

APPENDIX 2

Turner Morum
Cala Homes
Westergate

Viability Assessment											
Tab	Description	AH %	Units	Market Units	Affordable Units	GDV	Development Costs	RLV	BLV	Surplus/Deficit	Viable/ Non-Viable
1a	30% Affordable Housing	30%	400	280	120	£132,889,835	~~-£140,102,062~~	~~-£7,212,226~~	£6,369,661	~~-£13,501,007~~	NON-VIABLE
1b	20% Affordable Housing	20%	400	320	80	£142,275,960	~~-£143,727,375~~	~~-£1,451,415~~	£6,369,661	~~-£7,021,075~~	NON-VIABLE
1c	15% Affordable Housing	15%	400	340	60	£146,961,507	~~-£145,501,908~~	£1,459,604	£6,369,661	~~-£4,910,056~~	NON-VIABLE
1d	10% Affordable Housing	10%	400	360	40	£151,579,738	~~-£147,270,636~~	£4,309,101	£6,369,661	~~-£2,060,559~~	NON-VIABLE

Unit Description	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£ per ft2	Average Unit (£)	Total GDV (£)	Market	Affordable	
1 Bed Flat	Market	1	14	572	53	8,010	744	£369.46	£211,372	£2,959,207			
2 Bed Flat	Market	2	23	799	74	18,375	1,707	£322.54	£257,683	£5,926,707			
2 Bed House	Market	2	89	894	83	79,591	7,394	£398.33	£356,217	£31,703,296			
3 Bed House	Market	3	109	1,202	112	131,049	12,175	£364.30	£437,988	£47,740,721			
4 Bed House	Market	4	45	1,417	132	63,758	5,923	£381.96	£541,177	£24,352,986			
TOTAL MARKET HOUSING		70%	280	1,074	100	300,783	27,944	£374.63	£402,439	£112,682,918	£112,682,918		
1 Bed Flat	Affordable Rent	1	31	669	62	20,735	1,926	£187.32	£125,290	£3,883,992			
2 Bed Flat	Affordable Rent	2	27	743	69	20,072	1,865	£187.32	£139,251	£3,759,772			
2 Bed House	Affordable Rent	2	5	864	80	4,320	401	£187.32	£161,841	£809,206			
3 Bed House	Affordable Rent	3	12	1,114	103	13,368	1,242	£187.32	£208,670	£2,504,042			
4 Bed House	Affordable Rent	4	5	1,267	118	6,335	589	£187.32	£237,330	£1,186,648			
TOTAL AFFORDABLE RENT		67%	80	810	75	64,830	6,023	£187.32	£151,796	£12,143,659		£12,143,659	
1 Bed Flat	First Homes	1	12	669	62	8,026	746	£262.24	£175,406	£2,104,873			
2 Bed Flat	First Homes	2	10	743	69	7,434	691	£262.24	£194,951	£1,949,511			
2 Bed House	First Homes	2	1	864	80	864	80	£262.24	£226,578	£226,578			
3 Bed House	First Homes	3	5	1,114	103	5,570	517	£224.42	£250,000	£1,250,000			
4 Bed House	First Homes	4	2	1,267	118	2,534	235	£197.32	£250,000	£500,000			
TOTAL FIRST HOMES		25%	30	814	76	24,428	2,269	£246.88	£201,032	£6,030,962		£6,030,962	
1 Bed Flat	Shared Ownership	1	3	669	62	2,007	186	£243.51	£162,877	£488,631			
2 Bed Flat	Shared Ownership	2	3	743	69	2,230	207	£243.51	£181,026	£343,078			
2 Bed House	Shared Ownership	2	2	864	80	1,728	161	£243.51	£210,399	£420,787			
3 Bed House	Shared Ownership	3	1	1,114	103	1,114	103	£243.51	£271,271	£271,271			
4 Bed House	Shared Ownership	4	1	1,267	118	1,267	118	£243.51	£308,528	£308,528			
TOTAL SHARED OWNERSHIP		8%	10	835	78	8,346	775	£243.51	£203,230	£2,032,296		£2,032,296	
TOTAL AFFORDABLE HOUSING		30%	120	813	76	97,604	9,068	£207.03	£168,391	£20,206,917			
TOTAL SCHEME HOUSING			400	996	93	398,387	37,011	£333.57	£332,225	£132,889,835			
Whole Site Gross Ha/Acre						19.4	47.8	Net to Gross 51%					
Net Residential Ha/Acre						10.0	24.6						
Dwelling Density per Net Ha/Acre ft2 per Net Acre						40.1	16.2 16,179						
Average Market Value per ft2							£374.63						
Less Fees & Marketing Costs (Market and First Homes) @									3.0%	(£3,561,416)	(£3,561,416)		
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @									0.5%	(£70,880)		(£70,880)	
Standard Build Costs													
Standard Build Costs - Market Flats - £ per ft2 @						% Flats		26,385	£220.32	(£5,813,099)	(£5,813,099)		
Standard Build Costs - Market Houses - £ per ft2 @								274,398	£167.84	(£46,054,412)	(£46,054,412)		
Standard Build Costs - Affordable Flats - £ per ft2 @						15%		60,504	£220.32	(£13,330,138)	(£13,330,138)		
Standard Build Costs - Affordable Houses - £ per ft2 @								37,100	£167.84	(£6,226,796)	(£6,226,796)		
								398,387	£179.28				
Garages						Units			£/Unit				
Single Garages						50			£10,000	(£497,500)	(£497,500)		
Double Garages						23			£15,000	(£337,500)	(£337,500)		
						Units			£/Unit				
Part L - Building Regulation Amendments						400			£4,000	(£1,600,000)	(£1,120,000)	(£480,000)	
Part F - Building Regulation Amendments						400			£4,000	(£1,600,000)	(£1,120,000)	(£480,000)	
Technical Fees						8.0%		(£6,036,756)		(£6,036,756)	(£4,225,729)	(£1,811,027)	
Developer Profit													
Developer Profit on Market Housing						20.0%		(£22,536,584)			(£22,536,584)		
Developer Profit on First Homes						10.0%		(£603,096)					
Developer Profit on Affordable Housing						6.0%		(£850,557)				(£850,557)	
						18.1%			(£23,990,237)	(£23,990,237)			
GROSS CLEAN SERVICED LAND VALUE										£23,771,101	£27,416,678	(£3,042,481)	
Infrastructure						Tab 4A	£/Unit £14,960	£/Net Acre £243,022	(£5,984,182)				
Abnormal Costs						Tab 4B	£/Unit £13,494	£/Net Acre £219,205	(£5,397,715)				
Section 106 Costs						Tab 4C	£/Unit £32,436	£/Net Acre £526,903	(£12,974,462)				
Construction Finance Costs - See Tab 5a									(£6,626,968)				
									(£6,626,968)	(£30,983,327)			
										£30,983,327			
RESIDUAL LAND VALUE (RLV)										£7,212,226			
BENCHMARK LAND VALUE							£/Gross Acre £125,000	£/Gross HA £308,875	Gross Hectares 19.35	Total £5,976,731			
SDLT									4.82%	£288,336			
Agents & Legal Fees									1.75%	£104,593	£6,369,661		
SURPLUS/DEFICIT										£13,581,887			
VIABLE/NON-VIABLE										NON-VIABLE			

Unit Description	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£ per ft2	Average Unit (£)	Total GDV (£)	Market	Affordable
1 Bed Flat	Market	1	16	572	53	9,154	850	£369.46	£211,372	£3,381,951		
2 Bed Flat	Market	2	26	799	74	20,772	1,930	£322.54	£257,683	£6,699,756		
2 Bed House	Market	2	102	894	83	91,216	8,474	£398.33	£356,217	£36,334,115		
3 Bed House	Market	3	124	1,202	112	149,083	13,850	£364.30	£437,988	£54,310,545		
4 Bed House	Market	4	52	1,417	132	73,676	6,845	£381.96	£541,177	£28,141,228		
TOTAL MARKET HOUSING		80%	320	1,075	100	343,902	31,950	£374.72	£402,711	£128,867,596	£128,867,596	
1 Bed Flat	Affordable Rent	1	21	669	62	14,046	1,305	£187.36	£125,320	£2,631,724		
2 Bed Flat	Affordable Rent	2	18	743	69	13,381	1,243	£187.36	£139,284	£2,507,117		
2 Bed House	Affordable Rent	2	3	864	80	2,592	241	£187.36	£161,880	£485,640		
3 Bed House	Affordable Rent	3	8	1,114	103	8,912	828	£187.36	£208,720	£1,669,763		
4 Bed House	Affordable Rent	4	4	1,267	118	5,068	471	£187.36	£237,387	£949,546		
TOTAL AFFORDABLE RENT		68%	54	815	76	43,999	4,088	£187.36	£152,663	£8,243,791		£8,243,791
1 Bed Flat	First Homes	1	8	669	62	5,351	497	£262.31	£175,448	£1,403,586		
2 Bed Flat	First Homes	2	7	743	69	5,204	483	£262.24	£194,951	£1,364,658		
2 Bed House	First Homes	2	1	864	80	864	80	£262.24	£226,578	£226,578		
3 Bed House	First Homes	3	3	1,114	103	3,342	310	£224.42	£250,000	£750,000		
4 Bed House	First Homes	4	1	1,267	118	1,267	118	£197.32	£250,000	£250,000		
TOTAL FIRST HOMES		25%	20	801	74	16,028	1,489	£249.24	£199,741	£3,994,822		£3,994,822
1 Bed Flat	Shared Ownership	1	2	669	62	1,338	124	£243.57	£162,816	£325,832		
2 Bed Flat	Shared Ownership	2	2	743	69	1,487	138	£243.57	£181,070	£362,139		
2 Bed House	Shared Ownership	2	1	864	80	864	80	£243.57	£210,444	£210,444		
3 Bed House	Shared Ownership	3	1	1,114	103	1,114	103	£243.57	£271,336	£271,336		
4 Bed House	Shared Ownership	4	0	0	0	0	0	£0.00	£0	£0		
TOTAL SHARED OWNERSHIP		8%	6	800	74	4,803	446	£243.57	£194,959	£1,169,752		£1,169,752
TOTAL AFFORDABLE HOUSING		20%	80	810	75	64,830	6,023	£206.82	£167,605	£13,408,364		
TOTAL SCHEME HOUSING			400	1,022	95	408,731	37,972	£348.09	£355,690	£142,275,960		
Whole Site Gross Ha/Acre						19.35	47.81	Net to Gross				
Net Residential Ha/Acre						9.96	24.62	51%				
Dwelling Density per Net Ha/Acre						40.1	16.2					
ft2 per Net Acre							16,599					
Average Market Value per ft2							£374.72					
Less Fees & Marketing Costs (Market and First Homes) @									3.0%	(£3,985,873)	(£3,985,873)	
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @									0.5%	(£47,068)		(£47,068)
Standard Build Costs						% Flats						
Standard Build Costs - Market Flats - £ per ft2 @						7%		29,926	£220.32	(£6,593,251)	(£6,593,251)	
Standard Build Costs - Market Houses - £ per ft2 @								313,976	£167.84	(£52,697,077)	(£52,697,077)	
Standard Build Costs - Affordable Flats - £ per ft2 @						10%		40,807	£220.32	(£8,990,475)		(£8,990,475)
Standard Build Costs - Affordable Houses - £ per ft2 @								24,023	£167.84	(£4,031,976)		(£4,031,976)
								408,731	£176.92			
Garages						Units		£/Unit				
Single Garages						57		£10,000		(£570,000)	(£570,000)	
Double Garages						26		£15,000		(£390,000)	(£390,000)	
						Units		£/Unit				
Part L - Building Regulation Amendments						400		£4,000		(£1,600,000)	(£1,280,000)	(£320,000)
Part F - Building Regulation Amendments						400		£4,000		(£1,600,000)	(£1,280,000)	(£320,000)
Technical Fees						8.0%		(£6,117,822)		(£6,117,822)	(£4,894,258)	(£1,223,564)
Developer Profit												
Developer Profit on Market Housing						20.0%		(£25,773,519)			(£25,773,519)	
Developer Profit on First Homes						10.0%		(£399,482)				
Developer Profit on Affordable Housing						6.0%		(£564,813)				(£564,813)
						18.8%		(£26,737,814)		(£26,737,814)		
GROSS CLEAN SERVICED LAND VALUE										£28,914,604	£31,403,618	(£2,089,532)
Infrastructure						£/Unit	£/Net Acre					
Tab 4A						£14,960	£243,022	(£5,984,182)	(£5,984,182)			
Abnormal Costs						£/Unit	£/Net Acre					
Tab 4B						£13,494	£219,205	(£5,397,715)	(£5,397,715)			
Section 106 Costs						£/Unit	£/Net Acre					
Tab 4C						£32,436	£526,903	(£12,974,462)	(£12,974,462)			
Construction Finance Costs - See Tab 5b								(£6,009,659)	(£6,009,659)	(£30,366,019)		
RESIDUAL LAND VALUE (RLV)										(£30,366,019)		
										(£1,451,415)		
BENCHMARK LAND VALUE						£/Gross Acre	£/Gross HA	Gross Hectares	Total			
SDLT						£125,000	£308,875	19.35	£5,876,731			
Agents & Legal Fees								4.82%	£288,336			
								1.75%	£194,593	£6,369,661		
SURPLUS/DEFICIT										(£7,821,075)		
VIABLE/NON-VIABLE										NON-VIABLE		

Financials

% GDV

% Costs

Finance Costs	
% GDV	4.2%
% Costs	4.4%

15% Affordable Housing Viability

Tab 1C

Unit Description	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£ per ft2	Average Unit (£)	Total GDV (£)	Market	Affordable
1 Bed Flat	Market	1	17	572	53	9,726	904	£369.46	£211,372	£3,593,323		
2 Bed Flat	Market	2	28	799	74	22,370	2,078	£322.54	£257,683	£7,215,122		
2 Bed House	Market	2	108	894	83	96,582	8,973	£398.33	£356,217	£38,471,415		
3 Bed House	Market	3	132	1,202	112	158,701	14,744	£364.30	£437,988	£57,814,452		
4 Bed House	Market	4	55	1,417	132	77,927	7,240	£381.96	£541,177	£29,764,761		
TOTAL MARKET HOUSING		85%	340	1,074	100	365,306	33,938	£374.64	£402,527	£136,859,073	£136,859,073	
1 Bed Flat	Affordable Rent	1	15	669	62	10,033	932	£187.32	£125,293	£1,879,401		
2 Bed Flat	Affordable Rent	2	13	743	69	9,664	898	£187.32	£139,255	£1,810,309		
2 Bed House	Affordable Rent	2	3	864	80	2,592	241	£187.32	£161,845	£485,536		
3 Bed House	Affordable Rent	3	6	1,114	103	6,684	621	£187.32	£208,676	£1,252,054		
4 Bed House	Affordable Rent	4	3	1,267	118	3,801	353	£187.32	£237,336	£712,008		
TOTAL AFFORDABLE RENT		67%	40	819	76	32,774	3,045	£187.32	£153,483	£6,139,309		£6,139,309
1 Bed Flat	First Homes	1	6	669	62	4,013	373	£262.31	£175,448	£1,052,690		
2 Bed Flat	First Homes	2	5	743	69	3,717	345	£262.24	£194,951	£974,756		
2 Bed House	First Homes	2	1	864	80	864	80	£262.24	£226,578	£226,578		
3 Bed House	First Homes	3	2	1,114	103	2,228	207	£224.42	£250,000	£500,000		
4 Bed House	First Homes	4	1	1,267	118	1,267	118	£197.32	£250,000	£250,000		
TOTAL FIRST HOMES		25%	15	806	75	12,089	1,123	£248.49	£200,268	£3,004,023		£3,004,023
1 Bed Flat	Shared Ownership	1	2	669	62	1,338	124	£243.52	£162,881	£325,763		
2 Bed Flat	Shared Ownership	2	2	743	69	1,487	138	£243.52	£181,031	£362,062		
2 Bed House	Shared Ownership	2	0	0	0	0	0	£0.00	£0	£0		
3 Bed House	Shared Ownership	3	1	1,114	103	1,114	103	£243.52	£271,278	£271,278		
4 Bed House	Shared Ownership	4	0	0	0	0	0	£0.00	£0	£0		
TOTAL SHARED OWNERSHIP		8%	5	788	73	3,939	366	£243.52	£191,821	£959,103		£959,103
TOTAL AFFORDABLE HOUSING		15%	60	813	76	48,802	4,534	£207.01	£168,374	£10,102,435		
TOTAL SCHEME HOUSING			400	1,035	96	414,108	38,472	£354.89	£367,404	£146,961,507		
Whole Site Gross Ha/Acre								19.4	47.8	Net to Gross		
Net Residential Ha/Acre								10.0	24.6			
Dwelling Density per Net Ha/Acre								40.1	16.2			
ft2 per Net Acre									16,817			
Average Market Value per ft2								£374.64				
Less Fees & Marketing Costs (Market and First Homes) @									3.0%	(£4,195,893)	(£4,195,893)	
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @									0.5%	(£35,492)		(£35,492)
Standard Build Costs								% Flats				
Standard Build Costs - Market Flats - £ per ft2 @								8%	32,096	£220.32	(£7,071,336)	(£7,071,336)
Standard Build Costs - Market Houses - £ per ft2 @									333,210	£167.84	(£55,925,356)	(£55,925,356)
Standard Build Costs - Affordable Flats - £ per ft2 @								7%	30,252	£220.32	(£6,665,069)	(£6,665,069)
Standard Build Costs - Affordable Houses - £ per ft2 @									18,550	£167.84	(£3,113,398)	(£3,113,398)
									414,108	£175.74		
1212647.009												
Garages								Units	£/Unit			
Single Garages								61	£10,000	(£605,000)	(£605,000)	
Double Garages								28	£15,000	(£412,500)	(£412,500)	
								Units	£/Unit			
Part L - Building Regulation Amendments								400	£4,000	(£1,600,000)	(£1,360,000)	(£240,000)
Part F - Building Regulation Amendments								400	£4,000	(£1,600,000)	(£1,360,000)	(£240,000)
Technical Fees								8.0%	(£6,159,413)	(£6,159,413)	(£5,235,501)	(£923,912)
Developer Profit												
Developer Profit on Market Housing								20.0%	(£27,371,815)		(£27,371,815)	
Developer Profit on First Homes								10.0%	(£300,402)			
Developer Profit on Affordable Housing								6.0%	(£425,905)			(£425,905)
								19.1%	(£28,098,122)	(£28,098,122)		
GROSS CLEAN SERVICED LAND VALUE										£31,479,929	£33,321,673	(£1,541,341)
Infrastructure				£/Unit	£/Net Acre							
Tab 4A				£14,960	£243,022	(£5,984,182)		(£5,984,182)				
Abnormal Costs				£/Unit	£/Net Acre							
Tab 4B				£13,494	£219,205	(£5,397,715)		(£5,397,715)				
Section 106 Costs				£/Unit	£/Net Acre							
Tab 4C				£32,436	£526,903	(£12,974,462)		(£12,974,462)				
Construction Finance Costs - See Tab 5b						(£5,663,965)		(£5,663,965)				
									(£30,020,325)			
RESIDUAL LAND VALUE (RLV)										£1,459,604		
BENCHMARK LAND VALUE						£/Gross Acre	£/Gross HA	Gross Hectares	Total			
SDLT						£125,000	£108,875	19.35	£5,876,731			
Agents & Legal Fees								4.82%	£288,336			
								1.75%	£104,593	£6,369,661		
SURPLUS/DEFICIT										(£4,910,056)		
VIALBE/NON-VIALBE										NON-VIALBE		

Finance Costs	
% GDV	3.9%
% Costs	4.1%

Unit Description	Tenure	Beds	Units	Average Unit Size (ft2)	Average Unit Size (m2)	Total Size (ft2)	Total Size (m2)	£ per ft2	Average Unit (£)	Total GDV (£)	Market	Affordable
1 Bed Flat	Market	1	18	572	53	10,298	957	£369.46	£211,372	£3,804,695		
2 Bed Flat	Market	2	30	799	74	23,968	2,227	£322.54	£257,683	£7,730,488		
2 Bed House	Market	2	114	894	83	101,948	9,471	£398.33	£356,217	£40,608,716		
3 Bed House	Market	3	140	1,202	112	168,319	15,637	£364.30	£437,988	£61,318,358		
4 Bed House	Market	4	58	1,417	132	82,178	7,635	£381.96	£541,177	£31,388,293		
TOTAL MARKET HOUSING		90%	360	1,074	100	386,710	35,927	£374.57	£402,363	£144,850,550	£144,850,550	
1 Bed Flat	Affordable Rent	1	10	669	62	6,689	621	£187.29	£125,270	£1,252,696		
2 Bed Flat	Affordable Rent	2	9	743	69	6,691	622	£187.29	£139,228	£1,253,053		
2 Bed House	Affordable Rent	2	2	864	80	1,728	161	£187.29	£161,815	£323,629		
3 Bed House	Affordable Rent	3	4	1,114	103	4,456	414	£187.29	£208,636	£834,544		
4 Bed House	Affordable Rent	4	2	1,267	118	2,534	235	£187.29	£237,291	£474,582		
TOTAL AFFORDABLE RENT		68%	27	818	76	22,097	2,053	£187.29	£153,278	£4,138,504		£4,138,504
1 Bed Flat	First Homes	1	4	669	62	2,675	249	£262.24	£175,406	£701,624		
2 Bed Flat	First Homes	2	3	743	69	2,230	207	£262.24	£194,951	£384,853		
2 Bed House	First Homes	2	0	0	0	0	0	£0.00	£0	£0		
3 Bed House	First Homes	3	2	1,114	103	2,228	207	£224.42	£250,000	£500,000		
4 Bed House	First Homes	4	1	1,267	118	1,267	118	£197.32	£250,000	£250,000		
TOTAL FIRST HOMES		25%	10	840	78	8,401	780	£242.42	£203,648	£2,036,478		£2,036,478
1 Bed Flat	Shared Ownership	1	1	669	62	669	62	£243.47	£162,850	£162,850		
2 Bed Flat	Shared Ownership	2	1	743	69	743	69	£243.47	£180,996	£180,996		
2 Bed House	Shared Ownership	2	1	864	80	864	80	£243.47	£210,359	£210,359		
3 Bed House	Shared Ownership	3	0	0	0	0	0	£0.00	£0	£0		
4 Bed House	Shared Ownership	4	0	0	0	0	0	£0.00	£0	£0		
TOTAL SHARED OWNERSHIP		8%	3	759	70	2,276	211	£243.47	£184,735	£554,206		£554,206
TOTAL AFFORDABLE HOUSING		10%	40	819	76	32,774	3,045	£205.32	£168,230	£6,729,188		
TOTAL SCHEME HOUSING			400	1,049	97	419,485	38,971	£361.35	£378,949	£151,579,738		
Whole Site Gross Ha/Acre						19.35	47.81	Net to Gross				
Net Residential Ha/Acre						9.96	24.62	51%				
Dwelling Density per Net Ha/Acre						40.1	16.2					
ft2 per Net Acre							17,036					
Average Market Value per ft2							£374.57					
Less Fees & Marketing Costs (Market and First Homes) @									3.0%	(£4,406,611)	(£4,406,611)	
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @									0.5%	(£23,464)		(£23,464)
Standard Build Costs								% Flats				
Standard Build Costs - Market Flats - £ per ft2 @								8%	34,266	£220.32	(£7,549,421)	(£7,549,421)
Standard Build Costs - Market Houses - £ per ft2 @									352,444	£167.84	(£59,153,634)	(£59,153,634)
Standard Build Costs - Affordable Flats - £ per ft2 @								5%	19,697	£220.32	(£4,339,663)	(£4,339,663)
Standard Build Costs - Affordable Houses - £ per ft2 @									13,077	£167.84	(£2,194,820)	(£2,194,820)
								419,485	£174.59			
Garages								Units	£/Unit			
Single Garages								64	£10,000	(£640,000)	(£640,000)	
Double Garages								29	£15,000	(£435,000)	(£435,000)	
								Units	£/Unit			
Part L - Building Regulation Amendments								400	£4,000	(£1,600,000)	(£1,440,000)	(£160,000)
Part F - Building Regulation Amendments								400	£4,000	(£1,600,000)	(£1,440,000)	(£160,000)
Technical Fees								8.0%	(£6,201,003)	(£6,201,003)	(£5,580,903)	(£620,100)
Developer Profit												
Developer Profit on Market Housing								20.0%	(£28,970,110)		(£28,970,110)	
Developer Profit on First Homes								10.0%	(£203,648)			
Developer Profit on Affordable Housing								6.0%	(£281,563)			(£281,563)
								19.4%	(£29,455,320)	(£29,455,320)		
GROSS CLEAN SERVICED LAND VALUE										£33,980,801	£35,234,871	(£1,050,422)
Infrastructure				£/Unit	£/Net Acre							
				£14,960	£243,022	(£5,984,182)	(£5,984,182)					
Abnormal Costs				£/Unit	£/Net Acre							
				£13,494	£219,205	(£5,397,715)	(£5,397,715)					
Section 106 Costs				£/Unit	£/Net Acre							
				£32,436	£526,903	(£12,974,462)	(£12,974,462)					
Construction Finance Costs - See Tab 5d						(£5,315,341)	(£5,315,341)			(£29,671,700)		
										(£29,671,700)		
RESIDUAL LAND VALUE (RLV)										£4,309,101		
BENCHMARK LAND VALUE						£/Gross Acre	£/Gross HA	Gross Hectares	Total			
SDLT						£125,000	£308,875	19.35	£5,876,731			
Agents & Legal Fees								4.82%	£288,336			
								1.75%	£104,593	£6,369,661		
SURPLUS/DEFICIT										(£2,060,559)		
VIALBE/NON-VIALBE										NON-VIALBE		

Finance Costs	
% GDV	3.5%
% Costs	3.7%

30% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	Unit Value (£)	£ per ft2	GDV (£)
1 Bed Flat	1	Market	14	572	53	8,010	744	£211,372	£369	£2,959,207
2 Bed Flat	2	Market	23	799	74	18,375	1,707	£257,683	£323	£5,926,707
2 Bed House	2	Market	89	894	83	79,591	7,394	£356,217	£398	£31,703,296
3 Bed House	3	Market	109	1,202	112	131,049	12,175	£437,988	£364	£47,740,721
4 Bed House	4	Market	45	1,417	132	63,758	5,923	£541,177	£382	£24,352,586
Total Market Housing	70%		280	1,074	100	300,783	27,944	£402,439	£375	£112,682,918
1 Bed Flat	1	Affordable Rent	31	669	62	20,735	1,926	£125,290	£187.32	£3,883,992
2 Bed Flat	2	Affordable Rent	27	743	69	20,072	1,865	£139,251	£187.32	£3,755,772
2 Bed House	2	Affordable Rent	5	864	80	4,320	401	£161,841	£187.32	£809,206
3 Bed House	3	Affordable Rent	12	1,114	103	13,368	1,242	£208,670	£187.32	£2,504,042
4 Bed House	4	Affordable Rent	5	1,267	118	6,335	589	£237,330	£187.32	£1,186,648
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£187.32	£0
Total Affordable Rent	67%		80	810	75	64,830	6,023	£151,796	£187.32	£12,143,659
1 Bed Flat	1	First Homes	12	669	62	8,026	746	£175,406	£262.24	£2,104,873
2 Bed Flat	2	First Homes	10	743	69	7,434	681	£194,951	£262.24	£1,949,511
2 Bed House	2	First Homes	1	864	80	864	80	£226,578	£262.24	£226,578
3 Bed House	3	First Homes	5	1,114	103	5,570	517	£250,000	£262.24	£1,250,000
4 Bed House	4	First Homes	2	1,267	118	2,534	235	£250,000	£262.24	£500,000
5 Bed House	5	First Homes	0	0	0	0	0	£0	£262.24	£0
Total First Homes	25%		30	814	76	24,428	2,269	£201,932	£262.24	£6,030,962
1 Bed Flat	1	Shared Ownership	3	669	62	2,007	186	£162,977	£243.51	£488,831
2 Bed Flat	2	Shared Ownership	3	743	69	2,230	207	£181,026	£243.51	£543,078
2 Bed House	2	Shared Ownership	2	864	80	1,728	161	£210,359	£243.51	£420,787
3 Bed House	3	Shared Ownership	1	1,114	103	1,114	103	£271,271	£243.51	£271,271
4 Bed House	4	Shared Ownership	1	1,267	118	1,267	118	£308,528	£243.51	£308,528
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£243.51	£0
Total Shared Ownership	8%		10	835	78	8,346	775	£203,230	£243.51	£2,032,296
Total Affordable Housing	30%		120	813	76	97,604	9,068	£168,391	£207.03	£20,206,917
Total Housing			400	996	93	398,387	37,011	£332,225	£333.57	£132,889,835

20% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	Unit Value (£)	£ per ft2	GDV (£)
1 Bed Flat	1	Market	16	572	53	9,154	850	£211,372	£369	£3,381,951
2 Bed Flat	2	Market	26	799	74	20,772	1,930	£257,683	£323	£6,699,756
2 Bed House	2	Market	102	894	83	91,216	8,474	£356,217	£398	£36,334,115
3 Bed House	3	Market	124	1,202	112	149,083	13,850	£437,988	£364	£54,310,545
4 Bed House	4	Market	52	1,417	132	73,676	6,845	£541,177	£382	£28,141,228
Total Market Housing	80%		320	1,075	100	343,902	31,950	£402,711	£375	£128,867,596
1 Bed Flat	1	Affordable Rent	21	669	62	14,046	1,305	£125,320	£187.36	£2,631,724
2 Bed Flat	2	Affordable Rent	18	743	69	13,381	1,243	£139,294	£187.36	£2,507,117
2 Bed House	2	Affordable Rent	3	864	80	2,592	241	£161,880	£187.36	£485,640
3 Bed House	3	Affordable Rent	8	1,114	103	8,912	828	£208,720	£187.36	£1,669,763
4 Bed House	4	Affordable Rent	4	1,267	118	5,068	471	£237,387	£187.36	£949,546
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£187.36	£0
Total Affordable Rent	68%		54	815	76	43,999	4,088	£152,663	£187.36	£8,243,791
1 Bed Flat	1	First Homes	8	669	62	5,351	497	£175,418	£262.31	£1,403,586
2 Bed Flat	2	First Homes	7	743	69	5,204	483	£194,951	£262.31	£1,364,658
2 Bed House	2	First Homes	1	864	80	864	80	£226,578	£262.31	£226,578
3 Bed House	3	First Homes	3	1,114	103	3,342	310	£250,000	£262.31	£750,000
4 Bed House	4	First Homes	1	1,267	118	1,267	118	£250,000	£262.31	£250,000
5 Bed House	5	First Homes	0	0	0	0	0	£0	£262.31	£0
Total First Homes	25%		20	801	74	16,028	1,489	£199,741	£262.31	£3,994,822
1 Bed Flat	1	Shared Ownership	2	669	62	1,338	124	£162,916	£243.57	£325,832
2 Bed Flat	2	Shared Ownership	2	743	69	1,487	138	£181,070	£243.57	£362,138
2 Bed House	2	Shared Ownership	1	864	80	864	80	£210,444	£243.57	£210,444
3 Bed House	3	Shared Ownership	1	1,114	103	1,114	103	£271,336	£243.57	£271,336
4 Bed House	4	Shared Ownership	0	1,267	118	0	0	£0	£243.57	£0
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£243.57	£0
Total Shared Ownership	8%		6	800	74	4,803	446	£194,959	£243.57	£1,169,752
Total Affordable Housing	20%		80	810	75	64,830	6,023	£167,605	£206.82	£13,408,364
Total Housing			400	1,022	95	408,731	37,972	£355,690	£348.09	£142,275,960

15% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	Unit Value (£)	£ per ft2	GDV (£)
1 Bed Flat	1	Market	17	572	53	9,726	904	£211,372	£369	£3,593,323
2 Bed Flat	2	Market	28	799	74	22,370	2,078	£257,683	£323	£7,215,122
2 Bed House	2	Market	108	894	83	96,582	8,973	£356,217	£398	£38,471,415
3 Bed House	3	Market	132	1,202	112	158,701	14,744	£437,988	£364	£57,814,452
4 Bed House	4	Market	55	1,417	132	77,927	7,240	£541,177	£382	£29,764,761
Total Market Housing	85%		340	1,074	100	365,306	33,938	£402,527	£374.64	£136,859,073
1 Bed Flat	1	Affordable Rent	15	669	62	10,033	932	£125,293	£187.32	£1,875,401
2 Bed Flat	2	Affordable Rent	13	743	69	9,664	898	£139,255	£187.32	£1,810,309
2 Bed House	2	Affordable Rent	3	864	80	2,592	241	£161,845	£187.32	£485,536
3 Bed House	3	Affordable Rent	6	1,114	103	6,684	621	£208,676	£187.32	£1,252,054
4 Bed House	4	Affordable Rent	3	1,267	118	3,801	353	£237,336	£187.32	£712,008
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£187.32	£0
Total Affordable Rent	50%		40	819	76	32,774	3,045	£153,483	£187.32	£6,139,309
1 Bed Flat	1	First Homes	6	669	62	4,013	373	£175,418	£262.25	£1,052,690
2 Bed Flat	2	First Homes	5	743	69	3,717	345	£194,951	£262.25	£974,756
2 Bed House	2	First Homes	1	864	80	864	80	£226,578	£262.25	£226,578
3 Bed House	3	First Homes	2	1,114	103	2,228	207	£250,000	£262.25	£500,000
4 Bed House	4	First Homes	1	1,267	118	1,267	118	£250,000	£262.25	£250,000
5 Bed House	5	First Homes	0	0	0	0	0	£0	£262.25	£0
Total First Homes	19%		15	806	75	12,089	1,123	£200,268	£262.25	£3,004,023
1 Bed Flat	1	Shared Ownership	2	669	62	1,338	124	£162,881	£243.52	£325,763
2 Bed Flat	2	Shared Ownership	2	743	69	1,487	138	£181,031	£243.52	£362,062
2 Bed House	2	Shared Ownership	0	864	80	0	0	£0	£243.52	£0
3 Bed House	3	Shared Ownership	1	1,114	103	1,114	103	£271,278	£243.52	£271,278
4 Bed House	4	Shared Ownership	0	1,267	118	0	0	£0	£243.52	£0
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£243.52	£0
Total Shared Ownership	6%		5	788	73	3,939	366	£191,821	£243.52	£959,103
Total Affordable Housing	15%		60	813	76	48,802	4,534	£168,374	£207.01	£10,102,435
Total Housing			400	1,035	96	414,108	38,472	£367,404	£354.89	£146,961,507

10% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft2)	Unit Size (m2)	Total Size (ft2)	Total Size (m2)	Unit Value (£)	£ per ft2	GDV (£)
1 Bed Flat	1	Market	18	572	53	10,298	957	£211,372	£369	£3,804,695
2 Bed Flat	2	Market	30	799	74	23,968	2,227	£257,683	£323	£7,730,488
2 Bed House	2	Market	114	894	83	101,948	9,471	£356,217	£398	£40,608,716
3 Bed House	3	Market	140	1,202	112	168,319	15,637	£437,988	£364	£61,318,358
4 Bed House	4	Market	58	1,417	132	82,178	7,635	£541,177	£382	£31,388,293
Total Market Housing	90%		360	1,074	100	386,710	35,927	£402,363	£374.57	£144,850,550
1 Bed Flat	1	Affordable Rent	10	669	62	6,689	621	£125,270	£187.29	£1,252,696
2 Bed Flat	2	Affordable Rent	9	743	69	6,691	622	£139,228	£187.29	£1,253,053
2 Bed House	2	Affordable Rent	2	864	80	1,728	161	£161,815	£187.29	£323,629
3 Bed House	3	Affordable Rent	4	1,114	103	4,456	414	£208,636	£187.29	£834,544
4 Bed House	4	Affordable Rent	2	1,267	118	2,534	235	£237,291	£187.29	£474,582
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£187.29	£0
Total Affordable Rent	68%		27	818	76	22,097	2,053	£153,278	£187.29	£4,138,504
1 Bed Flat	1	First Homes	4	669	62	2,675	249	£175,406	£262.20	£701,624
2 Bed Flat	2	First Homes	3	743	69	2,230	207	£194,951	£262.20	£586,853
2 Bed House	2	First Homes	0	864	80	0	0	£226,578	£262.20	£0
3 Bed House	3	First Homes	2	1,114	103	2,228	207	£250,000	£262.20	£500,000
4 Bed House	4	First Homes	1	1,267	118	1,267	118	£250,000	£262.20	£250,000
5 Bed House	5	First Homes	0	0	0	0	0	£0	£262.20	£0
Total First Homes	25%		10	840	78	8,401	780	£203,648	£262.20	£2,036,478
1 Bed Flat	1	Shared Ownership	1	669	62	669	62	£162,850	£243.47	£162,850
2 Bed Flat	2	Shared Ownership	1	743	69	743	69	£180,996	£243.47	£180,996
2 Bed House	2	Shared Ownership	1	864	80	864	80	£210,355	£243.47	£210,355
3 Bed House	3	Shared Ownership	0	1,114	103	0	0	£0	£243.47	£0
4 Bed House	4	Shared Ownership	0	1,267	118	0	0	£0	£243.47	£0
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£243.47	£0
Total Shared Ownership	8%		3	759	70	2,276	211	£184,735	£243.47	£554,206
Total Affordable Housing	10%		40	819	76	32,774	3,045	£168,230	£205.32	£6,729,188
Total Housing			400	1,049	97	419,485	38,971	£378,949	£361.35	£151,579,738

Turner Morum
Cala Homes
Westergate
BCIS Costs

Tab 3

Viability Construction Costs

Q3 2023 - MEDIAN	m2	ft2	Locational Weighting	Net to Gross (Flats Only)	External Costs	Contingency	BCIS Figure
			1.09	15%	10.0%	5.0%	
Estate Housing - Generally	£1,435	£133.32	£145.31	N/A	£159.85	£167.84	£167.84
Flats (Apartments) - Generally	£1,638	£152.18	£165.87	£190.75	£209.83	£220.32	£220.32

Locational Weighting - Arun	1.09
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Turner Morum

Cala Homes

Westergate

Cost Plan

Tab 4A

		UNIT	QTY		RATE	TOTAL
General Earthworks	Groundworks Site Clearance	Each	2	@	£5,665	£11,330
	Reduced Level Dig & Cartaway - Subsoil balance	m3	10000	@	£38	£378,989
	Tree Protection	Per m	1200	@	£34	£40,788
	Tree Surgery	Each	4	@	£5,665	£22,660
	Public Paths	m2	4541	@	£66	£300,506
Strategic Roads	Public Paths - Isolated Paths -Tarmac with PCC edgings	m2	4322	@	£79	£342,778
	Estate Roads - S38 link from Ch 60-295 to Hway bridge incl R/about	Each	1	@	£801,802	£801,802
	Estate Roads - Road Tarmac - Strategic element (30% of total)	m2	2659.8	@	£505	£402,566
	Road Ducts - Strategic element (30% of total)	Each	2.4	@	£37,767	£27,192
	Site Entrance - Bellmouth	Each	2	@	£11,330	£22,660
Strategic Sewers Connections	Sewer Connect - Foul Off Site to existing adjacent Manhole	Each	1	@	£8,498	£8,498
	Sewer Connect - Storm Water On Site to Stream + HW + Hydro B	Each	1	@	£11,330	£11,330
	Mains Drainage On Site - Foul Water - Shallow Depth Table A2 - Strategic element (30% of total)	Per m	757	@	£665	£150,920
	Mains Drainage On Site - Storm Water - Shallow Depth Table A2 - Strategic element (30% of total)	Per m	757	@	£989	£224,455
	Surface Water Headwall - On Site - Small	Each	10	@	£5,665	£56,650
Services	Road Gullies & Connections - On Site (30m intervals on CL x2 as a whole no) - Strategic element (30% of total)	Each	170	@	£850	£43,337
	Surface Water Attenuation & SUDS - North Swale construction	m3	400	@	£36	£14,262
	Surface Water Attenuation & SUDS - Central Swale construction	m3	690	@	£36	£24,603
	Surface Water Attenuation & SUDS - South Swale construction	m3	1070	@	£36	£38,152
	Mains trench / ducting by Groundworker	Per m	2522	@	£85	£214,338
Strategic Landscaping	Electric Substation	Each	2	@	£28,325	£56,650
	Landscaping POS - Machine applied Seeding Including Rotovation	m2	45970	@	£5	£234,378
	Landscaping POS - Reuse existing Topsoil 150mm	m3	6896	@	£23	£156,252
	Landscaping POS - Allowance for Planting	Each	8	@	£22,660	£181,280
	Landscaping POS - Maintenance - per week	Each	12	@	£283	£3,399
Play / Sports Area	Landscaping POS - Ecology Issues	Each	1	@	£5,665	£5,665
	LAP / LEAP - Play Equipment (if known) - LAP	Each	2	@	£28,325	£56,650
Commuted Sums	LAP / LEAP - Play Equipment (if known) - LEAP	Each	1	@	£56,650	£56,650
	Section 278 Works - Including Traffic Management	Each	1	@	£382,804	£382,804
Abnormal Infrastructure	Service Diversions - Electric - Diversion - 3 x locations	Each	1	@	£55,517	£55,517
	Service Diversions - BT - Lowering Cable or Overhead Service	Each	1	@	£16,951	£16,951
	Service Diversions - Gas - Diversion at Site Ent	Each	1	@	£1,700	£1,700
	Service Diversions - Water - Diversion 12" Water Main	Each	1	@	£309,091	£309,091
	Service Diversions - Water - Diversion 18" Water Main	Each	1	@	£554,693	£554,693
	Service Diversions - 90mm Water Main at site Ent	Each	1	@	£23,594	£23,594
	Service Diversions - 125mm MPDE Water Main - Oaks Close Rd	Each	1	@	£14,729	£14,729
	Professional Fees				10%	£524,782
	Contingency				5%	£288,630
	TOTAL INFRASTRUCTURE COST					£6,061,228

Turner Morum
Cala Homes
Westergate
Cost Plan

Tab 4B

		UNIT	QTY		RATE	TOTAL
Foundations (TA)	Groundworks up to Slab - NEW Std Allowance 1.00m dp	FT2	347,810	@	£9.74	£3,387,376
(rate source data 'Table A')	Garage Foundations	FT2	347,810	@	£0.69	£240,242
	TOTAL NORMAL COSTS					£3,627,618
Abnormal Underbuildings	Abnormal Underbuildings	FT ²	0	@		
(rate source data 'Table B')	Abnormal - Base Cost Level - Foundation - 1m	FT2	8,695	@	£11.03	£95,947
	Abnormal - Additional Depth Foundation - 1.5m	FT2	38,259	@	£12.79	£489,459
	Abnormal - Additional Depth Foundation - 2m	FT2	7,826	@	£14.75	£115,410
	Abnormal - Additional Depth Foundation - 2.5m	FT2	34,781	@	£16.70	£580,901
	Abnormal Underbuilding - Brickwork & Tanking	FT2	347,810	@	£0.11	£39,357
	Abnormal CFA Piling - 300mm dia 12m CFA Piles	FT2	258,249	@	£22.44	£5,794,990
	Abnormal Underbuilding - Clay Heave Protection	FT2	347,810	@	£2.27	£788,216
	Garage Foundations	FT2	347,810	@	£1.43	£497,322
	Retaining Walls	Unit	292		£477.34	£139,385
	TOTAL ABNORMALS					£8,540,986

SUB-TOTAL ABNORMAL COSTS (Abnormal less Normal)			£4,913,368
Professional Fees	10%		£491,337
Contingency	5%		£270,235
TOTAL ABNORMAL COSTS			£5,674,940

BCIS All in TPI	
May-22	375
Sep-23	386

Turner Morum
Cala Homes
Westergate

Section 106 - based on Woodgate Centre s106 - REF: AL/107/21/PL Tab 4C

S106 Summary	
Item	£
Education Early Years	£263,552
Education Primary	£1,312,393
Education Secondary	£879,515
Education Sixth Form	£136,537
Education SEND	£102,987
Libraries	£4,186
Fire & Rescue	£4,862
Police Services	£27,258
Highways, A29 realignment	£1,816,033
Highways Barnham Village Centre Imp	£20,930
Strategic Highways A27/B2233	£12,558
Strategic Highways A27/A29	£24,698
A29 Oyster Catcher Junction	£25,116
Highways: A259 Corridor	£6,698
Transport B2233 Pedestrian Imp	£62,791
Transport: Barnham - Bognor Regis Cycle Route	£48,140
Transport: Barnham - Tangmere Cycle Route	£62,791
Transport: Additional Cycle Parking at Barnham Railway	£1,454
Transport: Cycle Links	£34,493
Transport: Car Club	£22,500
NHS/Healthcare	£231,771
3G Pitch Provision	£32,422
Playing Pitch Provision	£221,827
Sports Hub: Community Centre	£180,000
Sports Hub: Ancillary Facilities	£92,118
Sports Hub: Sports Hall	£71,498
Sports Hub: Health & Fitness	£22,400
Sports Hub: Land Costs	£15,170
Swimming Pool	£79,083
Public Art	£6,930
ADC Monitoring	£9,900
WSCC S106 Monitoring	£2,400
Travel Plan Monitoring	£3,500
TOTAL	£5,838,508

£ / dwelling £32,436

30% Affordable Housing - Finance Cashflow

	TOTAL	Year 1				Year 2				Year 3				Year 4				TOTAL
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
Total Residential Completions	400					36	36	36	36	36	36	36	36	36	36	36	7	400
Total Market Completions	280					25	25	25	25	25	25	25	25	25	25	25	5	280
Total Affordable Completions	120					11	11	11	11	11	11	11	11	11	11	11	2	120
Residential Income																		
Market Income	£112,682,918					£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£10,060,975	£2,012,195	£112,682,918
Affordable Income	£20,206,917					£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£1,804,189	£360,838	£20,206,917
TOTAL INCOME	£132,889,835	£0	£0	£0	£0	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£11,865,164	£2,373,033	£132,889,835
INFRASTRUCTURE LEAD-IN	100%	15%	15%	10%	10%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	100%
Agents & Legals (Market and First Homes)	£9,740,419					-£117,384	-£117,836	£9,740,884	-£117,384	-£117,836	£9,740,884	-£117,836	£9,740,884	-£117,384	-£117,836	£9,740,884	-£117,836	-£9,561,695
Transaction Costs - Affordable Housing	£70,880					-£5,820	-£6,109	£6,020	-£5,820	-£6,109	£6,020	-£5,820	-£6,109	-£5,820	-£6,109	£6,020	-£1,006	-£70,880
Standard Construction Costs - Market	-£51,867,811	£0	-£5,581,020	-£5,581,020	£5,581,008	-£5,581,020	-£5,581,020	£5,581,008	-£5,581,020	-£5,581,020	£5,581,008	£0	-£5,581,020	-£5,581,020	£5,581,008	-£5,581,020	£0	-£51,867,811
Standard Construction Costs - Affordable	£15,159,594		-£1,746,171	£1,746,198	-£1,746,179	-£1,746,197	£1,746,198	-£1,746,171	-£1,746,198	£1,746,199	-£1,746,171	£1,746,198	-£1,746,179	-£1,746,197	£1,746,198	-£1,746,179	£0	£15,159,594
Garages	-£119,004	£0	-£16,864	£16,154	-£16,954	£16,864	-£16,154	-£16,864	£16,154	-£16,954	£16,864	£0	-£16,864	-£16,154	-£16,954	£16,864	£0	-£119,004
Part L (Flats & Houses)	£1,666,006	£0	-£142,857	-£142,857	£142,867	-£142,857	-£142,857	£142,867	£142,857	-£142,857	-£142,857	£142,867	-£142,857	-£142,857	£142,867	-£142,857	£0	£1,666,006
Part F (Flats & Houses)	-£1,690,000	£0	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	-£142,857	£0	-£1,690,000
Technical Fees	£6,050,750	£0	-£110,896	-£540,896	£540,896	-£110,896	-£540,896	£540,896	£110,896	-£110,896	-£540,896	£540,896	-£110,896	-£540,896	£540,896	-£110,896	£0	£6,050,750
Infrastructure	£9,306,180	-£987,677	£697,667	-£736,816	£988,413	-£109,206	-£988,209	£109,208	-£109,206	-£988,209	£109,208	-£109,206	-£988,209	£109,208	-£109,206	-£988,209	£0	£9,306,180
Abnormals	£9,307,716	-£999,677	£808,867	-£779,770	-£988,770	-£188,686	-£187,026	£198,806	-£188,686	-£187,026	£198,806	-£188,686	-£187,026	£198,806	-£188,686	-£187,026	£0	£9,307,716
Section 106	-£12,074,400	£0	£0	£0	£0	-£1,158,484	£1,158,454	-£1,158,194	£1,158,454	-£1,158,194	£1,158,454	-£1,158,194	£1,158,454	-£1,158,194	£1,158,454	-£1,158,194	£0	-£12,074,400
Benchmark Land Value	-£6,809,501	£6,809,500																£6,809,500
TOTAL EXPENDITURE IN PERIOD	-£119,018,017	£6,809,500	-£6,807,771	£6,804,665	-£6,810,026	-£6,807,362	£6,808,265	-£6,802,300	£6,803,699	-£6,802,300	£6,803,699	-£6,802,302	£6,803,698	-£6,802,300	£6,803,698	-£6,802,306	£0	-£119,018,017
Net Position in Period		£8,106,595	£6,857,771	-£5,444,695	£6,811,008	£2,536,876	£2,536,876	£2,536,876	£2,536,876	£2,536,876	£2,536,876	£2,536,876	£2,536,876	£8,358,033	£9,813,323	£10,382,418	£2,076,484	
Rolling Balance		-£8,096,595	-£1,733,811	£16,665,134	-£50,900,642	-£59,187,042	£11,155,158	-£10,490,792	-£27,571,982	-£25,633,726	-£97,641,492	-£21,356,688	-£10,110,490	-£1,570,282	-£1,077,860	£9,331,867	£10,408,350	
Finance Rate	8.50%	-£171,075	£965,267	-£732,779	-£787,887	-£705,224	-£556,702	£836,862	-£1,685,087	-£542,500	£902,462	-£258,705	-£418,760	£968,174	£62,688	£0	£0	-£5,820,800

20% Affordable Housing - Finance Cashflow

	TOTAL	Year 1				Year 2				Year 3				Year 4				Year 5				TOTAL
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
Total Residential Completions	400					31	31	31	31	31	31	31	31	31	31	31	31	25	0	0	0	400
Total Market Completions	320					25	25	25	25	25	25	25	25	25	25	25	25	20	0	0	0	320
Total Affordable Completions	80					6	6	6	6	6	6	6	6	6	6	6	6	5	0	0	0	80
Residential Income																						
Market Income	£128,867,596					£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£10,067,781	£8,054,225	£0	£0	£0	£128,867,596
Affordable Income	£13,408,364					£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£1,047,528	£838,023	£0	£0	£0	£13,408,364
TOTAL INCOME	£142,275,960	£0	£0	£0	£0	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£11,115,309	£8,892,247	£0	£0	£0	£142,275,960
INFRASTRUCTURE LEAD-IN	100%	15%	15%	10%	10%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%					100%
Agents & Legals (Market and First Homes)	£1,565,272					£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£111,369	£106,117	£0	£0	£0	£1,565,272
Transaction Costs - Affordable Housing	£90,000					£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£2,500	£0	£0	£0	£0	£90,000
Standard Construction Costs - Market	£56,200,305	£5,620,031	£5,620,031	£3,680,021	£3,680,021	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£4,586,017	£3,705,606	£0	£0	£0	£56,200,305
Standard Construction Costs - Affordable	£13,022,440	£1,302,244	£1,302,244	£868,163	£868,163	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£1,075,179	£868,163	£0	£0	£0	£13,022,440
Garages	£580,000	£58,000	£58,000	£38,667	£38,667	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£47,500	£0	£0	£0	£0	£580,000
Part L (Flats & Houses)	£1,300,000	£130,000	£130,000	£86,667	£86,667	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£86,667	£0	£0	£0	£1,300,000
Part F (Flats & Houses)	£1,300,000	£0	£130,000	£86,667	£86,667	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£106,000	£0	£0	£0	£0	£1,300,000
Technical Fees	£40,112,877	£4,011,288	£4,011,288	£2,674,192	£2,674,192	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£3,276,609	£0	£0	£0	£0	£40,112,877
Infrastructure	£5,288,250	£528,825	£528,825	£352,550	£352,550	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£428,588	£0	£0	£0	£0	£5,288,250
Abnormals	£5,947,100	£594,710	£594,710	£396,473	£396,473	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£483,888	£0	£0	£0	£0	£5,947,100
Section 106	£1,774,440	£0	£0	£0	£0	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£177,444	£0	£0	£0	£0	£1,774,440
Benchmark Land Value	£5,550,000	£555,000	£555,000	£370,000	£370,000	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£456,250	£0	£0	£0	£0	£5,550,000
TOTAL EXPENDITURE IN PERIOD	£55,740,000	£5,574,000	£5,574,000	£3,700,000	£3,700,000	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£4,562,500	£0	£0	£0	£0	£55,740,000
Net Position in Period		£8,641,960	£8,641,960	£5,699,160	£5,699,160	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£2,765,120	£0	£0	£0	£0	£24,926,398
Rolling Balance	£8,100,000	£8,100,000	£8,100,000	£5,362,800	£5,362,800	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£3,100,000	£18,916,739	£18,916,739	£18,916,739	£18,916,739	£24,926,398
Finance Rate	8.50%	£272,133	£272,133	£180,202	£180,202	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£228,505	£0	£0	£0	£0	£5,699,160

20% Affordable Housing - Finance Cashflow

	TOTAL	Year 1				Year 2				Year 3				Year 4				Year 5				TOTAL
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
Total Residential Completions	400					29	29	29	29	29	29	29	29	29	29	29	29	29	18	0	0	400
Total Market Completions	340					25	25	25	25	25	25	25	25	25	25	25	25	25	15	0	0	340
Total Affordable Completions	60					4	4	4	4	4	4	4	4	4	4	4	4	4	3	0	0	60
Residential Income																						
Market Income	£136,859,073					£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£10,063,167	£6,037,900	£0	£0	£136,859,073
Affordable Income	£10,102,435					£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£742,826	£445,696	£0	£0	£10,102,435
TOTAL INCOME	£146,961,507	£0	£0	£0	£0	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£10,805,993	£6,483,596	£0	£0	£146,961,507
INFRASTRUCTURE LEAD-IN	100%	15%	15%	10%	10%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%					100%
Agents & Legals (Market and First Homes)	£4,566,277					£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£399,302	£0	£0	£4,566,277
Transaction Costs - Affordable Housing	£955,497					£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£2,501	£0	£0	£955,497
Standard Construction Costs - Market	£150,790,560		£14,622,000	£1,300,000	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£0	£0	£150,790,560
Standard Construction Costs - Affordable	£5,718,209	£14,622,000	£1,300,000	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£4,586,110	£0	£0	£5,718,209
Garages	£1,361,000	£0	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£38,555	£0	£0	£1,361,000
Part L (Flats & Houses)	£1,300,000	£0	£222,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£0	£0	£1,300,000
Part F (Flats & Houses)	£1,300,000	£0	£222,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£933,000	£0	£0	£1,300,000
Technical Fees	£49,110,914	£0	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£472,444	£0	£0	£49,110,914
Infrastructure	£5,298,250	£997,300	£277,500	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£128,000	£0	£0	£5,298,250
Abnormals	£5,947,100	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£496,000	£0	£0	£5,947,100
Section 106	£11,797,000	£0	£0	£0	£0	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£754,000	£0	£0	£11,797,000
Benchmark Land Value	£5,590,000	£5,590,000																				£5,590,000
TOTAL EXPENDITURE IN PERIOD	£444,120,477	£2,670,300	£7,001,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£1,222,000	£0	£0	£444,120,477
Net Position in Period		£2,670,300	£7,001,000	£1,222,000	£1,222,000	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£2,857,640	£0	£0	£2,857,640
Rolling Balance	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£5,100,000	£23,188,065	£23,188,065	£106,667,675
Finance Rate	8.50%	£222,000	£390,000	£590,000	£590,000	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£624,335	£0	£0	£624,335

10% Affordable Housing - Finance Cashflow

	TOTAL	Year 1				Year 2				Year 3				Year 4				Year 5				TOTAL	
		1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q		
Total Residential Completions	400					28	28	28	28	28	28	28	28	28	28	28	28	28	28	11	0	400	
Total Market Completions	360					25	25	25	25	25	25	25	25	25	25	25	25	25	25	10	0	360	
Total Affordable Completions	40					3	3	3	3	3	3	3	3	3	3	3	3	3	3	1	0	40	
Residential Income																							
Market Income	£144,850,550					£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£10,059,066	£4,023,626	£0	£144,850,550	
Affordable Income	£6,729,188					£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£467,305	£186,922	£0	£6,729,188	
TOTAL INCOME	£151,579,738	£0	£0	£0	£0	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£10,526,371	£4,210,548	£0	£151,579,738	
INFRASTRUCTURE LEAD-IN	100%	15%	15%	10%	10%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%					100%	
Agents & Legals (Market and First Homes)	£4,956,011					£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£390,005	£0	£4,956,011
Transaction Costs - Affordable Housing	£55,454					£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£1,365	£0	£55,454
Standard Construction Costs - Market	£150,702,169		£4,622,067	£1,360,017	£4,585,117	£4,586,117	£4,586,117	£4,586,117	£4,586,117	£4,622,067	£4,622,067	£4,622,067	£4,622,067	£4,660,701	£4,660,701	£4,660,701	£4,660,701	£4,698,335	£4,698,335	£4,698,335	£0	£0	£150,702,169
Standard Construction Costs - Affordable	£2,444,202	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£466,700	£0	£0	£2,444,202
Garages	£1,165,000	£0	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£30,550	£0	£0	£1,165,000
Part L (Flats & Houses)	£1,165,000	£0	£333,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£111,100	£333,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£0	£0	£1,165,000
Part F (Flats & Houses)	£1,165,000	£0	£333,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£111,100	£333,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£939,111	£0	£0	£1,165,000
Technical Fees	£4,201,104	£0	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£420,416	£0	£0	£4,201,104
Infrastructure	£5,288,250	£987,200	£287,501	£120,408	£120,408	£256,200	£256,200	£256,200	£256,200	£288,200	£288,200	£288,200	£288,200	£288,200	£288,200	£288,200	£288,200	£288,200	£288,200	£288,200	£0	£0	£5,288,250
Abnormals	£5,947,102	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£496,602	£0	£0	£5,947,102
Section 106	£41,774,461	£0	£0	£0	£0	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£381,104	£0	£0	£41,774,461
Benchmark Land Value	£6,585,051	£5,357,300								£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£60,000	£0	£6,585,051
TOTAL EXPENDITURE IN PERIOD	£444,800,034	£6,620,300	£7,020,708	£4,331,500	£4,331,500	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£7,020,708	£496,602	£0	£444,800,034
Net Position in Period		£3,106,360	£7,504,722	£6,046,050	£6,411,550	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£2,935,187	£3,727,089	£0	£32,710,102	
Rolling Balance	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£6,100,000	£27,394,761	£27,394,761	£176,442,827
Finance Rate	8.50%	£221,011	£335,002	£490,302	£490,605	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£100,503	£0	£8,330,340