

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	£96,205,000					£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£8,589,732	£1,717,946	£96,205,000
Affordable Income	£23,396,108					£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£2,088,938	£417,788	£23,396,108
TOTAL INCOME	£119,601,108	£0	£0	£0	£0	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£10,678,670	£2,135,734	£119,601,108
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)	£13,236,356					£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£1,274,869	£13,236,356
Transaction Costs - Affordable Housing	£845,349					£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£73,584	£845,349
Standard Construction Costs - Market	£586,811,288	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£13,648,881	£0	£586,811,288
Standard Construction Costs - Affordable	£117,242,817	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£11,784,180	£0	£117,242,817
Garages	£150,000	£0	£115,804	£150,804	£115,804	£150,804	£115,804	£150,804	£115,804	£150,804	£115,804	£150,804	£115,804	£150,804	£115,804	£150,804	£0	£150,000
Part L (Flats & Houses)	£11,860,000	£0	£1,140,893	£11,43,807	£1,140,893	£11,43,807	£1,140,893	£11,43,807	£1,140,893	£11,43,807	£1,140,893	£11,43,807	£1,140,893	£11,43,807	£1,140,893	£11,43,807	£0	£11,860,000
Technical Fees	£16,800,800	£0	£4,434,239	£16,434,239	£4,434,239	£16,434,239	£4,434,239	£16,434,239	£4,434,239	£16,434,239	£4,434,239	£16,434,239	£4,434,239	£16,434,239	£4,434,239	£16,434,239	£0	£16,800,800
Infrastructure	£15,815,048	£1,972,043	£1,972,043	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£1,981,303	£0	£15,815,048
Abnormals	£16,242,896	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£1,706,144	£0	£16,242,896
Section 106	£112,874,410	£0	£0	£0	£0	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£11,138,434	£0	£112,874,410
Benchmark Land Value	£16,188,736	£16,188,736																£16,188,736
TOTAL EXPENDITURE IN PERIOD	£198,192,000	£17,880,260	£17,811,401	£18,048,365	£18,048,365	£17,880,260	£17,811,401	£17,880,260	£17,880,260	£17,880,260	£17,811,401	£17,880,260	£17,880,260	£17,880,260	£17,811,401	£18,048,365	£18,048,365	£198,192,000
Net Position in Period		£17,843,800	£17,022,402	£16,999,623	£16,998,008	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£2,822,148	£1,847,559	
Rolling Balance		£17,043,386	£15,452,983	£13,712,400	£12,000,102	£17,710,368	£15,944,210	£13,878,110	£12,048,946	£17,000,470	£15,408,751	£13,288,021	£12,082,307	£11,797,440	£5,700,152	£14,937,948	£16,785,507	
Finance Rate	6.50%	£13.22,463	£12,60,768	£10,900,078	£10,886,304	£10,668,303	£10,613,848	£10,718,681	£10,800,603	£10,882,426	£10,963,308	£10,999,681	£10,871,888	£10,817,007	£0	£0	£0	£13,22,463

	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	
Total Market Completions	320					25	25	25	25	25	25	25	25	25	25	25	25	20	0	0	0	
Total Affordable Completions	80					6	6	6	6	6	6	6	6	6	6	6	6	5	0	0	0	
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	
Affordable Income	£15,597,150					£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£1,213,840	£971,072	£0	£0	£0	
TOTAL INCOME	£125,563,536	£0	£0	£0	£0	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£9,804,964	£7,843,971	£0	£0	£0	
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 & Legals (Market and First Homes)	£64,526,170					£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£999,700	£0	£0	£0	
Transaction Costs - Affordable Housing	£56,000					£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£4,414	£0	£0	£0		
Standard Construction Costs - Market	£96,000,000		£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£24,000,000	£0	£0	£0		
Standard Construction Costs - Affordable	£711,307,120		£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£177,826,780	£0	£0	£0		
Garages	£171,000		£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£42,750	£0	£0	£0		
Part L (Flats & Houses)	£1,000,000		£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000	£0	£0	£0		
Technical Fees	£6,000,000		£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£0	£0	£0		
Infrastructure	£6,000,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£0	£0	£0		
Abnormals	£6,000,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£1,500,000	£0	£0	£0		
Section 106	£10,000,000	£0	£0	£0	£0	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£2,500,000	£0	£0	£0		
Benchmark Land Value	£6,184,730	£1,546,179				£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£1,546,179	£0	£0	£0	
TOTAL EXPENDITURE IN PERIOD	(£100,377,000)	(£25,093,500)	(£25,093,500)	(£16,395,780)	(£16,395,780)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	(£4,096,427)	£0	£0	£0		
Net Position in Period		(£2,000,000)	(£2,000,000)	(£1,300,000)	(£1,300,000)	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£2,835,427	£6,815,432	£0	£0	£0	
Rolling Balance	(£2,000,000)	(£14,000,000)	(£14,000,000)	(£14,000,000)	(£14,000,000)	(£11,164,573)	(£8,329,146)	(£5,493,719)	(£2,658,292)	(£2,658,292)	(£2,658,292)	(£2,658,292)	(£2,658,292)	(£2,658,292)	(£2,658,292)	(£2,658,292)	(£2,658,292)	£15,881,660	£22,697,092	£22,697,092	£22,697,092	
Finance Rate	6.50%	(£220,400)	(£220,400)	(£144,200)	(£144,200)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	(£44,125)	£0	£0	£0	£0	

Classification L2 - Business Dev.

	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	£7,851,895					£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£545,270	£218,108	£0	£7,851,895	
TOTAL INCOME	£131,435,149	£0	£0	£0	£0	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£9,127,441	£3,650,976	£0	£131,435,149	
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)	£44,254,121					£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£949,1250	£0	£0	£44,254,121
Transaction Costs - Affordable Housing	£106,0027					£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£11,3454	£0	£0	£106,0027	
Standard Construction Costs - Market	£956,652,614		£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£65,349,0031	£0	£0	£956,652,614	
Standard Construction Costs - Affordable	£15,873,752		£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£6412,5584	£0	£0	£15,873,752	
Garages	£6777,0005	£0	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£696,2001	£0	£0	£6777,0005	
Part L (Flats & Houses)	£91,600,0950	£0	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£1111,1114	£0	£0	£91,600,0950	
Technical Fees	£96,000,000	£0	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£1222,750	£0	£0	£96,000,000	
Infrastructure	£95,515,000	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£1072,1567	£0	£0	£95,515,000	
Abnormals	£95,245,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£1700,000	£0	£0	£95,245,000	
Section 106	£115,074,400	£0	£0	£0	£0	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£9801,1004	£0	£0	£115,074,400	
Benchmark Land Value	£66,184,7361	£15,100,000																				£66,184,7361	
TOTAL EXPENDITURE IN PERIOD	£100,077,000	£10,202,000	£10,217,8361	£68,000,000	£67,998,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£100,077,000	
Net Position in Period		£11,243,000	£10,217,8361	£68,000,000	£67,998,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£68,000,000	£11,243,000	
Rolling Balance	£17,247,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	£114,600,000	
Finance Rate	6.50%	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	£2335,000	

Alt %	Residual Land Value	Benchmark Land Value	Surplus/Deficit	Viable/Non-Viable
30%	£2,069,153	£6,184,736	£4,115,583	NON-VIABLE
20%	£5,787,544	£6,184,736	£4,397,192	NON-VIABLE
15%	£7,753,604	£6,184,736	£1,568,868	VIABLE
10%	£9,801,143	£6,184,736	£3,616,406	VIABLE

Carter Jonas