347,917		-494			

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
	%	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
			1,502.04
Site Costs	Base	10.00%	150.20
	BNG	0.80%	12.02
			1,664.26

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			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	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				
RUN Residual MACRO ctrl+r Closing balance = 0						
RUN CIL MACRO ctrl+H Closing balance = -66,493						
Check on phasing dwgs nos correct						
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			
£/m2						
Additional Profit	-703,738	-1,051				

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%	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
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
Affordable Rent				0	0	0	74,873	74,873	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	16,025	16,025	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
Grant and Subsidy				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
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
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
Contingency		0	12,724	25,448	25,448	12,724	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
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
Legals	0	0	0	0	0	0	4,467	4,467	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
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
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	-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	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							

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	7		
No dwgs over 50	0	138	0
		Total	3,234

Stamp duty calc - Residual	
Land payment	29,702
	Total0

Stamp duty calc - Residual	
Land payment	210,000
	Total1,200

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
			1,329.66
CO2 Plus	%	7.00%	93.08
	£/m2		0.00
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
			1,440.35
Site Costs	Base	10.00%	144.04
	BNG	0.80%	11.52
			1,595.91

RESIDUAL CASH FLOW FOR INTEREST																				
	Year 1				Year 2				Year 3				Year 4				Year 5			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
INCOME																				
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
Affordable Rent				0	0	0	22,398	67,193	67,193	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	3,678	11,034	11,034	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
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	241,326	723,977	723,977	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
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
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
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
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
Legals	0	0	0	0	0	0	1,207	3,620	3,620	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
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
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	-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	0

Residential - Newport Rural
Site 21



Site 21

Built to Rent GF

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
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
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RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -283,291

Check on phasing dwgs nos correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
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	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	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	Q1	
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	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	
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	

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
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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				
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		

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																								
	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			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	-2,679,466																							
Land 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																								
Affordable for Rent																								1,256,299
First Homes																								280,491
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		
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	-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
	%	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
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 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			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
Affordable Rent				0	0	0	419,638	419,638	419,638	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	45,939	45,939	45,939	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	2,647,827	2,647,827	2,647,827	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
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
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
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
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
Legals	0	0	0	0	0	0	13,239	13,239	13,239	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
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
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	-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	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			District Heat	or Harvesting
					Pt L 2023	Pt L 2025	Zero CO2		
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		
						5%	10%
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	356,163
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	56,978	-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	-486,260
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	Brown 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	BF 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	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	-5,118,707	-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 Shawbirch	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 Shawbirch	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										
						50%										
		Discount				£250,000	£240,000	£230,000	£220,000	£210,000	£200,000	£190,000	£180,000	£170,000		
		CAP														
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	Build 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											
		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	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	Shared Ownership	0%	5%	10%	15%	20%	25%	30%	35%	40%							
First Homes																				
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	238,649	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	-55,732	-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

Aff - rented	100%	% of Aff
Shared Ow	0%	
First Home	0%	% of Aff

	Rounded
0	0
0.00	0
0	0
0	0

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 Brown	Brown
Use	PDL

				Market			
Beds		m2	Circulation	60		Rounded	m2
Flat to5	1	50	20.0%	50%	30.00	30	1,800
Flat to5	2	75	20.0%	50%	30.00	30	2,700
Flat to5	3	80	20.0%		0.00	0	0
Flat 6+	1	50	20.0%		0.00	0	0
Flat 6+	2	75	20.0%		0.00	0	0
Flat 6+	3	80	20.0%		0.00	0	0
Flat to5	1	65	30.0%		0.00	0	0
Flat to5	2	80	30.0%		0.00	0	0
Flat to5	3	90	30.0%		0.00	0	0
Flat 6+	1	65	30.0%		0.00	0	0
Flat 6+	2	80	30.0%		0.00	0	0
Flat 6+	3	90	30.0%		0.00	0	0
					0.00	0	0
					0.00	0	0
					0.00	0	0
				100%	60.00	60	4,500

			BCIS				
			Lower Q	Median	Used	m2	
Flat to5	1			1,565	1,565	1,800	2,817,000
Flat to5	2			1,565	1,565	2,700	4,225,500
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
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
						4,500	7,042,500

1,565 £/m2

Affordable for Rent				Shared Ownership				First Homes			
0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	0.00	0	0	100%	0.00	0	0	100%	0.00	0	0

Occupants			Population	
	Beds	Count	per unit	
Flat to5	1	1,500		(
Flat to5	2	2,250		(
Flat to5	3	0		(
Flat 6+	1	0	0	(
Flat 6+	2	0	0	(
Flat 6+	3	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 1,000	
	Formal Sport
	All outdoor sport
	Equipped Play
	Other
	Outdoor Sport
	Semi-natural
	Allotments
0.000	ha

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

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		60	4,500	75.00	3,750	62.50
Aff - rented		0	0	75.00	0	62.50
Shared Ownership		0	0	75.00	0	62.50
First Homes		0	0	75.00	0	62.50
		60	4,500		3,750	

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	
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	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%	
	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%	
FINANCE	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	
	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%	
LAND	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	
	Premium	% EUV	20%	20%	20%	20%	20%	20%	20%	20%	20%									
VALUES	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	£																		
	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	
	GRANT	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
	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%
£/ha		0	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%	7.00%	7.00%	7.00%	7.00%	
CO2 Plus	£/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	
	%																			

			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																									
		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				
UNITS Started				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						

Whole Site

Per ha NET

Per ha GROSS

Residual Land Value	260,721	521,442	521,442
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	3,691,515	820
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RUN Residual MACRO ctrl+r

Closing balance = 0

RUN CIL MACRO ctrl+I

Closing balance = -4,661,230

Check on phasing dwgs nos correct

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+I
Closing balance = -4,661,230

Check on phasing dwgs nos
correct

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
	%	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
Site Costs	Base	15.00%	1,692.17
	BNG	0.80%	253.83
			13.54
			1,959.53

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				
UNITS Started				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		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				
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	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				
Abnormals			0	278	556	833	833	833	833	556	278	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		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				
For Residual Valuation		260,721																							
Land Interest			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				
Developers Return																									
Market Housing																					2,362,500				
Affordable for Rent																					0				
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	-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	0				

Extracare APP Cover



Older People's Housing - Extracare (May 2023)

Characteristics	
Sub Area	T&W
Green Brown	Brown
Use	PDL

Affordable for Rent				Shared Ownership				First Homes			
0		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
60%	0.00	0	0		0.00	0	0		0.00	0	0
40%	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	0.00	0	0		0.00	0	0		0.00	0	0
	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%	0.00	0	0	0%	0.00	0	0	0%	0.00	0	0

Occupants			Population	
	Beds	Count	per unit	
Flat to5	1	0		
Flat to5	2	0		
Flat to5	3	0		
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
Flat to5	1	2,340	0	
Flat to5	2	1,920	0	
Flat to5	3	0	0	
Flat 6+	1	0	0	
Flat 6+	2	0	0	
Flat 6+	3	0	0	
			Residents	

ha per 1,000	
	Formal Sport
	All outdoor sport
	Equipped Play
	Other
	Outdoor Sport
	Semi-natural
	Allotments
0.000	ha

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

Summary			Construction		Saleable	
		Units	m2	Average	m2	Average
Market Housing		60	5,538	92.30	4,260	71.00
Aff - rented		0	0	92.30	0	71.00
Shared Ownership		0	0	92.30	0	71.00
First Homes		0	0	92.30	0	71.00
		60	5,538		4,260	

			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						
Whole Site				Per ha NET	Per ha GROSS	RUN Residual MACRO ctrl+r Closing balance = 0	
Residual Land Value			-1,941,117	-3,882,235	-3,882,235		
Existing Use Value			500,000		1,000,000	RUN CIL MACRO ctrl+h Closing balance = -24,194,119	
Uplift	20%		100,000		200,000		
Plus /ha	0		0		0		
Benchmark Land Value			600,000		1,200,000		
							Check on phasing dwgs nos correct

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%	0.00
Small Site	£/m2	0.00	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				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				
UNITS Started				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				
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	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	2,556,000	0	0	0	0	0	0	0	0				
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	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	31,650	63,299	94,949	94,949	94,949	94,949	63,299	31,650	0	0	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	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				
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				
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	0	0				
For Residual Valuation		Land Interest	-1,941,117																						
			0	0	0	21,645	61,327	101,752	96,688	91,529	73,181	41,398	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	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	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	2,683,800	2,683,800	0				

Extracare APP
Site 12



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						
				RUN Residual MACRO ctrl+r			Closing balance = 0
				RUN CIL MACRO ctrl+H			Closing balance = -22,647,493
				Check on phasing dwgs nos correct			
				£/m2			
				Additional Profit			14,670,662 2,649

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		24,480
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
	%	0.00%	0.00
Site Costs	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			
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																
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	
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	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	
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	2,556,000	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	
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	
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	
Abnormals			0	278	556	833	833	833	833	556	278	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	
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	
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	
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	
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	-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.

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