

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	£109,966,386					£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£8,591,124	£6,872,899	£0	£0	£0	£109,966,386		
Affordable Income	£15,584,894					£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£1,217,570	£974,056	£0	£0	£0	£15,584,894		
TOTAL INCOME	£125,551,280	£0	£0	£0	£0	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£9,808,694	£7,846,955	£0	£0	£0	£125,551,280		
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%	5.0%	5.0%	0.0%				100%		
Agents & Legal's (Market and First Homes)	-£1,255,641					-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£127,734	-£909,187	£0	£0	£0	-£1,255,641		
Transaction Costs - Affordable Housing	-£77,678					-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£9,000	-£6,801	£0	£0	£0	-£77,678		
Standard Construction Costs - Market	-£12,549,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	-£3,349,814	£0	£0	£0	£0	-£12,549,814		
Standard Construction Costs - Affordable	-£11,217,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	-£6,617,569	£0	£0	£0	£0	-£11,217,569		
Garages	-£12,345	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	-£96,802	£0	£0	£0	£0	-£12,345		
Part L (Flats & Houses)	-£1,682,166	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	-£126,000	£0	£0	£0	£0	-£1,682,166		
Technical Fees	-£4,000,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	-£600,000	£0	£0	£0	£0	-£4,000,000		
Infrastructure	-£1,815,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	-£177,000	£0	£0	£0	£0	-£1,815,000		
Abnormals	-£6,347,000	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	-£176,500	£0	£0	£0	£0	-£6,347,000		
Section 106	-£12,475,000	£0	£0	£0	£0	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	-£1,100,000	£0	£0	£0	£0	-£12,475,000		
Benchmark Land Value	-£5,180,700	-£9,180,700				-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700	-£9,180,700					-£5,180,700	
TOTAL EXPENDITURE IN PERIOD	-£55,228,000	-£7,800,000	-£7,800,000	-£5,250,000	-£5,250,000	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£9,808,694	-£7,227,660	-£1,009,001	-£3,221,300	£0	£0	£0	-£55,228,000
Net Position in Period		£17,800,000	£17,800,000	£17,800,000	£17,800,000	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£2,847,380	£8,531,242	£8,531,242	£6,824,994	£0	£0	£0	£26,781,011
Rolling Balance		£17,800,000	£17,800,000	£11,255,000	£12,416,000	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£12,861,304	£16,036,310	£16,036,310	£12,861,304	£22,861,304	£22,861,304	£22,861,304	£178,878,746
Finance Rate	6.50%	-£239,871	-£239,869	-£386,202	-£598,009	-£412,000	-£390,000	-£287,000	-£289,000	-£598,000	-£390,000	-£287,000	-£289,000	-£598,000	-£390,000	-£287,000	-£289,000	£0	£0	£0	£0	£0	-£5,212,707	

15% 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	0	400		
Total Market Completions	340					25	25	25	25	25	25	25	25	25	25	25	25	25	15	0	0	0	340		
Total Affordable Completions	60					4	4	4	4	4	4	4	4	4	4	4	4	4	3	0	0	0	60		
Residential Income																									
Market Income	£116,929,246					£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£8,597,739	£5,158,643	£0	£0	£0	£116,929,246		
Affordable Income	£11,721,420					£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£861,869	£517,121	£0	£0	£0	£11,721,420		
TOTAL INCOME	£128,650,666	£0	£0	£0	£0	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£9,459,608	£5,675,765	£0	£0	£0	£128,650,666		
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%	5.0%	5.0%	0.0%	0.0%				100%		
Agents & Legal's (Market and First Homes)	-£1,555,477					-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	-£157,569	£0	£0	-£1,555,477		
Transaction Costs - Affordable Housing	-£58,697					-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	-£4,499	£0	£0	-£58,697		
Standard Construction Costs - Market	-£49,504,706		-£3,692,580	-£2,546,121	-£3,692,580	-£5,866,584	-£3,692,580	-£3,692,580	-£2,546,121	-£3,692,580	-£5,866,584	-£3,692,580	-£3,692,580	-£3,692,580	-£3,692,580	-£3,692,580	-£3,692,580	-£3,692,580	-£3,692,580	£0	£0	£0	£0	-£49,504,706	
Standard Construction Costs - Affordable	-£2,872,499		-£154,269	-£102,808	-£154,269	-£250,209	-£154,269	-£154,269	-£102,808	-£154,269	-£250,209	-£154,269	-£154,269	-£154,269	-£154,269	-£154,269	-£154,269	-£154,269	-£154,269	£0	£0	£0	£0	-£2,872,499	
Garages	-£702,145	£0	-£46,250	-£30,169	-£46,250	-£74,209	-£46,250	-£46,250	-£30,169	-£46,250	-£74,209	-£46,250	-£46,250	-£46,250	-£46,250	-£46,250	-£46,250	-£46,250	-£46,250	£0	£0	£0	£0	-£702,145	
Part L (Flats & Houses)	-£1,682,166	£0	-£111,667	-£73,489	-£111,667	-£179,487	-£111,667	-£111,667	-£73,489	-£111,667	-£179,487	-£111,667	-£111,667	-£111,667	-£111,667	-£111,667	-£111,667	-£111,667	-£111,667	£0	£0	£0	£0	-£1,682,166	
Technical Fees	-£4,000,000	£0	-£267,363	-£177,886	-£267,363	-£417,569	-£267,363	-£267,363	-£177,886	-£267,363	-£417,569	-£267,363	-£267,363	-£267,363	-£267,363	-£267,363	-£267,363	-£267,363	-£267,363	£0	£0	£0	£0	-£4,000,000	
Infrastructure	-£1,815,492	-£877,697	-£272,147	-£189,701	-£189,701	-£290,661	-£189,701	-£189,701	-£189,701	-£290,661	-£189,701	-£189,701	-£189,701	-£189,701	-£189,701	-£189,701	-£189,701	-£189,701	-£189,701	£0	£0	£0	£0	-£1,815,492	
Abnormals	-£6,347,566	-£736,366	-£236,094	-£164,389	-£164,389	-£246,586	-£164,389	-£164,389	-£164,389	-£246,586	-£164,389	-£164,389	-£164,389	-£164,389	-£164,389	-£164,389	-£164,389	-£164,389	-£164,389	£0	£0	£0	£0	-£6,347,566	
Section 106	-£12,476,399		£0	£0	£0	-£946,200	-£558,196	-£558,196	-£558,196	-£946,200	-£558,196	-£558,196	-£558,196	-£558,196	-£558,196	-£558,196	-£558,196	-£558,196	-£558,196	£0	£0	£0	£0	-£12,476,399	
Benchmark Land Value	-£5,186,716	-£3,186,716				-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716	-£3,186,716					-£5,186,716	
TOTAL EXPENDITURE IN PERIOD	-£55,120,610	-£7,899,268	-£3,661,369	-£5,350,636	-£7,899,268	-£9,081,266	-£5,350,636	-£5,350,636	-£5,350,636	-£9,081,266	-£5,350,636	-£5,350,636	-£5,350,636	-£5,350,636	-£5,350,636	-£5,350,636	-£5,350,636	-£5,350,636	-£3,186,716	£0	£0	£0	£0	-£55,120,610	
Net Position in Period		£27,866,290	-£5,675,765	-£1,566,121	-£5,675,765	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£2,857,714	£5,343,699	£8,743,362	£8,743,362	£4,946,017	£0	£0	£29,141,736
Rolling Balance		-£5,061,698	-£7,461,299	-£9,355,761	-£10,695,367	-£12,166,420	-£10,695,367	-£10,695,367	-£10,695,367	-£12,166,420	-£10,695,367	-£10,695,367	-£10,695,367	-£10,695,367	-£10,695,367	-£10,695,367	-£10,695,367	-£10,695,367	£4,473,352	£12,716,713	£20,960,075	£25,906,092	£25,906,092	£227,623,737	
Finance Rate	6.50%	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	-£237,871	£0	£0	£0	£0	-£237,871		

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	£123,583,254					£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£8,582,170	£3,432,868	£0	£123,583,254
Affordable Income	£7,853,493					£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£545,381	£218,153	£0	£7,853,493
TOTAL INCOME	£131,436,748	£0	£0	£0	£0	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£9,127,552	£3,651,021	£0	£131,436,748
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%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	100%
Agents & Legals (Market and First Homes)	-£1,700,000					-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£107,800	-£1,700,000
Transaction Costs - Affordable Housing	-£50,000					-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£2,717	-£50,000
Standard Construction Costs - Market	-£12,564,114		-£3,562,888	-£2,562,888	-£5,022,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£5,880,888	-£12,564,114
Standard Construction Costs - Affordable	-£1,555,282		-£411,479	-£211,479	-£692,324	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£811,479	-£1,555,282
Garages	-£707,501	£0	-£58,202	-£22,080	-£35,081	-£64,200	-£22,080	-£22,080	-£22,080	-£64,200	-£22,080	-£22,080	-£22,080	-£64,200	-£22,080	-£22,080	-£22,080	-£64,200	-£22,080	-£22,080	-£22,080	-£707,501
Part L (Flats & Houses)	-£1,682,000	£0	-£111,111	-£100,212	-£111,111	-£335,111	-£111,111	-£111,111	-£111,111	-£600,212	-£111,111	-£111,111	-£111,111	-£600,212	-£111,111	-£111,111	-£111,111	-£600,212	-£111,111	-£111,111	-£111,111	-£1,682,000
Technical Fees	-£4,000,000	£0	-£447,500	-£122,888	-£666,666	-£147,500	-£122,888	-£122,888	-£122,888	-£447,500	-£122,888	-£122,888	-£122,888	-£447,500	-£122,888	-£122,888	-£122,888	-£447,500	-£122,888	-£122,888	-£122,888	-£4,000,000
Infrastructure	-£1,815,000	-£577,000	-£272,000	-£189,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£270,000	-£905,000	-£1,815,000
Abnormals	-£5,347,500	-£170,500	-£200,000	-£100,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£50,000	-£270,000	-£5,347,500
Section 106	-£12,475,000	£0	£0	£0	£0	-£601,000	-£201,000	-£201,000	-£201,000	-£601,000	-£201,000	-£201,000	-£201,000	-£601,000	-£201,000	-£201,000	-£201,000	-£601,000	-£201,000	-£201,000	-£201,000	-£12,475,000
Benchmark Land Value	-£5,180,000	-£5,180,000																				-£5,180,000
TOTAL EXPENDITURE IN PERIOD	-£55,000,000	-£7,880,000	-£3,517,350	-£5,288,000	-£12,885,222	-£8,220,289	-£6,220,289	-£6,220,289	-£6,220,289	-£8,220,289	-£6,220,289	-£6,220,289	-£6,220,289	-£8,220,289	-£6,220,289	-£6,220,289	-£6,220,289	-£8,220,289	-£6,220,289	-£6,220,289	-£6,220,289	-£55,000,000
Net Position in Period		£27,863,200	-£5,217,550	-£1,569,277	-£5,004,211	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£2,854,955	£0	£31,830,509
Rolling Balance		-£5,000,000	-£7,817,550	-£10,100,000	-£12,885,211	-£10,030,256	-£7,175,301	-£4,320,346	-£1,465,391	£1,400,000	£4,255,000	£7,100,000	£9,950,000	£12,795,000	£15,640,000	£18,485,000	£21,330,000	£24,175,000	£27,020,000	£29,865,000	£32,710,000	£35,555,000
Finance Rate	6.50%	-£235,000	-£270,000	-£300,000	-£330,000	-£360,000	-£390,000	-£420,000	-£450,000	-£480,000	-£510,000	-£540,000	-£570,000	-£600,000	-£630,000	-£660,000	-£690,000	-£720,000	-£750,000	-£780,000	-£810,000	-£840,000

AR %	Residual Land Value	Benchmark Land Value	Surplus/Deficit	Viable/Non-Viable
30%	£2,539,035	£6,184,736	£3,645,701	NON-VIABLE
20%	£6,117,670	£6,184,736	£67,066	NON-VIABLE
15%	£8,001,694	£6,184,736	£1,816,958	VIALE
10%	£9,763,232	£6,184,736	£3,578,496	VIALE

C Carter Jonas Development Appraisal – Sensitivity Test

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	£119,601,108	{£117,581,555}	£2,069,153	£6,184,736	{£4,113,589}	NON-VIABLE
1b	20% Affordable Housing	20%	400	320	80	£125,503,536	{£119,715,992}	£5,787,544	£6,184,736	{£397,192}	NON-VIABLE
1c	15% Affordable Housing	15%	400	340	60	£128,616,693	{£120,862,888}	£7,753,804	£6,184,736	£1,569,068	VIABLE
1d	10% Affordable Housing	10%	400	360	40	£131,435,149	{£121,834,067}	£9,601,143	£6,184,736	£3,416,406	VIABLE

Turner Morum
Cole Homes

Westergate

30% Affordable Housing Viability

Tab 1A

Unit Description	Tenure	Beds	Units	Average Unit Size (sq2)	Average Unit Size (sqm)	Total Size (sq2)	Total Size (sqm)	E per sq2	Average Unit (£)	Total GDV (£)	Market	Affordable
1 Bed Flat	Market	1	6	550	51	3,300	357	£381.82	£210,000	£1,260,000		
2 Bed Flat	Market	2	14	750	70	10,500	975	£333.33	£290,000	£3,900,000		
2 Bed House	Market	2	114	742	69	84,597	7,859	£411.86	£305,482	£34,835,000		
3 Bed House	Market	3	120	994	92	119,312	11,084	£376.49	£374,333	£44,920,000		
4 Bed House	Market	4	26	1,140	106	29,640	2,754	£394.74	£450,000	£11,700,000		
TOTAL MARKET HOUSING		70%	260	883	82	247,349	22,979	£368.94	£343,589	£96,205,000	£96,205,000	
1 Bed Flat	Affordable Rent	1	22	600	56	13,200	1,226	£229.57	£137,980	£3,035,566		
2 Bed Flat	Affordable Rent	2	15	750	70	11,250	1,045	£229.57	£172,475	£2,587,130		
2 Bed House	Affordable Rent	2	21	861	80	18,084	1,680	£229.57	£158,078	£4,159,645		
3 Bed House	Affordable Rent	3	18	1,001	93	18,018	1,674	£229.57	£230,197	£4,143,547		
4 Bed House	Affordable Rent	4	4	1,095	102	4,384	407	£229.57	£252,044	£1,008,176		
TOTAL AFFORDABLE RENT		67%	80	812	75	64,940	6,093	£229.57	£186,876	£14,934,064		£14,934,064
1 Bed Flat	First Homes	1	8	600	56	4,800	446	£272.26	£163,357	£1,306,853		
2 Bed Flat	First Homes	2	8	750	70	4,500	418	£272.26	£204,196	£1,225,175		
2 Bed House	First Homes	2	8	861	80	6,891	640	£272.26	£234,508	£1,816,080		
3 Bed House	First Homes	3	7	1,001	93	7,007	651	£289.75	£280,000	£1,750,000		
4 Bed House	First Homes	4	1	1,095	102	1,095	102	£229.57	£250,000	£250,000		
TOTAL FIRST HOMES		25%	30	810	75	24,294	2,257	£263.78	£213,503	£5,408,088		£5,408,088
1 Bed Flat	Shared Ownership	1	4	600	56	2,400	223	£289.56	£163,377	£647,507		
2 Bed Flat	Shared Ownership	2	3	750	70	2,250	209	£289.56	£202,671	£667,413		
2 Bed House	Shared Ownership	2	1	861	80	861	80	£289.56	£232,527	£232,527		
3 Bed House	Shared Ownership	3	1	1,001	93	1,001	93	£289.56	£276,231	£276,231		
4 Bed House	Shared Ownership	4	1	1,095	102	1,095	102	£289.56	£295,878	£295,878		
TOTAL SHARED OWNERSHIP		9%	10	751	71	7,408	707	£289.56	£229,395	£2,063,555		£2,063,555
TOTAL AFFORDABLE HOUSING		30%	120	807	75	96,842	8,997	£241.59	£194,968	£23,396,108		£23,396,108
TOTAL SCHEME HOUSING			400	860	80	344,191	31,976	£347.48	£299,003	£115,601,108		
Whole Site Gross Ha/Acre								18.8	46.4			
Net Residential Ha/Acre								9.9	24.4	52%		
Dwelling Density per Net Ha/Acre								40.5	16.4			
D.2 per Net Acre									14,127			
Average Market Value per sq2								£388.94				
Less Fees & Marketing Costs (Market and First Homes) @										3.0%	(£3,078,383)	(£3,078,383)
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @										0.5%	(£84,940)	(£84,940)
Standard Build Costs												
Standard Build Costs - Market Flats - £ per sq2 @								4%	13,800	£215.36	(£2,971,687)	(£2,971,687)
Standard Build Costs - Market Houses - £ per sq2 @									233,549	£162.11	(£37,859,601)	(£37,859,601)
Standard Build Costs - Affordable Flats - £ per sq2 @								11%	38,400	£215.36	(£8,269,942)	(£8,269,942)
Standard Build Costs - Affordable Houses - £ per sq2 @									58,442	£162.11	(£9,473,776)	(£9,473,776)
									344,191	£170.18		
Garages												
Single Garages								Units	£/Unit			
								43	£10,000	(£430,000)	(£430,000)	
Double Garages								13	£15,000	(£195,000)	(£195,000)	
Part L - Building Regulation Amendments								Units	£/Unit			
								400	£4,000	(£1,600,000)	(£1,600,000)	(£480,000)
Technical Fees								8.0%	(£4,863,928)	(£4,863,928)	(£3,404,750)	(£1,459,179)
Developer Profit:												
Developer Profit on Market Housing								20.0%	(£19,241,000)		(£19,241,000)	
Developer Profit on First Homes								10.0%	(£640,809)			
Developer Profit on Affordable Housing								6.0%	(£1,019,281)			(£1,019,281)
								17.5%		(£20,901,090)	(£20,901,090)	
GROSS CLEAN SERVICED LAND VALUE										£29,873,851	£27,904,569	£2,609,891
Infrastructure Tab 4A												
				£/Unit	£/Net Acre							
				£14,534	£238,516	(£5,813,648)				(£5,813,648)		
Abnormal Costs Tab 4B												
				£/Unit	£/Net Acre							
				£13,110	£215,231	(£5,243,894)				(£5,243,894)		
Section 106 Costs Tab 4C												
				£/Unit	£/Net Acre							
				£32,435	£312,325	(£12,974,462)				(£12,974,462)		
Construction Finance Costs - See Tab 5a												
						(£9,772,493)				(£3,772,493)		
										(£27,804,498)		
RESIDUAL LAND VALUE (RLV)										£2,069,153		
BENCHMARK LAND VALUE												
				£/Gross Acre	£/Gross sq ft	Gross Hectares	Total					
				£123,300	£308,875	18.79	£3,803,200					
						4.87%	£779,675					
						1.20%	£101,568					
Agents & Legal Fees										£6,184,738		
SURPLUS/DEFICIT										(£4,115,183)		
VIABLE/NON-VIABLE										NON-VIABLE		
Actual Developer Return										£16,785,507		
Actual % Return on GDV										14.0%		
SDV selection												
£0	£150,000	£150,000	0%	£0								
£150,001	£250,000	£98,999	2%	£2,000								
£250,001	Upwards	£5,803,500	5%	£377,675								
				4.82%	£279,675							

Finance Costs	
% GDV	3.2%
% Costs	3.3%

Turner Morum
Cole Homes

Westergate

20% Affordable Housing Viability

Tab 18

Unit Description	Tenure	Beds	Units	Average Unit Size (sq)	Average Unit Size (sq)	Total Size (sq)	Total Size (sq)	E per sq	Average Unit (£)	Total GDV (£)	Market	Affordable				
1 Bed Flat	Market	1	7	550	51	3,850	358	£381.82	£210,000	£1,470,000						
2 Bed Flat	Market	2	15	750	70	12,000	1,115	£333.33	£290,000	£4,000,000						
2 Bed House	Market	2	130	742	69	96,470	8,952	£111.86	£305,482	£39,712,719						
3 Bed House	Market	3	137	994	92	136,215	12,853	£376.49	£374,333	£51,283,667						
4 Bed House	Market	4	30	1,140	106	34,200	3,177	£394.74	£450,000	£13,500,000						
TOTAL MARKET HOUSING		80%	320	884	82	282,735	26,267	£368.94	£343,645	£109,966,386	£109,966,386					
1 Bed Flat	Affordable Rent	1	15	600	56	9,000	836	£229.97	£137,980	£2,069,704						
2 Bed Flat	Affordable Rent	2	10	750	70	7,500	687	£229.97	£172,475	£1,724,753						
2 Bed House	Affordable Rent	2	14	861	80	12,058	1,120	£229.97	£198,078	£2,773,097						
3 Bed House	Affordable Rent	3	12	1,001	93	12,012	1,116	£229.97	£230,197	£2,762,305						
4 Bed House	Affordable Rent	4	3	1,095	102	3,288	305	£229.97	£252,044	£756,132						
TOTAL AFFORDABLE RENT		68%	54	812	75	43,859	4,075	£229.97	£186,779	£10,086,051		£10,086,051				
1 Bed Flat	First Homes	1	6	500	56	3,000	334	£272.26	£163,354	£985,124						
2 Bed Flat	First Homes	2	4	750	70	3,000	273	£272.26	£204,196	£816,783						
2 Bed House	First Homes	2	5	861	80	4,307	400	£272.26	£234,508	£1,172,536						
3 Bed House	First Homes	3	4	1,001	93	4,004	372	£289.75	£280,000	£1,000,000						
4 Bed House	First Homes	4	1	1,095	102	1,095	102	£238.10	£250,000	£250,000						
TOTAL FIRST HOMES		25%	20	800	74	16,007	1,487	£263.61	£210,972	£4,219,445		£4,219,445				
1 Bed Flat	Shared Ownership	1	2	600	56	1,200	111	£289.96	£163,377	£323,954						
2 Bed Flat	Shared Ownership	2	2	750	70	1,500	139	£289.96	£202,671	£404,943						
2 Bed House	Shared Ownership	2	1	861	80	861	80	£289.96	£232,527	£232,527						
3 Bed House	Shared Ownership	3	1	1,001	93	1,001	93	£289.96	£280,231	£280,231						
4 Bed House	Shared Ownership	4	0	0	0	0	0	£289.96	£0	£0						
TOTAL SHARED OWNERSHIP		8%	6	750	71	4,562	424	£289.96	£209,276	£1,231,854		£1,231,854				
TOTAL AFFORDABLE HOUSING		20%	80	805	75	64,428	5,986	£241.16	£194,214	£15,537,150						
TOTAL SCHEME HOUSING			400	888	81	347,162	32,252	£361.51	£313,739	£125,503,536						
Whole Site Gross 14/Acre									46.43	Net to Gross						
Net Residential 14/Acre									9.85	52%						
Dwelling Density per Net Ha/Acre									15.4							
10 per Net Acre									14,249							
Average Market Value per 102									£388.94							
Less Fees & Marketing Costs (Market and First Homes) @										3.0%	£(3,425,575)	£(3,425,575)				
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @										0.5%	£(5,589)		£(5,589)			
Standard Build Costs										% Flats						
Standard Build Costs - Market Flats - £ per 102 @										5%	15,850	£215.34	£(3,413,133)	£(3,413,133)		
Standard Build Costs - Market Houses - £ per 102 @										5%	266,885	£162.11	£(3,263,521)	£(3,263,521)		
Standard Build Costs - Affordable Flats - £ per 102 @										7%	25,800	£215.34	£(5,555,762)	£(5,555,762)		
Standard Build Costs - Affordable Houses - £ per 102 @										7%	38,628	£162.11	£(6,261,761)	£(6,261,761)		
											347,162	£168.49				
Garages										Units	£/Unit					
Single Garages										40	£10,000	£(492,500)	£(492,500)			
Double Garages										15	£15,000	£(225,000)	£(225,000)			
Part L - Building Regulation Amendments										Units	£/Unit					
										400	£4,000	£(1,600,000)	£(1,280,000)	£(320,000)		
Technical Fees										8.0%	£(4,864,934)	£(4,864,934)	£(3,891,947)	£(972,987)		
Developer Profit:																
Developer Profit on Market Housing										20.0%	£(21,993,277)		£(21,993,277)			
Developer Profit on First Homes										10.0%	£(421,943)			£(421,943)		
Developer Profit on Affordable Housing										8.0%	£(679,062)			£(679,062)		
										18.4%	£(23,094,284)	£(23,094,284)				
GROSS CLEAN SERVICED LAND VALUE												£39,230,677	£31,981,433	£1,690,968		
Infrastructure Tab 4A										£/Unit	£/Net Acre					
										£14,534	£238,815	£(5,813,648)				
												£(5,813,648)				
Abnormal Costs Tab 4B										£/Unit	£/Net Acre					
										£13,110	£215,231	£(5,243,894)				
												£(5,243,894)				
Section 106 Costs Tab 4C										£/Unit	£/Net Acre					
										£32,435	£52,525	£(1,274,462)				
												£(1,274,462)				
Construction Finance Costs - See Tab 5b												£(3,430,928)				
												£(3,430,928)				
												£(27,462,932)				
RESIDUAL LAND VALUE (RLV)													£(27,462,932)			
RESIDUAL LAND VALUE (RLV)													£5,787,544			
BENCHMARK LAND VALUE										£/Gross Acre	£/Gross HA	Gross Hectares	Total			
SDV										£(25,000)	£(208,875)	18.7%	£5,800,000			
Agents & Legal Fees										5.0%		1.0%	£279,875			
										4.0%		0.75%	£100,561	£6,180,736		
SURPLUS/DEFICIT													£(397,182)			
VIABLE/NON-VIABLE													NON-VIABLE			
Actual Developer Return													£22,697,082			
Actual % Return on GDV													18.1%			
SDV calculation																
£0													£150,000	£150,000	0%	£0
£150,001													£250,000	£99,999	2%	£2,000
£250,001													Upwards	£5,803,500	5%	£271,875

Turner Morcom
Cale Homes
Westergate

15% Affordable Housing Viability

Tab 1C

Unit Description	Tenure	Beds	Units	Average Unit Size (sq ft)	Average Unit Size (sq m)	Total Size (ft ²)	Total Size (m ²)	£ per ft ²	Average Unit (£)	Total GDV (£)	Market	Affordable
1 Bed Flat	Market	1	7	550	51	3,850	358	£381.82	£110,000	£1,470,000		
2 Bed Flat	Market	2	17	750	70	12,750	1,185	£333.33	£250,000	£4,250,000		
2 Bed House	Market	2	138	742	69	102,407	9,514	£411.56	£326,492	£42,156,579		
3 Bed House	Market	3	146	894	82	145,163	13,486	£376.49	£374,333	£54,652,867		
4 Bed House	Market	4	32	1,140	106	36,480	3,389	£394.74	£450,000	£14,400,000		
TOTAL MARKET HOUSING		85%	340	884	82	300,630	27,931	£388.92	£343,930	£116,929,246	£116,929,246	
1 Bed Flat	Affordable Rent	1	11	600	56	6,600	613	£228.97	£137,680	£1,517,783		
2 Bed Flat	Affordable Rent	2	8	750	70	6,000	557	£228.97	£172,475	£1,379,809		
2 Bed House	Affordable Rent	2	10	861	80	8,613	800	£228.97	£198,078	£1,980,783		
3 Bed House	Affordable Rent	3	9	1,001	93	9,009	837	£228.97	£230,137	£2,071,774		
4 Bed House	Affordable Rent	4	2	1,096	102	2,192	204	£228.97	£252,064	£506,088		
TOTAL AFFORDABLE RENT		67%	40	810	75	32,414	3,011	£228.97	£186,356	£7,454,230		£7,454,230
1 Bed Flat	First Homes	1	4	600	56	2,400	223	£272.36	£163,354	£653,416		
2 Bed Flat	First Homes	2	3	750	70	2,250	209	£272.36	£204,196	£812,587		
2 Bed House	First Homes	2	4	861	80	3,445	320	£272.36	£234,508	£936,033		
3 Bed House	First Homes	3	3	1,001	93	3,003	279	£272.36	£265,000	£790,000		
4 Bed House	First Homes	4	1	1,096	102	1,096	102	£272.36	£290,000	£290,000		
TOTAL FIRST HOMES		25%	15	813	76	12,194	1,133	£282.73	£233,602	£3,284,054		£3,284,054
1 Bed Flat	Shared Ownership	1	2	600	56	1,200	111	£288.96	£183,397	£323,384		
2 Bed Flat	Shared Ownership	1	1	750	70	750	70	£288.96	£204,471	£204,471		
2 Bed House	Shared Ownership	1	1	861	80	861	80	£288.96	£233,527	£233,527		
3 Bed House	Shared Ownership	1	1	1,001	93	1,001	93	£288.96	£270,331	£270,331		
4 Bed House	Shared Ownership	4	0	0	0	0	0	£0.00	£0	£0		
TOTAL SHARED OWNERSHIP		8%	5	762	71	5,812	534	£269.36	£205,837	£1,029,183		£1,029,183
TOTAL AFFORDABLE HOUSING		15%	60	807	75	48,421	4,498	£243.37	£194,791	£11,687,447		
TOTAL SCHEME HOUSING			400	873	81	349,071	32,430	£388.45	£321,542	£128,616,693		
Whole Site Gross Ht/Acre								18.79	46.43			
Net Residential Ht/Acre								9.86	24.36			
Dwelling Density per Net Ht/Acre								40.8	10.4			
Ht per Net Acre									14,327			
Average Market Value per ft ²								£388.92				
Less Fees & Marketing Costs (Market and First Homes) @										3.0%	(£3,603,998)	(£3,603,998)
Less Transaction Costs for Affordable Disposal to RSL (Affordable Housing Only) @										0.5%	(£42,417)	(£42,417)
Standard Build Costs								£/ft ²				
Standard Build Costs - Market Flats - £ per ft ² @								5%	16,600	£215.34	(£3,574,638)	(£3,574,638)
Standard Build Costs - Market Houses - £ per ft ² @								784,750	£162.11	(£46,046,068)	(£46,046,068)	(£4,134,521)
Standard Build Costs - Affordable Flats - £ per ft ² @								6%	19,200	£15.34	(£4,134,521)	(£4,134,521)
Standard Build Costs - Affordable Houses - £ per ft ² @								29,211	£162.11	(£4,736,888)	(£4,736,888)	(£4,736,888)
								349,071	£187.57			
Garages								Units	£/Unit			
Single Garages								53	£10,000	(£525,000)	(£525,000)	
Double Garages								16	£15,000	(£240,000)	(£240,000)	
Part L - Building Regulation Amendments								Units	£/Unit			
								400	£4,000	(£1,600,000)	(£1,600,000)	(£1,600,000)
Technical Fees								8.0%	(£4,868,569)		(£4,868,569)	(£4,868,569)
Developer Profit								20.0%	(£23,385,849)		(£23,385,849)	(£23,385,849)
Developer Profit on Market Housing								10.0%	(£320,403)			
Developer Profit on Affordable Housing								6.0%	(£509,035)			(£509,035)
								18.8%	(£24,215,257)	(£24,215,257)		
GROSS CLEAN SERVICED LAND VALUE										£35,809,336	£34,095,408	£1,294,331
Infrastructure												
				£/Unit	£/Net Acre							
				£14,334	£238,616	(£5,813,648)	(£5,813,648)					
Abnormal Costs												
				£/Unit	£/Net Acre	(£5,243,894)	(£5,243,894)					
				£13,110	£215,231							
Section 106 Costs												
				£/Unit	£/Net Acre	(£12,974,462)	(£12,974,462)					
				£32,406	£337,525							
Construction Finance Costs - See Tab 5b												
						(£3,243,526)	(£3,243,526)					
										(£27,275,531)		
RESIDUAL LAND VALUE (RLV)										£7,753,804		
BENCHMARK LAND VALUE												
				£/Gross Acre	£/Gross Ht	Gross Hectares	Total					
				£125,000	£108,675	18.79	(£5,801,100)					
				£0.00		4.82%	£279,495					
				Agents & Legal Fees		1.75%	£101,581			£6,184,796		
SURPLUS/DEFICIT										£1,569,868		
VIABLE/NON-VIABLE										VIABLE		
Actual Developer Return										£25,384,325		
Actual % Return on GDV										28.0%		
Sensitivity Analysis												
£0	£150,000	£150,000	0%	£0								
£150,001	£250,000	£98,999	7%	£2,000								
£250,001	Upwards	£5,809,500	5%	£277,675								
			4.82%	£279,495								

Finance Costs	
% GDV	2.5%
% Costs	2.8%

30% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft ²)	Unit Size (m ²)	Total Size (ft ²)	Total Size (m ²)	Unit Value (£)	£ per sq	BOD (£)
1 Bed Flat	1	Market	6	550	51	3,300	307	£210,000	£382	£1,360,000
2 Bed Flat	2	Market	14	750	70	10,500	975	£280,000	£333	£3,960,000
2 Bed House	2	Market	114	742	69	85,597	7,857	£205,482	£412	£34,825,000
3 Bed House	3	Market	120	994	92	119,312	11,084	£374,353	£376	£44,920,000
4 Bed House	4	Market	26	1,140	106	29,640	2,754	£430,000	£395	£11,700,000
Total Market Housing	70%		280	883	82	249,349	22,979	£343,589	£389	£86,205,000
1 Bed Flat	1	Affordable Rent	22	600	56	13,200	1,228	£137,960	£230	£3,035,566
2 Bed Flat	2	Affordable Rent	13	750	70	11,250	1,045	£172,475	£230	£2,597,130
2 Bed House	2	Affordable Rent	21	861	80	18,086	1,680	£158,076	£230	£4,159,645
3 Bed House	3	Affordable Rent	18	1,001	93	18,018	1,674	£280,157	£230	£4,153,947
4 Bed House	4	Affordable Rent	4	1,096	102	4,384	407	£233,244	£230	£1,008,176
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£230	£0
Total Affordable Rent	67%		80	812	75	84,940	6,033	£188,876	£230	£14,844,064
1 Bed Flat	1	Res. Homes	8	600	56	4,800	446	£163,357	£272	£1,306,853
2 Bed Flat	2	Res. Homes	6	750	70	4,500	418	£204,156	£272	£1,225,475
2 Bed House	2	Res. Homes	8	861	80	6,891	640	£234,508	£272	£1,876,050
3 Bed House	3	Res. Homes	7	1,001	93	7,007	651	£280,000	£272	£1,750,000
4 Bed House	4	Res. Homes	1	1,096	102	1,096	102	£330,300	£272	£893,000
5 Bed House	5	Res. Homes	0	0	0	0	0	£0	£272	£0
Total First Homes	23%		30	819	75	24,294	2,237	£213,603	£272	£9,408,088
1 Bed Flat	1	Shared Ownership	4	600	56	2,400	223	£161,977	£270	£647,907
2 Bed Flat	2	Shared Ownership	3	750	70	2,250	209	£202,471	£270	£567,413
2 Bed House	2	Shared Ownership	1	861	80	861	80	£232,527	£270	£232,527
3 Bed House	3	Shared Ownership	1	1,001	93	1,001	93	£280,000	£270	£280,000
4 Bed House	4	Shared Ownership	1	1,096	102	1,096	102	£285,878	£270	£285,878
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£270	£0
Total Shared Ownership	8%		10	781	71	7,808	707	£205,196	£270	£2,053,954
Total Affordable Housing	30%		120	807	75	96,842	8,897	£194,968	£243	£13,368,108
Total Housing			400	880	80	344,191	31,876	£299,003	£347	£119,463,108

20% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft ²)	Unit Size (m ²)	Total Size (ft ²)	Total Size (m ²)	Unit Value (£)	£ per sq	BOD (£)
1 Bed Flat	1	Market	7	550	51	3,850	358	£210,000	£382	£1,470,000
2 Bed Flat	2	Market	16	750	70	12,000	1,115	£250,000	£333	£4,500,000
2 Bed House	2	Market	130	742	69	96,470	8,961	£205,482	£412	£29,712,719
3 Bed House	3	Market	137	994	92	136,215	12,615	£374,353	£376	£51,283,567
4 Bed House	4	Market	30	1,140	106	34,200	3,177	£430,000	£395	£13,500,000
Total Market Housing	80%		320	894	82	282,735	26,267	£343,643	£389	£109,966,396
1 Bed Flat	1	Affordable Rent	15	600	56	9,000	836	£137,960	£230	£2,069,404
2 Bed Flat	2	Affordable Rent	10	750	70	7,500	697	£172,475	£230	£1,724,753
2 Bed House	2	Affordable Rent	14	861	80	12,058	1,120	£158,076	£230	£2,273,087
3 Bed House	3	Affordable Rent	12	1,001	93	12,012	1,116	£280,157	£230	£3,361,884
4 Bed House	4	Affordable Rent	3	1,096	102	3,288	308	£233,244	£230	£750,132
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£230	£0
Total Affordable Rent	67%		54	812	75	41,858	4,075	£188,779	£230	£10,088,051
1 Bed Flat	1	Res. Homes	8	600	56	4,800	446	£163,357	£272	£980,124
2 Bed Flat	2	Res. Homes	4	750	70	3,000	279	£204,156	£272	£815,783
2 Bed House	2	Res. Homes	8	861	80	6,891	640	£234,508	£272	£1,876,050
3 Bed House	3	Res. Homes	4	1,001	93	4,004	372	£280,000	£272	£1,120,000
4 Bed House	4	Res. Homes	1	1,096	102	1,096	102	£330,300	£272	£893,000
5 Bed House	5	Res. Homes	0	0	0	0	0	£0	£272	£0
Total First Homes	23%		20	800	74	16,007	1,487	£210,972	£272	£4,219,443
1 Bed Flat	1	Shared Ownership	2	600	56	1,200	111	£161,977	£270	£323,954
2 Bed Flat	2	Shared Ownership	1	750	70	1,500	138	£202,471	£270	£304,942
2 Bed House	2	Shared Ownership	1	861	80	861	80	£232,527	£270	£232,527
3 Bed House	3	Shared Ownership	1	1,001	93	1,001	93	£280,000	£270	£280,000
4 Bed House	4	Shared Ownership	0	0	0	0	0	£0	£270	£0
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£270	£0
Total Shared Ownership	8%		6	780	71	4,562	424	£205,276	£270	£1,231,854
Total Affordable Housing	20%		80	805	75	56,420	5,562	£194,214	£241	£15,337,150
Total Housing			400	899	81	347,162	32,222	£323,759	£382	£125,303,546

15% Affordable Housing

Unit Ref	No. Beds	Tenure	Units	Unit Size (ft ²)	Unit Size (m ²)	Total Size (ft ²)	Total Size (m ²)	Unit Value (£)	£ per sq	BOD (£)
1 Bed Flat	1	Market	7	550	51	3,850	358	£210,000	£382	£1,470,000
2 Bed Flat	2	Market	17	750	70	12,750	1,185	£250,000	£333	£4,250,000
2 Bed House	2	Market	138	742	69	102,477	9,514	£205,482	£412	£28,136,279
3 Bed House	3	Market	146	994	92	145,114	13,496	£374,353	£376	£54,653,667
4 Bed House	4	Market	32	1,140	106	36,480	3,389	£430,000	£395	£14,400,000
Total Market Housing	85%		340	894	82	300,650	27,931	£343,810	£389	£116,929,246
1 Bed Flat	1	Affordable Rent	11	600	56	6,600	613	£137,960	£230	£1,517,783
2 Bed Flat	2	Affordable Rent	8	750	70	6,000	557	£172,475	£230	£1,379,803
2 Bed House	2	Affordable Rent	10	861	80	8,613	800	£158,076	£230	£1,580,783
3 Bed House	3	Affordable Rent	0	1,001	93	0	0	£280,157	£230	£0
4 Bed House	4	Affordable Rent	2	1,096	102	2,192	204	£233,244	£230	£509,288
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£230	£0
Total Affordable Rent	67%		40	810	75	12,414	1,013	£186,356	£230	£2,454,230
1 Bed Flat	1	Res. Homes	8	600	56	4,800	446	£163,357	£272	£980,124
2 Bed Flat	2	Res. Homes	3	750	70	2,250	209	£204,156	£272	£582,287
2 Bed House	2	Res. Homes	4	861	80	3,445	320	£234,508	£272	£938,030
3 Bed House	3	Res. Homes	0	1,001	93	0	0	£280,000	£272	£0
4 Bed House	4	Res. Homes	1	1,096	102	1,096	102	£330,300	£272	£893,000
5 Bed House	5	Res. Homes	0	0	0	0	0	£0	£272	£0
Total First Homes	23%		15	813	76	12,194	1,133	£213,802	£272	£3,204,034
1 Bed Flat	1	Shared Ownership	2	600	56	1,200	111	£161,977	£270	£323,954
2 Bed Flat	2	Shared Ownership	1	750	70	1,500	138	£202,471	£270	£304,942
2 Bed House	2	Shared Ownership	1	861	80	861	80	£232,527	£270	£232,527
3 Bed House	3	Shared Ownership	1	1,001	93	1,001	93	£280,000	£270	£280,000
4 Bed House	4	Shared Ownership	0	0	0	0	0	£0	£270	£0
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£270	£0
Total Shared Ownership	8%		5	782	71	3,812	354	£205,837	£270	£1,059,183
Total Affordable Housing	15%		60	807	75	48,421	4,459	£194,791	£241	£11,887,447
Total Housing			400	873	81	349,071	32,430	£323,542	£388	£128,616,693

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	BOD (£)
1 Bed Flat	1	Market	8	550	51	4,400	409	£210,000	£382	£1,680,000
2 Bed Flat	2	Market	18	750	70	13,500	1,254	£250,000	£333	£4,500,000
2 Bed House	2	Market	147	742	69	109,286	10,134	£205,482	£412	£24,905,921
3 Bed House	3	Market	154	994	92	153,117	14,225	£374,353	£376	£57,547,333
4 Bed House	4	Market	33	1,140	106	37,620	3,489	£430,000	£395	£14,850,000
Total Market Housing	90%		360	883	82	317,723	29,517	£343,287	£389	£123,583,254
1 Bed Flat	1	Affordable Rent	7	600	56	4,200	380	£137,960	£230	£965,862
2 Bed Flat	2	Affordable Rent	6	750	70	4,500	418	£172,475	£230	£1,034,852
2 Bed House	2	Affordable Rent	7	861	80	6,029	560	£158,076	£230	£1,106,548
3 Bed House	3	Affordable Rent	6	1,005	93	6,028	558	£280,157	£230	£1,381,182
4 Bed House	4	Affordable Rent	1	1,096	102	1,096	102	£233,244	£230	£233,244
5 Bed House	5	Affordable Rent	0	0	0	0	0	£0	£230	£0
Total Affordable Rent	67%		27	809	75	21,831	2,028	£185,944	£230	£3,920,489
1 Bed Flat	1	Res. Homes	2	600	56	1,200	111	£163,357	£272	£326,713
2 Bed Flat	2	Res. Homes	1	750	70	1,500	138	£204,156	£272	£306,196
2 Bed House	2	Res. Homes	3	861	80	2,584	240	£234,508	£272	£683,523
3 Bed House	3	Res. Homes	0	1,001	93	0	0	£280,000	£272	£0
4 Bed House	4	Res. Homes	1	1,096	102	1,096	102	£330,300	£272	£893,000
5 Bed House	5	Res. Homes	0	0	0	0	0	£0	£272	£0
Total Res. Homes	25%		10	863	80	8,633	802	£223,443	£272	£2,234,432
1 Bed Flat	1	Shared Ownership	1	600	56	600	56	£161,371	£272	£161,371
2 Bed Flat	2	Shared Ownership	1	750	70	1,500	138	£203,741	£272	£203,741
2 Bed House	2	Shared Ownership	1	861	80	861	80	£232,527	£272	£232,527
3 Bed House	3	Shared Ownership	0	1,001	93	0	0	£280,000	£272	£0
4 Bed House	4	Shared Ownership	0	1,096	102	0	0	£330,300	£272	£0
5 Bed House	5	Shared Ownership	0	0	0	0	0	£0	£272	£0
Total Shared Ownership	8%		3	717	68	2,117	205	£195,962	£272	£596,959
Total Affordable Housing	75%		40	817	76	24,948	2,233	£201,897	£230	£3,920,489
Total Affordable Housing	75%		40	817	76	24,948	2,233	£201,897	£230	£3,920,489

Turner Morum

Cala Homes

Westergate

BCIS Costs

Tab 3

Viability Construction Costs

Q2 2022 - MEDIAN	m2	ft2	Locational Weighting 1.09	Net to Gross (Flats Only) 15%	External Costs 10.0%	Contingency 5.0%	BCIS Figure
Estate Housing - Generally	£1,386	£128.76	£140.35	N/A	£154.39	£162.11	£162.11
Flats (Apartments) - Generally	£1,601	£148.74	£162.12	£186.44	£205.09	£215.34	£215.34
Locational Weighting - Arun		1.09					

Turner Morum
Cala Homes
Westergate
Cost Plan

Tab 4A

		UNIT	QTY	RATE	TOTAL
General Earthworks	Groundworks Site Clearance	Each	2	@ £5,665	£11,330
	Perforated Landfilling to Cartaway - Stripped Buildings	Per m	300000	@ £35	£10,500,000
	Tree Protection	Per m	1200	@ £34	£40,788
	Tree Surgery	Each	4	@ £5,665	£22,660
Strategic Roads	Public Paths	m2	4541	@ £66	£300,506
	Public Paths - Isolated Paths - Tarmac with PCC edgings	m2	4322	@ £79	£342,778
	Estate Roads - 538 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
Strategic Sewers Connections	Road Ducts - Strategic element (30% of total)	Each	2.4	@ £37,767	£27,192
	Site Entrance - Bellmouth	Each	2	@ £11,330	£22,660
	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
Strategic Sewers Connections	Relieve Drainage On Site - Foul Water - Shallow Unsplit Below Rd - Trenchless element (70% of total)	Per m	757	@ £885	£670,105
	Relieve Drainage On Site - Storm Water - Shallow Unsplit Below Rd - Strategic element (30% of total)	Per m	757	@ £389	£293,593
	Surface Water Headwall - On Site - Small	Each	10	@ £5,665	£56,650
	Road Gullies & Connections - On Site (30m intervals on CL x2 as a whole no) - Strategic element (30% of total)	Each	170	@ £850	£43,337
Services	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
Play / Sports Area	Landscaping POS - Maintenance - per week	Each	12	@ £283	£3,399
	Landscaping POS - Ecology Issues	Each	1	@ £5,665	£5,665
	LAP / LEAP - Play Equipment (if known) - LAP	Each	2	@ £28,325	£56,650
	LAP / LEAP - Play Equipment (if known) - LEAP	Each	1	@ £56,650	£56,650
Commuted Sums	Section 278 Works - Including Traffic Management	Each	1	@ £382,804	£382,804
	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
Abnormal Infrastructure	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			8%	£416,134
	Contingency			5%	£276,840
	TOTAL INFRASTRUCTURE COST				£8,813,868

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 1.2m CFA Piles	FT2	258,346	@	£21.22	£5,483,857
	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					£8,251,863

SUB-TOTAL ABNORMAL COSTS (Abnormal less Normal)	£4,624,246
Professional Fees	5%
Contingency	5%
TOTAL ABNORMAL COSTS	£5,255,858