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Executive

8 April 2024

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
7.	Pages 3 - 522	Community Infrastructure Levy (CIL) Appendix 3	Principal Planner - Infrastructure Lead (Interim), Planning Policy, Conservation & Design Manager	Appendix published separately to the main agenda pack to facilitate access due to size of document

If you need any further information about the meeting please contact Natasha Clark, Democratic and Elections democracy@cherwell-dc.gov.uk, 01295 221534

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CIL Viability Assessment

February 2024

Planning & Development

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HDH Planning & Development Ltd
Clapham Woods Farm
Keasden, Nr. Clapham
Lancaster. LA2 8ET
info@hdhplanning.co.uk
015242 51831

Registered in England
Company Number 08555548

Issued	By	Signed
26th March 2024	RS Drummond-Hay MRICS ACIH Director	

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1. Introduction

Scope

1.1 Cherwell District Council (CDC, the Council) is in the process of reviewing the Local Plan to cover the period up to 2040. The new Local Plan will set out new and revised planning policies for the District and site allocations for a range of land uses. In June 2022, HDH Planning & Development Ltd was appointed to update the Council's viability evidence and produce the *Whole Plan Viability Assessment – Regulation 18 Stage* (HDH, December 2022) (the 2022 Viability Assessment) as required by the National Planning Policy Framework (NPPF) and relevant guidance. The 2022 Viability Assessment was published with the *Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023* and was available for public consultation from 22nd September 2023 to the 3rd November 2023.

1.2 The Council has not adopted a Community Infrastructure Levy (CIL), however it is the Council's aim to adopt CIL prior to the implementation of the new Local Plan. CDC has now instructed HDH to undertake this CIL Viability Assessment, as an annex to the 2022 Viability Assessment to:

a. Refresh the assumptions, in terms of costs and values, set out in *Whole Plan Viability Assessment – Regulation 18 Stage* (HDH, December 2022).

b. Review the representations made through the Regulation 18 process that relate to the 2022 Viability Assessment and to address them as appropriate.

c. Consider changes in national policy that may impact on viability.

d. Assess whether or not there is scope to introduce CIL and if so, what levels may be appropriate, in the context of the adopted Local Plan. The Local Plan is made up of two parts:

   i. The Cherwell Local Plan 2011 – 2031. Part 1 Adopted 20th July 2015.

   ii. The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need. Adopted September 2020.

1.3 In due course the Council may introduce CIL. If this is done before the adoption of *Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023,* CDC appreciates that it will be necessary to consider the effect on viability of CIL on the deliverability of the new Local Plan.

1.4 This document is drafted as an annex to the 2022 Viability Assessment and should be read as such. For convenience, much of the content is repeated. This document sets out how the evidence has been updated. This will allow the Council to further engage with stakeholders, and to consider (with wider evidence) whether or not to proceed with setting CIL. The preparation of the 2022 Viability Assessment was informed by a technical consultation process that was held during July and August 2022. Representatives of the main developers, development site landowners, their agents, planning agents and consultants working in the area and housing associations, were invited to comment on an early draft of this report. The

comments made are shown in red footnotes through this report. The report was substantially completed in December 2022. The completed 2022 Viability Assessment was then subject to formal consultation when it was published as part of the Regulation 18 process. The comments made are shown in blue footnotes through this report. Many of the comments made through the Regulation 18 stage mentioned viability, only those that made a technical comment concerning the methodology, the assumptions or analysis are addressed here.

1.5 The comments that relate to viability, that were made through the Regulation 18 process, have been reviewed, and where appropriate are addressed in this CIL Viability Assessment. It is important to note that the comments made through the Regulation 18 process were in relation to the new Local Plan. This report is considering appropriate levels of CIL in the context of the adopted Local Plan. Whilst a broad range of comments were made, relatively few of them relate to the technical assumptions, such as costs and values.

1.6 Whilst the 2022 Viability Assessment has not been through a formal examination process, it has been through two rounds of public consultation so makes an appropriate starting point for the assessment of CIL. In due course, this CIL Viability Assessment with be published as part of the Draft Charging Schedule consultation.

1.7 The methodology used in this report is consistent with the updated NPPF, the CIL Regulations (as amended) and the updated PPG as at January 2024. The *Levelling-up and Regeneration* Act became law in late October 2023. The Act will have a significant impact on the overall plan-making process, but does not alter the place of viability in the CIL setting process. The Act includes reference to a new national Infrastructure Levy that would be set, having regard to viability, and makes reference to the *Infrastructure Levy Regulations*. In March 2023, the Department for Levelling Up Housing & Communities published *Open consultation, Technical consultation on the Infrastructure Levy* (March 2023*)*. Under the proposals, CIL and the delivery of affordable housing would be combined into a single Infrastructure Levy, alongside the reform of the s106 regime. The Council will need to keep this under review.

1.8 It is important to note, at the start of a study of this type, that not all sites will be viable, even without CIL. It is inevitable that the Council's requirements will render some sites unviable. The question for this report is not whether some development site or other would be rendered unviable, it is whether the delivery of the overall Plan is likely to be threatened.

Report Structure

1.9 This report follows the following format:

Chapter 2 The reasons for, and approach to viability testing, including a review of the requirements of the NPPF, the CIL Regulations, and updated PPG.

Chapter 3 The methodology used.

Chapter 4 An assessment of the housing market, including market and affordable housing, with the purpose of establishing the worth of different types of housing in different areas.

Chapter 5 An assessment of the non-residential market.

Chapter 6 An assessment of the costs of land to be used when assessing viability.

Chapter 7 The cost and general development assumptions to be used in the development appraisals.

Chapter 8 A summary of the various policy requirements and constraints that influence the type of development that come forward.

Chapter 9 A summary of the range of modelled sites used for the financial development appraisals.

Chapter 10 The results of the appraisals and consideration of residential development.

Chapter 11 The results of the appraisals and consideration of non-residential development.

Chapter 12 Conclusions in relation to an appropriate level of CIL.

HDH Planning & Development Ltd (HDH)

1.10 HDH is a specialist planning consultancy providing evidence to support planning and housing authorities. The firm's main areas of expertise are:

a. Area wide and site-specific viability analysis.

b. Community Infrastructure Levy.

c. Housing Market Assessments.

Caveat and Material Uncertainty

1.11 No part of this report constitutes a valuation, and the report should not be relied on in that regard.

1.12 The findings contained in this report are based upon information from various sources including that provided by the Council, upon the assumption that all relevant information has been provided. This information has not been independently verified by HDH. The conclusions and recommendations contained in this report are concerned with policy requirements, guidance and regulations which may be subject to change. They reflect a Chartered Surveyor's perspective and do not reflect or constitute legal advice.

1.13 Whilst the RICS withdrew the formal advice in relation to the uncertainty in March 2022, due to the nature of this assessment it is important to note the uncertainty in the current market. The impact from the COVID-19 pandemic continues to impact on the global economy which continues to be faced with an unprecedented set of circumstances caused by the pandemic, uncertainty around world trade and the ongoing war in Ukraine and unrest in the Middle East, with the impact on energy costs and inflationary pressures in the economy. Consequently, in respect of this report, the assessment of viability is less certain so a higher degree of caution should be attached to our findings than would normally be the case.

1.14 For the avoidance of doubt this does not mean that the report cannot be relied upon. Rather, this note has been included to ensure transparency and to provide further insight as to the market context under which the report was prepared. In recognition of the potential for market conditions to move rapidly, the importance of keeping the findings under review.

Compliance

1.15 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). As a firm regulated by the RICS it is necessary to have regard to RICS Professional Standards and Guidance. There are two principal pieces of relevant guidance being *Financial viability in planning: conduct and reporting RICS professional statement, England (1st Edition, May 2019)* and *Assessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

1.16 *Financial viability in planning: conduct and reporting. 1st edition, May 2019* was published in May 2019. This includes mandatory requirements for RICS members and RICS-regulated firms. HDH confirms that the May 2019 Guidance is being followed.

a. HDH confirms that in preparing this report the firm has acted with objectivity, impartially and without interference and with reference to all appropriate available sources of information.

b. HDH is appointed by the Cherwell District Council and is following a collaborative approach involving the LPA, developers, landowners and other interested parties. A technical consultation process was undertaken in July and August 2022. The report was then published with the *Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023* and was available for public consultation from 22nd September 2023 to 3rd November 2023.

c. The tender specification under which this project is undertaken is included as **Appendix 1** of this report.

d. HDH confirms it has no conflicts of interest in undertaking this project. HDH confirms that, in preparing this report, no performance-related or contingent fees have been agreed.

e. The presumption is that a viability study should be published in full. HDH has prepared this report on the assumption that it will be published in full. HDH confirms that a non-technical summary has been provided (in the form of Chapter 12 that is written to be read on a stand-alone basis). Viability in the plan-making process is a technical exercise that is undertaken specifically to demonstrate compliance (or otherwise) with the NPPF and PPG. It is recommended that this report only be published and read in full.

f. This assessment incudes appropriate sensitivity testing in Chapter 10. This includes the effect of different tenures, different affordable housing requirements against different levels of developer contributions, and the impact of price and cost change.

g. The Guidance includes a requirement that, '*all contributions to reports relating to assessments of viability, on behalf of both the applicants and authorities, must comply with these mandatory requirements. Determining the competency of subcontractors is the responsibility of the RICS member or RICS-regulated firm*'. Much of the information that informed this Viability Assessment was provided by the Council. This information was not provided in a subcontractor role and, in accordance with HDH's instructions, this information has not been challenged nor independently verified.

Metric or Imperial

1.17 The property industry uses both imperial and metric data – often working out costings in metric (£/m^2) and values in imperial (£/acre and £/sqft). This is confusing so metric measurements are used throughout this report. The following conversion rates may assist readers.

1m	=	3.28ft (3' and 3.37")	1ft	=	0.30m
1m^2	=	10.76 sqft	1sqft	=	0.0929m^2
1ha	=	2.471acres	1acre	=	0.405ha

1.18 A useful broad rule of thumb to convert m^2 to sqft is simply to add a final zero.

2. Viability Testing

2.1 Viability testing is an important part of the planning process. The requirement to assess viability forms part of the National Planning Policy Framework (NPPF) and is a requirement of the Community Infrastructure Levy (CIL) Regulations Over several years in the run up to this report, various updates have been made to how viability is considered within planning. These are considered in this chapter.

National Planning Policy Framework

2.2 The Government published the updated NPPF in December 2023. This updated NPPF makes some significant changes to the planning system, however, does not change the place of viability testing in the plan-making process. The changes are not material to this report.

2.3 Paragraph 34 of the NPPF says that Plans should set out what development is expected to provide, and that the requirement should not be so high as to undermine the delivery of the Plan.

> *Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan.*

2.4 As in the earlier additions of the NPPF, viability remains an important part of the plan-making process. The changes, made in July 2021, do touch on matters where viability will be a factor and whilst they don't impact directly on the setting of CIL, the Council will need to continue to engage with the promoters of the strategic sites and service and infrastructure providers.

2.5 The NPPF does not include detail on the viability process, rather stresses the importance of viability. The main change is a shift of viability testing from the development management stage to the plan-making stage.

> *Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.*
>
> *NPPF Paragraph 58*

2.6 Consideration has been made to the updated PPG (see below). This Viability Assessment will become the Council's most recent reference point for viability assessments submitted through the development management process in the future (although it is important to note that the assessment of CIL is in the context of the adopted Local Plan rather than the Draft Local Plan).

2.7 The NPPF does not include technical guidance on undertaking viability work. This is included within the Planning Practice Guidance (PPG).

Planning Practice Guidance

2.8 The viability sections of the PPG (Chapter 10) were rewritten in 2018. The changes provide clarity and confirm best practice, rather than prescribe a new approach or methodology. Having said this, the underlying emphasis of viability testing has changed. The, now superseded, requirements for viability testing were set out in paragraphs 173 and 174 of the 2012 NPPF which said:

2.9 The purpose of viability testing is now to ensure that '*maximum benefits in the public interest*' has been secured. This is a notable change in emphasis, albeit in the wider context of striking a balance between the aspirations of developers and landowners, in terms of returns against risk.

2.10 The core requirement to consider viability links to paragraph 58 of the 2021 NPPF:

> *Plans should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards including the cost implications of the Community Infrastructure Levy (CIL) and planning obligations. Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and the total cumulative cost of all relevant policies will not undermine deliverability of the plan.*
>
> *PPG 23b-005-20190315*

2.11 This Viability Assessment takes a proportionate approach to considering the cumulative impact of policies and planning obligations.

2.12 The viability chapter of the PPG includes 4 main sections:

Section 1 - Viability and plan making

2.13 The overall requirement is that:

> *...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106...*
>
> *PPG 10-001-20190509*

2.14 This assessment takes a proportionate approach, building on the Council's existing evidence, and considers all the local and national policies that will apply to new development.

> *Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan. ... Policy requirements, particularly for affordable housing, should be set at a level that takes account of affordable housing and infrastructure needs and allows for the planned types of sites and development to be deliverable, without the need for further viability assessment at the decision making stage.*
>
> *PPG 10-002-20190509*

2.15 The impact of CIL is considered in the context of the policies in the adopted Local Plan (*The Cherwell Local Plan 2011 – 2031*. Part 1 Adopted 20th July 2015 and *The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need*. Adopted September 2020), to ensure that it are set at a realistic level.

> *It is the responsibility of plan makers in collaboration with the local community, developers and other stakeholders, to create realistic, deliverable policies. Drafting of plan policies should be iterative and informed by engagement with developers, landowners, and infrastructure and affordable housing providers.*
>
> *PPG 10-002-20190509*

2.16 Consultation has formed part of this assessment, having been carried out as part of the preparation of the 2022 Viability Assessment, which was informed by a technical consultation process that was held during July and August 2022.

2.17 The emerging policies are tested, to ensure that they are set at a realistic level. A range of levels of CIL are tested against a range of levels of developer contributions.

> *It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies.*
>
> *PPG 10-002-20190509*

2.18 The Council is considering several Strategic Sites in the new Local Plan and these were tested as part of the 2022 Viability Assessment. These are not considered further here, however the unconsented strategic sites from the adopted Local Plan are now tested (as set out in Chapter 3). In due course, the Council will further engage with the promoters of the Strategic Sites. The importance of this continued engagement was stressed [1] [2] [3].

2.19 The modelling in this assessment is based on the sites that are likely to come forward under the adopted Local Plan. These are different to those being considered for allocation under the new Local Plan, which may be subject to further change so, in due course, it may be necessary to revisit this when the actual preferred allocations have been selected.

> *Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage. Assessment of samples of sites may be helpful to support evidence. In some circumstances more detailed assessment may be necessary for particular areas or key sites on which the delivery of the plan relies.*
>
> *PPG 10-003-20180724*

[1] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[2] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[3] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

2.20 This assessment is based on typologies[4] that have been developed by having regard to the potential development sites that are most likely to be identified through the emerging Plan. At the request of the Council, two very large (600 units and 1,200 units) typologies have been included, as if such sites were to come forward prior to the adoption of the new Local Plan, they are likely to have higher strategic infrastructure and mitigation costs than the smaller typologies. It would be preferable, to the Council, for such sites to be delivered under the s106 regime rather than the using CIL. In addition, the unconsented Strategic Sites are modelled individually. In due course it may be necessary to work further with site promoters in relation to these.

> *Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.*
>
> *PPG 10-004-20190509*

2.21 This assessment draws on a wide range of data sources, including those collected through the development management process.

> *It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic priorities of the plan. This could include, for example, large sites, sites that provide a significant proportion of planned supply, sites that enable or unlock other development sites or sites within priority regeneration areas. Information from other evidence informing the plan (such as Strategic Housing Land Availability Assessments) can help inform viability assessment for strategic sites.*
>
> *PPG 10-005-20180724*

2.22 The unconsented Strategic Sites are tested in this assessment.

> *Plan makers should engage with landowners, developers, and infrastructure and affordable housing providers to secure evidence on costs and values to inform viability assessment at the plan making stage.*
>
> *It is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan.*

[4] The PPG provides further detail at 10-004-20190509:

A typology approach is a process plan makers can follow to ensure that they are creating realistic, *deliverable policies* based on the type of sites that are likely to come forward for development over the plan period.

In following this process plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of site and current and proposed use or type of development. The characteristics used to group sites should reflect the nature of typical sites that may be developed within the plan area and the type of development proposed for allocation in the plan.

PPG 10-006-20190509

2.23 Consultation has formed part of the preparation of this assessment, having been carried out as part of the preparation of the 2022 Viability Assessment, which was informed by a technical consultation process that was held during July and August 2022. This assessment specifically considers the total cumulative cost of all relevant policies (local and national) and the ability to bear CIL.

Section 2 - Viability and decision taking

2.24 It is beyond the scope of this assessment to consider viability in decision making. This assessment will form the starting point for future development management consideration of viability.

Section 3 - Standardised inputs to viability assessment

2.25 The general principles of viability testing are set out under paragraph 10-010-20180724 of the PPG. This report sets out the approach, methodology and assumptions used. These have been subject to consultation and have drawn on a range of data sources. Ultimately, the Council will use this report to judge the appropriateness of the proposed levels of CIL.

> *Gross development value is an assessment of the value of development. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development broad assessment of value in line with industry practice may be necessary.*
>
> *For broad area-wide or site typology assessment at the plan making stage, average figures can be used, with adjustment to take into account land use, form, scale, location, rents and yields, disregarding outliers in the data. For housing, historic information about delivery rates can be informative.*

PPG 10-011-20180724

2.26 The residential values have been established using data from the Land Registry and other sources. These have been averaged as suggested. Non-residential values have been derived though consideration of capitalised rents as well as sales.

2.27 PPG paragraph 10-012-20180724 lists a range of costs to be taken into account. These costs are taken into account.

2.28 The PPG then sets out how land values should be considered, confirming the use of the Existing Use Value Plus (EUV+) approach.

> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).*

PPG 10-013-20190509

2.29 The PPG goes on to set out:

Benchmark land value should:

- *be based upon existing use value*
- *allow for a premium to landowners (including equity resulting from those building their own homes)*
- *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees*

Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.

This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.

In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.

PPG 10-014-20190509

2.30 The approach adopted in this assessment is to start with the EUV. The 'plus' element is informed by the price paid for policy compliant schemes to ensure an appropriate landowners' premium.

Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).

Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.

PPG 10-015-20190509

2.31 This report has applied this methodology to establish the EUV.

2.32 In this regard, a land promoter[5] did not accept the EUV Plus approach saying:

[5] Richard Cutler for Bloombridge.

> *The 'Existing Use Value Plus' approach does not account for risk, or the costs of land promotion. Put another way, there is a need for two different viability testing methodologies: one for testing local plans, and the other for use during the determination of planning applications. The former is more risky, more uncertain – and therefore demands greater flexibility/contingency/margin.*

2.33 It is appropriate to follow the EUV Plus approach as set out in the PPG, and that in due course, the plan-wide viability assessment will be the basis for considering viability at the development stage. Where viability is considered at the development management stage it will be strictly in accordance with the paragraphs 10-007-20190509 and 10-008-20190509 of the PPG that set out:

> *Where a viability assessment is submitted to accompany a planning application this should be based upon and refer back to the viability assessment that informed the plan; and the applicant should provide evidence of what has changed since then.*
>
> *PPG: 10-008-20190509*

2.34 The risks / return of development are addressed in three ways, the contingency assumption, the developers' return and the Landowner's premium.

2.35 The PPG sets out an approach to the developers' return:

> *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.*
>
> *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*
>
> *PPG 10-018-20190509*

2.36 As set out in Chapter 7 below, this approach is followed.

Section 4 - Accountability

2.37 This section of the PPG sets out requirements on reporting. These are covered, by the Council, outside this report.

2.38 In line with paragraph 10-020-20180724 of the PPG that says that '*practitioners should ensure that the findings of a viability assessment are presented clearly. An executive summary should be used to set out key findings of a viability assessment in a clear way*'. Chapter 12 of this report is written as a standalone non-technical summary that brings the evidence together.

Community Infrastructure Levy Regulations and Guidance

2.39 The CIL Regulations came into effect in April 2010 and have been subject to subsequent amendment[6]. The principles for setting CIL are set out in CIL Regulation 14:

> *1) In setting rates (including differential rates) in a charging schedule, a charging authority must aim to strike what appears to the charging authority to be an appropriate balance between—*
>
> *a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*
>
> *b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.*
>
> *2) In setting rates in a charging schedule, a charging authority may also have regard to actual and expected administrative expenses in connection with CIL to the extent that those expenses can be funded from CIL in accordance with regulation.*
>
> *3) In having regard to the potential effects of the imposition of CIL on the economic viability of development (in accordance with paragraph (1)(b)), a London borough council must take into account the rates set by the Mayor.*
>
> *4) For the purposes of paragraph (3), the rates set by the Mayor are the rates in the most recent charging schedule approved by the Mayor before the London borough council begins consultation on its preliminary draft charging schedule in accordance with regulation.*

2.40 The setting of CIL is not undertaken by a prescribed formula, rather it is for the Council to strike a balance between raising funding for infrastructure and the effect that CIL would have on development as a whole – rather than specific development sites. This is confirmed in the PPG:

[6] **SI 2010 No. 948**. The Community Infrastructure Levy Regulations 2010 *Made 23rd March 2010, Coming into force 6th April 2010.* **SI 2011 No. 987**. The Community Infrastructure Levy (Amendment) Regulations 2011 *Made 28th March 2011, Coming into force 6th April 2011.* **SI 2011 No. 2918**. The Local Authorities (Contracting Out of Community Infrastructure Levy Functions) Order 2011. *Made 6th December 2011, Coming into force 7th December 2011.* **SI 2012 No. 2975**. The Community Infrastructure Levy (Amendment) Regulations 2012. *Made 28th November 2012, Coming into force 29th November 2012.* **SI 2013 No. 982**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th April 2013, Coming into force 25th April 2013.* **SI 2014 No. 385**. The Community Infrastructure Levy (Amendment) Regulations 2013. *Made 24th February 2014, Coming into force 24th February 2014.* **S1 2015 No. 836**. COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES, The Community Infrastructure Levy (Amendment) Regulations 2015. *Made 20th March 2015*. **SI 2018 No. 172** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES. The Community Infrastructure Levy (Amendment) Regulations 2018. Made 8th February 2018. Coming into force in accordance with regulation 1. **SI 2019 No. 966** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND The Community Infrastructure Levy (Amendment) (England) Regulations 2019. Made - 22nd May 2019. **SI 2019 No. 1103** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND AND WALES The Community Infrastructure Levy (Amendment) (No. 2) Regulations 2019 *Made 9th July 2019. Coming into Force 1st September 2019*. **SI 2020 No. 781** The Community Infrastructure Levy (Coronavirus) (Amendment) (England) Regulations 2020. *Made 21st July 2020, Coming into force 22nd July 2020*. **SI 2020 No. 1226** COMMUNITY INFRASTRUCTURE LEVY, ENGLAND, The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2020. Made *5th November 2020. Coming into force 16th November 2020*.

How are Community Infrastructure Levy rates set?

The charging authority sets out its levy rates in a charging schedule (see section 211(1) of the Planning Act 2008).

The charging authority should specify in their charging schedule what types of development are liable for the levy and the relevant rates for these development types. Levy rates are expressed as pounds (£) per square metre.

When deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments.

This balance is at the centre of the charge-setting process. In meeting the regulatory requirements, charging authorities should be able to show and explain how their proposed levy rate (or rates) will contribute towards the implementation of their relevant plan and support development across their area (see regulation 14(1), as amended by the 2014 Regulations).

In doing so, charging authorities should use evidence in accordance with planning practice guidance and take account of national planning policy on development contributions.

Paragraph: 010 Reference ID: 25-010-20190901

2.41 As set out above in paragraph 25-010-20190901 of the PPG, CIL is set relative to the relevant Local Plan. As per paragraph 25-012-20190901 of the PPG the relevant Local Plan is in two parts:

a. The Cherwell Local Plan 2011 – 2031. Part 1 Adopted 20th July 2015.

b. The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need. Adopted September 2020.

2.42 It is important to note that the unconsented strategic sites included in the adopted Local Plan are considered here, however those that are already consented will not be subject to CIL, so are not tested here.

What is a 'relevant plan'?

In relation to the levy, the relevant plan is any strategic policy, including those set out in any spatial development strategy.

Charging schedules are not formally part of the relevant plan but charging schedules and relevant plans should inform and be generally consistent with each other. Where practical, there are benefits to undertaking infrastructure planning for the purpose of plan making and setting the levy at the same time. A charging authority may use a draft plan if they are proposing a joint examination of their relevant plan and their levy charging schedule.

The process for preparing a charging schedule is similar to that which applies to relevant plans. Charging authorities may work together when preparing their charging schedules as a means to share knowledge and costs and to support strategic thinking in the use of the levy, linking the use of the levy to activities such as growth planning. Charging schedules do not require a Sustainability Appraisal.

Charging authorities should think strategically in their use of the levy to ensure that key infrastructure priorities are delivered to facilitate growth and the economic benefit of the wider area. This may, for example, include working with neighbouring authorities, Local Enterprise Partnerships and other interested parties and involve consideration of other funding available that could be combined with the levy to enable the delivery of strategic infrastructure, including social and environmental infrastructure, and facilitate the delivery of planned development.

Paragraph: 012 Reference ID: 25-012-20190901

2.43 In due course the Council may introduce CIL. If this is done before the adoption *Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023* it will be necessary to consider the effect on viability of CIL on the new policies in the new Local Plan

> *How should local authorities prepare their evidence to support a levy charge?*
>
> *A charging authority should be able to explain how their proposed levy rate or rates will contribute towards new infrastructure to support development across their area. Charging authorities will need to summarise their viability assessment. Viability assessments should be proportionate, simple, transparent and publicly available in accordance with the viability guidance. Viability assessments can be prepared jointly for the purposes of both plan making and preparing charging schedules. This evidence should be presented in a document (separate from the charging schedule) that shows the potential effects of the proposed levy rate or rates on the viability of development across the authority's area. Where the levy is introduced after a plan has been made, it may be appropriate for a local authority to supplement plan viability evidence with assessments of recent economic and development trends, and through working with developers (e.g. through local developer forums), rather than by procuring new evidence.*
>
> *The examiner may consider whether any assessment prepared prior to the publication of the viability guidance generally accords with that guidance, applying reasonable judgement so as not to unnecessarily delay examinations. As background evidence, the charging authority should also provide information about the amount of funding collected in recent years through section 106 agreements. This should include information on the extent to which their affordable housing and other targets have been met.*
>
> *Paragraph: 019 Reference ID: 25-019-20190901*

2.44 As the viability evidence that supported the adopted Local Plan is somewhat dated, it is being updated in this report. The Council is also updating the infrastructure evidence in the context of the relevant plan.

2.45 The PPG then goes on to provide guidance on setting the rates of CIL.

> *How should development be valued for the purposes of the levy?*
>
> *A charging authority should use an area-based approach, involving a broad test of viability across their area, as the evidence base to underpin their charge. The authority will need to be able to show why they consider that the proposed levy rate or rates set an appropriate balance between the need to fund infrastructure and the potential implications for the viability of development across their area (see 'How are Community Infrastructure Levy rates set?).*
>
> *There are a number of valuation models and methodologies available to charging authorities to help them in preparing this evidence. Charging authorities should use evidence in accordance with planning practice guidance on viability.*
>
> *A charging authority must use 'appropriate available evidence' (as defined in the section 211(7A) of the Planning Act 2008) to inform the preparation of their draft charging schedule. It is recognised that the available data is unlikely to be fully comprehensive. Charging authorities need to demonstrate that their proposed levy rate or rates are informed by 'appropriate available' evidence and consistent with that evidence across their area as a whole.*
>
> *A charging authority should draw on existing data wherever it is available. Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence. They may also want to build on work undertaken to inform their assessments of land availability.*
>
> *In addition, a charging authority should directly sample an appropriate range of types of sites across its area, in line with planning practice guidance on viability. This will require support from local developers, landowners and site promoters. Charging authorities that decide to set*

differential rates may need to undertake more fine-grained sampling, on a higher proportion of total sites, to help them to estimate the boundaries for their differential rates (see 'Can differential rates be set?'). Fine-grained sampling is also likely to be necessary where they wish to differentiate between categories or scales of intended use.

The sampling exercise should provide a robust evidence base about the potential effects of the rates proposed, balanced against the need to avoid excessive detail.

A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be appropriate to ensure that a 'buffer' or margin is included, so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly.

Paragraph: 020 Reference ID: 25-020-20190901

2.46 This assessment is carried out in accordance with the viability sections of the PPG, building on the Council's appropriate available evidence in a proportionate way. The approach taken is to consider CIL on an area basis, and assess the effect CIL would have on viability. The assessment includes a buffer.

How should development costs be treated?

A charging authority should take development costs into account when setting its levy rate or rates, particularly those likely to be incurred on strategic sites or brownfield land. A realistic understanding of costs is essential to the proper assessment of viability in an area. Assessment of costs should be based on evidence which is reflective of local market conditions in accordance with planning practice guidance on viability.

Development costs include costs arising from existing regulatory requirements, and any policies on planning obligations in the relevant plan, such as policies on affordable housing and identified site-specific requirements for strategic sites.

Paragraph: 021 Reference ID: 25-021-20190901

2.47 This assessment is carried out as per the PPG, in the context of the relevant plan (see above)'

Can differential rates be set?

The regulations allow charging authorities to apply differential rates in a flexible way, to help ensure the viability of development is not put at risk. Charging authorities should consider how they could use differential rates to optimise the funding they can receive through the levy. Differences in rates need to be justified by reference to the viability of development. Differential rates should not be used as a means to deliver policy objectives.

Differential rates may be appropriate in relation to

- *geographical zones within the charging authority's boundary;*
- *types of development; and/or*
- *scales of development.*

A charging authority that plans to set differential rates should seek to avoid undue complexity. Charging schedules with differential rates should not have a disproportionate impact on particular sectors or specialist forms of development. Charging authorities may wish to consider how any differential rates appropriately reflect the viability of the size, type and tenure of housing needed for different groups in the community, including accessible and adaptable housing, as set out in the National Planning Policy Framework. Charging authorities should consider the views of developers at an early stage.

If the evidence shows that the area includes a zone, which could be a strategic site, which has low, very low or zero viability, the charging authority should consider setting a low or zero levy

rate in that area. The same principle should apply where the evidence shows similarly low viability for particular types and/or scales of development.

In all cases, a charging authority that plans to set differential rates must ensure they consider if rates are set in a way which constitutes a form of subsidy under the UK's new subsidy control regime (see section 9 of this guidance on subsidy control). Any subsidy which is so provided must be compliant with the requirements and duties set out in the Subsidy Control Act 2022.

Paragraph: 022 Reference ID: 25-022-20230104

2.48 Consideration is given to rates of CIL by geographical areas, types of development and sizes of development.

Can charging authorities set differential rates that reflect differences in land value uplift created by development?

The uplift in land value that development creates is affected by the existing use of land and proposed use. For example, viability may be different if high value uses are created on land in an existing low value area compared to the creation of lower value uses or development on land already in a higher value area. Charging authorities can take these factors into account in the evidence used to set differential levy rates, in order to optimise the funding received through the levy.

Charging authorities should set levy rates in a way that takes account of the infrastructure needs of the area and the additional value generated through planning permissions in a way that does not undermine deliverability of the plan.

Paragraph: 025 Reference ID: 25-025-20190901

2.49 The above paragraph is key to the assessment of an appropriate level of CIL and the balance between optimising the funds available to fund infrastructure and the undermining the delivery of the plan.

Can authorities set different rates for strategic sites?

Differential rates for geographic zones can be used across a charging authority's area. Authorities may wish to align zonal rates for strategic development sites. Viability guidance sets out the importance of considering the specific circumstances of strategic sites ('Why should strategic sites be assessed for viability in plan making?'). This includes the potential to undertake site specific viability assessments of sites that are critical to delivering the strategic priorities of the plan.

Charging authorities may want to consider how zonal rates can ensure that the levy compliments plan policies for strategic sites. This may include setting specific rates for strategic sites that reflect the land value uplift their development creates. Low or zero rates may be appropriate where plan policies require significant contributions towards housing or infrastructure through planning obligations and this is evidenced by an assessment of viability.

Paragraph: 026 Reference ID: 25-026-20190901

2.50 As CIL is being considered ahead of the emerging Local Plan, the Levy is being assessed in the context of the adopted Plan. There are several unconsented strategic sites in either the Cherwell Local Plan 2011 – 2031 Part 1 Adopted 20th July 2015 or the Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need, Adopted September 2020 These are tested.

2.51 From April 2015, councils were restricted in pooling S106 contributions from more than five developments[7] (where the obligation in the s106 agreement / undertaking is a reason for granting consent). The CIL Regulations were amended from September 2019 lifting these restrictions, however payments requested under the s106 regime must still be (as set out in CIL Regulation 122):

a. necessary to make the development acceptable in planning terms;

b. directly related to the development; and

c. fairly and reasonably related in scale and kind to the development.

2.52 As set out at the start of this report, the *Levelling-up and Regeneration Act* has become law. The Act includes reference to a new national Infrastructure Levy to replace CIL and reform the current developer contribution system. The information available suggests that the new Infrastructure Levy would be set with regard to viability, and makes reference to the *Infrastructure Levy Regulations*. It may be necessary for the Council to review this report when the Regulations are published.

Wider Changes Impacting on Viability

2.53 There have been a few further changes since the 2022 Viability Assessment.

Accessible and Adaptable Standards

2.54 In July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes[8] saying:

> *73. Government proposes that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes – option 2 in the consultation. M4(1) will apply by exception only, where M4(2) is impractical and unachievable (as detailed below). Subject to a further consultation on the draft technical details, we will implement this change in due course with a change to building regulations.*

2.55 The Government will now consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. No timescale has been announced. This is considered in Chapter 8 below.

[7] CIL Regulations 123(3)

[8] Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

Environmental Standards

2.56 The outcome of the Government consultation on 'The Future Homes Standard'[9] was announced during January 2021[10]. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050.

2.57 The Department of Levelling up, Communities and Housing, published the latest revision to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. The changes now apply to new homes.

2.58 The revisions to Approved Document L, set out above, are a step towards the introduction of the Future Homes Standard in 2025. In December 2023, the Government published a further consultation on the details of the implementation of the Future Homes Standard. At the same time the Housing Minister, Lee Rowley, made a Written Parliamentary Statement[11] which set out the Government's position in this regard as follows:

> *… Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:*
>
> - *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
> - *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*
>
> *Where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible ….*

2.59 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny.

2.60 The Council is exploring options in this regard, including going further than the minimum national standards sought under Building Regulations. This is considered in Chapter 8 below and a range of options are tested.

[9] https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings?utm_source=7711646e-e9bf-4b38-ab4f-9ef9a8133f14&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate

[10] The Future Buildings Standard - GOV.UK (www.gov.uk)

[11] Written statements - Written questions, answers and statements - UK Parliament

2.61 In November 2021, the Government announced that, from 2022, all new homes would be required to include an electric vehicle charging point. This is assumed to apply.

Biodiversity

2.62 The Environment Act received Royal Assent in November 2021 and mandates that new developments must deliver an overall increase in biodiversity. The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces.

2.63 Green improvements on-site are preferred (and expected), but in the circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere. This requirement is considered in Chapter 8 below.

White Paper: Planning for the Future (MHCLG, August 2020)

2.64 The Government has consulted on *White Paper: Planning for the Future* (MHCLG, August 2020) and various supporting documents. In terms of viability the two key paragraphs are:

> ***Assessments of housing need, viability and environmental impacts are too complex and opaque****: Land supply decisions are based on projections of household and business 'need' typically over 15- or 20-year periods. These figures are highly contested and do not provide a clear basis for the scale of development to be planned for. Assessments of environmental impacts and viability add complexity and bureaucracy but do not necessarily lead to environ improvements nor ensure sites are brought forward and delivered;*
>
> ***Local Plans should be subject to a single statutory "sustainable development" test****, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.*

2.65 Pillar Three of the White Paper then goes on to set out options around the requirements for infrastructure and how these may be funded. The key proposals are:

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

2.66 The above suggests a downgrading of viability in the planning system, however, as it stands, the proposals in the White Paper are options which may or may not come to be adopted so, at the time of this report (January 2024) a viability assessment is a requirement.

Fire Safety Standards

2.67 A number of further national consultations were announced during the December 2022. These include proposed Changes to Approved Document B, sprinklers in care homes, and staircases

in residential buildings. The proposed changes to the regulations around second staircases[12] would apply to buildings of over 18m (about 6 storeys). It is important to note that the Council is not planning for taller buildings of 6 storeys or more.

2.68 The costs of sprinklers are considered in Chapter 8 below.

National Model Design Code

2.69 The *Levelling-up and Regeneration Act* requires LPAs to introduce a design code covering their entire area. The time frame for this is to be confirmed. The Government published the *National Model Design Code* as part of the PPG in 2021, when the NPPF was updated:

> *128. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.*
>
> *129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.*

2.70 The National Design Code does not add to the cost of development in itself. Rather it sets out good practice in a consistent format. It will provide a checklist of design principles to consider for new schemes, including street character, building type and requirements addressing wellbeing and environmental impact. Local authorities can use the code to form their own local design codes.

2.71 The Council does not have an adopted design guide. This is considered further in Chapter 8 below.

Queen's Speech 2021 and 2022

2.72 A range of planning reforms were outlined in the papers supporting the 2021 Queen's Speech. For the purpose of this assessment, the key points are as follows:

[12] Government proposes second staircases to make buildings safer - GOV.UK (www.gov.uk)

Planning Bill "Laws to modernise the planning system, so that more homes can be built, will be brought forward…"

The purpose of the Bill is to:

- *Create a simpler, faster and more modern planning system to replace the current one ...*
- *Help deliver vital infrastructure whilst helping to protect and enhance the environment by introducing quicker, simpler frameworks for funding infrastructure and assessing environmental impacts and opportunities.*

The main benefits of the Bill would be:

- *Simpler, faster procedures for producing local development plans, approving major schemes, assessing environmental impacts and negotiating affordable housing and infrastructure contributions from development. ...*

The main elements of the Bill are: ... Replacing the existing systems for funding affordable housing and infrastructure from development with a new more predictable and more transparent levy.

2.73 In the late summer of 2021, the Ministry of Housing Communities and Local Government was renamed as the Department for Levelling Up, Housing and Communities (DLUHC). Various ministers have commented about revisiting some of the subjects that had been consulted on, however, beyond statements that housebuilding remains a priority, no further detail have been released. The Council will need to keep this under review.

2.74 The Government's further thinking was set out in the 2022 Queen's Speech which included the following:

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

The main benefits of the Bill would be:

- *Laying the foundations for all of England to have the opportunity to benefit from a devolution deal by 2030 – giving local leaders the powers they need to drive real improvement in their communities.*
- *Improving outcomes for our natural environment by introducing a new approach to environmental assessment in our planning system. This benefit of Brexit will mean the environment is further prioritised in planning decisions.*
- *Capturing more of the financial value created by development with a locally set, non-negotiable levy to deliver the infrastructure that communities need, such as housing, schools, GPs and new roads.*
- *Simplifying and standardising the process for local plans so that they are produced more quickly and are easier for communities to influence.*

Levelling-up and Regeneration Act

2.75 At the end of October 2023, the *Levelling-up and Regeneration* Act become law. The provisions within the Act will have a significant impact on the overall plan-making process, but they do not alter the place of viability in the current Local Plan process.

2.76 The *Levelling-up and Regeneration Act* includes reference to a new national Infrastructure Levy. The Bill suggests that the Infrastructure Levy would be set, having regard to viability

and makes reference to the *Infrastructure Levy Regulations*. *Infrastructure Levy Regulations* have yet to be published.

Technical consultation on the Infrastructure Levy

2.77 In March 2023, the Department for Levelling Up Housing & Communities published *Open consultation, Technical consultation on the Infrastructure Levy*[13] to seek views on technical aspects of the design of the Infrastructure Levy. The responses will inform the preparation and content of regulations, which will themselves be consulted on, in due course.

2.78 The consultation suggests (paragraph 7.11) the Levy would be fully rolled out from 2029, but there would be a 'test and learn' rollout starting in 2025.

2.79 Under the proposals set out in the consultation, CIL and the delivery of affordable housing would be combined into a single levy, that would be calculated as a proportion of a scheme's value. Affordable housing could be provided on-site as an in-kind payment. Under the proposals some aspects of the current s106 regime would remain:

> *1.34 The Levy aims to create a simpler and more consistent system than the current system of CIL and s106. However, paying the Levy may not always be enough to fully mitigate the impact of a development and make it acceptable in planning terms. Indeed, there are some situations where sites have very complex infrastructure needs, which necessitates retaining a negotiated approach to developer contributions. That is why we do not propose to remove s106 agreements altogether.*
>
> *1.35 New Section 204Z1 of the Bill sets out that regulations can provide for how s106 of the Town and Country Planning Act may or may not be used. This power enables s106 planning obligations to be crafted in the new system, to support how infrastructure will be delivered under the Levy. To create a clear distinction over how s106 agreements should be used in different circumstances, we propose creating three distinct routeways for securing developer contributions. How infrastructure is secured and how s106 agreements operate in each routeway will vary, and this will reflect the size and type of site being brought forward.*
>
> *1.36 The 3 routeways are as follows:*
>
> *1. The core Levy routeway*
>
> *2. Infrastructure in-kind routeway*
>
> *3. S106-only routeway*
>
> *1.37 An overarching framework for these 'routeways' will be set out in regulations, following further consultation. Based on this framework, the routeway which will apply to a particular kind of site will be set out in the Local Plan.*
>
> *Technical consultation on the Infrastructure Levy (Published 17 March 2023)*

2.80 At this stage the relationship with s106 is not known. As set out earlier, it will be necessary for the Council to consider the Regulations, as and when they are published.

[13] Technical consultation on the Infrastructure Levy - GOV.UK (www.gov.uk)

February 2024 Ministerial Statement

2.81 After this report was substantially completed, a ministerial statement was made[14] with regards to planning. This included the following text:

> *In addition, a number of community infrastructure levy (CIL) charging authorities have set higher rates for minor sites (of less than 10 units, and lower in designated rural areas) to reflect the fact that affordable housing is not sought on these sites. This is not within the spirit of the Government's policy on small sites. The Government will be updating CIL guidance to make it clear that CIL-charging authorities should consider the impact of CIL rates on SME developers and should not set higher residential CIL rates on minor development. This will apply to new and revised charging schedules.*

2.82 Whilst the analysis in this report did consider smaller sites, separate rates for small sites are not now proposed.

Viability Guidance

2.83 There is no specific technical guidance on how to test viability in the NPPF or the updated PPG, although the updated PPG includes guidance in a number of specific areas. There are several sources of guidance and appeal decisions[15] that support the methodology HDH has developed. This assessment follows the *Viability Testing in Local Plans – Advice for planning practitioners* (LGA/HBF – Sir John Harman) June 2012[16] (known as the **Harman Guidance**).

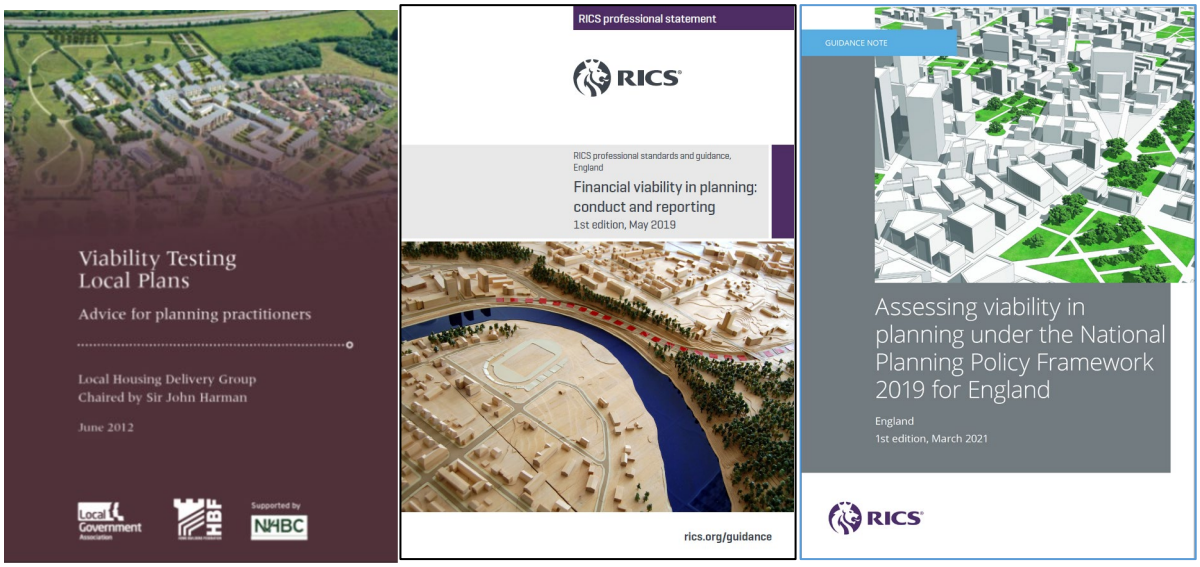
2.84 The planning appeal decisions and the HCA good practice publication[17] suggest that the most appropriate test of viability for planning policy purposes is to consider the Residual Value of schemes compared with the Existing Use Value (EUV), plus a premium. The premium over and above the EUV being set at a level to provide the landowner with an inducement to sell. This approach is now specified in the PPG. Additionally, the Planning Advisory Service (PAS) provides viability guidance and manuals for local authorities that supports this approach.

[14] Long-term Plan for Housing - Hansard - UK Parliament

[15] Barnet: APP/Q5300/ A/07/2043798/NWF, Bristol: APP/P0119/ A/08/2069226, Beckenham: APP/G5180/ A/08/2084559, Bishops Cleeve; APP/G1630/A/11/2146206 Burgess Farm: APP/U4230/A/11/2157433, CLAY FARM: APP/Q0505/A/09/2103599/NWF, Woodstock: APP/D3125/ A/09/2104658, Shinfield APP/X0360/ A/12/2179141, Oxenholme Road, APP/M0933/A/13/2193338, Former Territorial Army Centre, Parkhurst Road, Islington APP/V5570/W/16/3151698, Vannes: Court of Appeal 22 April 2010, [2010] EWHC 1092 (Admin) 2010 WL 1608437.

[16] Viability Testing in Local Plans has been endorsed by the Local Government Association and forms the basis of advice given by the, CLG funded, Planning Advisory Service (PAS).

[17] *Good Practice Guide*. Homes and Communities Agency (July 2009).



2.85 As set out at the start of this report, there are two principal pieces of relevant RICS guidance being *Financial viability in planning: conduct and reporting RICS professional statement, England* (1st Edition, May 2019) and A*ssessing viability in planning under the National Planning Policy Framework 2019 for England, GUIDANCE NOTE* (RICS, 1st edition, March 2021).

2.86 Neither of these specify a step-by-step approach, rather they make reference to the NPPF and provide interpretation on implementation.

2.87 In line with the updated PPG, this assessment follows the EUV Plus (EUV+) methodology. The methodology is to compare the Residual Value generated by the viability appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the value of the land both with and without the benefit of planning consent. This approach is in line with that recommended in the Harman Guidance.

2.88 In September 2019, the House Builders Federation (HBF) produced further guidance in the form of *HBF Local Plan Viability Guide* (Version 1.2: Sept 2019). The HBF guidance draws on the Harman Guidance and the 2012 RICS Guidance, (which the RICS is updating as it is out of date), but not the more recent May 2019 RICS Guidance. This HBF guidance stresses the importance of following the guidance in the PPG and of consultation, both of which this report has done. We do have some concerns around this guidance as it does not reflect '*the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission*' as set out in paragraph 10-009-20190509 of the PPG. The HBF Guidance raises several 'common concerns'. Regard has been had to these under the appropriate headings through this report.

3. Methodology

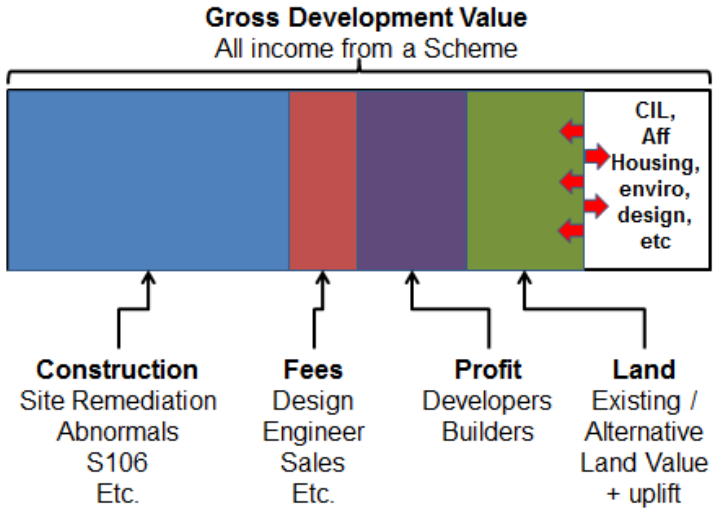
Viability Testing – Outline Methodology

3.1 This report follows the Harman Guidance and was put to public consultation in July and August 2022. The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)
=
RESIDUAL VALUE

3.2 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).

3.3 In the following graphic, the bar illustrates all the income from a scheme. This is set by the market (rather than by the developer or local authority). Beyond the economies of scale that larger developers can often enjoy, the developer has relatively little control over the costs of development, and whilst there is scope to build to different standards the costs are largely out of the developer's direct control – they are what they are.



3.4 The essential balance in viability testing is around the land value and whether or not land will come forward for development. The more policy requirements and developer contributions a planning authority asks for, the less the developer can afford to pay for the land. The purpose of this assessment is to quantify the costs of the Council's policies, to assess the effect of

these, and then make a judgement as to whether or not land prices are reduced to such an extent that the Plan is not deliverable. It is necessary to take a cautious approach and ensure that policies are not set at the limits of viability.

3.5 The land value is a difficult topic since a landowner is unlikely to be entirely frank about the price that would be acceptable, always seeking a higher one. This is one of the areas where an assumption has to be made about the 'uplift' above the EUV which would make the landowner sell.

3.6 This assessment is not trying to mirror any particular developer's business model – rather it is making a broad assessment of viability in the context of plan-making and the requirements of the NPPF. The approach taken in this report is different from the approach taken by developers when making an assessment to inform commercial decision making, particularly on the largest sites to be delivered over many years. At this stage of the planning process, it is necessary to work within the PPG and other relevant guidance. As set out in Chapter 2 above, it will be necessary for the promoters of the Strategic Sites to engage in more detail, as the plan-making process continues.

The meaning of Landowner Premium

3.7 The phrase *landowner premium* is new in the updated PPG. Under the 2012 NPPF, and the superseded PPG, the phrase *competitive return* was used. The 2012 RICS Guidance included the following definition:

> ***Competitive returns*** *- A term used in paragraph 173 of the NPPF and applied to 'a willing land owner and willing developer to enable development to be deliverable'. A 'Competitive Return' in the context of land and/or premises equates to the Site Value as defined by this guidance, i.e. the Market Value subject to the following assumption: that the value has regard to development plan policies and all other material planning considerations and disregards that which is contrary to the development plan. A 'Competitive Return' in the context of a developer bringing forward development should be in accordance with a 'market risk adjusted return' to the developer, as defined in this guidance, in viably delivering a project.*

3.8 Whilst this is useful it does not provide guidance as to the size of that return. The updated PPG says:

> *Benchmark land value should:*
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*
>
> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*

> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *PPG 10-014-20190509*

3.9 The term *landowner's premium* has not been defined through the appeal, Local Plan examination or legal processes. *Competitive return* was considered at the Shinfield Appeal (January 2013)[18] and the case is sometimes held up as a firm precedent, however, as confirmed in the Oxenholme Road Appeal (October 2013)[19], the methodology set out in Shinfield is site specific and should only be given limited weight. Further clarification was provided in the Territorial Army Centre, Parkhurst Road, Islington appeal (June 2017)[20], which has subsequently been confirmed by the High Court[21]. The level of return to the landowner is discussed and the approach taken in this assessment is set out in the later parts of Chapter 6 below.

3.10 This report is about the economics of development however, viability brings in a wider range than just financial factors. The following graphic is taken from the Harman Guidance and illustrates some of the non-financial as well as financial factors that contribute to the assessment process. Viability is an important factor in the plan-making process, but it is one of many factors.

[18] APP/X0360/A/12/2179141 (Land at The Manor, Shinfield, Reading RG2 9BX)

[19] APP/M0933/ A/13/ 2193338 (Land to the west of Oxenholme Road, Kendal, Cumbria)

[20] APP/V5570/W/16/3151698 (Former Territorial Army Centre, Parkhurst Road, Islington, London, N7 0LP)

[21] Parkhurst Road Limited v Secretary of State for Communities and Local Government and The Council of the London Borough of Islington [2018] EWHC 991 (Admin)

Existing Available Evidence

3.11 The undated NPPF, the PPG, the CIL Regulations and CIL Guidance are clear that the assessment of viability should, wherever possible, be based on existing available evidence rather than new evidence. The evidence that is available from the Council has been reviewed.

3.12 This is evidence which has been prepared earlier in the plan-making process and to inform the wider plan-making process. This CIL Viability Assessment is an annex to the *Whole Plan Viability Assessment – Regulation 18 Stage* (HDH, December 2022)

3.13 The Council also holds development appraisals that have been submitted by developers in connection with specific developments to support negotiations around the provision of affordable housing or s106 contributions. The approach taken is to draw on this existing evidence and to consolidate it. In some cases, the appraisals are based on detailed cost plans that are not directly comparable with the BCIS. Only the figures that are comparable on a like for like basis are presented.

Table 3.1 Review of Development Management Viability Appraisals

Year	2019	2019	2019	2020	2021
	For Developer	For Developer	For Council	For Developer	Alder King
Place	Banbury	Banbury	Banbury	Banbury	Banbury
Scheme					
Area (ha)				0.29	0.49
Houses					
Flats	19	12	12	29	80
Residential m2	1,185	687	687	1,926	5,243
Other	Ground floor commercial	Ground floor commercial	Ground floor commercial	Part conversion	Retirement Scheme
Values £/m2					
Residential	£2,966	£2,249	£2,569	£3,659	1 bed @ £4,583, 2 bed @ £4,350, 3 bed @ £2,768
Non-Residential	£854	Retail @ £1,493/m2			
Construction					
Build Cost	BCIS Median	BCIS average+£161/m2	BCIS Median conversion	BCIS UQ	BCIS Median
Site costs	£122,000	£0		£352,100	£146,650
£/unit	£6,421			£12,141	£1,833
Fees	10%	12%	10%	10%	10% inc
Contingency	5%		5%	5%	
S106	£65,157				
£/unit	£3,429				
Finance					
Interest	7%	6.75%	6.75%	7%	6.50%
Fees	2%			2%	
Sales					
Fees	3%	3%	3%	3%	5%
Legal	£1,000			£1,000	
Developer's Retu	20%	20% / 6%	20% / 15% on non-res	20%	20%
Land					
Existing Use	Car dealership	Pub	Pub	Magistrates Court	Bingo Hall
Purchase Price	£550,000			£1,275,000	
EUV	£375,000	£710,000	Not agreed	£1,300,000	£1,250,000
Plus		30%	Not agreed		
BLV					£2,100,000
			Findings not agreed by Council	Findings not agreed by Council	Findings not agreed by Council

Source: Review of appraisals submitted through Development Management.

3.14 It is important to note that these figures are the figures submitted by developers for discussion at the start of the viability process, rather than the figures agreed between the parties. In line

with comments made through the summer 2022 consultation[22], it is accepted that these data sources are limited.

3.15 The Council also holds evidence of what is being collected from developers under the s106 regime. This is being collected by the Council outside this assessment[23].

Stakeholder Engagement

3.16 The PPG and the CIL Guidance require stakeholder engagement. The preparation of this Viability Assessment includes specific consultation and engagement with the industry. A consultation process will be held during July and August 2022 when a presentation was given, and an early draft of this report and a questionnaire were circulated. The pre-consultation draft report set out the approach and assumptions, but not the development appraisals. The appraisals were not presented as it is important to ensure that the assumptions are well grounded, and it is inevitable that some assumptions will change as a result of the consultation process so any results would be heavily caveated. Further, experience elsewhere suggests that where results are presented, the comments then relate to policy development and interpretation, rather than the assumptions being used.

3.17 Residential and non-residential developers (including housing associations), landowners and planning professionals were invited to comment, **Appendix 2** includes a list of the consultees. **Appendix 3** includes the consultation presentation and **Appendix 4** the notes taken at the event.

3.18 Following the 2022 event, copies of the presentation and an early iteration of this study were circulated to all those invited, and the attendees were asked to make any further representations by email. The main points from the consultation event and subsequent comments received were:

a) That the approach and methodology were appropriate[24] [25].

[22] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[23] Paragraphs 10-020-20180724 to 10-028-20180724 of the PPG introduce reporting requirements in this regard. In particular 10-027-20180724 says:

> *How should monitoring and reporting inform plan reviews?*
>
> *The information in the infrastructure funding statement should feed back into reviews of plans to ensure that policy requirements for developer contributions remain realistic and do not undermine deliverability of the plan.*
>
> *Paragraph: 027 Reference ID: 10-027-20180724*

[24] J McAllister-Jones for Thakeham.

[25] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill)

b) That the Strategic Sites should be modelled individually[26] [27] [28] [29].. This agreed – although now the unconsented strategic sites rather than the emerging strategic sites are modelled.

c) That the strategic infrastructure and mitigation costs are understated.

3.19 These comments, and the wider comments of the consultees are reflected through this report and the assumptions adjusted where appropriate. The consultation process has been carried out fully in accordance with the requirements of the updated PPG and the Harman Guidance.

3.20 The 2022 Viability Assessment was substantially completed in December 2022. The completed report was then subject to formal consultation when it was published as part of the Regulation 18 process. The comments made are shown in blue footnotes through this report. Many of the comments made through the Regulation 18 stage mentioned viability, only those that made a technical comment concerning the methodology, the assumptions or analysis are addressed here.

3.21 The Council has provided about 75 responses that made comments concerning viability. The main comments made were:

a. The 2022 Viability Assessment was out of date and should be updated[30] [31]. Bearing in mind that the report was prepared less than a year before the consultation, this is not accepted. Having said this, the evidence in the CIL Viability Assessment is fully updated.

[26] J McAllister-Jones for Thakeham.

[27] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[28] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[29] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

[30] S James of Define Planning and Design Ltd for William Davis Homes.

[31] Gladman Developments.

b. That the policy testing (in Chapter 8) did not align fully with the Regulation 18 version of the Plan[32] [33] [34] [35] [36] [37] [38] [39] [40] [41] [42] [43] [44] [45] [46]. It is important to note that the 2022 Viability Assessment informed the drafting of the Regulation 18 iteration of the Local Plan so is considered appropriate. The 2022 Assessment did not consider the scope for CIL in any detail.

Viability Process

3.22 The assessment of viability as required under the 2021 NPPF and the CIL Regulations is a quantitative and qualitative process. The updated PPG requires that (at PPG 10-001-20190509) '*...policy requirements should be informed by evidence of infrastructure and affordable housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106*'.

3.23 The basic viability methodology is summarised in the figure below. It involves preparing financial development appraisals for a representative range of typologies, and the adopted Strategic Sites, and using these to assess whether development, generally, is viable. The typologies were modelled based on discussions with Council officers, the existing available evidence supplied by the Council, and on HDH's own experience of development. Details of the modelling are set out in Chapter 9 below. This process ensures that the appraisals are representative of typical development in the Council area over the plan-period.

[32] Gladman Developments and others.

[33] Pegasus Group for Dorchester Living re Heyford Park.

[34] Lichfields for GC No.40n Ltd, re land South of Bicester – comment re 20% BNG testing.

[35] Mulberry land re Land off A4095, Chesterton, Land at Crouch Farm, Bloxham and Land off Overthorpe Road, Banbury.

[36] Savills for Bellway, re Land East of Oxford Road – comment re 20% BNG testing.

[37] Savills for Christ Church re land at Water End.

[38] Savills for Lone Star Land Ltd re Land West of Banbury, north of Broughton Road.

[39] Savills for Richborough and Lone Star Land Ltd re Land West Chilgrove Drive and North of Camp Road, Heyford.

[40] SLR Consulting Ltd for Obsidian Strategic Asset Management Ltd.

[41] Stantec for A2Dominion Development Ltd, re Land West of Howes Lane, North West Bicester.

[42] Stantec for Central land Holdings re land East of Sugarswell Lane, Shenington.

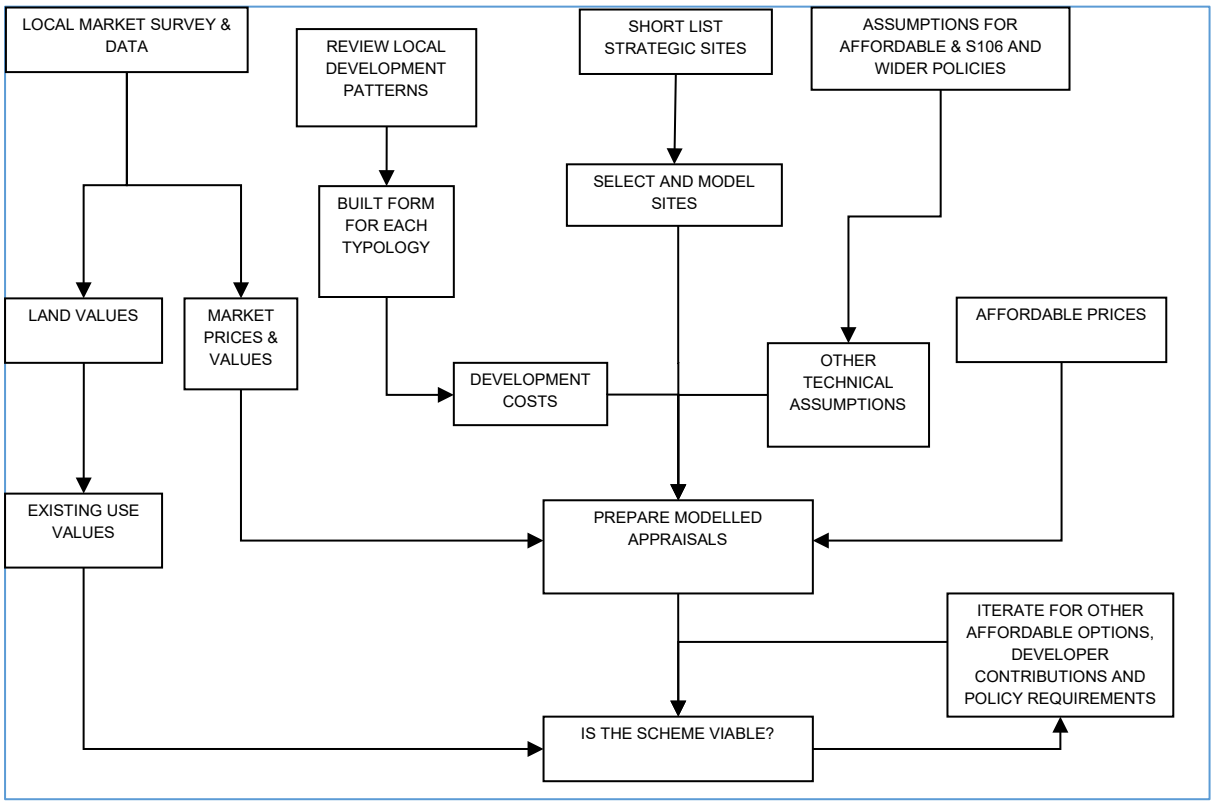
[43] Stantec for Gallagher Developments re Land that M40, J11 Nethercote, Banbury.

[44] Turley for The Vistry Group re land at Blackthorn Hill, Bicester.

[45] Turley for L&Q Estates, Re Land to the north of The Bourne, Hook Norton.

[46] Walsingham Planning for L&Q Estates Ltd, Nicholas King Homes and Richborough.

Figure 3.1 Viability Methodology



Source: HDH 2023

3.24 The emerging strategic sites are modelled as advised by CDC. These are the substantially unconsented strategic sites under the adopted Local Plan.

Table 3.2 Unconsented Strategic Sites from the Adopted Local Plan

Site	Location		Use	Units	Area (ha)
Land East of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	690	48.00
Land West of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	670	32.00
Banbury Canalside	Banbury	Brown	PDL	700	26.00
North West Bicester Phase 2	Bicester	Green	Agricultural	1,200	122.70
Graven Hill remainder	Heyford Park	Green	Agricultural	1,335	124.34

Source: CDC (January 2024)

3.25 The 2022 Viability Assessment tested the following emerging strategic sites. These are not now considered as the Council is seeking to implement CIL before the new Local Plan is adopted. CDC have advised that none of these sites are likely to be approved in advance of the adoption of CIL.

Table 3.3 Long List of Potential Strategic Sites Tested in the 2022 Viability Assessment

	Site Ref	Site	Settlement	Site Area (ha)	Proposed use	Units
Bicester	LPR21A	Land South East of Bicester	Bicester/ Blackthorn	75	Housing	800
	LPR21B	Land adjacent to Symmetry Park	Bicester/ Blackthorn	6.32	Employment	
	LPR38	Land east of M40 J9 and south of Green Lane	Chesterton/ Wendlebury	45.80	Employment	
	LPR37A	Land south of Chesterton and north west of A41	Chesterton	42.39	Housing	500
	LPR33	NW Bicester Ecotown _ Bicester 1	Bicester/ Bucknell	45.22	Housing. Reconfiguration of NW Bicester including LP33 - 500 homes in existing southern parcel of the allocation and an extra 500 in the northern parcel (including LP33).	1,000
Banbury	LPR49	West of Bretch Hill/south of BAN3	Banbury/ Drayton	15.55	Housing	220
	LPR52	South of Saltway/ Wykham Lane	Banbury	32.39	Housing	600
	LPR55	Canalside - Banbury 1	Banbury	25.57	Reconfiguration of Canalside maintaining a greater proportion of commercial uses on site. 9 hectares of employment east of the river Cherwell.	500
	LPR56	Higham Way - Banbury 19	Banbury	3.17	Employment	
Kidlington	LPR002	South East of Woodstock/ Upper Campfield Rd	Shipton on Cherwell	54.91	Housing	450
	LPR8A	Land north of the Moors	Kidlington	21.59	Housing	300
	LPR63	Begbroke Science Park Reserved Land	Begbroke	14.76	Employment - focus and R&D	
Heyford Park	LPR42A	South East of Heyford Park (former LPR42, LPR43 and LPR44 combined)	Lower Heyford/ Heyford Park	104.68	Housing	1,235
						5,606

Source: CDC (November 2022)

3.26 As in 2022, the local housing markets were surveyed to update sales values. Land values were assessed to calibrate the appraisals and to assess EUVs. Local development patterns were considered, to arrive at appropriate built form assumptions. These in turn informed the

appropriate build cost figures. Several other technical assumptions were required before appraisals could be produced. The appraisal results were in the form of £/ha 'residual' land values, showing the maximum value a developer could pay for the site and still make an appropriate return. The Residual Value was compared to the EUV for each site. Only if the Residual Value exceeded the EUV, and by a satisfactory margin (the Landowners' Premium), could the scheme be judged to be viable. The amount of margin is a difficult subject, it is discussed, and the approach taken in this assessment is set out, in the later parts of Chapter 6 below.

3.27 The appraisals are based on existing and emerging policy options as summarised in Chapter 8 below. The preparation of draft policies within the Local Plan Review is still ongoing, so the policy topics used in this assessment may be subject to change. For appropriate sensitivity testing, a range of options are tested. If the Council allocates different types of site or develops significantly different policies to those tested in this assessment, it may be necessary to revisit viability and consider the impact of any further or different requirements.

3.28 A bespoke viability testing model designed and developed by HDH specifically for area wide viability testing is used, as required by the NPPF and CIL Regulations[47]. The purpose of the viability model and testing is not to exactly mirror any particular business model used by those companies, organisations or people involved in property development. The purpose is to capture the generality, and to provide high level advice to assist the District Council in assessing the deliverability of the Local Plan.

Additional Profit

3.29 To assess whether or not a contribution to CIL can be made, a calculation needs to be undertaken to establish the Additional Profit. Additional Profit is the amount of profit over and above the normal profit made by the developers having purchased the land (alternative land value plus uplift), developed the site and sold the units (including providing any affordable housing that is required). The approach to calculating additional profit is to complete the appraisal using the same base cost and price figures and other financial assumptions as used to establish the Residual Value, except for s106 obligations which are to be replaced, in part, by CIL, but instead of calculating the Residual Value the cost of the land (the Benchmark Land Value as EUV +) is incorporated into the cost side of the appraisal to show the resulting profit (or loss).

3.30 The amount by which the resulting profit exceeds the target level of profit, represents the additional profit, and provides a measure of the scope for contributing to CIL without impairing

[47] This Viability Model is used as the basis for the Planning Advisory Service (PAS) Viability Workshops. It is made available to Local Authorities, free of charge, by PAS and has been widely used by councils across England. The model includes a cashflow so that sales rates can be reflected.

development viability. CIL contributions can be paid out of this additional profit. The following formula was used:

Gross Development Value
(The combined value of the complete development
including x% affordable housing)

LESS

Cost of creating the asset, including a profit margin
(land* + construction + fees + finance charges + developers' profit)
including mitigation measures, and affordable housing commuted sums

=

Additional Profit

* Where 'land' is the Benchmark Land Value.

4. Residential Market

4.1 The 2022 Viability assessment was based on data as at November 2022. Since then the housing market is perceived to have declined. This chapter updates the assessment of the housing market included in the 2022 Viability Assessment, providing the basis for the assumptions on house prices. The assessment is concerned not just with the prices but the differences across different areas. Market conditions will broadly reflect a combination of national economic circumstances, and local supply and demand factors, however, even within a town there will be particular localities, and ultimately, site-specific factors, that generate different values.

Table 4.1 CDC, Change in Average Values Since the 2022 Viability Assessment

	Detached	Semi-detached	Terraced	Flats	**Newbuild**	Existing	ALL
2022-11	£616,092	£368,862	£301,402	£184,117	**£487,385**	£346,753	£364,535
2023-09					**£537,842**	£343,284	
2023-11	£618,534	£369,164	£296,006	£180,232			£362,311
Change	£2,442	£302	-£5,396	-£3,885	**£50,457**	-£3,469	-£2,224
	0.4%	0.1%	-1.8%	-2.1%	**10.4%**	-1.0%	-0.6%

Source: Land Registry (January 2024)

4.2 The headline data from the Land Registry suggests that overall house prices have fallen by less than 1%, average newbuild homes have increased by about 10%.

The Residential Market

4.3 The housing market across the Cherwell District Council area reflects national trends, but there are local factors that underpin the market including:

a. CDC is situated in the north of Oxfordshire, abutting Warwickshire, West Northamptonshire and Buckinghamshire. The CDC area is focussed on the thriving market town of Banbury to the north, includes the fast expanding, but slightly smaller, market town of Bicester and the large village of Kidlington to the south.

b. Banbury has a good local offer that serves the wider district, however Birmingham to the northwest, Oxford to the south, and Milton Keynes to the east are more significant regional centres. Bicester is growing rapidly, with a good local offer, including the internationally regarded Bicester Village, however, Oxford to the south is a more significant regional centre, which also impacts on the village of Kidlington.

c. CDC has a lower than average population density by local authority in England (2.4 people per hectare), compared with the England average of 4.1. Banbury had a population of 49,000 in 2011 which is 34% of CDC. Bicester had a population of 33,846 which was 23.8% of CDC. Kidlington was considerably smaller, with a population of around 15,829 in 2011, which was 11% of CDC.

d. Both Banbury and Bicester benefit from excellent train links with fast and regular mainline services to London (approx. 1 hour), to Birmingham (1 hour) and to Oxford (about ½ hour).

e. The District is also well placed on the highway network with the M40 having several junctions providing good north – south links. The A421, A44 and A41 provide good links to the west and east of the county.

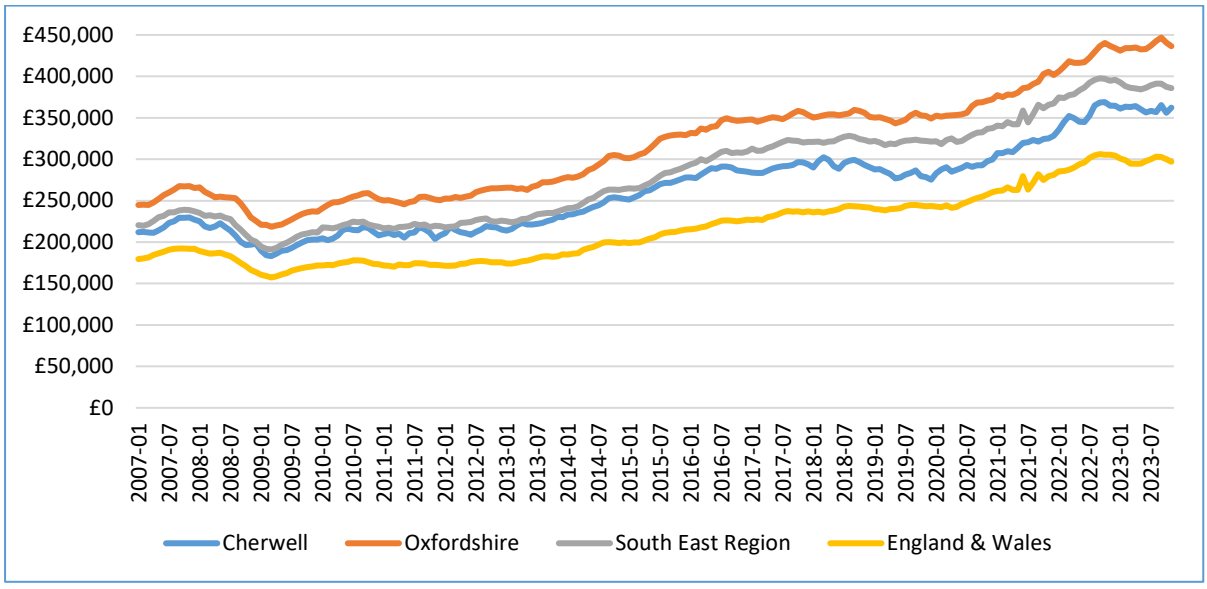
f. A wide range of engineering and manufacturing industries are present.

4.4 Overall, the market is perceived to be active, with a strong market for the right scheme in the right place. The uncertainties in the market due to the Russian invasion of Ukraine and the troubles in the Middle East are material and are covered below.

National Trends and the relationship with the wider area

4.5 The housing market peaked early in November 2007 and then fell considerably in the 2007/2009 recession during what became known as the 'Credit Crunch'. Locally, average house prices returned to their pre-recession peak in November 2013 but are now about 58% above the 2007 peak. These increases are substantial but a little less than the increases seen across Oxfordshire (63%) and across England and Wales (54%) over the same period.

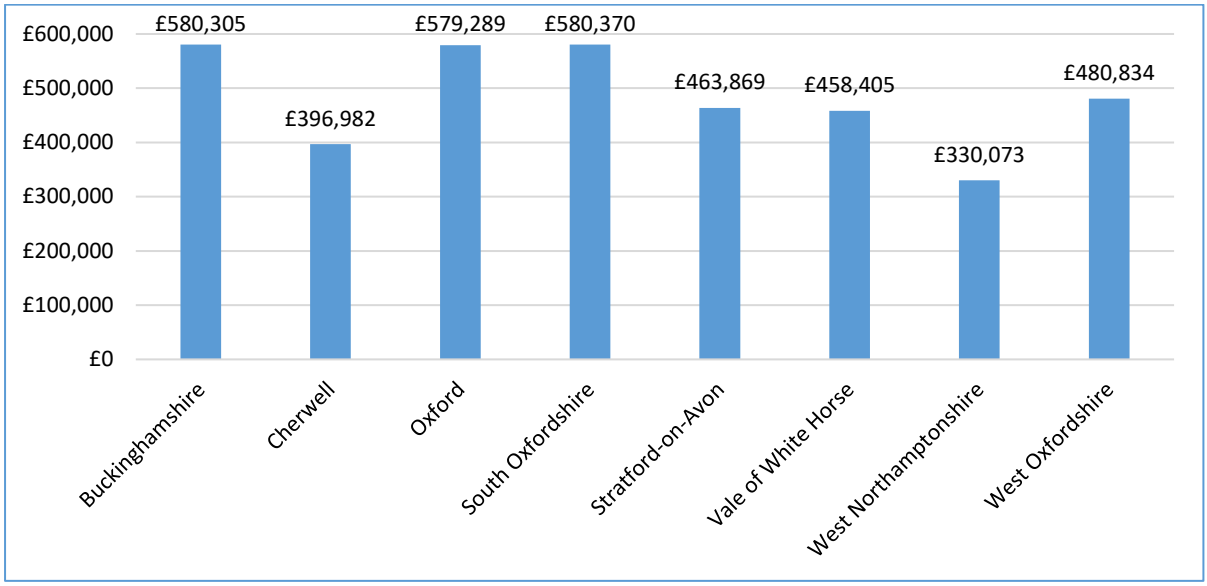
Figure 4.1 Average House Prices (£)



Source: Land Registry (January 2024). Contains public sector information licensed under the Open Government Licence v3.0.

4.6 The average prices in CDC are similar to the regional average, but substantially less than the average for Oxfordshire. The figure below shows clearly that average house prices in Cherwell are less than most of the neighbouring areas.

Figure 4.2 Average House Prices by LPA (£, Year Ending March 2023)



Source: Mean house prices for administrative geographies: HPSSA dataset 12 (Release 20th September 2023). Contains public sector information licensed under the Open Government Licence v3.0

4.7 This data suggests that average house prices in Cherwell have increased by about 7% (from £370,319) since the data was gathered for the 2022 Viability Assessment

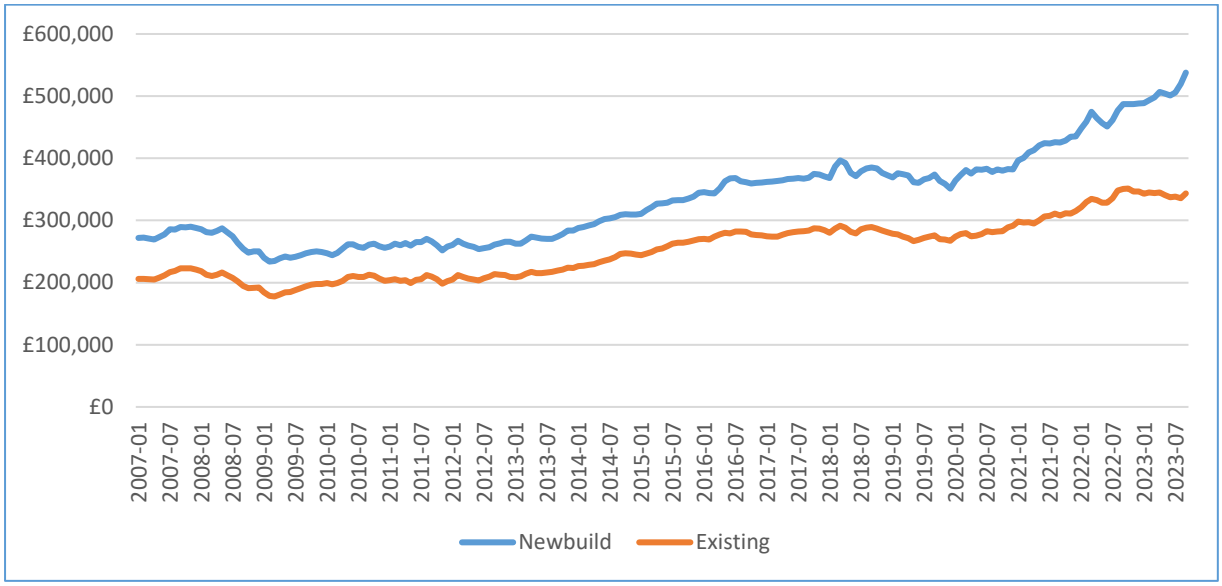
4.8 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for CDC is 104th (out of 331) at £370,319[48]. To set this in context, the Council at the middle of the rank (164th – Herefordshire), has an average price of £340,454. The CDC median price is lower than the average at £350,000[49]. These data sources suggest a slight fall in average values from the time of the consultation.

4.9 This assessment concerns new homes. The figure above shows that prices in the Council area have seen a significant recovery since the bottom of the market in 2009. Newbuild homes have increased more rapidly than existing homes.

[48] Mean house prices for administrative geographies: HPSSA dataset 12 (Release 20th September 2023).

[49] Median house prices for administrative geographies: HPSSA dataset 9 (Release 20th September 2023)

Figure 4.3 Change in House Prices in CDC - Existing v Newbuild

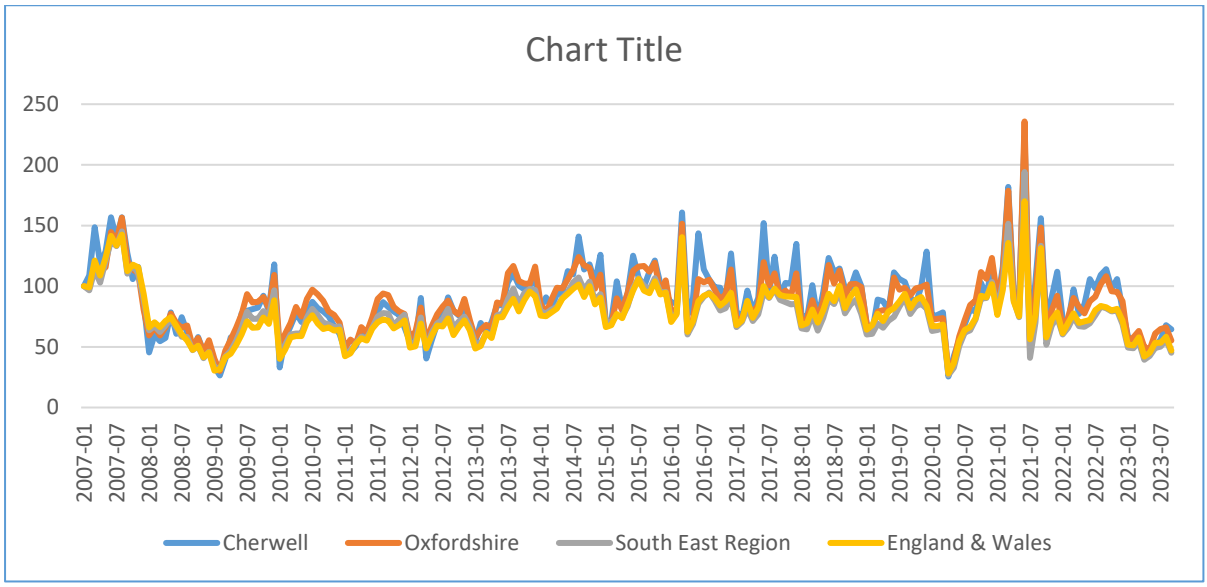


Source: Land Registry (January 2024). Contains public sector information licensed under the Open Government Licence v3.0.

4.10 The Land Registry shows that the average price paid for newbuild homes in CDC is now £537,842 (up 10.4% from £487,385 in November 2022) is £194,558 (or 57%) more than the average price paid for existing homes which is now £343,284 (down 0.6% from £364,535 in November 2022).

4.11 The rate of sales (i.e. sales per month) in the area is a little greater than the wider country, suggesting that the local market is an active market.

Figure 4.4 Sales per Month – Indexed to January 2007



Source: Land Registry (January 2024). Contains public sector information licensed under the Open Government Licence v3.0.

4.12 The rise in house prices over the last 12 or so years has, at least in part, been enabled by the historically low mortgage rates offered to home buyers. In addition, the housing market is to

be actively supported by the Government through products and initiatives such as Help-to-Buy. A Stamp Duty 'holiday' was introduced to support prices during the COVID-19 pandemic, although this was phased out between July and October 2021.

4.13 The housing market and wider economy has been through various uncertainties, including that of the COVID-19 pandemic. A range of views as to the impact on house prices of the pandemic and Brexit were expressed which covered nearly the whole spectrum of possibilities, but the consensus was that there would be a fall in house prices. As can be seen from the above, prices increased substantially. The pandemic, Brexit, Russia's invasion of Ukraine and more recently the issues in the Middle East, all add uncertainty.

4.14 There is a degree of uncertainty in the housing market as reported by the RICS. The December 2023 RICS UK Residential Market Survey[50] said:

> *<u>Outlook for sales market activity continues to improve gradually</u>*
>
> - *Three and twelve-month sales expectations pick-up for a second consecutive month*
> - *Buyer enquiries indicator records the least downbeat reading since April 2022*
> - *House price declines continue to moderate at the national level, with respondents now anticipating a flat trend over the year ahead*
>
> *The December 2023 RICS UK Residential Survey results signal another gradual improvement in market sentiment over the month. Indeed, likely driven by the continued easing in mortgage interest rates during recent weeks, near-term sales expectations moved a little further into positive territory. Meanwhile, the tide seems to be turning with respect to house prices, with contributors now envisaging a largely flat trend coming through at the twelve-month time horizon.*
>
> *Looking at buyer demand, the headline net balance for the new buyer enquiries indicator registered a reading of -3% in December (compared to a figure of -13% in the previous results). Moreover, this metric has now turned less negative in each of the past four months, with the latest return moving into neutral territory (defined as a net balance reading between +5% and -5%) for the first time since April 2022.*
>
> *Alongside this, the latest national net balance of -6% for the newly agreed sales measure also represents the least negative figure going back to early 2022. Looking ahead, near-term sales expectations continue to improve, with the December net balance edging up to +12%, building on a modestly positive reading of +7% beforehand. What's more, respondents now foresee a solid recovery in residential sales volumes emerging over the year ahead, with the latest net balance climbing to +34% (up from +24% last month). At the same time, the average length of time to complete a sale continues to shorten, with it now taking on average 18 weeks compared to a recent high of 20 weeks back in September.*
>
> *With respect to supply, a generally stable trend was reported for new instructions over the month, evidenced by a flat net balance reading of +1% being recorded. In keeping with this, the average number of homes currently listed for sale on estate agents book remained at 39 for a second consecutive month, albeit this has risen from 34 properties at the start of 2023. Nevertheless, current stock levels remain relatively low when viewed in a longer term historical comparison (inventory levels have averaged 51 homes per branch over the past fifteen years).*

[50] https://www.rics.org/uk/news-insight/research/market-surveys/uk-residential-market-survey/

The headline house price gauge posted a net balance reading of -30% in December, which compares with readings of -41% and -60% in November and October respectively. As such, this continues to suggest that the downward pressure on prices is diminishing, with the latest reading in fact the least negative since November 2022. Even so, most regions still exhibit negative readings for this metric at present. Continuing to run counter to the aggregate trend however, respondents in Northern Ireland once again noted an increase in house prices during the latest survey period.

Going forward, near-term price expectations remain marginally negative, albeit the December reading of -13% again points to an anticipated easing in the pace of price declines relative to last month's net balance of -23%. Significantly, over the year ahead, respondents now foresee house prices stabilising at the national level (posting a net balance of zero vs -10% previously). The latest feedback on house price expectations remains varied across different parts of the UK, although respondents based in Northern Ireland, the North West of England and Scotland do anticipate prices moving higher on a twelve-month view.

In the lettings market, tenant demand rose over the month according to a net balance of +17% of survey participants (part of the non-seasonally adjusted monthly rental market dataset). It is worth noting however that demand growth appears to have softened noticeably over recent months, as the net balance for this indicator has moderated in five straight survey reports (down from a recent high of +59% back in July). Nevertheless, with landlord instructions remaining scarce, having declined continuously over the past year, a lack of properties available on the lettings market continues to underpin rental prices. Consequently, a net balance of +50% of respondents expect rents to continue to rise over the near-term, with longer term projections now pointing to a near 4% increase over the year ahead and for rental growth to average 5% per annum over the next five years.

4.15 HM Treasury brings together some of the forecasts in its regular *Forecasts for the UK economy: a comparison of independent forecasts* report.

Table 4.2 Consolidated House Price Forecasts

Table 2 - 2023: Growth in prices and monetary indicators (% change)

Forecasters and dates of forecasts			CPI (Q4 on Q4 year ago, %)	RPI (Q4 on Q4 year ago, %)	Average earnings (Q4 on Q4 year ago, %)	Sterling index (Jan 2005=100)	Official Bank rate (level in Q4, %)	Oil price (Brent, $/bbl)	Nominal GDP	House price inflation (Q4 on Q4 year ago, %)	
City forecasters											
Barclays Capital	Jan	*	4.1	5.5	-	-	5.25	82.0	-	-	
Bloomberg Economics	Jan	*	4.1	-	-	-	5.25	-	-	-	
Capital Economics	Jan	*	4.1	5.4	5.7	-	5.25	85.0	8.0	-2.3	
Citigroup	Aug		4.2	5.9	6.1	-	5.75	-	-	-0.2	
Deutsche Bank	Feb		4.1	4.9	-	-	4.25		-	-	
Goldman Sachs	Feb		3.8	-	-	-	4.25	92.0	-	-	
HSBC	Jan	*	4.1	5.5	6.0	-	5.25	-	-	-2.3	
JP Morgan	Jan	*	4.5	-	-	-	5.25	-	8.2	-	
KPMG	Jan	*	4.1	-	-	-	5.25	82.2	-	-	
Morgan Stanley	Dec		4.3	5.6	6.6	-	-	-	-	-	
Natwest Markets	Jan	*	4.1	5.5	5.7	-	5.25	83.0	8.2	-	
Nomura	Jan	*	4.1	-	7.1	-	5.25	-	-	-	
Pantheon	Dec		2.6	5.2	6.1	-	5.25	-	-	-4.0	
Schroders Investment Management	Mar		3.7	4.0	-	-	4.00	-	5.8	-3.3	x
Societe Generale	Sep		5.1	7.0	6.6	-	5.50	84.0	6.4	-	
UBS	Jan	*	4.0	5.4	7.2	-	5.25	-	7.9	-	
Non-City forecasters											
British Chambers of Commerce	Jan	*	4.6	-	5.5	-	5.25	-	-	-	
Beacon Economic Forecasting	Jan	*	3.9	5.3	7.0	81.1	5.25	81.8	8.1	-3.7	
CBI	Jan	*	4.7	5.9	7.2	80.4	5.25	84.4	8.0	-2.4	
CEBR	Jan	*	4.1	5.5	7.3	80.2	5.25	-	-	-7.5	
Economic Perspectives	Apr		5.8	6.8	-	78.0	3.50	80.0	6.2	-4.5	x
Experian Economics	Jan	*	4.1	5.5	6.6	84.8	5.25	82.9	-	-2.3	
EIU	Oct		-	-	-	-	5.25	83.2	-	-	
Heteronomics	Jan	*	4.1	5.5	7.7	82.0	5.25	83.0	-	-2.5	
ICAEW	Jan	*	4.5	-	-	-	5.25	-	-	-	
ITEM Club	Jan	*	4.1	5.0	6.2	80.9	5.25	-	-	-1.0	z
Kern Consulting	Apr		6.9	-	-	-	3.50	84.0	-	-	
Liverpool Macro Research	Dec		5.0	8.2	5.5	79.3	5.25	-	-	-	k
NIESR	Dec		5.1	10.0	8.5	-	5.25	-	-	-3.6	
Oxford Economics	Jan	*	4.1	5.5	6.9	81.1	5.25	82.5	8.0	-1.4	k
OECD	Sep		-	-	-	-	-	-	-	-	
IMF	Oct		5.2	-	-	-	-	-	-	-	
Average of forecasts made in the last 3 months (excludes OBR forecasts)											
Independent			4.2	5.9	6.6	81.2	5.25	83.0	8.1	-3.0	
New (marked *)			4.2	5.5	6.6	81.5	5.25	83.0	8.1	-2.8	
City			4.0	5.4	6.4	-	5.25	83.1	8.1	-2.9	
Range of forecasts made in the last 3 months (excludes OBR forecasts)											
Highest			5.1	10.0	8.5	84.8	5.25	85.0	8.2	-1.0	
Lowest			2.6	5.0	5.5	79.3	5.25	81.8	7.9	-7.5	
Median			4.1	5.5	6.6	81.0	5.25	82.9	8.0	-2.4	
OBR	Nov		4.8	6.7	6.8	-	5.35	83.5	7.6	0.9	

Source: *Forecasts for the UK economy: a comparison of independent forecasts No 438* (HM Treasury, January 2024).

4.16 Property agents Savills are forecasting the following changes in house prices.

Table 4.3 Savills Residential Price Forecasts

	2024	2025	2026	2027	2028	5 Year
Mainstream UK	-3.0%	3.5%	5.0%	6.5%	5.0%	17.9%
South East	-3.5%	3.0%	4.5%	6.5%	5.5%	16.7%
Prime Wider South	-1.5%	3.5%	4.5%	6.5%	5.0%	19.1%
UK Rents	6.0%	3.5%	3.0%	2.5%	2.0%	18.1%

Source: UK Housing Market Update (November 2023)[51], Savills Spotlight: Prime Residential Property Forecasts (November 2023)[52] and Savills Mainstream Rental Forecasts[53]

4.17 In this context is relevant to note that the Nationwide Building Society reported in January 2024:

House prices begin 2024 on a more upbeat note

- *UK house prices rose 0.7% month on month in January*
- *Further recovery in annual rate of change, with prices down just 0.2% compared with a year ago*

Headlines	Jan-24	Dec-23
Monthly Index*	521.5	517.8
Monthly Change*	0.7%	0.0%
Annual Change	-0.2%	-1.8%
Average Price (not seasonally adjusted)	£257,656	£257,443

** Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)*

4.18 The Nationwide produce regional figures on a quarterly basis. This suggests data suggests that the annual change in the Outer South East was -4.5% in quarter to December 2023 and by -5.4% over previous quarter.

4.19 Halifax Building Society reported a more positive situation in December 2023:

UK house prices rise for third consecutive month

[51] Savills UK | Regional Performance: Cycles and Inflection points

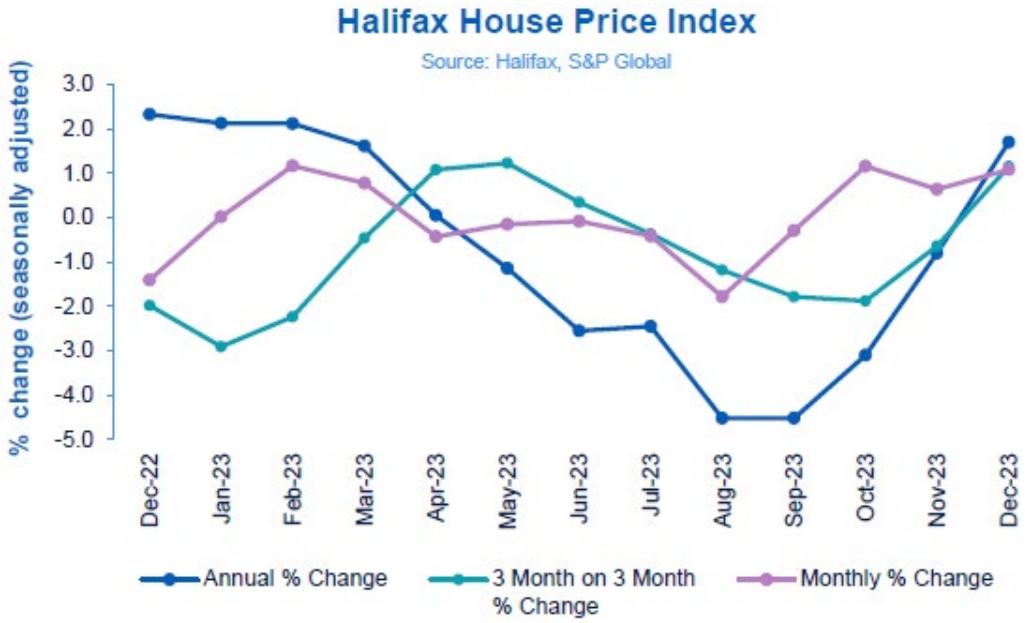
[52] Savills UK | Outer prime London and prime regional forecasts

[53] Savills UK | Mainstream Rental Forecasts

- *Average house prices rose by +1.1% in December, the third monthly rise in a row*
- *Property prices grew +1.7% overall in 2023*
- *Typical UK home now costs £287,105, just over £3,000 more than last month*
- *House prices predicted to fall by between -2% and -4% in 2024*
- *South East England continues to see most downward pressure on house price*

UK house prices rise in October, ending run of six consecutive monthly falls

- *Average house prices rose by +1.1% in October, compared to a fall of -0.3% in September*
- *Property prices dropped by -3.2% on an annual basis (vs -4.5% last month)*
- *Typical UK home now costs £281,974, up around £3,000 on the previous month*
- *South East England continues to see largest annual decline in house prices*

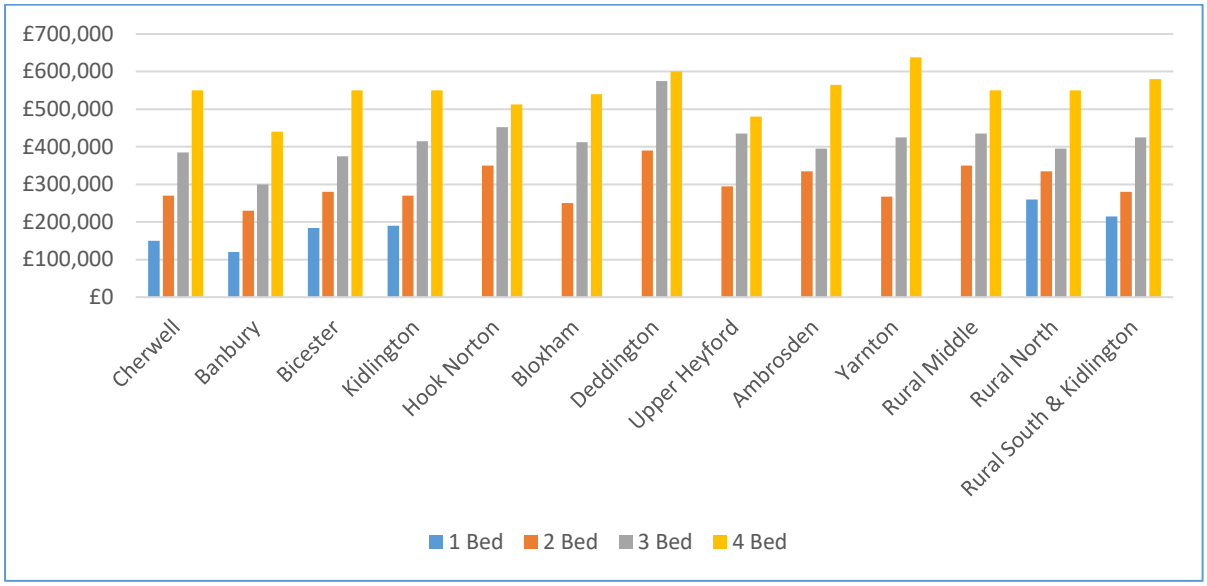


4.20 There is clearly uncertainty in the market, and the substantial growth reported over the last few years seems unlikely to continue.

The Local Market

4.21 A survey of asking prices, across the Council area, was carried out in June 2022 and refreshed in December 2023. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated.

Figure 4.5 Median Asking Prices (£)



Source: Rightmove.co.uk (December 2023)

4.22 This data shows asking prices which reflect the seller's aspiration of value, rather than the actual value, they are however a useful indication of how prices vary across areas.

4.23 As part of the research, data from Landmark has been analysed. This brings together data from the following sources and allows the transactions recorded by the Land Registry to be analysed by floor area and number of bedrooms using the following data sources:

Table 4.4 Landmark Data Sources

Attribute	Source
Newbuild	HMLR Price Paid
Property Type	HMLR Price Paid
Sale Date	HMLR Price Paid
Sale Value	HMLR Price Paid
Floor Area Size	Metropix
	EPC
Bedroom Count	Metropix
	LMA Listings (Property Heads)
Price per square meter (Sale Value / Floor Area)	HMLR Price Paid
	Metropix
	EPC

Source: Landmark

Table 4.5 Average Sale Price by Year – June 2022

	Flat		House	
	New Build	Non New Build	New Build	Non New Build
Average Sale Price - £				
2019	£232,982	£169,594	£376,951	£340,032
2020	£236,078	£162,364	£377,473	£366,483
2021	£254,225	£178,001	£389,312	£385,670
2022	£221,594	£188,750		£395,763
Average Sale Price - £/m²				
2019	£3,377	£3,086	£3,336	£3,368
2020	£3,724	£2,964	£3,260	£3,567
2021	£3,721	£3,014	£3,513	£3,761
2022	£3,409	£3,593		£4,107
Average Sale Price - £/bedroom				
2019		£114,178	£98,130	£110,431
2020		£110,047		£116,238
2021		£112,273		£125,603
2022		£125,037		£140,519

Source: Landmark (June 2022)

4.24 This research has been updated for the period from the 1st January 2021. The undated data includes the records of 6,332 sales since the start of 2021. Of these, floor areas are available for 5,853 sales and the number of bedrooms is available for about 2,738 sales. The data is available for newbuild and existing homes and by ward, and summarised as follows:

Table 4.6 Landmark Data – Sample Sizes – December 2023

	Count of Sale Price	Count of GIA (sqm)	Count of Bedrooms
Non Newbuild			
2021	2,600	2,316	1,447
2022	1,779	1,625	911
2023	685	644	364
	5,064	**4,585**	**2,722**
Newbuild			
2021	796	796	15
2022	457	457	1
2023	15	15	0
	1,268	**1,268**	**16**
Total	**6,332**	**5,853**	**2,738**

Source: Landmark (December 2023)

4.25 It is important to note that there is a significant delay with the Land Registry uploading data, with just 15 newbuild sales recorded during 2023.

4.26 The dataset appears to include a large number of outliers that are out of alignment with the Cherwell housing market. The following have been removed from the data:

a. 7, 6,and 5 bed houses and flats with a recorded sale price of less than £250,000. The least expensive 5 bed home currently for sale has an asking price of £375,000.

b. 4 bed houses and flats with a recorded sale price of less than £220,000. The least expensive 4 bed house currently for sale has an asking price of £315,000.

c. 3 bed houses with a recorded sale price of less than £100,000. The least expensive 3 bed house, excluding Shared Ownership and houses requiring extensive restoration, currently for sale has an asking price of £215,000.

d. 3 bed flats with a recorded sale price of less than £200,000. The least expensive 3 bed flat, excluding Shared Ownership and retirement properties, currently for sale has an asking price of £250,000.

e. 2 bed houses with a recorded sale price of less than £165,000. The least expensive 2 bed house, excluding Shared Ownership and houses requiring extensive restoration, currently for sale has an asking price of £190,000.

f. 2 bed flats with a recorded sale price of less than £80,000. The least expensive 2 bed flat, excluding Shared Ownership and retirement properties, currently for sale has an asking price of £109,000.

g. 1 bed houses with a recorded sale price of less than £155,000. The least expensive 1 bed house, excluding Shared Ownership and houses requiring extensive restoration, currently for sale has an asking price of £175,000.

h. 1 bed flats with a recorded sale price of less than £90,000. The least expensive 1 bed flat, excluding Shared Ownership and retirement properties, currently for sale has an asking price of £110,000.

4.27 It is suspected that many of the very inexpensive homes are either in a very poor condition, or wrongly classified as market homes when they are actually affordable homes. Overall, the average value is £3,722/m^2. Those homes with a value of more than £9,000/m^2 or less than £1,800/m^2 are also removed.

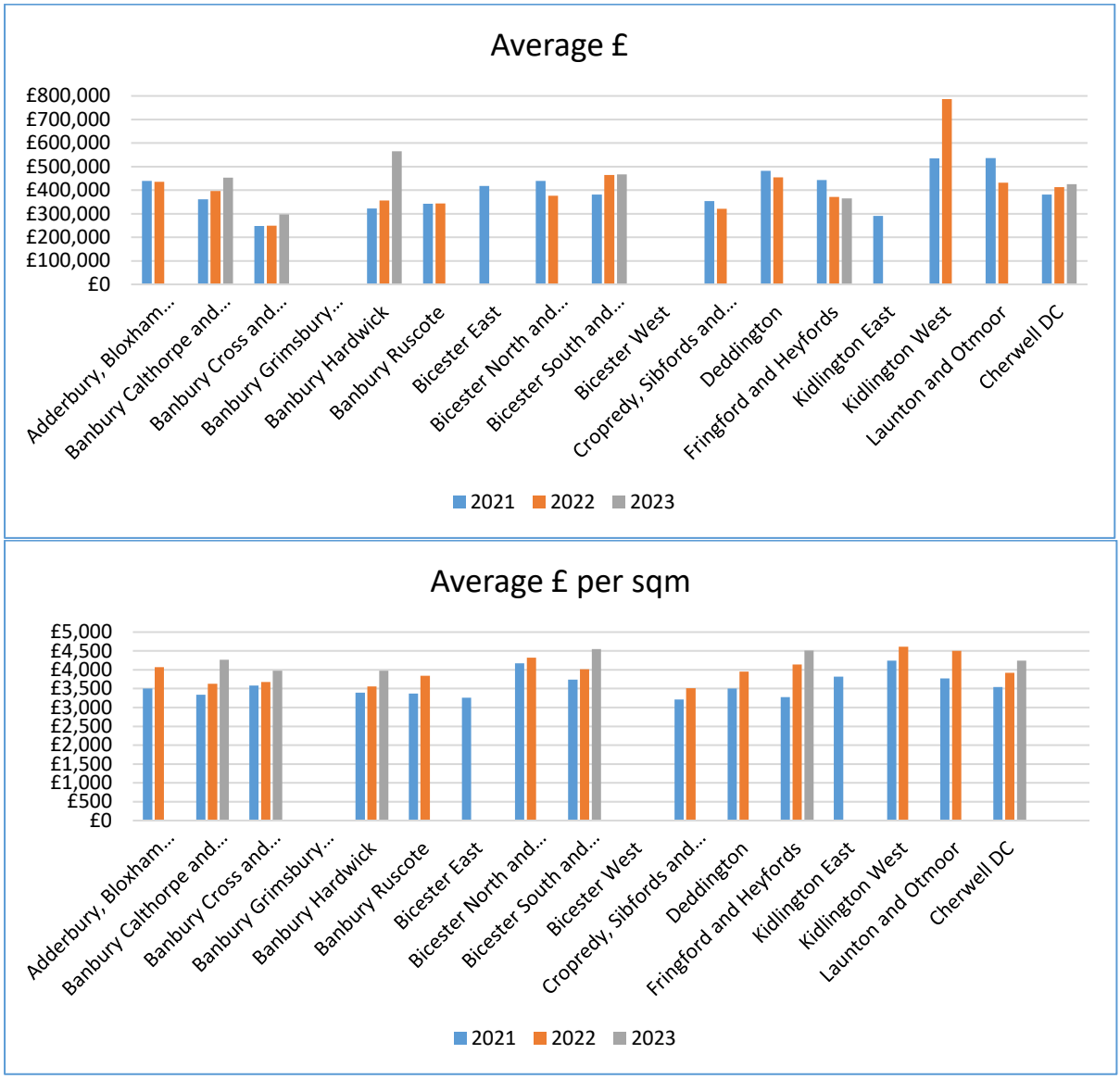
Table 4.7 Average Sale Price by Year – December 2023

	Flat		House	
	Newbuild	Non Newbuild	Newbuild	Non Newbuild
Count of Sales				
2021	81	157	704	2363
2022	12	213	445	1536
2023	3	77	12	601
Average of Sale Price - £				
2021	£243,934	£186,723	£397,592	£387,694
2022	£252,432	£195,020	£417,638	£411,883
2023	£296,667	£170,680	£457,299	£418,708
Average of £ per sqm				
2021	£3,747	£3,247	£3,520	£3,748
2022	£3,750	£3,428	£3,924	£4,123
2023	£3,977	£3,198	£4,306	£4,134
Average of £ per bedroom				
2021	£126,250	£127,772	£109,329	£125,505
2022		£127,824	£116,749	£143,683
2023		£124,838		£136,165

Source: Landmark (December 2023)

4.28 The full, updated, data tables are set out in **Appendix 5** below. This data is disaggregated by year and between newbuild and existing homes.

Figure 4.6 Price Paid By Ward and Year - Newbuild



Source: Landmark (December 2023)

4.29 This updated data shows that newbuild flats are about 30% more expensive than existing flats. When considered on the £ per sqm basis the difference is less at about 13%. This data also shows that newbuild houses are similarly priced to existing houses.

4.30 It is important to note that some of the sample sizes are small (in particular for 2022 and 2023) so care should be taken when considering a fine-grained approach. Overall, the ward with the highest average price of newbuild (Kidlington West £763,181), is more than double than the area with the lowest average price (Banbury Cross and Neithrop £254,195).

4.31 There are just 15 newbuild sales recorded in 2023.

Figure 4.7a Average Price Paid – All £

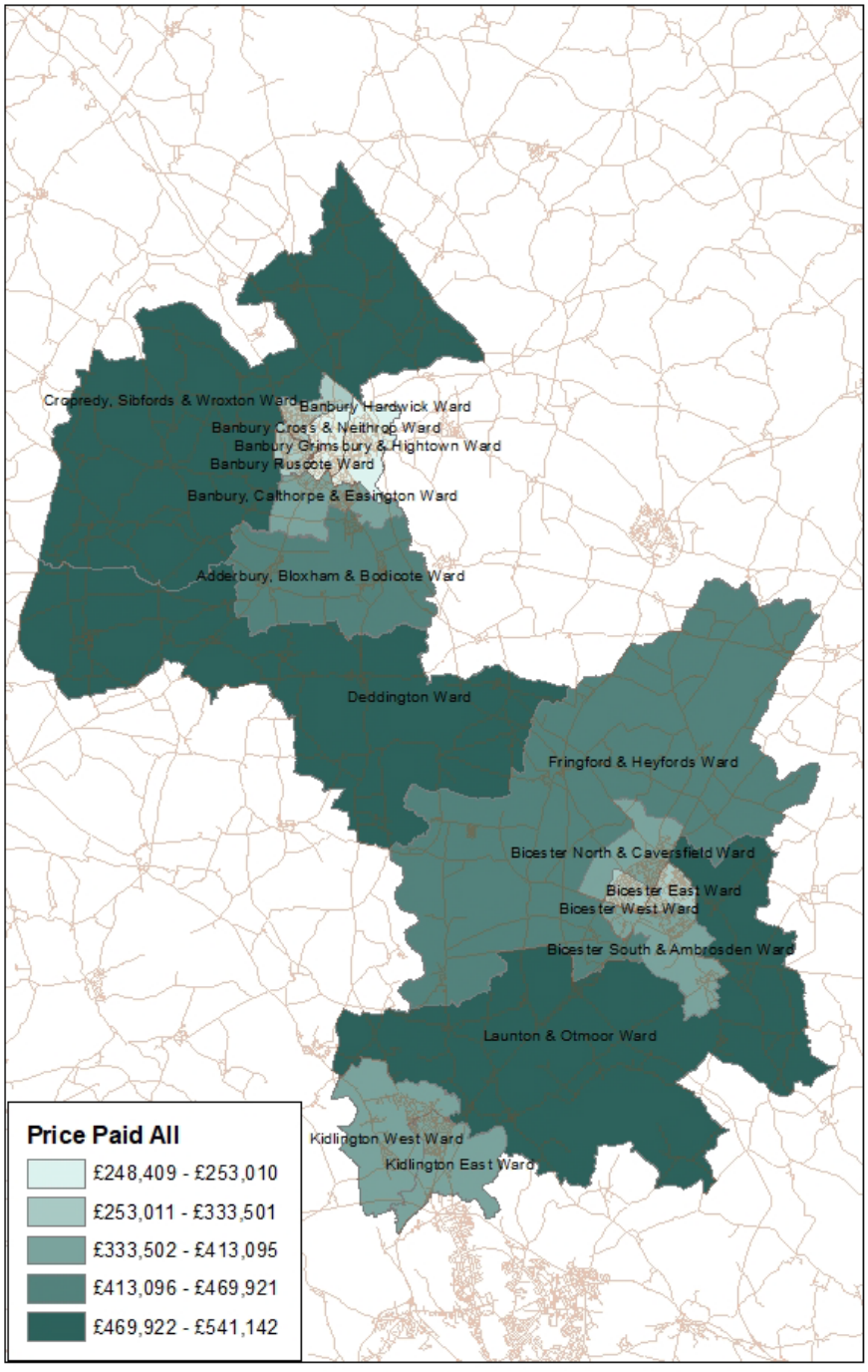


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Figure 4.7b Average Price Paid – All £/m²

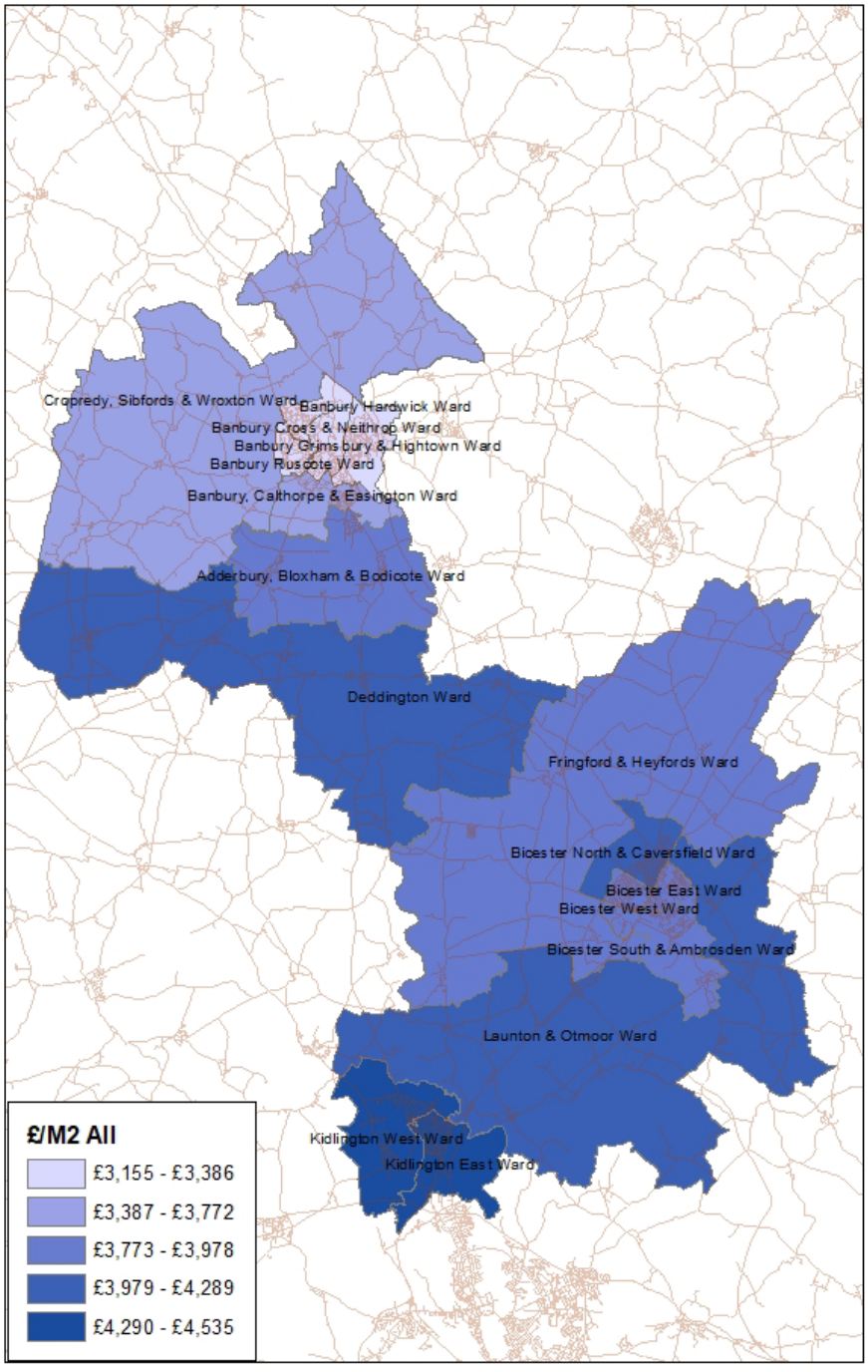

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Figure 4.7c Average Price Paid – Newbuild £

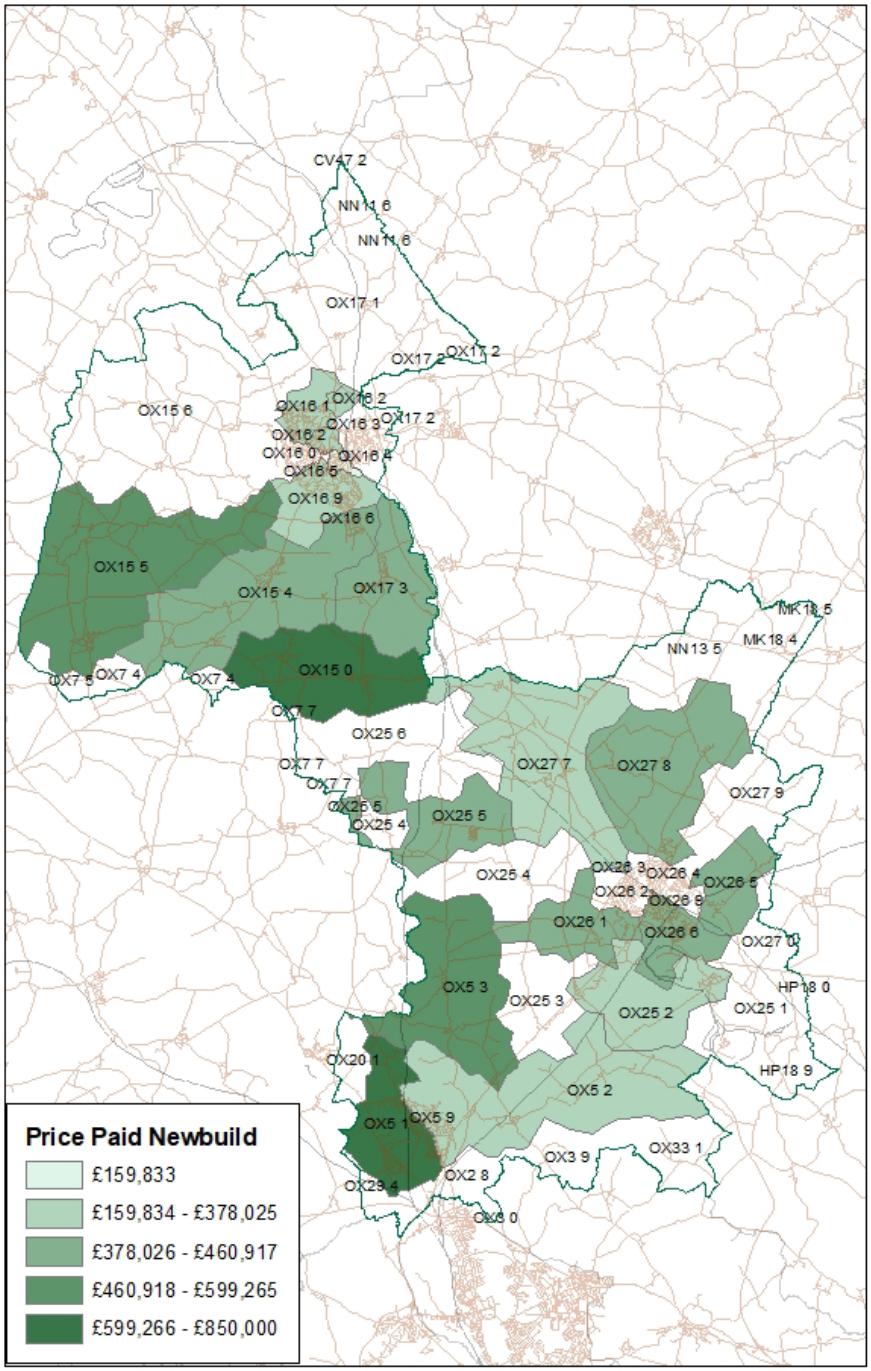

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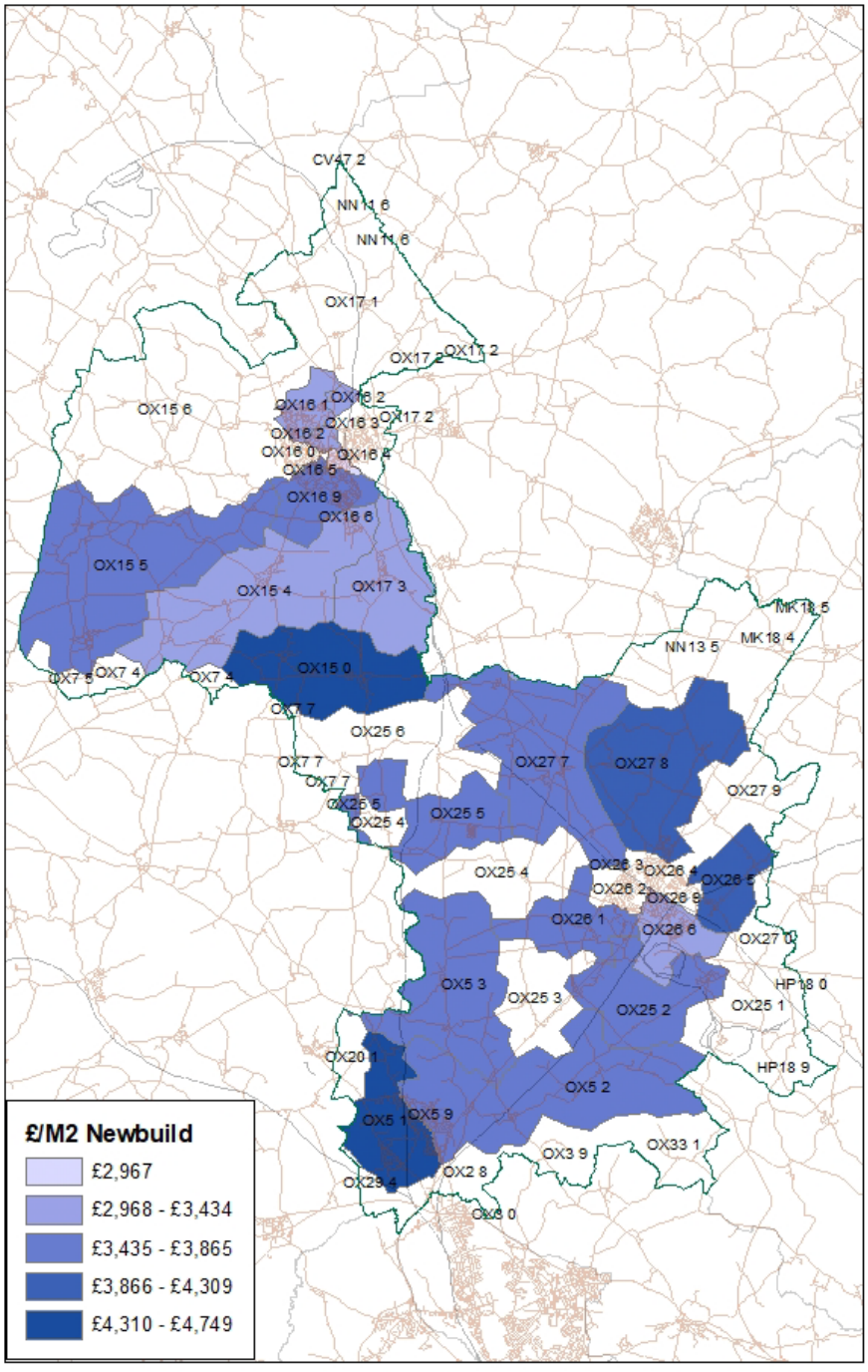
Figure 4.7d Average Price Paid – Newbuild £/m²



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4.32 The ONS provides data at ward level for median house prices as set out in the following table. The lack of data is a result of the limited distribution of newbuild development.

Table 4.8 Median Price Paid by Ward - Year Ending March 2023 (£)

		All	Detached	Semi-detached	Terraced	Flats
Banbury Grimsbury and Hightown	Existing	£240,000	£365,000	£279,750	£240,000	£155,000
	Newbuild					
Banbury Hardwick	Existing	£265,000	£357,500	£273,750	£242,500	£187,000
	Newbuild					
Banbury Ruscote	Existing	£255,000	£375,000	£256,250	£246,500	
	Newbuild					
Bicester East	Existing	£311,000	£500,000	£345,000	£290,000	£216,250
	Newbuild					
Banbury Cross and Neithrop	Existing	£245,000	£434,500	£295,000	£258,000	£160,000
	Newbuild	£325,000	£522,500			£284,000
Deddington	Existing	£480,000	£730,000	£410,000	£315,000	£200,000
	Newbuild					
Kidlington East	Existing	£385,000	£482,500	£400,000	£370,000	£245,000
	Newbuild					
Banbury Calthorpe and Easington	Existing	£330,000	£445,000	£315,000	£310,000	£166,000
	Newbuild	£389,950	£434,950	£379,950	£332,495	
Fringford and Heyfords	Existing	£467,500	£590,000	£402,500	£389,000	
	Newbuild	£435,000	£510,000	£409,995	£365,000	
Kidlington West	Existing	£380,000	£555,000	£415,000	£307,500	£210,000
	Newbuild					
Launton and Otmoor	Existing	£445,000	£535,000	£390,000	£357,475	
	Newbuild					
Bicester West	Existing	£325,000	£415,000	£325,000	£292,500	
	Newbuild					
Bicester South and Ambrosden	Existing	£310,000	£495,000	£352,500	£300,000	£168,300
	Newbuild	£436,498	£549,995	£384,995	£328,750	
Bicester North and Caversfield	Existing	£370,000	£495,000	£374,075	£292,500	£216,500
	Newbuild					
Cropredy, Sibfords and Wroxton	Existing	£487,500	£670,000	£405,250	£345,000	
	Newbuild	£331,250	£403,000	£320,000	£258,250	
Adderbury, Bloxham and Bodicote	Existing	£412,500	£522,000	£356,000	£325,000	£230,000
	Newbuild	£390,000				

Source: HPSSA Dataset 37 (Data Release 20th September 2023)

Newbuild Asking Prices

4.33 This assessment is concerned with new development, so the key input for the appraisals is the price of new units. A survey of new homes for sale was carried out. At the time of the 2022 Viability Assessment there were about 100 new homes being advertised for sale in the Council area. This included 14 specialist older people's housing units that are considered at the end of this chapter. The analysis of these showed that asking prices for newbuild homes vary very considerably, starting at £310,000 and going up to £975,000. The average was £502,000. These are summarised in the following table and set out in detail in **Appendix 6**.

Table 4.9 Newbuild Asking Prices – June 2022

Average of Asking Price						
	Detached	Flat	Semi-detached	Terrace	Other	All
Banbury	£489,997		£317,500	£369,998		£460,747
Bicester	£564,655	£352,000	£450,569	£416,275	£558,999	£521,366
Bodicote	£568,543		£406,749			£525,398
Deddington	£622,500		£410,000			£551,667
Kidlington	£690,000					£690,000
Upper Heyford			£409,995	£393,328		£397,495
Weston-on-the-Green	£975,000		£675,000			£825,000
Cherwell DC	£553,777	£352,000	£431,936	£393,219	£558,999	£511,095
Average of Asking Price - £ per sqm						
	Detached	Flat	Semi-detached	Terrace	Other	All
Banbury	£3,923		£4,440	£3,288		£3,909
Bicester	£4,305	£5,770	£5,326	£4,656	£4,215	£4,592
Bodicote	£4,362		£4,689			£4,463
Deddington	£5,019		£4,940			£4,992
Kidlington	£4,367					£4,367
Upper Heyford			£3,905	£3,519		£3,615
Weston-on-the-Green	£4,239		£4,167			£4,203
Cherwell DC	£4,225	£5,770	£4,840	£3,778	£4,215	£4,338

Source: Market Survey (June 2022)

4.34 This research was refreshed in December 2023. The following analysis includes units from Park View Woodstock. This site is outside, but adjacent to, the District's boundary.

Table 4.10 Newbuild Asking Prices – December 2023

Average of Asking Price						
	Detached	Flat	Semi-detached	Terraced	Retire-ment	All
Banbury	£609,677		£421,244	£335,000		£565,124
Bicester	£557,489	£281,950	£395,000	£364,998		£489,177
Bletchingdon				£975,000		£975,000
Bodicote	£602,857		£363,750	£420,000		£507,917
Deddington				£587,500		£587,500
Kidlington					£384,950	£384,950
Upper Heyford	£515,000	£295,000	£368,333	£425,000		£389,500
Weston-on-the-Green	£991,500					£991,500
Woodstock	£833,500	£376,667	£590,000			£709,667
Cherwell DC	£628,741	£305,574	£416,942	£491,666	£384,950	£541,221
Average of Asking Price - £per sqm						
	Detached	Flat	Semi-detached	Terraced	Retire-ment	All
Banbury	£4,514		£4,460	£5,776		£4,537
Bicester	£4,219	£4,475	£4,031	£3,782		£4,212
Bletchingdon				£4,779		£4,779
Bodicote	£4,362		£4,872	£3,889		£4,417
Deddington				£5,389		£5,389
Kidlington						£0
Upper Heyford	£4,283	£4,214	£4,308			£4,251
Weston-on-the-Green	£5,255					£5,255
Woodstock	£6,783	£5,485	£5,728			£6,383
Cherwell DC	£4,730	£4,515	£4,615	£4,571		£4,672

Source: Market Survey (December 2023)

4.35 In this regard, through the technical consultation, a housing association[54] commented that '*that no adjustments have been made within the HDH analysis to allow for the costs of sales incentives, which typically equates to approx. 2.5% of the land registry gross price sales value figures'*.

4.36 As part of the research, sales offices were contacted in relation to buyers incentivise (i.e. the discounts available). In most cases the feedback was that significant discounts were not

[54] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

available and were unlikely to be available. When pressed, it appeared that the discounts and limited incentives are available in some cases. Having said this, it is more frequently found that the larger national housebuilders are marketing homes at the price to be paid. It would be prudent to assume that prices achieved, net of incentives offered to buyers, are 2% less than the above asking prices. No further adjustment is made specifically in this regard.

4.37 The above data shows variance across the area, however it is necessary to consider the reason for that variance. An important driver of the differences is the situation rather than the location of a site. Based on the existing data, the value will be more influenced by the specific site characteristics, the immediate neighbours, and the environment, as well as where the scheme is located.

Residential Price Assumptions

4.38 It is necessary to form a view about the appropriate prices for the schemes to be appraised in this assessment. The preceding analysis does not reveal simple clear patterns with sharp boundaries. It is necessary to relate this to the pattern of development expected to come forward in the future. Bringing together the evidence above (which it is acknowledged is varied) the following approach is taken.

a) Brownfield Sites. Development is likely to be of a higher density than greenfield sites and be based around schemes of flats, semi-detached housing and terraces.

b) Flatted Schemes. This is considered to be a separate development type that is only likely to take place in central Banbury and Bicester. These are modelled as conventional development and as Build-to-Rent.

c) Greenfield Sites. These include the potential strategic sites. These are likely to be developed as a broad mix including family housing. They are only likely to include a low proportion of flats.

4.39 It is important to note that this is a broad-brush, high-level assessment to test CDC's emerging Plan as required by the NPPF. The values between new developments and within new developments will vary considerably. No single source of data should be used in isolation, and it is necessary to draw on the widest possible sources of data. In establishing the assumptions, the prices (paid and asking) of existing homes are given greater emphasis when establishing the pattern of price difference across the area and the data from newbuild homes (paid and asking) is given greater emphasis in the actual assumption.

4.40 Care is taken not to simply attribute the values of second hand / existing homes to new homes. As shown by the data above, new homes do not always follow the values of existing homes. It also necessary to appreciate that there has been a significant increase in values over the last year that is not yet reflected in the Land Registry Price Paid Data sources.

4.41 In the *2014 Local Plan Viability Update* the following price areas and assumptions were used:

Table 4.11 2014 Residential Values

Sub Market Area	Typical Sales Value sq m (sq ft) Nominal Sites Unit Sales Value
Rural Heart	£3,767 - £4,198 (£340 - £390) **£3,961/(£368)**
Bicester Western Hinterland	£3,552 - £4,090 (£330 - £380) **£3,842/(£357)**
Banbury and Kidlington Rural Hinterland	£3,229 - £3,767 (£300 - £350) **£3,552/(£330)**
Kidlington	£3,229 - £3,660 (£300 - £340) **£3,466/(£322)**
Bicester Eastern Hinterland	£3,122 - £3,552 (£290 - £330) **£3,336/(£310)**
Bicester	££2,368 - £2,799 (£220 - £260) **£2,572 (£239)**
Banbury	£2,260 - £2,691 (£210 - £250) **£2,475 (£230)**

Source: LOCAL PLAN VIABILITY UPDATE (Montagu Evans, 2014)

4.42 Based on prices paid (some of which are a little dated), the asking prices from active developments (which are current), and informed by the general pattern of all house prices across the assessment area, and the wider data presented, the prices put to the consultation are as in the table below:

a. Average prices in and around Kidlington are about 15% higher than in and around Bicester. Average prices in and around Bicester are about 5% higher than in and around Banbury. Average prices in the smaller settlements are somewhat higher, other than in the case of Upper Heyford where prices are similar to Bicester.

b. Newbuild prices vary around both Bicester and Banbury, although those variances are more to do the specific scheme than the particular location.

c. Newbuild prices in and around Bicester are about 15% higher than in Banbury, however when considered on a floor area basis the difference is less at about 10.5%.

d. Newbuild prices in and around Kidlington are about 17% higher than in Bicester and 34% higher than in Banbury, however when considered on a floor area basis the prices in Kidlington and Bicester are similar.

e. Flatted development is similarly priced across the District.

4.43 In this assessment two price areas are used; the higher value is to the south and east of the River Cherwell, with the lower value area to the north and west of the River Cherwell. Upper Heyford is in the higher value area. A 10% premium is applied to the smaller rural settlements.

Table 4.12 Initial (July 2022) Residential Price Assumptions – £ per sqm

	Higher Value South and East, including Bicester, Upper Heyford and Kidlington	**Lower Value** North and West, including Banbury
Greenfield	£4,400	£3,900
Previously Developed Land		
100% Flatted Development	£4,500	

Source: HDH (July 2022)

4.44 There is no doubt that there are variances within these areas, however the approach taken is appropriate in a high-level study of this type. Through the summer 2022 consultation a range of comments were made. A land promoter[55] commented as follows:

> *While this will be tested at the time large strategic sites are not achieving £408/sqft on unrestricted private units as an average across the unit mix at this time.*

4.45 No supporting evidence was submitted, and no suggestion was made as to what a correct assumption should be. It is important to note that a lower value is applied to the sites in the north of the District, so this point is accepted. Newbuild asking prices are about 4.3% more than this around Bicester,

4.46 A developer[56] set out:

> *Table 4.12 presents initial residential price assumptions that have been assumed within the report based on typology, ie greenfield or brownfield land. This details that for greenfield sites in higher value areas, which includes Bicester, a value of £4,400 per sq m / £408 psf has been adopted. We have carried out a review of comparable evidence for new build schemes near Bicester and conclude that an appropriate private blended sales rate is £403 psf [£4337/m²] and attach supporting comparable evidence for consideration.*
>
> *For greenfield sites in lower value areas, which includes Banbury, a value of £3,900 per sq m / £362 psf has been adopted. We have carried out a review of comparable evidence for new build schemes near Banbury and conclude that this is an appropriate private blended sales rate.*

4.47 A master developer sought further justification of this figure noting that '*this is c.5% higher than the average asking price for newbuild housing in these settlements as of June 2022, based on the Council's own evidence. As set out in Table 4.10 of the draft Report, the average newbuild asking price (£/sqm) in Bicester, Upper Heyford and Kidlington is £4,592, £3,615 and £4,367 respectively, which equates to an average of c.£4,191 / sqm*'.

[55] Tim Cann of Chesters Harcourt for Hallam Land, in relation to NW Bicester.

[56] J McAllister-Jones for Thakeham.

4.48 A site promoter[57] commented:

> *The sales values included in the pre-consultation document appear to be consistent with current market conditions albeit towards the higher end of a range of comparable evidence. We note that this will depend on the individual sites and the current market and sensitivity testing will be required to consider values going up or down. In addition to this, we note that values fluctuate across Cherwell, with properties closer to Oxford achieving higher values and this should be reflected in typology testing and sensitivity testing.*

4.49 A housing association[58] commented that '*there appears to be a 'disconnect' between the market revenue sales evidence and the values adopted within the greenfield appraisal analysis – for both the South East and North West schemes*' however no additional or supporting evidence was provided or further explanation made.

4.50 Having reviewed the available evidence, it is clear that the values vary from scheme to scheme, at least in part due to the type of product developed and the price point in the market. The feedback in terms of value is mixed, with some consultees supporting the assumptions put forward and other suggesting that the values in the south may be a little high.

4.51 Having reviewed the evidence, the figure for the south of the District has been adjusted down a little.

Table 4.13 October 2022 Residential Price Assumptions – per sqm

	Higher Value South and East, including Bicester, Upper Heyford and Kidlington	**Lower Value** North and West, including Banbury
Greenfield	£4,300	£3,900
Previously Developed Land		
100% Flatted Development	£4,500	

Source: HDH (October 2022)

4.52 The above values have been reconsidered. The Land Registry data presented at the start of this chapter suggests that newbuild house prices have increased by about 10% since the 2022 Viability Assessment was carried out. This is a little greater than the 7.7% increase in newbuild asking prices over the same period. The transactional data (i.e. the Landmark data) presents a similar picture. The following assumptions are used in this assessment.

[57] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[58] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

Table 4.14 January 2024 Residential Price Assumptions – per sqm

	Higher Value South and East, including Bicester, Upper Heyford and Kidlington	**Lower Value** North and West, including Banbury
Greenfield	£4,630	£4,200
Previously Developed Land		
100% Flatted Development	£4,850	

Source: HDH (January 2024)

Ground Rents

4.53 Over the last 20 or so years many new homes have been sold subject to a ground rent. Such ground rents have recently become a controversial and political topic. In this assessment, no allowance is made for residential ground rents[59].

Build to Rent

4.54 This is a growing development format which is a different sector to mainstream housing.

4.55 The value of housing that is restricted to being Private Rented Sector (PRS) housing is different to that of unrestricted market housing. The value of the units in the PRS (where their use is restricted to PRS and they cannot be used in other tenures), is in large part, the worth of the income that the completed let unit will produce. This is the amount an investor would pay for the completed unit. This will depend on the amount of the rent and the cost of managing the property (letting, voids, rent collection, repairs etc.). This is well summarised in *Unlocking the benefits and potential of build to rent*, A British Property Federation report commissioned from Savills, academically reviewed by LSE, and sponsored by Barclays (February 2017):

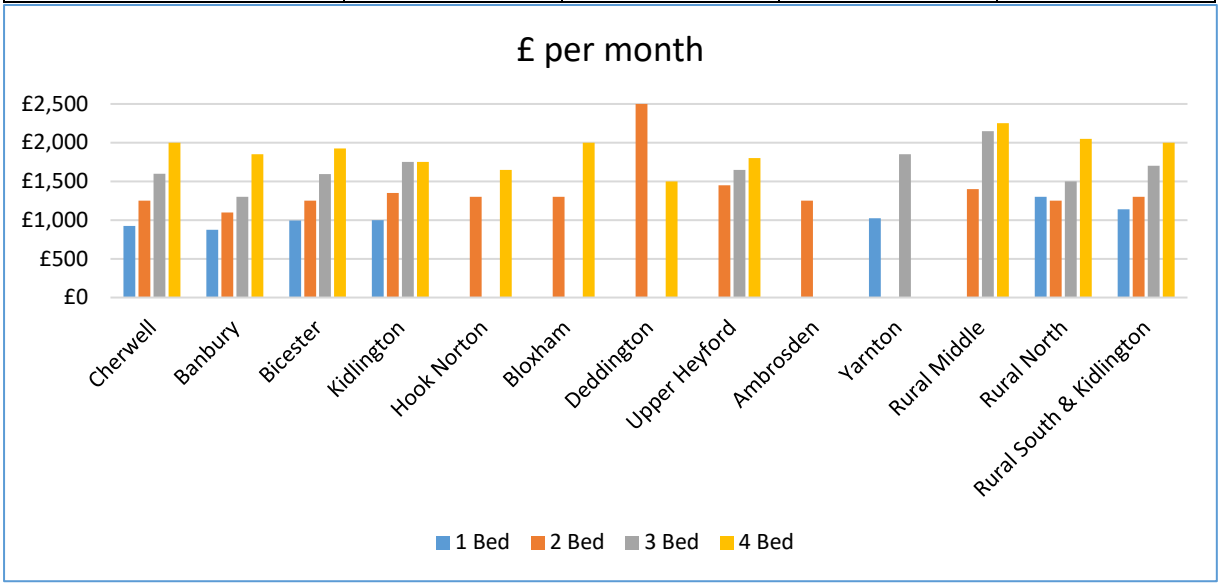
> *A common comment from BTR players is that BTR schemes tend to put a lower value on development sites than for sale appraisals. Residential development is different to commercial in that it has two potential end users - owners and renters. Where developers can sell on a retail basis to owners (or investors paying retail prices - i.e. buy to let investors) this has been the preferred route to market as values tend to exceed institutional investment pricing, which is based on a multiple of the rental income. This was described as "BTR is very much a yield-based pricing model.*

4.56 In estimating the likely level of rent, the 2022 survey of market rents across the area has been updated. As in 2022, it is important to note that there is a limited supply at this time.

[59] In October 2018 the Communities Secretary announced that majority of newbuild houses should be sold as freehold and new leases to be capped at £10. https://www.gov.uk/government/news/communities-secretary-signals-end-to-unfair-leasehold-practices

Table 4.15 Median Asking Rents advertised on Rightmove (£/month)

	1 bed	2 beds	3 beds	4 beds
Cherwell	£925	£1,250	£1,600	£2,000
Banbury	£875	£1,100	£1,300	£1,850
Bicester	£995	£1,250	£1,595	£1,925
Kidlington	£1,000	£1,350	£1,750	£1,750
Hook Norton		£1,300		£1,650
Bloxham		£1,300		£2,000
Deddington		£2,500		£1,500
Upper Heyford		£1,450	£1,650	£1,800
Ambrosden		£1,250		
Yarnton	£1,025		£1,850	
Rural Middle		£1,400	£2,150	£2,250
Rural North	£1,300	£1,250	£1,500	£2,050
Rural South & Kidlington	£1,138	£1,300	£1,700	£2,000



Source: Rightmove.co.uk (December 2023) (The blanks in the table are where this source does not include data.)

4.57 Generally, the rents are between 10% and 20% more than in 2022. Care must be taken when considering the above to recognise the outliers. The Valuation Office Agency (VOA) collects data on rent levels:

Table 4.16 Rents reported by the VOA - CDC October 2022 to September 2023 (£ per month)

	Count of rents	Mean	Lower quartile	Median	Upper quartile
Room	10	£602		£600	
Studio	10	£722	£670	£745	£785
1 Bedroom	170	£871	£795	£866	£950
2 Bedroom	340	£1,101	£975	£1,100	£1,200
3 Bedroom	280	£1,321	£1,175	£1,300	£1,450
4+ Bedroom	80	£1,936	£1,578	£1,750	£2,100

Source: VOA Private rental market summary statistics in England (20th December 2023)

4.58 These rents are about 10% higher than those reported in the 2022 Viability Assessment. In calculating the value of PRS units it is necessary to consider the yields. Several sources of information have been reviewed.

a. Savills in its *UK Build to Rent Market Update- Q4 2022* (Savills, February 2023) reports a prime regional yield of 4%.

b. Knight Frank in its *Residential Yield Guide* (January 2023) reported a 4.25% to 4.5% yield for Build to Rent in Tier 2 Regional Cities and a 4% to 4.25% yield for Regional Single Family Housing.

c. CBRE is reporting multifamily prime yields of 3.5% to 4.5% in its *UK Property Market Snapshot Q4 2022*.

4.59 In 2022 the value was derived, based on a gross yield of 4.75%. In this update, the value is derived based on the net yield assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4.25%. Bearing in mind Build to Rent homes are likely to be of higher quality and management than general Buy to Let housing, the District Valuer's Upper Quartile figure is used.

Table 4.17 Capitalisation of Private Rents

	1 bed	**2 bed**	**3 bed**	**4 bed**
Gross Rent (£/year)	£11,400	£14,400	£17,400	£25,200
Net Rent (£/year)	£9,120	£11,520	£13,920	£20,160
Value	£214,588	£271,059	£327,529	£474,353
sqm	50	70	84	97
£ per sqm	£4,292	£3,872	£3,899	£4,890

Source: HDH (January 2024)

4.60 This approach derives a value for private rent, under Build to Rent, of £4,250/m^2 or so, being somewhat less than the assumption used in the 2022 Viability Assessment.

4.61 In 2022, a site promoter[60] commented:

> *BTR, like sale values, must be evidenced by local evidence and supported by sensitivity analysis. It is also important that consideration is given to the relationship of associated capital values of BTR units and private sale, and that appropriate sensitivity is undertaken to ensure fluctuation in in an emerging market are considered.*

4.62 There is no Cherwell specific evidence that applies to the Build to Rent sector and the Council has not granted any planning consents for this type of development (ie where the homes are restricted to being let rather than being sold on the open market). In establishing the values, local rents have been referenced and approached the valuation based on the principles (and assumptions) that would be used in similar markets. Sensitivity testing has been carried out.

Affordable Housing

4.63 A core output of this assessment is advice as to the level of the affordable housing requirement, so it is necessary to estimate the value of such housing. In this assessment it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP).

4.64 It is assumed that affordable housing for rent is provided as Affordable Rent rather than Social Rent.

Social Rent

4.65 The value of social rented property is a factor of the rent – although the condition and demand for the units also have an impact. Social Rents are set through a national formula that smooths the differences between individual properties and ensures properties of a similar type pay a similar rent:

[60] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

Table 4.18 General Needs (Social Rent) – CDC

Average weekly net rent (£ per week) by unit size for Cherwell - Large PRPs[61]			£ per week		
Unit Size	**Net rent**	**Social rent rate**	**Service charge**	**Gross rent**	**Unit count**
Non-self-contained	£79.83	£79.83	£12.36	£90.42	7
Bedsit	£79.25	£78.12	£19.53	£98.78	7
1 Bedroom	£94.24	£93.03	£9.50	£101.13	687
2 Bedroom	£108.36	£107.34	£8.00	£111.40	1,618
3 Bedroom	£117.89	£118.05	£2.80	£118.38	2,542
4 Bedroom	£135.38	£135.08	£2.68	£136.22	209
5 Bedroom	£145.47	£152.20	£0.38	£145.57	4
6+ Bedroom	-	-	-	-	-
All self-contained	£112.33	£111.91	£6.86	£114.54	5,067
All stock sizes	**£112.28**	**£111.87**	**£6.88**	**£114.51**	**5,074**

Owned stock. Large PRPs only - unweighted. Excludes Affordable Rent and intermediate rent, but includes other units with an exception under the Rent Policy Statement. Stock outside England is excluded.

Source: Table 9, SDR 2023 – Data Tool

4.66 This assessment concerns only the value of newly built homes. There seems to be relatively little difference in the amounts paid by Registered Providers (RPs) for such units across the area. In this assessment, the value of Social Rents is assessed assuming 10% management costs, 4% voids and bad debts and 6% repairs. These are capitalised at 4%.

Table 4.19 Capitalisation of Social Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Rent (£/week)	£94.24	£108.36	£117.89	£135.38
Rent (£/annum)	£4,900	£5,635	£6,130	£7,040
Net Rent	£3,920	£4,508	£4,904	£5,632
Value	£98,010	£112,694	£122,606	£140,795
sqm	50	70	84	97
£ per sqm	£1,960	£1,610	£1,460	£1,451

Source: HDH (January 2024)

[61] PRPs are providers of social housing in England that are registered with RSH and are not Local Authorities. This is the definition of PRPs in the Housing and Regeneration Act 2008.

4.67 On this basis, a value of £1,600/m^2 across the assessment area is assumed.

4.68 A developer[62] set out that the '*social rent values are the same for sites in North East Cherwell and South West Cherwell despite there being a 10% difference in private sale values. …. We would expect these to be at 33% of open market value*'. There is no evidence of social rents being significantly different across the District. This value is 33% of market value in the higher value area of the District, but more than this in the south. The modelling is based on Affordable Rent as set out below.

Affordable Rent

4.69 Under Affordable Rent, a rent of no more than 80% of the market rent for that unit can be charged. The value of the units is, in large part, the worth of the income that the completed let unit will produce. This is the amount an investor (or another RP) would pay for the completed unit.

4.70 In estimating the likely level of Affordable Rent, a survey of market rents across the CDC area has been undertaken and is set out under the Build to Rent heading above.

4.71 As part of the reforms to the social security system, housing benefit / local housing allowance is capped at the 3rd decile of open market rents for that property type, so in practice Affordable Rents are unlikely to be set above these levels. The cap is set by the Valuation Office Agency (VOA) by Broad Rental Market Area (BRMA). Where this is below the level of Affordable Rent at 80% of the median rent, it is assumed that the Affordable Rent is set at the LHA Cap. The majority of the District is in the Cherwell Valley BRMA; however Kidlington is within the Oxford BRMA.

Table 4.20 BRMA LHA Caps (£/week)

	Cherwell Valley BRMA	Oxford BRMA
Shared Accommodation	£78.02	£118.87
One Bedroom	£149.59	£178.36
Two Bedrooms	£178.36	£210.00
Three Bedrooms	£207.12	£253.15
Four Bedrooms	£298.61	£364.77

Source: VOA (January 2024)

4.72 These are unchanged from 2022. These caps are more than the Affordable Rents being charged as reported in the most recent HCA data release (although this data covers both newbuild and existing homes).

[62] J McAllister-Jones for Thakeham.

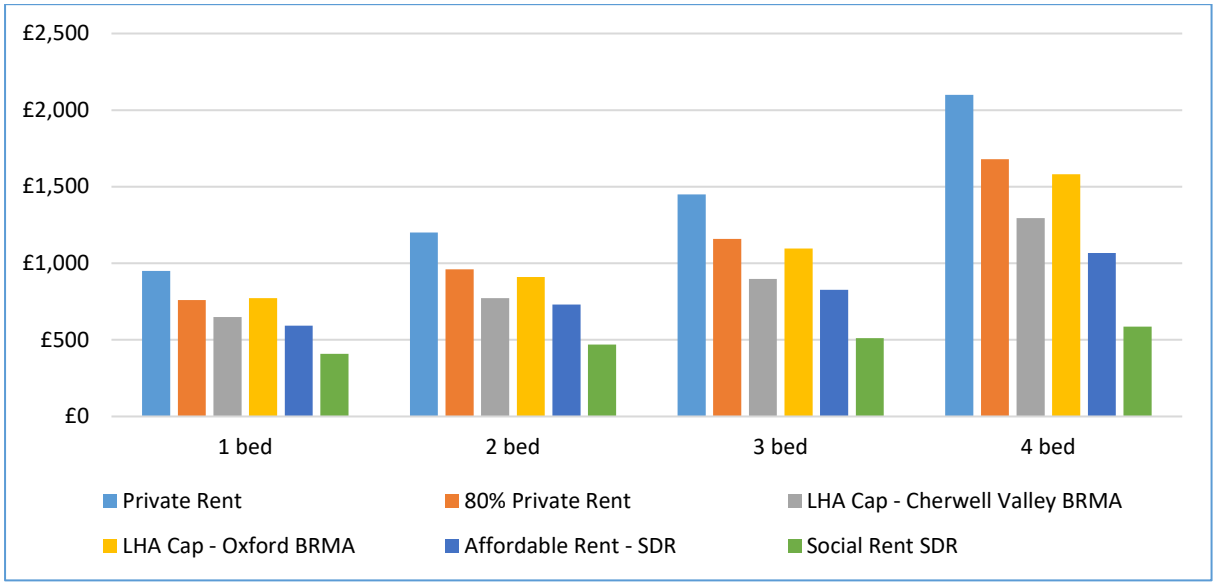
Table 4.21 Affordable Rent General Needs - CDC

Average weekly gross rent (£ per week) and unit counts by unit size for Cherwell	£ per week	
Unit Size	**Gross rent**	**Unit count**
Non-self-contained	-	-
Bedsit	-	-
1 Bedroom	£136.89	411
2 Bedroom	£168.80	1,040
3 Bedroom	£190.69	688
4 Bedroom	£246.49	99
5 Bedroom	-	-
6+ Bedroom	-	-
All self-contained	£173.11	2,238
All stock sizes	**£173.11**	**2,238**
Owned stock. All PRPs owning Affordable Rent units - unweighted. Stock outside England is excluded.		

Source: Table11, SDR 2023 – Data Tool

4.73 The rents can be summarised as follows.

Figure 4.8 Rents by Tenure – £/Month



Source: Market Survey, HCA Statistical Return and VOA (January 2024)

4.74 In calculating the value of Affordable Rent, an allowance of 10% management costs, 4% voids and bad debts and 6% repairs has been made, and capitalised the income at 4%. It is assumed that the Affordable Rent is no more than the LHA cap. On this basis affordable rented property has the following worth.

Table 4.22 Capitalisation of Affordable Rents

	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Gross Rent (£/month)	£648	£773	£898	£1,294
Gross Rent (£/annum)	£7,779	£9,275	£10,770	£15,528
Net Rent	£6,223	£7,420	£8,616	£12,422
Value	£155,574	£185,494	£215,405	£310,554
m^2	50	70	84	97
£/m^2	£3,111	£2,650	£2,564	£3,202

Source: HDH (January 2024)

4.75 Using this method to assess the value of affordable housing, under the Affordable Rent tenure, a value of £2,600/m^2 is derived. This is unchanged since the 2002 Viability Assessment.

4.76 A developer[63] set out that the management/maintenance assumption is too low and that no allowance is made for service charges. In relation to the service charges, it can be confirmed that the above is based on the gross rent, so any additional value attributed to service charge income would be in addition to the assumption used.

4.77 A site promoter[64] commented:

> *The affordable housing values adopted in terms of both affordable rent and affordable shared ownership are consistent with current market conditions albeit towards the higher end of a range of comparable evidence. In addition to this the level of affordable housing (% by unit number) is consistent with comparable schemes and local planning policy*

4.78 In this regard, a housing association[65] commented:

> *The affordable rent values appear excessive – particularly within the North West development scenarios, where the affordable rent values are equivalent to approximately 65% of the average open market value per square foot, and the also appear excessive within the South East development scenarios at c. 58% of OMV.*
>
> *For a development area such as this, with market revenues averaging £400 per square foot, affordable rent values would be expected at c. 50% of OMV, which would obviously impact upon the scheme GDV and therefore the viability conclusions.*

4.79 In this iteration of this assessment the value of Affordable Rent is taken to be 50% of market value.

[63] J McAllister-Jones for Thakeham.

[64] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[65] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

Affordable Home Ownership

4.80 Intermediate products for sale include Shared Ownership and shared equity products[66] as well as First Homes. A value of 70% of open market value for these units has been assumed. These values were based on purchasers buying an initial 30% share of a property and a 2.5%[67] per annum rent payable on the equity retained. The rental income is capitalised at 4% having made a 2% management allowance.

4.81 The following table shows 'typical' values for Shared Ownership housing at a range of proportions sold:

Table 4.23 Value of Shared Ownership Housing at 30% to 80% of Proportion Sold

Market Value			% Sold		Rent			Value		
m2	£/m2	£	%	£	%	£/year	£	£	£/m2	**% OMV**
95	4,630	439,850	10%	43,985	2.50%	9,897	242,467	286,452	3,015	**65.13%**
95	4,630	439,850	20%	87,970	2.50%	8,797	215,527	303,497	3,195	**69.00%**
95	4,630	439,850	30%	131,955	2.50%	7,697	188,586	320,541	3,374	**72.88%**
95	4,630	439,850	40%	175,940	2.50%	6,598	161,645	337,585	3,554	**76.75%**
95	4,630	439,850	50%	219,925	2.50%	5,498	134,704	354,629	3,733	**80.63%**
95	4,630	439,850	60%	263,910	2.50%	4,399	107,763	371,673	3,912	**84.50%**
95	4,200	399,000	10%	39,900	2.50%	8,978	219,949	259,849	2,735	**65.13%**
95	4,200	399,000	20%	79,800	2.50%	7,980	195,510	275,310	2,898	**69.00%**
95	4,200	399,000	30%	119,700	2.50%	6,983	171,071	290,771	3,061	**72.88%**
95	4,200	399,000	40%	159,600	2.50%	5,985	146,633	306,233	3,224	**76.75%**
95	4,200	399,000	50%	199,500	2.50%	4,988	122,194	321,694	3,386	**80.63%**
95	4,200	399,000	60%	239,400	2.50%	3,990	97,755	337,155	3,549	**84.50%**

Source: HDH (January 2024)

4.82 In November 2020, the Government undertook a consultation around the standard Shared Ownership model, the outcome of which was announced in April 2021. Discussions with RPs suggest that, having taken this change into account, values are unlikely to fall below 65% and that they are still bidding at around 70% in the current market. This approach was confirmed[68] through the summer 2022 consultation process.

4.83 A site promoter[69] commented:

> *The affordable housing values adopted in terms of both affordable rent and affordable shared ownership are consistent with current market conditions albeit towards the higher end of a*

[66] For the purpose of this assessment, it is assumed that the 'affordable home ownership' products, as referred to in paragraph 64 of the 2021 NPPF, fall into this definition,

[67] A rent of up to 3% may be charged – although we understand that in this area 2.75% is more usual.

[68] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[69] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

range of comparable evidence. In addition to this the level of affordable housing (% by unit number) is consistent with comparable schemes and local planning policy

4.84 A developer[70] noted that there was no mention of staircasing assumptions.

4.85 In relation to First Homes, these are assumed to subject to a 30% discount and that the £250,000 cap is assumed to apply. Whilst this approach was confirmed through the consultation process[71], it was noted that the cap would apply to larger units so this may lead to First Homes being smaller units. This is covered further in Chapter 8 where the housing mix is discussed.

Grant Funding

4.86 It is assumed that grant is not available for market housing lead schemes of the type assessed in this Viability Assessment. Funding may be available in exceptional circumstances, for example to facilitate regeneration infrastructure.

Older People's Housing

4.87 Housing for older people is generally a growing sector due to the demographic changes and the aging population. The sector brings forward two main types of product that are defined in paragraph 63-010-20190626 of the PPG:

> ***Retirement living or sheltered housing****: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*
>
> ***Extra care housing or housing-with-care:*** *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

4.88 HDH has received representations from the Retirement Housing Group (RHG) a trade group representing private sector developers and operators of retirement, care and Extracare homes. They have set out a case that Sheltered Housing and Extracare Housing should be tested separately. The RHG representations assume the price of a 1 bed Sheltered unit is about 75% of the price of existing 3 bed semi-detached houses and a 2 bed Sheltered property is about equal to the price of an existing 3 bed semi-detached house. In addition, it assumes Extracare Housing is 25% more expensive than Sheltered Housing.

[70] J McAllister-Jones for Thakeham.

[71] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill)

4.89 A typical price of a 3 bed semi-detached home has been taken as a starting point. On this basis it is assumed Sheltered and Extracare Housing has the following worth:

Table 4.24 Worth of Sheltered and Extracare

	Area (m^2)	£	£/m^2
Banbury			
3 bed semi-detached		325,000	
I bed Sheltered	50	243,750	4,875
2 bed Sheltered	75	325,000	4,333
1 bed Extracare	65	304,688	4,688
2 bed Extracare	80	406,250	5,078
Bicester			
3 bed semi-detached		375,000	
I bed Sheltered	50	281,250	5,625
2 bed Sheltered	75	375,000	5,000
1 bed Extracare	65	351,563	5,409
2 bed Extracare	80	468,750	5,859
Kidlington			
3 bed semi-detached		400,000	
I bed Sheltered	50	300,000	6,000
2 bed Sheltered	75	400,000	5,333
1 bed Extracare	65	375,000	5,769
2 bed Extracare	80	500,000	6,250

Source: HDH (January 2024)

4.90 A review of older people's schemes within the District was undertaken in 2022 when there was one specialist older people's housing schemes being marketed in the District. Churchill Living has a scheme at Marlborough Lodge, Kidlington where 2 bed units are for sale at between £507,000 and £538,000 and one bed units are for sale at between £375,000 and £401,000.

4.91 A site promoter[72] commented:

> *The values will depend on the level of care provided (such as extra care, retirement, care home). Nonetheless, in our experience there will be premium to the private £/sqft for senior living...*

4.92 It is agreed that the precise details of the scheme will impact on the value, the level of care being one of the factors. In this assessment the value attributed to the care element is treated

[72] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

to being separate to the value of the property, as it is normally charged separately, depending on the level of services required, to the occupants.

4.93 This research has been refreshed. The Churchill Living scheme at Marlborough Lodge, Kidlington has an average asking price of £363,000 (about £5,820 per sqm). The asking prices at the Anchor Housing scheme are less, averaging £230,000 (about £3,835 per sqm).

4.94 The values of older schemes very tremendously and are largely dependent on the levels of the service charges, which range from less than £2,000 per year to over £10,000 per year.

4.95 The value of units as affordable housing has also been considered. It has not been possible to find any directly comparable schemes where housing associations have purchased social units in a market led Sheltered or Extracare development. Private sector developers have been consulted. They have indicated that, whilst they have never disposed of any units in this way, they would expect the value to be in line with other affordable housing – however they stressed that the buyer (be that the local authority or housing association) would need to undertake to meet the full service and care charges.

5. Non-Residential Market

5.1 This chapter sets out an assessment of the markets for non-residential property, providing a basis for the assumptions of prices to be used in financial appraisals for the sites tested in the assessment. There is no need to consider all types of development in all situations – and certainly no point in testing the types of schemes that are unlikely to come forward as planned development. In this assessment we have considered the larger format office and industrial use.

5.2 Market conditions broadly reflect a combination of national economic circumstances and local supply and demand factors. However, even within the Cherwell District Council area, there will be particular localities, and ultimately, site-specific factors, that generate different values and costs.

5.3 Through the 2022 technical consultation, a developer[73] questioned why no values are presented in relation to retail development. The emerging Plan is not expected to include new retail allocation, rather it is to concentrate on ensuring the existing town centres remain viable and appropriate. Whilst some of the new large allocations may include some neighbourhood shopping provision this will be very small relative to the size of the overall schemes. It was not considered proportionate to test retail development types in the 2022 Viability Assessment. These are now included, although it is important to note that further retain development is only likely to come forward within the new housing allocations.

National Overview

5.4 The various non-residential markets in the CDC area reflect national trends. The underlying sentiment in the market has changed markedly over the life of the project:

> *Occupier and investor demand still subdued although forward-looking sentiment improves marginally*
>
> - *Occupier and investor demand metrics remain downbeat away from the industrial sector*
> - *The gap between prime and secondary offi ce rental expectations continues to widen*
> - *The largest share of respondents now feel the market has reached the bottom of the current cycle*
>
> *The Q4 2023 RICS UK Commercial Property Monitor results continue to portray a market struggling for momentum, even if most of the indicators tracked in the survey have improved slightly (or turned less negative) relative to the previous report. In keeping with this, although views remain mixed, the largest share of respondents (33%) now sense the market has reached the bottom of the current cycle, which represents modest increase on the 24% who were of this opinion last quarter.*
>
> *Occupier Market*

[73] J McAllister-Jones for Thakeham.

The all-property aggregate measure of occupier demand posted a net balance reading of -7% in Q4. Although slightly less negative than figures of -12% and -10% seen in Q3 and Q2 respectively, the latest feedback remains consistent with a generally subdued trend in headline tenant demand. Looking at the sector breakdown, both the office and retail segments remain relatively weak, returning net balance readings of -12% and -18% (albeit these are a little less downcast than values of -19% and -25% seen beforehand). Meanwhile, industrial demand edged up according to a net balance of +6% of respondents (+3% last time). That said, the Q4 reading is still relatively soft compared to recent years.

Alongside this, space available for occupancy continued to increase with regards to both the office and retail sectors. At the same time, industrial vacancies held broadly steady this quarter. Nevertheless, the value of incentive packages on offer to tenants continued to rise right across the board, albeit this pick-up was more pronounced within the office and retail sectors and only modest for industrials.

Looking ahead, near-term rental growth expectations remain more or less flat at the all-sector level, posting a net balance of -2% in Q4 compared to a reading of -4% in Q3. Likewise, headline rental growth projections for the year ahead are also flat (net balance zero), albeit this aggregate figure masks continued divergence across the various sub-sectors. Indeed, rents for Industrial space are still anticipated moving higher over the course of the next twelve months, with respondents' views largely unchanged from the previous results (net balance +48% for prime industrials and +14% for secondary).

Conversely, secondary retail rental expectations remain entrenched in negative territory, returning a net balance of -41% compared to a reading of -50% last time around. That said, the outlook for prime retail rents appears to have stabilised, with the twelve-month expectations net balance moving to -4% from a value of -13% previously. In fact, this reading marks the least negative view on prime retail rents since Q1 2018. In parallel with this, the office sector appears even more polarised, as rental expectations moved further into positive territory for prime space during Q4 (net balance +30% vs +21% in Q3), but remained firmly negative for secondary office rents (net balance -44%).

When looking at the regional results, the national picture is largely mirrored throughout most parts of the country. For London however, the prime office and retail markets stand out as exhibiting stronger rental expectations than the UK- wide averages (while secondary office space appears to be under even greater pressure across the capital).

Investment market

Overall investment demand remains relatively soft at present, evidenced by the all-property investment enquiries indicator posting a net balance reading of -19%. This is only marginally less negative than the figure of -21% in Q3, with the office and retail sectors continuing to weigh most heavily on the aggregate picture. Similarly, overseas investment enquiries also continue to slip, with all sectors seeing a decline (to a greater of lesser degree) in Q4.

On a slightly more encouraging note, the net balance for the credit conditions measure came in at -5% in Q4, marking a significant easing in negativity relative to readings of -44% and -75% seen in Q3 and Q2 respectively. As such, this represents the least negative reading going back to Q1 2022, while the prospect of a loosening in the lending climate has the potential to stimulate something of a recovery in investment activity as the year progresses.

With respect to capital values, only the prime industrial sector displays clearly positive expectations for the year to come, posting a net balance of +36% compared to last quarter's reading of +24%. On the same basis, respondents do foresee a modest uplift in prime office values (net balance +11%), although the outlook remains firmly negative for their secondary counterparts (net balance -46%). At the same time, secondary industrial and prime retail values are seen holding broadly steady over the next twelve months, while secondary retail units are expected to see further capital value declines.

By way of contrast, several of the more alternative sectors tracked display a positive assessment for capital value growth prospects over 2024. Leading the way, data centres, life sciences, aged care facilities and student housing all returned net balances in excess of +40% for capital value expectations, while multifamily residential expectations were not far behind at +39%. In each instance, twelve-month projections were upgraded from last quarter. At the other

end of the spectrum, the outlook is only marginally positive for hotels, while leisure values are seen falling slightly.

Q4 2023 RICS UK Commercial Property Survey

Non-Residential Market

5.5 The *Cherwell Employment Land Study* (URS 2014) included a detailed assessment of the local employment markets so that will not be repeated here.

5.6 Both Banbury and Bicester have significant business parks, however there are also new developments around Oxford Airport (Kidlington), to the south of Bicester on sites formerly associated with the MOD camp, and in connection with the former USAF base at Upper Heyford. Having said this, activity occurs across the District, with most of the area being actively farmed. Both the office sector and industrial / logistics sectors are active and attractive, particularly for the larger 'sheds' for which there is particular demand. This is well illustrated by the development of a number of larger format manufacturing and distribution units in the east side of Banbury (Prodrive, Great Bear Distribution, Hello Fresh and others). Development around Bicester has been significant, however has been across multiple sites, such as the AxisJ19 site to the west and Symmetry Park to the east. There is a limited amount of speculative development coming forward, with much of the delivery being user-led.

5.7 Various sources of market information have been analysed, the principal sources being the local agents, research published by national agents, and through the Estates Gazette's Property Link website (a commercial equivalent to Rightmove.co.uk). In addition, information from CoStar (a property industry intelligence subscription service) has been used. Much of this commercial space is 'second hand' and not of the configuration, type and condition of new space that may come forward in the future, so is likely to command a lower rent than new property in a convenient well accessed location with car parking and that is well suited to the modern business environment. This chapter considers the value of newly developed office and industrial sites.

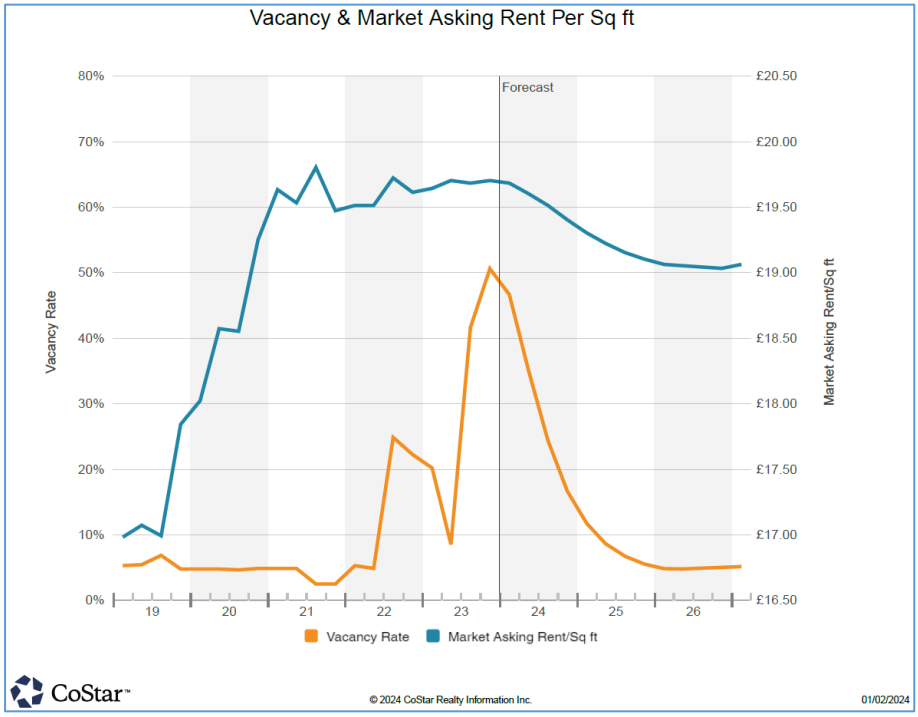
5.8 **Appendix 7** includes market data from CoStar.

Offices

5.9 On the whole, offices tend to be mixed in with other uses, either in the town centres, or within the older industrial areas. Limited, large scale, purpose-built space has come forward on the business parks.

5.10 CoStar data shows a notable increase in rents over the last five years, although this has levelled off.

Figure 5.1 Offices - Vacancy Rates v Rent (£/sqft)



Source: CoStar (January 2024)

5.11 Relatively few modern offices are being advertised for rent. In 2022, modern units were being advertised at Banbury Office Village, to the north of the town, at Blenheim Court, at about £150 per sqm per year (£14 per sqft per year). Closer to the town centre, units at Manor Park and Canada Close were being advertised at between £97 per sqm per year (£9 per sqft per year) and £86 per sqm per year (£8 per sqft per year). At the time of this update, asking rents at Blenheim Court are unchanged, as are those at Canada Close.

5.12 In 2022, asking rents in Bicester are somewhat higher, at £215 per sqm per year (£20 per sqft per year) at Minton Place, Victoria Road, or at Catalyst, Wendlebury Road. This continues to be the case with space at Minton Place, St Edbergs Hall and at Heyford Innovation Park all being advertised with asking rents over £235 per sqm per year (£22 per sqft per year).

5.13 CoStar is currently reporting average rents (for all types of office), of about £180 per sqm per year (£16.74 per sqft per year) being an increase from £116 per sqm per year (£10.78 per sqft per year) in 2022. Median rents are more at £193 per sqm per year (£18 per sqft per year), being an increase from £138 per sqm per year (£12.82 per sqft per year) reported in 2022. On the whole, these buildings are not modern offices that are best suited to current work practices. Newer offices with good transport access and with a flexible layout, are most likely to be around £200 per sqm per year in the south of the District (ie Bicester and Heyford) and about £150 per sqm per year in the north of the District (ie Banbury). As in 2022, there is little evidence of differentiation in rents by size of unit.

5.14 The yield for office uses reported by CoStar (5.01%) is based on a very small sample. There are various other sources of information:

a. Savills, in *UK Regional Office Investment Market Watch* (December 2023) prime office rents of 7.5% and secondary office rents of 10% in the South East, and prime office rents of 6.75% and secondary office rents of 8.5% in Birmingham.

b. CBRE, in *UK Property Market Figures Q3 2023*, are reporting prime rents of about £40 per sqm per year and yields of between 6% and 7% in both Birmingham and Bristol.

c. JLL, in *Big 6 office market report* (August 2023) suggests prime rents of £40.50 per sqm per year and prime yields of 5.57%. Similar levels are suggested for Bristol.

5.15 All these areas are likely to be more attractive to occupiers and to investors than either Bicester or Banbury.

5.16 In 2022 it was assumed that new larger, purpose-built offices, with ample parking, let to a sound tenant, would a yield of 6% or so in a market such as the CDC area. Smaller offices would attract a higher yield as these are likely to be less attractive to investors. With the increase in the cost of money (ie interest rates), yields have risen. This has led to a fall in values.

5.17 On this basis, new larger scale office development would have a value £1,860 per sqm in the north of the District and £2,500 per sqm in the south of the District. These figures are significantly less than those assumed in 2022. In 2022 a value of £2,900 per sqm was assumed for larger units, and about £2,500 per sqm for smaller units (having allowed for a rent free / void period of 12 months).

5.18 In 2022 a developer[74] confirmed the 2022 assumptions were in line with their expectations, although a breakdown by region was requested. It was confirmed that the data referenced relates to Cherwell unless stated otherwise. Alternatively, another developer[75] noted as follows:

> *As such, we note the rental values (£/psf basis) adopted the commercial units are comparatively high compared to current market conditions. We also consider the yields applied for offices and industrial uses appear optimistic when compared to market data. It would be beneficial to see more evidence on how these values have been arrived at. We are aware that there has been some softening in market conditions over the 2nd quarter of 2022, indicating the proposed assumptions may be optimistic.*

5.19 These concerned have been reflected in this 2024 update.

Industrial and Distribution

5.20 The emphasis of the industrial and logistics market in the Cherwell has changed over the last 10 or so years. In the past it has been focused on serving the needs of local businesses within

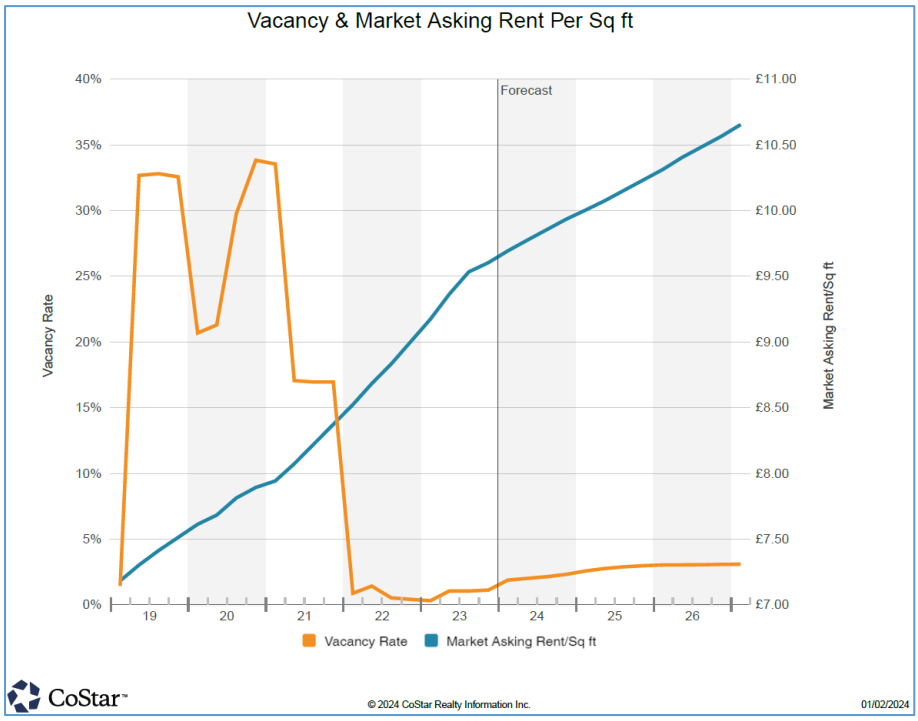
[74] J McAllister-Jones for Thakeham.

[75] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

the area, but more recently there has been a growth in logistics and advanced manufacturing, in particular to the east of Banbury, around Junction 9 of the M40, the new Albion Land scheme around Junction 10 of the M40 and the various schemes around Bicester.

5.21 CoStar data also shows a steady increase in rents over the last five years in the industrial sector, and, whilst there was a spike in vacancies at the time of the COVID-19 pandemic, these are generally low. Local agents report that reasonable industrial space remains in strong demand.

Figure 5.2 Industrial – Vacancy Rates v Rent (£/sqft)



Source: CoStar (January 2024)

5.22 Industrial / distribution / storage units at Frontier Park, Banbury are being advertised at £97 per sqm per year (£9 per sqft per year) or higher. Some are on a design and build basis. These are large scale buildings of at least 10,000 sqm. Older and smaller buildings in the town tend to be a little less expensive, at around £85 per sqm per year (£8 per sqft per year). In and around Bicester, rents are a little higher than Banbury at about £118 per sqm per year (£11 per sqft per year) for the larger units. As in 2022, there are several, large scale design and build and pre-let opportunities, although the rents for these are not publicly available.

5.23 In 2022 smaller industrial units were being advertised around Banbury, with older units being at about £65/m^2/year (£6/sqft/year) and newer unts being around £100/m^2/year (£10/sqft/year). The rents in Bicester were about £20/m^2/year (£2/sqft/year) greater than in Banbury.

5.24 CoStar is currently reporting average rents in CDC (for all types of industrial space) of about £90 per sqm per year (£8.42 per sqft per year), being a substantial increase on the £70 per sqm per year (£6.50 per sqft per year) being reported in 2022. As in 2022 there is a substantial

range within the data. More modern buildings that are well located and with adequate parking are securing rents that are significantly higher.

5.25 There is little differentiation of rents relative to the size of the units. CoStar reports does not report on yields.

a. Savills, in *Big Shed Briefing* (Savills, January), reports rents of £10.50 per sqft in the West Midlands sqft to £30/sqft in London and the Southeast and around £9.75/sqft in the West Midlands, £8.25 per sqft in the South West and £9.50 to £35.00 per sqft in the South East. A prime investment yields, on a national basis, of about 5% for multi let units and for distribution is given (being an increase from 3.5% assumed in 2022).

b. CBRE, in *UK Logistics Figures Q4 2023* (CBRE, July 2022) reports the following for prime 'Big Box' rent in the UK of £27.50 per sqft and a yield of 5.25% (an increase from 3.50% in 2024).

c. Knight Frank, in *LOGIC: Midlands Q3 2023,* reports prime rents of £11 per sqft and yields of 5.5%, and in *LOGIC: London & South East,* reports prime rents of £27.50 per sqft and yields of 5.25% (an increase from 3.25% in 2022).

5.26 In 2022 new large industrial units were assumed to have a value of £2,400 per sqm. Smaller industrial units were assumed to have a value of £1,900 per sqm. Large logistics units were assumed to have a value of £2,975 per sqm. At that time, a developer[76] confirmed these were in line with their expectations, although a breakdown by region was requested. It was confirmed that the data referenced relates to Cherwell unless stated otherwise. Alternatively, another developer[77] noted as follows:

> *As such, we note the rental values (£/psf basis) adopted the commercial units are comparatively high compared to current market conditions. We also consider the yields applied for offices and industrial uses appear optimistic when compared to market data. It would be beneficial to see more evidence on how these values have been arrived at. We are aware that there has been some softening in market conditions over the 2nd quarter of 2022, indicating the proposed assumptions may be optimistic.*

5.27 In this 2024 update, a slightly greater rent is assumed in and around Bicester for industrial uses and the yield assumptions have been updated. New large industrial units are assumed to have a value of £1,810 per sqm in the north of the District and £2,175 in the south of the district. Smaller industrial units were assumed to have a value of £1,600 per sqm. Large logistics units were assumed to have a value of £2,290 per sqm.

Retail

5.28 Even before the Coronavirus pandemic, the retail market was in a period of particular uncertainty. The rise in the online retailer sector has put pressure on the high street and

[76] J McAllister-Jones for Thakeham.

[77] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

shopping centres. Several national chains have been put into administration or have entered a Company Voluntary Arrangements (CVA)[78]. The value of shopping centres in particular has been put under pressure and is less attractive to investors. Various restaurant and dining chains have announced closures or restructuring, and the banking sector has also closed branches on highstreets nationwide.

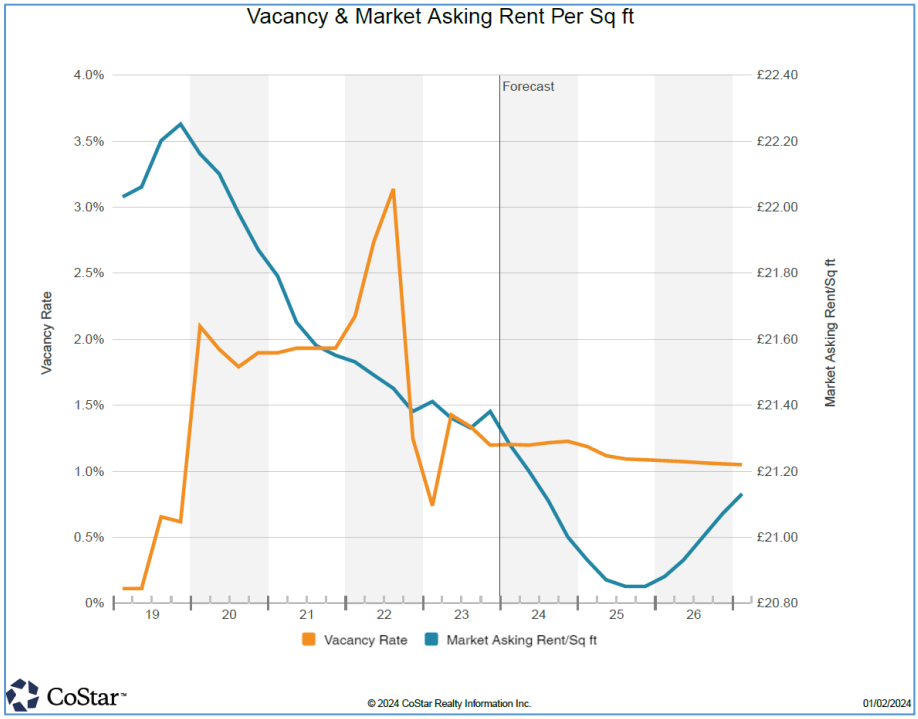
5.29 In considering the viability of retail development, it is important to note that the Council is not anticipating significant new retail development within the town centres, although some of the existing space may be subject to redevelopment and reconfiguration. It is likely that there will be further consolidation of the shopping areas.

5.30 A particular feature of the Cherwell retail market is Bicester Village. Bicester Village is a large scale shopping outlet that serves a national and international base of customers. The Council do not anticipate the outlet centre expanding further, so this is not assessed in this update. Theare are however several other out of town shopping areas such as at the Bicester Avenue and Bicester Shopping Park and at the Banbury Gateway Shopping Park and Banbury Cross Retail Park.

5.31 CoStar data also shows a peak in vacancy rates at the time of the pandemic and a significant fall in rents.

[78] A CVA is a legally binding agreement with a company's creditors. As part of the process companies (subject to the circumstances) may be able to renegotiate the terms of a lease.

Figure 5.5 Retail - Vacancy Rates v Rent



Source: CoStar (October 2023) - This copyrighted report contains research licensed to CoStar UK Ltd - 701359

5.32 CoStar provides average rents in its survey are about £190 per sqm per year (£17.55 per sqft per year). The highest rents reported are over £400 per sqm per year, but these are only for the best central locations. It is important to note that whilst there may be retail development in the central area, this is likely to be redevelopment / reconfiguration of existing space. This may be part of the rationalisation of the existing retail space, rather than new schemes. Such development is unlikely to deliver net new floor space on which CIL would be charged.

5.33 There are several shops being advertised in Bicester and in Banbury at rents of around £200 per sqm per year.

5.34 Consideration has been given to supermarkets and retail warehouses. There is limited local evidence that is publicly available relating to these in the area, so rents over a wider area have been considered. The M&S store in Bicester was let (in 2020) at £248 per sqm per year, and the TK Maxx at Banbury Gateway Shopping Park (in 2023) was let for just under £200 per sqm per year, however drawing on wider experience it is assumed that rents are generally in the region of £240 per sqm per year (2020).

5.35 The yield for office uses reported by CoStar (5.2%) is based on a modest sample. There are various other sources of information:

a. Savills in *UK Commercial Market in Minutes* (December 2023) is reporting the following yields, all of which are higher than a year ago:

- High Street Retail 7%
- Shopping centres 8.25%

- Retail Warehouse 6% - 6.5%
- Foodstores 5.5%

b. CBRE in *Grocery Market View 2023* (October 2023) is reporting a prime supermarket yield of 5.25%. In their *Retail Parks Market View 2023* (May 2023) they reported a prime retail market yield of 5.5%

5.36 On this basis, new prime retail units (having allowed for a rent free / void period) are assumed to have the values set out at the end of this chapter.

Appraisal Assumptions

5.37 The following assumptions were used in the 2022 Viability Assessment:

Table 5.1 Commercial Values, £ per sqm - 2022

	Rent £/m^2	Yield	Rent free period	Derived Value	Assumption
Offices - Large	£200	6.50%	1.0	£3,145	£2,900
Offices - Small	£200	7.50%	1.0	£2,481	£2,500
Industrial - Large	£120	4.75%	1.0	£2,552	£2,400
Industrial - Small	£120	6.00%	1.0	£1,887	£1,900
Logistics	£120	3.75%	2.0	£3,201	£2,975

Source: HDH (September 2022)

5.38 These have been updated as follows:

Table 5.2 Updated Commercial Value, £ per sqm 2024

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices - Large NORTH	£150	7.50%	1.0	£1,860	£1,860
Offices - Small NORTH	£150	9.00%	1.0	£1,529	£1,530
Offices - Large SOUTH	£200	7.50%	1.0	£2,481	£2,500
Offices - Small SOUTH	£200	9.00%	1.0	£2,039	£2,040
Industrial - Large - NORTH	£100	5.25%	1.0	£1,810	£1,810
Industrial - Small - NORTH	£120	7.00%	1.0	£1,602	£1,600
Industrial - Large - SOUTH	£120	5.25%	1.0	£2,172	£2,175
Industrial - Small - SOUTH	£120	7.00%	1.0	£1,602	£1,600
Logistics	£120	5.00%	1.0	£2,286	£2,290
Retail Prime	£400	7.00%	1.0	£5,340	£5,340
Retail (elsewhere)	£200	9.00%	1.0	£2,039	£2,040
Supermarket	£250	5.50%	0.0	£4,545	£4,545
Retail Warehouse	£200	6.25%	2.0	£2,835	£2,835

Source: HDH (December 2023)

5.39 Within the appraisals, an allowance of 4.5% for buyers' costs is made.

6. Land Values

6.1 Chapters 2 and 3 set out the background to, and the methodology used, in this assessment. An important element of the assessment is the value of the land. Under the method set out in the PPG and recommended in the Harman Guidance, the worth of the land before consideration of any increase in value, from a use that may be permitted through a planning consent, is the Existing Use Value (EUV). This is used as the starting point for the assessment.

6.2 In this chapter, the values of different types of land are considered. The value of land relates closely to its use, and will range considerably from site to site. As this is a high-level assessment, the three main uses, being agricultural, residential and industrial, have been researched. The amount of uplift that may be required to ensure that land will come forward and be released for development has then been considered.

6.3 In this context it is important to note that the PPG says (at 10-016-20180724) that the '*Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. For any viability assessment data sources to inform the establishment the landowner premium should include market evidence and can include benchmark land values from other viability assessments*'. It is therefore necessary to consider the EUV as a starting point.

6.4 In the *CIL Viability Study* (Montagu Evans 2016) the following BLV assumptions were used.

a. Greenfield Sites – Large £375,000/ha

b. Greenfield Sites – Small £500,000/ha

c. Previously Developed Land EUV + 20%

Existing Use Values

6.5 To assess development viability, it is necessary to analyse Existing and Alternative Use Values. EUV refers to the value of the land in its current use before planning consent is granted, for example, as agricultural land. AUV refers to any other potential use for the site, for example, a brownfield site may have an alternative use as industrial land.

6.6 The updated PPG includes a definition of land value as follows:

> *How should land value be defined for the purpose of viability assessment?*
>
> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus' (EUV+).*

> *In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*
>
> *PPG: 10-013-20190509*
>
> *What is meant by existing use value in viability assessment?*
>
> *Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).*
>
> *Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agent websites; property auction results; valuation office agency data; public sector estate/property teams' locally held evidence.*
>
> *PPG: 10-015-20190509*

6.7 The land value should reflect emerging policy requirements and planning obligations. The value of the land for a particular typology (or site) needs to be compared with the EUV. If the Residual Value does not exceed the EUV, plus the Landowner's Premium, then the development is not viable; if there is a surplus (i.e. profit) over and above the 'normal' developer's profit/return having paid for the land, then there is scope to make developer contributions. For the purpose of the present assessment, it is necessary to take a comparatively simplistic approach to determining the EUV. In practice, a wide range of considerations could influence the precise value that should apply in each case, and at the end of extensive analysis, the outcome might still be contentious.

6.8 The 'model' approach is outlined below:

i. For sites in agricultural use, then agricultural land represents the EUV. It is assumed that greenfield sites of 0.5ha or more fall into this category.

ii. For paddock and garden land on the urban fringe, a 'paddock' value is adopted. This is assumed for greenfield sites of less than 0.5ha.

iii. Where the development is on brownfield land or previously developed land (PDL), an industrial value is assumed, except in the case of prime retail development were a town centre value is assumed.

Residential Land

6.9 In August 2020, MHCLG published *Land value estimates for policy appraisal 2019*[79]. This was prepared by the Valuation Office Agency (VOA) and set out land values as at April 2019.

[79] https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2019

The CDC figure is £4,100,000/ha. This figure assumes nil affordable housing[80]. As stressed in the paper, this is a hypothetical situation and '*the figures on this basis, therefore, may be significantly higher than could be reasonably obtained in the actual market*'.

6.10 There are few larger development sites being marketed in the area however, there are a number of small development sites being marketed in the area (within 10 miles of Deddington) at the time of this assessment:

[80] The VOA assumed as follows:

- Any liability for the Community Infrastructure Levy (CIL), even where it was planning policy as at 1 April 2019, has been excluded.
- It has been assumed that full planning consent is already in place; that no grants are available and that no major allowances need to be made for other s106/s278 costs.
- The figures provided are appropriate to a single, hypothetical site and should not be taken as appropriate for all sites in the locality.
- In a small number of cases schemes do not produce a positive land value in the Model. A 'floor value' of £370,000 (outside London) has been adopted to represent a figure at less than which it is unlikely (although possible in some cases) that 1 hectare of land would be released for residential development.
- This has been taken on a national basis and clearly there will be instances where the figure in a particular locality will differ based on supply and demand, values in the area, potential alternative uses etc. and other factors in that area.
- Each site is 1 hectare in area, of regular shape, with services provided up to the boundary, without contamination or abnormal development costs, not in an underground mining area, with road frontage, without risk of flooding, with planning permission granted and that no grant funding is available.
- The site will have a net developable area equal to 80% of the gross area (excluding London).
- For those local authorities outside London, the hypothetical scheme is for a development of 35, two storey, 2/3/4 bed dwellings with a total floor area of 3,150 square metres.
- For those local authorities in London, the hypothetical scheme varies by local authority area and reflects the type/scale of development expected in that locality. The attached schedules provide details of gross/net floor areas together with number of units and habitable rooms.
- These densities are taken as reasonable in the context of this exercise and with a view to a consistent national assumption. However, individual schemes in many localities are likely to differ from this and different densities will impact on values achievable.

Table 6.1 Development Land Asking Prices

2022		ha	Units	Asking Price	£/ha	£/unit	
64 Banbury Road	Brackley		2	£500,000		£250,000	Consent for two large houses to replace existing
Adj 20 Almond Road	Bicester	0.01	2	£500,000	£43,290,043	£250,000	Plot with planning for two detached houses
Marston Road	Greatworth	0.13	1	£300,000	£2,307,692	£300,000	Single plot
Church Lane	Enstone	0.28	1	£125,000	£446,429	£125,000	Permitted Development Rights barn conversion
2024							
Broad Lane	Evenley	0.41	1	£475,000	£1,172,840	£475,000	Consent for single (6,000sqft) detached.
Heathfield	Kidlington	0.06	1	£250,000	£4,166,667	£250,000	Single Plot
Aynho Road	Anyho	0.11	0	£250,000	£2,293,578		Land with garage
Turweston Road	Brackley	0.03	1	£170,000	£5,666,667	£170,000	Consent for 3 bed detached

Source: Market Survey (June 2022 and January 2024)

6.11 These prices are asking prices – so reflect the landowner's aspiration. In setting the BLV the important point is the minimum amount a landowner will accept, rather than their aspiration.

6.12 Recent transactions based on planning consents over the last few years and price paid information from the Land Registry have been researched and are set out in **Appendix 8.** The data is summarised in the following table, the amount of affordable housing in the scheme is shown, being the key indicator of policy compliance (as required by the PPG). Only the sites for which the data is available are presented here, all sites are included in **Appendix 8**.

Table 6.2 Price Paid for Consented Development Land

Date approved	Brief Description	ha	All Units	Aff	Aff %	£/ha	£/unit
12-Oct-20	Conversion from D1 to 23 apartments.some demolition	0.26	23	0	0.00%	£4,903,846	£55,435
01-Apr-21	4,413sqm office space, 15,030sqm residential,177sqm café, 794 co-work space, carpark, games area amenity space and parking	3.15	273	82	30.00%	£457,143	£5,275
16-Jan-20	change of use, retail and 12 dwellings	0.06	12		0.00%	£10,053,356	£48,675
10-Sep-21	40 dwellings	4.00	40	14	35.00%	£46,250	£4,625
17-Jan-20	320 dwellings inc aff housing	18.70	320	96	30.00%		
	83 dwellings	2.51	83	13	15.66%	£10,159,363	£307,229
04-Nov-19	Redevelopment mixed use inc 19 apartments	0.09	19		0.00%	£9,032,634	£40,789
05-Nov-20	Hybrid inc 1,175 dwellings etc	449.20	1,175	348	29.62%	£12,912	£4,936
30-Oct-19	demolition and erection of 46 dwellings	2.19	46	16	35.00%	£2,201,027	£104,788
12-Nov-18	Development of 90 residential units	6.10	90	27	30.00%	£897,516	£60,832
10-Nov-17	Erection of 319 dwellings inc aff housing	18.30	319	83	26.02%		
03-Jan-18	New building inc 44 x 2 bed flats and 8x2 bed flats.	0.54	54		0.00%	£2,166,667	£21,667
20-Dec-17	280 dwellings	17.53	280	82	30.00%	£1,177,410	£73,714
30-Jan-20	1700 dwellings plus lots other	90.30	1,700		30.00%		
19-Dec-19	1000 dwellings plus	52.46	1,000		30.00%		
13-Nov-15	350 dwellings	18.32	400	120	30.00%	£1,236,354	£56,625
25-Apr-14	42 flats	0.40	42	12	28.57%	£1,050,000	£10,000
14-May-14		3.60	58	18	31.03%		

Source: CDC and Land Registry (June 2022) The blanks in the table are where this source does not include data.

6.13 These values are on a whole site basis (gross area) and range considerably. The average is about £3,340,000/ha (£61,000/unit). The average of those that provided 30% or so affordable housing is about £885,000/ha (£40,000/unit).

6.14 In considering the above, the PPG 10-014-20190509 says:

> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*

> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*

6.15 The price paid is the maximum the landowner could achieve. The landowner is unlikely to suggest a buyer may be paying an unrealistic amount. The BLV is not the price paid (nor the average of prices paid).

6.16 In relation to larger sites, and, in particular, larger greenfield sites, these have their own characteristics and are often subject to significant infrastructure costs and open space requirements which result in lower values. In the case of non-residential uses a similar approach has been taken to that taken with residential land, except in cases where there is no change of use. Where industrial land is being developed for industrial purposes, a BLV of the value of industrial land has been assumed.

Previously Developed Land

6.17 *Land value estimates for policy appraisal* provides the following values:

Table 6.3 Employment Land Values		
Industrial Land Cherwell	£/ha	£1,250,000
	£/acre	£506,000
Commercial Land: Office Edge of City Centre - Oxford	£/ha	£4,830,000
	£/acre	£1,955,000
Commercial Land: Office Out of Town – Business Park - Oxford	£/ha	£3,805,000
	£/acre	£1,540,000

Source: Land value estimates for policy appraisal (MHCLG, August 2020)

6.18 CoStar (a property market data service) includes details of industrial land. These are summarised in **Appendix 9**. These suggest an average price of £1,194,356/ha (£483,350/acre), which is broadly consistent with the Industrial Land figure quoted above.

6.19 As in the 2022 Viability Assessment, a figure of £1,125,000/ha is assumed for industrial land. A figure of twice this is assumed in the context of town centre retail development.

Agricultural and Paddocks

6.20 *Land value estimates for policy appraisal* (MHCLG, August 2020) provides a value figure for agricultural land in the area of £26,000/ha. The *RICS/RAU Rural Land Market Survey* reports

agricultural land values. The most recent report[81] suggests England and Wales values of £21,542/ha (£8,718/acre) for bare land. This assumption has been checked:

a. Savills[82] reports (August 2023) average value of prime arable and grade 3 grassland across GB is around £10,200 per acre (£25,204/ha) and £6,800 per acre (£16,802/ha) respectively.

b. Strutt and Parker's *English Estates & Farmland Market Review Winter 23/24*[83] reports average value of arable and pasture across GB is around £11,200 per acre (£27,675/ha) and £8,700 per acre (£21,500/ha) respectively.

c. Carter Jonas' *Farmland Market Update Q4 2023*[84] reports values as follows:

	Low £/acre (£/ha)	**Average** £/acre (£/ha)	**Prime** £/acre (£/ha)
Arable	£9,250 (£22,850)	£10,750 (£26,560)	£12,250 (£30,270)
Pasture	£8,000 (£19,770)	£9,000 (£22,240)	£9,500 £23,470)
Lifestyle	£16,000 £29,540)	£22,500 (£55,600)	£35,000 (£86,490)

6.21 There are several blocks of farmland on the market in the area:

[81] rics-rau-farmland-market-report-h1-2021.pdf

[82] Savills Blog | Five things we've learnt about the GB farmland market so far this year

[83] Farmland-Market_Q4_2034_final_Digital.pdf

[84] Farmland market update | Q4 2023 (carterjonas.co.uk)

Table 6.4 Farm Land for Sale

2022		ha	Asking Price	£/ha	
Great Rollright		15.20	£370,000	£24,342	Arable and pasture
Church Lane	Enstone	0.81	£80,000	£98,888	Paddock
Oxford Road	Bletchingdon	2.40	£60,000	£25,000	Paddock
Islip Road	Kidlington	0.23	£35,000	£152,174	
Warmington	Banbury	67.35	£1,665,000	£24,722	Mixed farmland
2024					
Manor Farm	Horton	203.51	£6,000,000	£29,483	Arable, with buildings and planning for new house
Land at Evenley	Brackley	4.00	£125,000	£31,242	Bare land.

Source: Market Survey (June 2022 and January 2024)

6.22 For agricultural land, a value of £25,000/ha is assumed to apply here.

6.23 Sites on the edge of a town or village may be used for an agricultural or grazing use but have a value over and above that of agricultural land due to their amenity use. They are attractive to neighbouring households for pony paddocks or simply to own to provide some protection and privacy. A higher value of £50,000/ha is used for sites of up to 0.5ha on the edge of the built-up area.

Existing Use Value Assumptions

6.24 In this assessment the following Existing Use Value (EUV) assumptions are used. These are applied to the gross site area.

Table 6.5 Existing Use Value Land Prices

PDL	Generally Town Centre	£1,250,000/ha £2,500,000/ha
Agricultural		£25,000/ha
Paddock		£75,000/ha

Source: HDH (January 2024)

6.25 In this regard, through the 2022 consultation a site promoter[85] commented that Stamp Duty and acquisition costs should be reflected in the assessment. This has been done. They also noted as follows that '*These values will be evidenced at the time of the viability exercise and will no doubt vary from the averages you analyse from by then will be historic data*'. Generally, EUV assumptions are quite stable, only changing a little over time. There is no evidence to

[85] Tim Cann of Chesters Harcourt for Hallam Land, in relation to NW Bicester.

suggest that they have changed since the consultation was undertaken, however the evidence has now been updated.

6.26 Alternatively, a developer[86] confirmed these assumptions. Another developer[87] noted as follows:

> *In accordance with RICS guidance, the EUV must be based on appropriate and reasonable evidence base. In order to establish EUV there must be engagement with, landowners, developers, infrastructure and affordable housing providers. It must also reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees. Adjusted evidence must be considered to ensure the EUV's applied are consistent with evidence.*
>
> *We would welcome more detail on the evidence base considered in reaching the proposed EUVs for previous developed land and given the wide ranging potential uses and coverage which this category may cover.*

6.27 In a high level viability assessment of the type being undertaken here, it is necessary to make some assumptions. With regard to the greenfield sites, the EUV on the larger sites is generally an agricultural value. This is well evidence and supported. Smaller parcels of land may have a higher value, however the assumptions used reflects this.

6.28 A further land promoter[88] said:

> *The EUV assumptions are not realistic. These values may work for land 'in the middle of nowhere' but any land close to or adjoining a reasonably sized settlement will confer much greater hope value. A better guide would be to canvas the 'Minimum Land Values' agreed by housebuilders in Options around the County.*

6.29 This comment misunderstands the purpose of the EUV. The EUV is the value before consideration is given to an uplift in value that may arise from the grant of a planning consent.

Benchmark Land Values

6.30 The setting of the Benchmark Land Values (BLV) is one of the more challenging parts of a plan-wide viability assessment. The updated PPG makes specific reference to BLV, so it is necessary to address this. As set out in Chapter 2 above, the updated PPG says:

> *Benchmark land value should:*
>
> - *be based upon existing use value*
> - *allow for a premium to landowners (including equity resulting from those building their own homes)*
> - *reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and*

[86] J McAllister-Jones for Thakeham.

[87] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[88] Richard Cutler for Bloombridge.

> *Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.*
>
> *This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic benchmark land values of non-policy compliant developments are not used to inflate values over time.*
>
> *In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.*
>
> *Where viability assessment is used to inform decision making under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan. Local authorities can request data on the price paid for land (or the price expected to be paid through an option agreement).*
>
> *PPG 10-014-20190509*

6.31 With regard to the landowner's premium, the PPG says:

> *How should the premium to the landowner be defined for viability assessment?*
>
> *The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.*
>
> *Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be an iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to the other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance of different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).*
>
> *PPG 10-016-20190509*

6.32 In the pre-consultation iteration of this Viability Assessment, the following Benchmark Land Value assumptions are used (these are applied on a gross site area):

a. Brownfield/Urban Sites: EUV Plus 20%.

b. Greenfield Sites: EUV Plus £400,000/ha.

6.33 These are broadly consistent with those used in the Council's earlier viability evidence.

6.34 A range of comments were made through the summer 2022 consultation, both agreeing with the approach and not agreeing with the approach.

6.35 A site promoter[89] commented that '*the house builder/developer will not be in a position to agree and provide the price for the land until post planning when it is purchased*. Paragraph 10-013-20190509 of the PPG says under the heading '*How should land value be defined for the purpose of viability assessment?*' says:

> *In order to establish benchmark land value, plan makers, landowners, developers, infrastructure and affordable housing providers should engage and provide evidence to inform this iterative and collaborative process.*

6.36 The clear expectation is for landowners and developers to engage with the process in this regard. The consultee went on to say '*Reference paragraph 6.27 BLV in the current market conditions in my opinion will need to be a minimum of EUV + £500,000/ gross ha plus promotion costs to meet a reasonable landowner premium*'. No explanation or supporting information was provided, although it is important to stress that the initial assumption used is on a gross area basis.

6.37 Alternatively, a developer[90] commented:

> *Landowner premium is site specific and is dependent upon its location, characteristics and type of uses. Therefore premiums should be set on a site specific basis but for the purpose of area wide testing, the premium represents a multiplier of 16x the existing use value which is the mid-point for multipliers on greenfield land and is therefore reasonable.*

6.38 A master developer[91] noted:

> *As the HBF advises in its Local Plan Viability Guide (September 2019), the circumstances of each and every landowner is different – some need to sell, some do not; some have a requirement to reinvest, some do not; and some can act independently, some cannot. These are all important matters that help to establish reasonable incentive to sell. In our experience, landowners of strategic sites are often willing and able to take a very long-term view on their land as investment, and this must be factored in when establishing what is a reasonable incentive to sell.*

6.39 This is agreed, but it is necessary to make some assumptions when undertaking a study of this type.

6.40 A site prompter[92] set out:

> *… However, we acknowledge for the purposes of site wide testing a notional assumption must be made for the typologies. We consider that a £/ gross acre approach would be more appropriate than a fixed capital value for the EUV+.*

[89] Tim Cann of Chesters Harcourt for Hallam Land, in relation to NW Bicester.

[90] J McAllister-Jones for Thakeham.

[91] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[92] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

6.41 The approach taken is consistent with this.

6.42 Alternatively, another developer[93] noted as follows:

> *… determining EUV+ is site specific and each site will have a different appropriate premium (or plus) that is informed by adjusted land comparables. We acknowledge for the purposes of site wide testing a notional assumption must be made for the typologies. The Premium applied will vary from site to site due to the individual circumstances and we would welcome to opportunity to review the evidence base considered in arriving at the premiums applied consistently to the typologies tested.*

6.43 Finally, a land promoter[94] said:

> *…., the EUV plus 20% for brownfield sites does not account for promotion costs (which will be £100,000s – so how does that work for, say, a 2 acre brownfield site?) nor does it account for clean up, demolition and remediation costs.*
>
> *….. EUV plus £400,000 per gross hectare seems light for medium-sized sites close to settlements. It is also light I the current inflationary environment for land prices.*

6.44 No supporting evidence was submitted, and no alternative suggestions made.

6.45 It is accepted that a range of assumptions can be used. Sensitivity testing has been carried out in this regard.

[93] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[94] Richard Cutler for Bloombridge.

7. Development Costs

7.1 This chapter considers the costs and other assumptions required to produce financial appraisals for the development typologies.

Development Costs

Construction costs: baseline costs

7.2 The cost assumptions are derived from the Building Cost Information Service (BCIS) data – using the figures re-based for Cherwell District. The cost figure for 'Estate Housing – Generally' is £1,481 per sqm (Flats - Generally is £1,712 per sqm) being an increase of 3.8% (from £1,427 per sqm / £1,649 per sqm) used in the 2022 Viability Assessment (**Appendix 10**). The use of the BCIS data is suggested in the PPG (paragraph 10-012-20180724), however, it is necessary to appreciate that the volume housebuilders are likely to be able to achieve significant saving due to their economies of scale.

7.3 As set out in Chapter 2 above, the Government recently updated Part L of Regulations following the consultation on 'The Future Homes Standard'. This is linked to achieving the 'net zero' greenhouse gas emissions by 2050. This is considered in Chapter 8 below. The appropriate build cost is applied to each house type, with the cost of estate housing detached being applied to detached housing, the costs of flats being applied to flats and so on. Appropriate costs for non-residential uses are also applied. The lower quartile cost is used for schemes of over 200 units (where economies of scale can be achieved), and the median is used for smaller schemes.

7.4 Through the summer 2022 consultation a developer[95] commented that, on large sites, it is common for packages of land with a capacity of about 200 units to be sold on to the local and regional housebuilders so it may not appropriate to assume the lower quartile cost. A master developer[96] noted the current period of inflation, both through the wider economy, but also due to increasing standards. Concern was also expressed with regard to the use of the lower quartile costs in larger schemes.

7.5 A further developer[97] noted:

> *The build costs adopted HDH appear to be at the lower end of a range of the evidence referenced in the pre-consultation document. We note, this evidence appears to be drawn from the Build Cost Information Service (BCIS). The BCIS figure is not based of a large sample size (22); therefore, it may be that the costs included are not consistent with local market conditions.*

[95] J McAllister-Jones for Thakeham.

[96] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[97] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

7.6 In this regard, a housing association[98] commented:

> *Having examined the HDH appraisal assumptions for the 300-unit greenfield developments, it is felt that the development costs are far too low, for two key reasons – firstly because the appraisals reflect lower quartile BCIS costs and secondly there are no allowances included for strategic infrastructure costs.*

7.7 The strategic infrastructure costs are considered towards the end of Chapter 8 below. Particular concern was expressed around the use of the lower quartile costs, on the larger sites, with the 15% site costs assumption (see below).

7.8 In this regard, a land promoter[99] highlighted the risks of inflation. This is reflected in the contingency and developer's return assumptions, and specifically in the sensitivity testing that has been carried out.

7.9 In this iteration of this assessment, the BCIS costs are updated to be most recent costs, and the median cost is used. Various uplifts are made to the base costs to reflect the increased standards as set out in Chapter 8 below. It is accepted this is a current area of uncertainty, so sensitivity testing has been undertaken.

Other normal development costs

7.10 In addition to the BCIS £/m^2 build cost figures described above, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping and other external costs). Many of these items will depend on individual site circumstances and can only properly be estimated following a detailed assessment of each site. This is not practical within this broad-brush assessment and the approach taken is in line with the PPG and the Harman Guidance.

7.11 Nevertheless, it is possible to generalise. Drawing on experience, it is possible to determine an allowance related to total build costs. This is normally lower for higher density schemes than for lower density schemes since there is a smaller area of external works, and services can be used more efficiently – larger greenfield sites tend to have lower net developable areas, so more land requires work. A scale of allowances for site costs has been developed for the residential sites, ranging from 5% of build costs for the smaller sites and flatted schemes within the urban area, to 15% for the larger greenfield schemes.

7.12 In this regard, a housing association[100] expressed around the use of the lower quartile costs, on the larger sites, with the 15% site costs assumption, saying '*If median average BCIS costs*

[98] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

[99] Richard Cutler for Bloombridge.

[100] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

were instead adopted, I believe a 15% allowance would cover the plot external works, but separate cost allowances would then need to be included to cover the strategic infrastructure'.

Abnormal development costs and brownfield sites

7.13 With regard to abnormals, paragraph 10-012-20180724 of the PPG says:

> *... abnormal costs, including those associated with treatment for contaminated sites or listed buildings, or costs associated with brownfield, phased or complex sites. These costs should be taken into account when defining benchmark land value ...*

7.14 This needs to be read with paragraph 10-014-20180724 of the PPG that says that:

> *Benchmark land value should: ... reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees and ...*

7.15 The consequence of this, when considering viability in the planning, is that abnormal costs should be added to the cost side of the viability assessment, but also reflected in (i.e. deducted from) the BLV. This has the result of balancing the abnormal costs on both elements of the appraisal.

7.16 This approach is consistent with the treatment of abnormals that was considered in some detail at Gedling Council's Examination in Public. As set out in Gedling, it may not be appropriate for abnormals to be built into appraisals in a high-level assessment of this type. Councils should not plan for the worst-case option – rather for the norm. For example, if two similar sites were offered to the market and one was previously in industrial use with significant contamination, and one was 'clean' then the landowner of the contaminated site would have to take a lower land receipt for the same form of development due to the condition of the land. The Inspector said:

> *… demolition, abnormal costs and off site works are excluded from the VA, as the threshold land values assume sites are ready to develop, with no significant off site secondary infrastructure required. While there may be some sites where there are significant abnormal construction costs, these are unlikely to be typical and this would, in any case, be reflected in a lower threshold land value for a specific site. In addition such costs could, at least to some degree, be covered by the sum allowed for contingencies.*

7.17 In some cases, where the site involves redevelopment of land which was previously developed, there is the potential for abnormal costs to be incurred. Abnormal development costs might include demolition of substantial existing structures; flood prevention measures at waterside locations; remediation of any land contamination; remodelling of land levels; and so on. An additional allowance is made for abnormal costs associated with brownfield sites of 5% of the BCIS costs.

7.18 Through the summer 2022 consultation a developer[101] commented that '*Further detail needs to be provided with respect to specific abnormal costs, including off-site and on-site*

[101] J McAllister-Jones for Thakeham.

infrastructure for larger strategic sites. Assumptions need to be made against which respondents can provide comment'. The costs will, by their nature of being abnormal, vary from site to site. The assumption is appropriate for a high-level study of this nature. It will be necessary for the promoters of the Strategic Sites to work with the Council in due course to establish the deliverability of their sites.

7.19 In summary, abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

7.20 For residential and non-residential development, it has been assumed that professional fees amount to 8% of build costs. Separate allowances are made for planning fees, acquisition, sales and fees.

7.21 A master developer[102] suggested that 10% to 12% was a more appropriate assumption. This change has not been made as there was a general consensus that 8% was appropriate.

Contingencies

7.22 For previously undeveloped and otherwise straightforward sites, a contingency of 2.5% (calculated on the total build costs, including abnormal costs) was initially allowed for, with a higher figure of 5% on more risky types of development, previously developed land. So, the 5% figure was used on the brownfield sites, and the 2.5% figure on the remainder.

7.23 Through the summer 2022 consultation, a developer[103] commented that the higher contingency should be applied to the larger greenfield sites '*due to unforeseen costs associated with infrastructure requirements and design amendments*'. They went on to suggest 5% for build costs and 12% for enabling works.

7.24 A master developer[104] noted:

> *The assumption that all greenfield sites are straightforward to develop is rather simplistic. A minimum contingency of 3% should be assumed for all sites, potentially rising to 5% in some instances, such as strategic sites.*

7.25 In this regard, a housing association[105] noted:

> *It is also noted that HDH have applied a 2.5% contingency allowance within their analysis, which is considered to be too low in the current economic climate, having regards to levels of*

[102] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[103] J McAllister-Jones for Thakeham.

[104] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[105] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

inflation – which is especially affecting build costs, materials and labour, increasing interest rates and in-light of the Russian invasion of Ukraine. In my view a 5% allowance is the absolute minimum that should be applied for an assessment of this nature.

7.26 A land promoter[106] suggested '*greater contingencies at the policy stage*', putting forward a figure of 10%. Following the consultation, the 5% contingency is allowed for on brownfield and Strategic Sites.

S106 Contributions and the costs of strategic infrastructure

7.27 CDC has not yet adopted CIL. The Council seeks Developer Contributions under the s106 regime, in line with restrictions set out on CIL Regulation 122. Additional costs, as set out in Chapter 8 below, are allowed for.

Financial and Other Appraisal Assumptions

VAT

7.28 It has been assumed throughout, that either VAT does not arise, or that it can be recovered in full[107].

Interest rates

7.29 The appraisals assume 7.5% p.a. for total debit balances (to include interest and associated fees). This is an increase from 7% used in the 2022 Viability Assessment. No allowance is made for any equity provided by the developer. This does not reflect the current working of the market nor the actual business models used by developers. In most cases the smaller (non-plc) developers are required to provide between 30% and 40% of the funds themselves, from their own resources, so as to reduce the risk to which the lender is exposed. The larger plc developers tend to be funded through longer term rolling arrangements across multiple sites.

7.30 Developers that have a strong balance sheet, and good track record, can undoubtedly borrow less expensively than this, but this reflects banks' view of risk for housing developers in the present situation. In the residential appraisals, a simple cashflow is used to calculate interest.

7.31 The assumption of the 7.5%, is an 'all-in cost' to cover interest rate and associated finance fees, and the assumption that interest is chargeable on all the funds employed, has the effect of overstating the total cost of interest, particularly on the larger schemes, as most developers

[106] Richard Cutler for Bloombridge.

[107] VAT is a complex area. Sales of new residential buildings are usually zero-rated supplies for VAT purposes (subject to various conditions). VAT incurred as part of the development can normally be recovered. Where an Appropriate 'election' is made, VAT can also be recovered in relation to commercial development – although VAT must then be charged on the income from the development.

are required to put some equity into most projects. In this assessment a cautious approach is being taken.

7.32 In this regard a site promoter[108] commented that, for site promoters the lead in time between the purchase of the site and the receipt of revenues was particularly important, and 'towards 30 months' may be appropriate. This is largely a factor of the lead-in times which are addressed below.

Developers' return

7.33 An allowance needs to be made for developers' return and to reflect the risk of development. As set out in Chapter 2 above, this is an area of significant change since the Council's earlier viability work that was used to support CIL. Paragraph 10-018-20190509 of the updated PPG now sets out the approach to be taken and says:

> *How should a return to developers be defined for the purpose of viability assessment?*
>
> *Potential risk is accounted for in the assumed return for developers at the plan making stage. It is the role of developers, not plan makers or decision makers, to mitigate these risks. The cost of fully complying with policy requirements should be accounted for in benchmark land value. Under no circumstances will the price paid for land be relevant justification for failing to accord with relevant policies in the plan.*
>
> *For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. Plan makers may choose to apply alternative figures where there is evidence to support this according to the type, scale and risk profile of planned development. A lower figure may be more appropriate in consideration of delivery of affordable housing in circumstances where this guarantees an end sale at a known value and reduces risk. Alternative figures may also be appropriate for different development types.*

7.34 The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

7.35 This is a high-level assessment where it is necessary and proportionate to take a relatively simplistic approach, so, rather than apply a differential return (i.e. site-by-site or split), it is appropriate to make some broad assumptions and, as set out above, the updated PPG says '*For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be more appropriate in consideration of delivery of affordable housing'*.

[108] Tim Cann of Chesters Harcourt for Hallam Land, in relation to NW Bicester.

7.36 In this assessment, the developers' return is assessed as 17.5% of market housing and First Homes and a contractors' return of 6% is applied to other forms of affordable housing. A 15% return is assumed for non-residential development, student housing and Build to Rent.

7.37 Through the summer 2022 consultation, a developer[109] commented:

> *In assessing profit, the PPG for Viability advocates at paragraph 018 that for the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers to establish the viability of plan policies. We have had regard to the current residential development market, current economic circumstances and consider that for larger schemes that deliver zero carbon homes, a willing developer would require a minimum return of 20% of the GDV in respect of private tenure units.*

7.38 It was also noted[110] that First Homes are akin to market homes in terms of risk, as they are built and sold by the developer and the developer takes the risk. This is distinctly different to affordable homes to rent and shared ownership units which are sold to a Registered Provider. It is confirmed that First Homes are modelled as a separate tenure and in terms of risk, the same developers' return assumption is applied to First Homes as market housing.

7.39 In this regard, a housing association[111] noted:

> *Finally, it is noted that HDH have applied profit allowances of 17.5% and 6% on the market / affordable GDV. In my opinion, a 17.5% margin on the market housing is unreasonably low and this should be included at 20%, particularly on the larger strategic sites. It should also be noted that the recent HDH analysis within Brentwood Borough Council applied a 17.5% blended profit margin, whereas the above allowance applied in this instance result in a blended return of just 15.9% - 16.1% within the North West / South east 300-unit greenfield scenarios. These profit allowances are far too low, in my opinion.*

7.40 It is important that this assumption is considered with the contingency assumption.

7.41 In this regard, a land promoter[112] mentioned the '*site promotion costs and the risk-reward for the developer on land value*' suggesting that this was typically 20% under an option agreement. It is accepted that there are numerous was that land is brought forward, these include builders purchasing pieces of land with the benefit of an outline planning permission, developers securing land before applying for planning permission and then building out a scheme, land promoters securing and promoting land before putting in the infrastructure and selling serviced parcels of land and site promoters securing land, achieving a planning consent before selling the site – or a combination of these. This assessment is an assessment for planning under the requirements of the PPG which sets out for '*the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies ... A lower figure may be*

[109] J McAllister-Jones for Thakeham.

[110] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[111] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

[112] Richard Cutler for Bloombridge.

more appropriate in consideration of delivery of affordable housing'. No additional return is made for the land promoter, who will receive their return from the uplift from the preplanning value to the value with the benefit of planning consent.

7.42 In this regard they[113] also said:

> *A Developer's Return - 17.5% is not sufficient, nor does it reflect the returns set out in the Annual Statements of the national housebuilders, that are all +20%. For a reason. There are substantial risks in housebuilding and, because of this, financial institutions may not invest in a housebuilding business where margins are cut to 17.5%. No money, no development. A margin at 17.5% is not representative of the market, especially for large and complicated sites, and especially for local plan purposes (when there are still very many uncertainties on development costs and risks). Just look at how long it takes to achieve an allocation and then an implementable planning permission.*

7.43 Bearing in mind the range of comments made, sensitivity testing has been carried out around this assumption.

Voids

7.44 On a scheme comprising mainly individual houses, one would normally assume only a nominal void period as the housing would not be progressed if there was no demand. In the case of apartments in blocks, this flexibility is reduced. Whilst these may provide scope for early marketing, the ability to tailor construction pace to market demand is more limited.

7.45 For the purpose of the present assessment, a three-month void period is assumed for residential developments.

Phasing and timetable

7.46 A pre-construction period of six months (from site acquisition, following the grant of planning consent) is assumed for all of the sites. Each dwelling is assumed to be built over a nine-month period.

7.47 In this regard a site promoter[114] commented that this initial period was too short, and a period of 18 months should be used for greenfield sites and 2 years for the 'largest strategic sites'. The modelling has been updated in this regard.

7.48 The phasing programme for an individual site will reflect market take-up and would, in practice, be carefully estimated taking into account the site characteristics and, in particular, the size and the expected level of market demand. The rate of delivery will be an important factor when considering the allocation of sites so as to manage the delivery of housing and

[113] Richard Cutler for Bloombridge.

[114] Tim Cann of Chesters Harcourt for Hallam Land, in relation to NW Bicester.

infrastructure. Two aspects are relevant, firstly the number of outlets that a development site may have, and secondly the number of units that an outlet may deliver.

7.49 A delivery rate of 50 units per outlet per year is assumed for large sites. On a site with 30% affordable housing, this equates to 35 market units per year. This approach is consistent with the Council's 2021 Annual Monitoring Report[115]. On the smaller sites, slower rates have been assumed, to reflect the nature of the developer that is likely to be bringing smaller sites forward. The higher density flatted schemes are assumed to come forward more quickly. These assumptions are conservative and do, properly, reflect current practice. This is the appropriate assumption to make to be in line with the PPG and the Harman Guidance.

Site Acquisition and Disposal Costs

Site holding costs and receipts

7.50 Each site is assumed to proceed immediately (following a 6-month mobilisation period) and so, other than interest on the site cost during construction, there is no allowance for holding costs, or indeed income, arising from ownership of the site.

Acquisition costs

7.51 It is assumed an allowance 1% for acquisition agents' and 0.5% legal fees.

7.52 Stamp duty is calculated at the prevailing rates.

Disposal costs

7.53 For market and for affordable housing, sales and promotion and legal fees are assumed to amount to 3.5% of receipts. For disposals of affordable housing, these figures can be reduced significantly depending on the category, so in fact the marketing and disposal of the affordable element is probably less expensive than this.

[115] Paragraph 5.46, CDC Annual Monitoring Report 2021 (01/04/2020 – 31/03/2021)

8. Planning Policy Requirements

8.1 The purpose of the 2022 Viability Assessment was to consider and inform the development of the emerging Local Plan and to assess the cumulative impact of the emerging policies on the planned development, and to inform the site development of policy and selection of sites. The purpose of this CIL Viability Assessment is distinctly different, being to assess the capacity to introduce CIL prior to the new Local Plan being introduced. Chapter 8 of the 2022 Viability Assessment reviewed the policies in *The Cherwell Local Plan 2011-2031 (Part 1) (July 2015)* and *The Cherwell Local Plan 2011-2031 (Part 1) Partial review – Oxford's Unmet Housing Need (September 2020)*, and in discussion with the Council, updated these policies in line with national standards and policies and local priorities. This is now updated however only considers changes in line with national standards and policies.

8.2 The policy areas that add to the costs of development, over and above the normal costs of development, are set out below. In addition, recent changes that may be introduced at a national level are also considered.

8.3 It is important to note that the policies in the emerging Local Plan are not assessed, as this assessment is considering CIL in the context of the adopted Local Plan.

Policy PSD 1: Presumption in Favour of Sustainable Development

8.4 This is a general policy that does not specifically add to the costs of development beyond the costs considered elsewhere.

Policy SLE 1: Employment Development

8.5 This is an enabling policy that does not specifically add to the costs of development beyond the costs considered elsewhere.

Policy SLE 2: Securing Dynamic Town Centres

8.6 This is a general policy which directs new development but does not specifically add to the costs of development beyond the costs considered elsewhere.

8.7 The policy does include a requirement for sequential testing of proposals, however this is a normal requirement for retail development and is covered in the normal allowance for professional fees.

Policy SLE 3: Supporting Tourism Growth

8.8 This is an enabling policy that does not specifically add to the costs of development beyond the costs considered elsewhere.

Policy SLE 4: Improved Transport and Connections

8.9 This is an enabling policy that also includes the requirement that:

> *New development in the District will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development.*
>
> *All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion…*

8.10 It is assumed that these requirements will be met through developer contributions as set out later in this chapter.

Policy SLE 5: High Speed Rail 2 - London to Birmingham

8.11 This is a general policy that does not specifically add to the costs of general development that is likely to come forward.

Policy BSC 1: District Wide Housing Distribution

8.12 This is an enabling policy that does not specifically add to the costs of development beyond the costs considered elsewhere.

Policy BSC 2: The Effective and Efficient Use of Land - Brownfield Land and Housing Density

8.13 This policy includes the requirement that '*new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable* …'. The approach to the modelling has been set out in Chapter 9 below.

Policy BSC 3: Affordable Housing

8.14 This policy includes the following requirements:

> *At Banbury and Bicester, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 30% of new housing as affordable homes on site.*
>
> *At Kidlington and elsewhere, all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 35% of new housing as affordable homes on site.*

8.15 A tenure mix of 70% affordable housing for rent / 30% intermediate housing is specified. This is an area where national policy has moved on. The mix is assumed to align with paragraph 65 of the 2021 NPPF with 10% of all the housing being Affordable Home Ownership, and paragraph 70-001-20210524 of the PPG with 25% of the affordable homes being First Homes. Since December 2021, the Council is applying its First Homes Interim Guidance[116].

8.16 Development is modelled in accordance with these requirements.

[116] https://www.cherwell.gov.uk/info/9/planning-and-building/888/first-homes

Policy PR6a -Land East of Oxford Road, Policy PR6b - Land west of Oxford Road, Policy PR7a – Land South East of Kidlington, Policy PR7b – Land at Stratfield Farm, Policy PR8 - Land East of the A44, Policy PR9 -Land West of Yarnton, Policy PR12b –Sites Not Allocated in the Partial Review

8.17 These site-specific policies are included within *The Cherwell Local Plan 2011-2031 (Part1) Partial review – Oxford's Unmet Housing Need*. These all seek 50% affordable housing, in line with Oxford's affordable housing requirement.

8.18 Development is modelled in accordance with these requirements.

Policy BSC 4: Housing Mix

8.19 This policy seeks a housing mix based on the Council's emerging housing market assessment. This is set out as follows:

Table 8.1 Preferred Housing Mix

	1-bedroom	2-bedrooms	3-bedrooms	4+-bedrooms
Market	5-10% (7.5%)	35-40% (37.5%)	35-40% (37.5%)	15-20% (17.5%)
Affordable home ownership	20-25% (22.5%)	40-45% (42.5%)	25-30% (27.5%)	5-10% (7.5%)
Affordable housing (rented)	35-40% (37.5%)	25-30% (27.5%)	20-25% (22.5%)	10-15% (12.5%)

Source: Final HENA, December 2022. Indicative Targets for Different Sizes of Properties by Tenure

8.20 This forms the basis of the initial modelling, although it is important to note that this is not rigidly applied to all sites, regard is also had to the general situation of the sites. As per the 2022 Viability Assessment, it was assumed that all the affordable housing for rent was provided as Affordable Rent.

8.21 As this report was being completed, the Council confirmed a preferred affordable housing mix of 25% First Homes, 70% Social Rent or Affordable Rent and 5% Affordable Home Ownership. On the Oxford Sites with a 50% affordable housing requirement, the preferred mix is set out as 80% Social Rent or Affordable Rent and the balance (i.e. 20%) Affordable Home Ownership, however it now seeks 25% First Homes in line with the PPG.

8.22 The policy is silent on the split between Affordable Rent and Social Rent and, in practice, this ratio of tenures is negotiated on a site by site basis by Council officers, based on the most up to date evidence. At 30% affordable housing, so as to be consistent with the requirement of the NPPF for 10% of all the homes on a site to be Affordable Home Ownership, and 25% of the affordable housing to be a First Home, the Council has advised that it is currently seeking the following mix:

a. Social Rent 30%

b. Affordable Rent 37%

c.	Shared Ownership	8%
d.	First Homes	25%

8.23 The policy goes on to seek that '*housing sites of at least 400 dwellings will be expected to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix*'. Specialist older people's housing is tested separately.

8.24 The current policy does not seek enhanced standards, however as set out in Chapter 2 above, the Government has announced various changes in this regard. These are considered under *ESD 3: Sustainable Construction*, as set out below.

Nationally Described Space Standard (NDSS)

8.25 In March 2015, the Government published *Nationally Described Space Standard – technical requirements*. This says:

> *This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.*

8.26 The following unit sizes are set out[117]:

[117] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

Table 8.2 National Space Standards. Minimum gross internal floor areas and storage (m^2)

number of bedrooms	number of bed spaces	1 storey dwellings	2 storey dwellings	3 storey dwellings	built-in storage
1b	1p	39 (37)*			1
	2p	50	58		1.5
2b	3p	61	70		2
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4
	8p	125	132	138	

Source: Table 1, Technical housing standards – nationally described space standard (March 2015)

8.27 These are not a requirement under the adopted Plan, however in this assessment the units are consistent with NDSS.

8.28 The adopted Local Plan does not include requirements for additional standards concerning accessibility. As set out in Chapter 2 above, in July 2022, the Government announced the outcome of the 2020 consultation on raising accessibility standards of new homes[118] saying *'that the most appropriate way forward is to mandate the current M4(2) (Category 2: Accessible and adaptable dwellings) requirement in Building Regulations as a minimum standard for all new homes'.* The Government will now consult further on the technical changes to the Building Regulations to mandate the higher M4(2) accessibility standard. No timescale has been announced.

8.29 Taking a cautious approach, in line with the Government's announcement, it is assumed that all new homes are to be designed to be Accessible and Adaptable (M4(2)).

[118] Raising accessibility standards for new homes: summary of consultation responses and government response - GOV.UK (www.gov.uk)

8.30 The additional costs of the further standards (as set out in the draft Approved Document M amendments included at Appendix B4[119]) are set out below. The key features of the 3 level standard (as summarised in the DCLG publication *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015)[120], reflect accessibility as follows:

- Category 1 – Dwellings which provide reasonable accessibility.
- Category 2 – Dwellings which provide enhanced accessibility and adaptability (Part M4(2)).
- Category 3 – Dwellings which are accessible and adaptable for occupants who use a wheelchair (Part M4(3)).

8.31 The cost of a wheelchair adaptable dwelling based on the Wheelchair Housing Design Guide for a 3 bed house, is taken to be is £10,111 per dwelling[121.] The cost of Category 2 is taken to be £521[122] (this compares with the £1,097 cost for the Lifetime Homes Standard). These costs have been indexed[123] by 45% to £14,661 per dwelling and £755 per dwelling respectively.

8.32 The Council is considering introducing a requirement for 10% of the new homes to be built to M4(3) standards. This would be an additional cost, but is not included in the base modelling.

Policy PR2: Housing Mix, Tenure and Size

8.33 This policy is set out in *The Cherwell Local Plan 2011-2031 (Part1) Partial review – Oxford's Unmet Housing Need*, and seeks:

> *Provision of 80% of the affordable housing (as defined by the NPPF) as affordable rent/social rented dwellings and 20% as other forms of intermediate affordable homes.*
>
> *Delivery of 25 to 30% of the affordable homes as one-bedroomed properties, 30 to 35% as two-bedroomed properties, 30 to 35% as three-bedroomed properties and 5 to 10% as four+ bedroomed properties unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council.*

8.34 As set out earlier (and as per the 2022 Viability Assessment), the tenure mix is assumed to align with paragraph 65 of the 2021 NPPF with 10% of all the housing being Affordable Home Ownership, and paragraph 70-001-20210524 of the PPG with 25% of the affordable homes being First Homes. The size mix aligns with the policy BCS 4.

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[119] https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m

[120] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/418414/150327_-_HSR_IA_Final_Web_Version.pdf

[121] Paragraph 153 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[122] Paragraph 157 *Housing Standards Review – Final Implementation Impact Assessment* (DCLG, March 2015).

[123] BCIS Index March 2014 316.3, January 2024 456.8.

Policy BSC 5: Area Renewal

8.35 This is a general policy that does not specifically add to the costs of development.

Policy BSC 6: Travelling Communities

8.36 This is an enabling policy that does not specifically add to the costs of development.

Policy BSC 7: Meeting Education Needs

8.37 This is a general policy that does not specifically add to the costs of development.

Policy BSC 8: Securing Health and Well-Being

8.38 This is a general policy that does not specifically add to the costs of development.

Policy BSC 9: Public Services and Utilities

8.39 This is an enabling policy that does not specifically add to the costs of development beyond the costs considered elsewhere.

Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision

8.40 This is a general policy that does not specifically set out requirements for open space provision. These are included later under BCS 11 and BCS 12 – see below.

Policy BSC 11: Local Standards of Provision - Outdoor Recreation

8.41 This policy seeks:

> *The amount, type and form of open space will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it. Provision should usually be made on site in accordance with the minimum standards of provision set out in 'Local Standards of Provision - Outdoor Recreation'.*

8.42 The requirements are specified as follows:

Table 8.3 Open Space Requirements

Type of provision	Quantitative standard	Accessibility standard	Minimum size of provision	Threshold for on-site provision
General green space (parks and gardens/natural semi-natural/amenity green space)	2.4 ha per 1000 urban dwellers 2.74 ha per 1000 rural/urban	5 minute walk (amenity open space) (400m) 15 minute walk other (1200m)	200 sq m	10 urban dwellings 6 rural/urban edge dwellings
Play space (combining provision for younger and older children including MUGAs)	0.78 ha per 1000 people	5 minute walk (400m) except for NEAPs 15 m walk (1200m)	LAP- 100 sq m activity zone; 400 sq m including buffer LEAP- 400 sq m activity zone; 3600 sq m including buffer NEAP- 1000 sq m activity zone; 8500 sq m including buffer NB In some cases a combined all-age area of play will be preferable to provision of LAPs/ LEAPs/ NEAPs	10 dwellings (for a LAP) 50 dwellings (for a LEAP and LAP) 100 dwellings for a NEAP and LEAPs/LAPs.
Outdoor sports provision (combining tennis courts, bowling greens, golf courses and playing pitches) (to be accompanied by changing facilities where appropriate)	1.13 ha per 1000 people	Football, rugby, cricket: 10 minute walk (800m) urban areas, 10 minute travel time (8km) rural areas Tennis courts: 15 minute walk (1200m) urban areas, Bowling Greens, golf courses: 15 minute travel time (12km) rural areas Hockey: 20 minute travel time.	0.12 ha	65 dwellings
Allotments	0.37 ha per 1000 people	10 minute walk (800m)	0.2 ha	275 dwellings

Source: Table 7, The Cherwell Local Plan 2011-2031 (Part1)

8.43 These requirements are incorporated into the modelling of the greenfield sites, however it is assumed that the provision is off-site on brownfield sites. The Council is currently reviewing

the standards, however these would apply to the new Local Plan, rather than development coming forward under the adopted Local Plan. Whilst this was undertaken in the 2022 iteration of the viability report, such an approach was further suggested though the Regulation 18 process by a developer[124].

Policy BSC 12: Indoor Sport, Recreation and Community Facilities

8.44 This policy seeks:

Table 8.4 Indoor Recreation Requirements

Facility Type	Local Quantity Standard per 1000 Population
Sports Hall	0.315 badminton courts
Swimming Pool	9.31m^2 swimming water area
Squash Courts	0.059 courts
Health and Fitness	5.28 stations
Indoor Bowls	0.045 rinks
STPs	0.046 pitches
Athletics Tracks	0.0012 8 lane facility

Source: Table 9, The Cherwell Local Plan 2011-2031 (Part1)

8.45 It is assumed that these requirements will be met through developer contributions as set out later in this chapter. The Council is currently reviewing the requirements, however these would apply to the new Local Plan, rather than development coming forward under the adopted Local Plan.

Policy ESD 1: Mitigating and Adapting to Climate Change and Policy ESD 2: Energy Hierarchy and Allowable Solutions

8.46 These are high level policies that reference other policies, rather than specifying particular requirements.

Policy ESD 3: Sustainable Construction

8.47 For the purpose of this assessment, the main requirements of this policy are:

> *All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.*
>
> *Cherwell District is in an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day.*

[124] S James of Define Planning and Design Ltd for William Davis Homes.

> *All new non-residential development will be expected to meet at least BREEAM 'Very Good' with immediate effect, subject to review over the plan period to ensure the target remains relevant. The demonstration of the achievement of this standard should be set out in the Energy Statement.*

8.48 This policy is interpreted to mean that new development is to be to a Zero Carbon standard. As set out in Chapter 2 above, this is an area of increasing national standards, with the Government making further announcements in January 2024.

8.49 The Department of Levelling up, Communities and Housing has now published the latest revision to Conservation of Fuel and Power, Approved Document L of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO_2 emissions over 2013 standards for dwellings. The changes now apply to new homes.

8.50 The costs will depend on the specific changes made and are considered in Chapter 3 of the 2019 Government Consultation[125]. This suggests that the costs, having been indexed, would add about 3% to the base cost of construction, however these have now been in place for a while, and whilst are not fully reflected in the BCIS costs (the BCIS costs are based on past schemes). In this assessment the base cost of construction has been lifted by 2% to reflect these higher costs of construction. Through the Regulation 18 consultation a developer[126] commented that the figures in the 2019 consultation are now out of date, although did not provide any alternative figures. Similarly, several developers[127] [128], a land promoter[129] and the HBF[130] suggested that the assumptions may be too low (being more than the 11% additional cost, over the 2013 standard, assumed) and made reference to the *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023)[131]. These have been revisited as set out below.

8.51 The revisions to Approved Document L, set out above, are a step towards the introduction of the Future Homes Standard in 2025. December 2023, the Government published a further consultation on the details of the implementation of the Future Homes Standard. At the same time the Housing Minister, Lee Rowley, made a Written Parliamentary Statement[132] set out the Government's position in this regard as follows:

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[125] The Future Homes Standard 2019 Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings (MHCLG, October 2019).

[126] David Lock Associates for Hallam Land Management Ltd

[127] Savills for The Vistry Group re Land at Dymock's Farm at North West Bicester.

[128] Turley for The Vistry Group re land at Blackthorn Hill, Bicester.

[129] Gladman Developments Ltd.

[130] Mark Behrendt for the Home Builders Federation.

[131] Ready+for+Zero+-+Evidence+to+inform+the+2025+Future+Homes+Standard+-Task+Group+Report+FINAL-+280223-+MID+RES.pdf (cdn-website.com)

[132] Written statements - Written questions, answers and statements - UK Parliament

… Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale that ensures:

- *That development remains viable, and the impact on housing supply and affordability is considered in accordance with the National Planning Policy Framework.*
- *The additional requirement is expressed as a percentage uplift of a dwelling's Target Emissions Rate (TER) calculated using a specified version of the Standard Assessment Procedure (SAP).*

Where plan policies go beyond current or planned building regulations, those polices should be applied flexibly to decisions on planning applications and appeals where the applicant can demonstrate that meeting the higher standards is not technically feasible ….

8.52 Whilst this direction does not preclude the introduction of policies that go beyond national standards, this does suggest that such policies will need to be well justified and subject to greater scrutiny. It is assumed that the adopted policies continue to apply.

8.53 Paragraph 6.10 of *The Future Homes Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting new and existing dwellings. Consultation-Stage Impact Assessment* sets out the following costs:

6.6 A summary of the impacts considered under this Impact assessment (IA) is provided below in Table 3, relative to the counterfactual – the counterfactual is the 2021 notional building specification, which has a gas boiler, lower efficiency solar panels and wastewater heat recovery, or a heat pump (see Routes to Compliance (para 5.23 - 5.25) section). This is with the exception of mid-high rise, which is an ASHP and gas boiler hybrid communal heat network. Broadly, Option 1 is a home with a heat pump and more efficient solar panels. Option 2 meets our public commitments through the use of heat pumps only. All figures are Net Present Values (NPV) over 10 years of policy and a subsequent 60-year life of the buildings. Negative NPVs are given in parenthesis and represent costs. The figures represent the aggregate impact across the building mix…

6.10. … In 2022 prices, on a per-home basis (3-bed semi-detached), Option 1 leads to a ~£6,200 (4%) increase in upfront capital costs, whereas Option 2 only leads to a ~£1,000 (1%) increase….

Additional Capital Costs

6.16. The increase in capital costs from the proposed 2025 standards, compared with the continuation of existing 2021 standards (gas boiler and solar pv home), are shown in Table 5. Further breakdown of the costs of the different elements is provided in Appendix C.

Table 5: Additional Capital Costs relative to 2021 Gas Boiler and Solar PV Counterfactual (£)*

	Option 1	***Option 2***
Detached house	*£6,390*	*£-200***
Semi-detached house	*£6,170*	*£950*
Mid-Terraced house	*£5,960*	*£740*
Low Rise Flats (<11m)	*£4,460*	*£2,760*
Mid Rise Flats (>11m) (same for both option)	*£190*	*£190*
Weighted Average (based on assumed build mix)	*£4,360*	*£640*
**Gross Undiscounted Costs in 2022 prices, excluding gas asset value cost in counterfactual. If included this would lead to the costs presented in table 5 falling. ** a minus equals a cost saving.*		

> *6.17. Over the longer-term, Currie & Brown estimate that the costs associated with both heat pumps and solar PV will fall, as supply chains mature and become more integrated, and learning rates take effect. By the end of the policy appraisal period (10 years), it is assumed that the cost of a heat pump will be around 70% of the initial cost, whilst for Solar PV they will be around 60% of the initial cost.*

8.54 The *Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report* (February 2023) was published before the Government consultation so is testing a wider sets of options than are being considered at a national level. The following costs are estimated:

Table 8.5 Additional Costs for Options Towards Zero Carbon

		Arcadis Cost uplift compared with Ref 2021	Arcadis Cost uplift compared with Ref 2025	Energy bills variance from Ref 2021 (£700/yr)*
CS1	to be consistent with the expectation that the FHS home should reduce carbon emissions by a minimum of 75% from 2013	2%	-3%	Circa 190/yr more
CS2	to align closely with the current Part L 2021 but electrify the heating	7%	2%	Circa £260/yr less
CS2a	As for CS2a but with Batteries on PV and Infra-red heating	10%	5%	Circa £50/yr less (Significant under-estimate)**
CS3	to be mainstream recognised low energy techniques and technologies for a very low energy specification, whilst allowing design flexibility	15%	9%	Circa £360/yr less
CS4	to minimise space and water heating, drawing on UK and European low energy building best practice	19%	13%	Circa £450/yr less
CS5	to improve the fabric efficiency to the level that a comfortable temperature is maintained without a heating system	17%	11%	Circa £410/yr less

Source: Future Homes Hub, Ready for Zero, Evidence to inform the 2025 Future Homes Standard – Task Group Report (February 2023)

8.55 These costs are somewhat greater than those in the more recent Government consultation.

8.56 Cherwell has not undertaken specific work to establish the costs of moving beyond Building Regulations, however the current policy situation is summarised as follows.

Table 8.6 Overview of the two options currently in the (January 2024) Future Homes Standard consultation:

	Existing Part L 2021	FHS Option 1	FHS Option 2	Net zero carbon policy
Fabric	(Baseline: Marginally better insulation & glazing than Part L 2013.)	Very small improvement from Part L 2021 (small improvement to airtightness only). No change to insulation or glazing.	No improvement from Part L 2021.	Significant improvements from Part L 2021. Mild improvement on FHS Option 1.
Heating	Gas boiler	Heat pump	Heat pump	Heat pump
PV	40% of ground floor area	40% of ground floor area. Slightly higher efficiency than in Part L 2021.	None – removed.	To match 100% of energy demand – typically ~50-70% of ground floor area
Ventilation	Natural	Mechanical	Natural	Mechanical with heat recovery
Wastewater heat recovery?	Yes	Yes	No	No
Cost uplift from Part L 2021	n/a baseline	4%	1%	4 – 7% depending on home type

Source: January 2024

8.57 The additional costs, over and above the current BCIS costs are summarised as follows:

a. The 2021 changes to Part L of Building Regulations (31% CO_2 saving) to add 2% to the BCIS base costs.

b. The Future Home Standard Option 2 is expected to add a 3% (i.e. 2%+1%) to the current BCIS base costs.

c. The Future Home Standard Option 1 is expected to add a 6% (i.e. 2%+4%) to the current BCIS base costs.

d. The cost of 'zero carbon' would add 8% to the costs of construction.

8.58 Whilst option d 'zero carbon' is taken as a base assumption is the closest to the Council's current policies, bearing in the comments made through the 2023 Regulation 18 consultation, a cautious approach is taken and an 11% (rather than 8%) increase in costs is assumed.

8.59 The Council is looking at further developing policy in this regard in the new Local Plan.

8.60 It is timely to note that building to higher standards that result in lower running costs, does result in higher values[133].

8.61 The performance of non-residential development has normally been assessed using the BREEAM system[134], however, in parallel to the consultation on the Future Homes Standard, a similar process is being undertaken in relation the Future Buildings Standard. Within the supporting documentation the following additional costs are set out.

Table 8.7: Estimates of additional capital costs

	Increase in capital costs			
Building type	**Option 1**		**Option 2**	
	(£/m² GIFA, 2022 prices)	%	(£/m² GIFA, 2022 prices)	%
Deep-plan, air-conditioned office	74	2.1	67	1.9
Shallow-plan, naturally ventilated office	96	3.9	84	3.4
Hospital	63	1.4	58	1.3
Hotel	111	3.7	99	3.3
Secondary school	93	3.1	72	2.4
Retail Warehouse	113	6.3	53	3.0
Distribution Warehouse	109	6.0	49	2.7
Average (based on build mix)	**99**	**4.1**	**61**	**2.5**

Sources: Table 7, The Future Buildings Standard 2023 consultation on the energy efficiency requirements of the Building Regulations affecting New Non-Domestic Buildings. Consultation-Stage Impact Assessment Currie & Brown provided cost estimates; Adroit Economics provided new build estimates.

8.62 The additional cost of building to BREEAM Very Good standard is negligible as outlined in research[135] by BRE. The additional costs of BREEAM Excellent standard ranges from just under 1% and 5.5%, depending on the nature of the scheme, with offices being a little under 2%. If it is assumed that new non-residential development will be to BREEAM Excellent, and this increases the construction costs by 2% or so.

8.63 The additional costs, over and above the current BCIS costs are summarised as follows:

[133] See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

[134] Building Research Establishment Environmental Assessment Method (BREEAM) was first published by the Building Research Establishment (BRE) in 1990 as a method of assessing, rating, and certifying the sustainability of buildings.

[135] *Delivering sustainable buildings: Savings and payback*. Yetunde Abdul, BRE and Richard Quartermaine, Sweett Group. Published by IHS BRE Press, 7 August 2014.

a. The 2021 changes to Part L of Building Regulations to add 2% to the BCIS base costs.

b. The Future Building Standard Option 2 is expected to add a 3.5% to the costs of offices and 3% to the costs of industrial and distribution uses.

c. The Future Building Standard Option 1 is expected to add a 4% to the costs of offices and 6% to the costs of industrial and distribution uses.

d. The cost of 'zero carbon' would add 6% to the costs of offices and 8% to the costs of industrial and distribution uses.

8.64 Shops are treated as for offices and large format retail are treated as for the other large format uses.

8.65 It is timely to note that building to higher standards that result in lower running costs does result in higher values[136], although no premium is assumed in this study (for either residential or non-residential development).

Electric Vehicle Charging

8.66 EV charging facilities are now a national requirement (from 25th June 2023) of Building Regulations (Approved Document S). It is assumed that all new homes have EV charging points. A cost of £600/unit has been modelled. It is assumed that this cost is within the cost of the 2025 Part L standards.

Water Usage

8.67 In the base assumptions, it is assumed that measures to reduce the use of water, in line with the enhanced building regulations, will be retained. The costs are modest, likely to be less than £5/dwelling[137]. This cost was based in 2014, so would be indexed[138] to £7/dwelling.

Policy ESD 4: Decentralised Energy Systems

8.68 This policy seeks to encourage rather than to require the '*use of decentralised energy systems, providing either heating (District Heating (DH)) or heating and power (Combined Heat and Power (CHP)) will be encouraged in all new developments*'.

8.69 Other than the potential heat supply from the Ardley energy waste plant, there are no other significant heat sources within Cherwell District. New District Heating Schemes are therefore

[136] See *EPCs & Mortgages, Demonstrating the link between fuel affordability and mortgage lending* as prepared for Constructing Excellence in Wales and Grwp Carbon Isel / Digarbon Cymru (funded by the Welsh Government) and completed by BRE and *An investigation of the effect of EPC ratings on house prices* for Department of Energy & Climate Change (June 2013.)

[137] Paragraph 285 Housing Standards Review, Final Implementation Impact Assessment, March 2015. Department for Communities and Local Government.

[138] BCIS Index March 2014 316.3, October 2022 444.9.

going to require the construction of a central heat plant as well as the distribution network infrastructure.

8.70 There are few published costs of District Heating Schemes in modern estate housing. There are savings to be made from not installing gas and boilers in each unit, but these are more than offset by the costs of laying the heat pipes through the site, heat metering etc. Informal discussions with suppliers suggest that the additional costs may be in the range of £3,000 to £7,000 per unit, which is supported by the limited published data[139], depending on the size and shape of the project.

8.71 This has not been included in the base appraisals.

Policy ESD 5: Renewable Energy

8.72 This is a general enabling policy, however it goes on to seek:

> *A feasibility assessment of the potential for significant on site renewable energy provision (above any provision required to meet national building standards) will be required for:*
>
> - *All residential developments for 100 dwellings or more*
> - *All residential developments in off-gas areas for 50 dwellings or more*
> - *All applicationsfornon-domesticdevelopmentsabove1000m^2 floorspace.*

8.73 This is not costly and is a normal cost of development, particularly in the current climate of high energy prices. No cost allowance is made in this regard.

Policy ESD 6: Sustainable Flood Risk Management

This is a general policy to mitigate the risks of flooding. Any costs arising from this policy would fall under the heading of abnormal costs, as set out in Chapter 7 above.

Policy ESD 7: Sustainable Drainage Systems (SuDS)

8.74 Sustainable Urban Drainage Systems (SuDS) are often a requirement. SuDS aim to limit the waste of water, reduce water pollution and flood risk relative to conventional drainage systems. In this assessment, it is anticipated that new development will be required to incorporate Sustainable Urban Drainage Schemes (SuDS). SuDS and the like can add to the costs of a scheme – although in larger projects these can be incorporated into public open space. It is assumed that the costs of SuDS are included within the additional costs on brownfield sites, however on the larger greenfield sites it is assumed that SuDS will be incorporated into the green spaces (subject to local ground conditions), and be delivered through soft landscaping within the wider site costs.

[139] There are few published costs in this regard, *Assessment of the Costs, Performance, and Characteristics of UK Heat Networks* (DoE&CC, 2015) provides useful guidance for infrastructure to distribute heat, but not generation.

Policy ESD 8: Water Resources

8.75 This policy does not impact directly on development viability.

Policy ESD 9: Protection of the Oxford Meadows SAC

8.76 This policy requires:

> *During construction of the development there will be no adverse effects on the water quality or quantity of any adjacent or nearby watercourse*
>
> *During operation of the development any run-off of water into adjacent or surrounding watercourses will meet Environmental Quality Standards (and where necessary oil interceptors, silt traps and Sustainable Drainage Systems will be included)*
>
> *New development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity and quality*
>
> *Run-off rates of surface water from the development will be maintained at greenfield rates.*

8.77 As for Policy ESD 6: Sustainable Flood Risk Management, any costs arising from this policy would fall under the heading of abnormal costs, as set out in Chapter 7 above.

Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment

8.78 This is a general policy that seeks to protect and enhance biodiversity.

8.79 This is an area where national policy has developed. The Environment Act 2021 requires 10% Biodiversity Net Gain. The requirement is that developers ensure habitats for wildlife are enhanced and left in a measurably better state than they were pre-development. They must assess the type of habitat and its condition before submitting plans, and then demonstrate how they are improving biodiversity – such as through the creation of green corridors, planting more trees, or forming local nature spaces. Green improvements on-site would be preferred (and expected), but in the rare circumstances where they are not possible, developers will need to pay a levy for habitat creation or improvement elsewhere.

8.80 The costs of this type of intervention are modest and will be achieved through the use of more mixed planting plans, that use more locally appropriate native plants. To a large extent the costs of grass seeds and plantings will be unchanged. More thought and care will however go into the planning of the landscaping. There will be an additional cost of establishing the base line 'pre-development' situation, as a survey will need to be carried out.

8.81 The approach to modelling the costs of BNG has been expanded following the November 2021 consultation, in response to comments made[140]. The Government's impact

[140] T Wilsher for Hallam Land.

assessment[141] suggests an average cost of scenarios including where all the provision is on-site and where all is off-site.

Table 8.8 Cost of Biodiversity Net Gain – South East - 2017 based costs

	Scenario A 100% on-site	**Scenario C** 100% off-site
Cost per ha of residential development	£3,456/ha	£63,841/ha
Cost per ha of non-residential development	£3,150/ha	£47,885/ha
Cost per greenfield housing unit	£162/unit	£3,305/unit
Cost per brownfield housing unit	£56/unit	£660/unit
Residential greenfield delivery costs as proportion of build costs	0.1%	2.4%
Residential brownfield delivery costs as proportion of build costs	<0.1%	0.5%
% of industrial land values	0.3%	3.0%
% of commercial land values (office edge of city centre)	0.2%	2.3%
% of commercial land values (office out of town - business park)	0.2%	2.6%

Source: Tables 14 to 23 : Biodiversity net gain and local nature recovery strategies – Impact Assessment

8.82 It is assumed provision will be on-site on greenfield sites and off-site on brownfield sites (this approach is different to that taken in the pre-consultation report). The percentage uplift costs from the above table are used as the costs per ha/unit are a little historic.

8.83 The base modelling assumes 10% BNG, in line with national standards that now apply. Through the summer 2022 consultation a developer[142] noted

> *… we specifically note the reference to the costs associated with the upcoming Biodiversity Net Gain ('BNG') requirement, which the report states will be 'modest' – we consider costs associated with BNG improvements could be substantial on allocated or larger sites which currently have large amounts of open space / biodiversity.*

[141] Table 14 and 15 Biodiversity net gain and local nature recovery strategies: impact Assessment. https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/839610/net-gain-ia.pdf

[142] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

8.84 As similar point was made through the Regulation 18 consultation by several developers[143] [144] [145] [146] [147] rising concerns as to whether increased BNG can be accommodated on site.

8.85 This is accepted, however it is understood that, in setting the capacity for the Strategic Sites, the Council has had regard to the requirements of Biodiversity Net Gain, as well as other standards.

Policy ESD 11: Conservation Target Areas

8.86 This policy does not impact directly on development viability.

Policy ESD 12: Cotswold Area of Outstanding Natural Beauty (AONB), Policy ESD 13: Local Landscape Protection and Enhancement, Policy ESD 14: Oxford Green Belt

8.87 These policies do not impact directly on development viability.

Policy ESD 15: The Character of the Built and Historic Environment

8.88 This links to the *Cherwell Design Guide Supplementary Planning Document - Masterplanning and architectural design guidance for residential development* (October 2017)

8.89 The design guide and this policy set out the general approach to achieve high quality and locally distinctive design. This is a general policy that does not specifically add to the costs of development that beyond the costs considered elsewhere.

Policy ESD 16: The Oxford Canal

8.90 This policy does not impact directly on development viability.

Policy ESD 17: Green Infrastructure

8.91 This policy does not introduce specific requirements over and above those set out earlier in this chapter. The Council is currently preparing a Green Infrastructure Strategy so it may be necessary to revisit this in due course in the context of the new Local Plan.

Policy INF 1: Infrastructure

8.92 This policy says:

[143] S James of Define Planning and Design Ltd for William Davis Homes.

[144] Savills for The Vistry Group re Land at Dymock's Farm at North West Bicester.

[145] SLR Consulting Ltd for Obsidian Strategic Asset Management Ltd.

[146] The Planning Bureau for McCarthy Stone.

[147] Turley for The Vistry Group re land at Blackthorn Hill, Bicester.

Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social and community facilities.

8.93 The detail in this regard is set out in *The Developer Contributions Supplementary Planning Document (SPD), (February 2018)*. This sets out requirements under the following headings:

- Affordable Housing
- Air Quality
- Apprenticeships & Skills
- Cemeteries
- Community Hall Facilities
- Community Development
- Community Safety & Policing
- Education
- Flood Risk
- Health & Wellbeing
- Indoor Sport and Recreation
- Nature Conservation & Biodiversity
- Open Space, Play Facilities, Outdoor Sport & Recreation
- Public Realm & Public Art
- Transport and Access
- Waste

8.94 The policy requirements are based on the following population multipliers:

Table 8.9 Average Occupancy Per Dwelling

Dwelling Type	One Bed	Two Bed	Three Bed	Four Bed
All Ages	1.28	1.85	2.88	3.96

Source: Appendix 1 The Developer Contributions Supplementary Planning Document (SPD), (February 2018).

Table 8.10 Average Pupil Generation per Dwelling

School Category	One Bed	Two Bed	Three Bed	Four Bed
Nursery	0.00	0.05	0.10	0.12
Primary (4-10)	0.00	0.17	0.39	0.51
Secondary (11-15)	0.00	0.09	0.23	0.35
Sixth Form	0.00	0.01	0.03	0.07

Source: Appendix 1 The Developer Contributions Supplementary Planning Document (SPD), (February 2018).

8.95 The following costs are set out. These are used, indexed to Q1 2024 (The SPD does not specify and index to use, referring to both RPI and CPI. As the costs relate to build costs the BCIS General Build Cost Index (The BCIS General Build Cost Index produces a slightly greater increase than either the RPI or CPI – therefore being the cautious approach).

Table 8.11 Education Contribution per dwelling 4Q16

	1 Bed	2 bed	3 Bed	4+ bed
Nursery	£0	£695	£1,390	£1,668
Primary	£0	£2,157	£4,948	£6,471
Secondary	£0	£1,727	£4,415	£6,718
Sixth Form	£0	£205	£615	£1,434
SEN	£0	£115	£277	£396
TOTAL	**£0**	**£4,899**	**£11,645**	**£16,687**
Indexation	£0	£1,906	£4,531	£6,492
Total	**£0**	**£6,805**	**£16,176**	**£23,179**

Source: Appendix 3 The Developer Contributions Supplementary Planning Document (SPD), (February 2018).

8.96 As well as education, the council seeks the following contributions toward community halls. These have also been indexed to Q1 2024.

Table 8.12 Contributions Required by Dwelling Size for Community Hall Facilities

	1 Bed	2 Bed	3 Bed	4 Bed
Occupancy Rate	1.28	1.85	2.88	3.96
Cost per Person	£520	£520	£520	£520
Total	**£666**	**£962**	**£1,498**	**£2,059**
Indexation	£259	£374	£583	£801
Total	**£925**	**£1,336**	**£2,080**	**£2,860**

Source: Appendix 11 The Developer Contributions Supplementary Planning Document (SPD), (February 2018).

8.97 In this regard a commuted sum of towards maintenance is sought on a site-specific basis. This is not factored into this assessment as it varies considerably. The SPD also sets out requirements for open space and apprentices:

Table 8.13 Off-Site Contributions of Open Space

Off- Site Contributions	Total Cost (£)
In lieu of Children's Play Facilities – Developments (10+ dwellings)	£23,068.62 (per dwelling – £2,306.86)
In lieu of Sports Pitch provision- Developments (10+ dwellings)	£20,170.30 (per dwelling- £2,017.03)
In lieu of Open Space Provision- Developments (10+ dwellings)	£14,262.65 (per dwelling- £1,426.27)

Source: Appendix 6 The Developer Contributions Supplementary Planning Document (SPD), (February 2018).

Table 8.14 Requirements for Apprentices

Type of Proposed New Development	Threshold	Indicative number of apprenticeships to be achieved
Housing (Use Class C3)	50 units	2.5 apprenticeships per 50 units
Non-residential uses	1,000 sqm of floorspace	3 apprenticeships per 1000 sqm of floorspace
Utilities and highways infrastructure applications	None	Subject to discussion with developers on a case by case basis

Source: Appendix 13 The Developer Contributions Supplementary Planning Document (SPD), (February 2018).

8.98 The requirement for apprentices is in line with general good practice of workforce management and in line with the Council's normal practice, no specific cost is attributed to it.

8.99 In addition to the above, the SPD clarifies the requirements in relation to M4(3) standards:

> *50% of the affordable rented housing required will be built to Building Regulations Requirements M4(2) Category 2: accessible and adaptable dwellings. In addition, 1% of the affordable housing should be built to Building Regulation Requirement M4(2) Category 3: Wheelchair User Dwelling.*

8.100 The above requirements are only sought as and when there is an evidenced local need and in accordance with the tests set out in CIL regulation 122.

8.101 In the 2022 Viability Assessment, the approach taken in the *CDC Local Plan Partial Review Viability Assessment* Montagu Evans (July 2017) was carried forward and the assumption of £15,000 per residential unit was assumed. In this CIL Viability Update the requirements from the above tables are incorporated into the modelling plus a general s106 requirements of £2,000 per unit.

8.102 This was a topic on which several comments[148] [149] [150] [151] [152] were made through the summer 2022 consultation. It is important to note that these comments were made in the context of the emerging Local Plan and the proposed strategic sites. This viability assessment is only considering CIL in the context of the adopted Local Plan and the allocations within them.

8.103 At the time of the initial (2022) iteration of this assessment and in the 2022 report, the Council was in the process of updating the IDP. This is an ongoing process (as at January 2024). Having reviewed this assumption with the Council, the base assumption of £25,000/unit that was used on the Strategic Sites has been updated as follows:

[148] Ellen Timmins for Countryside Properties (UK) Ltd (Blackthorne Hill).

[149] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

[150] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

[151] Richard Cutler for Bloombridge.

[152] Richard Cutler for Bloombridge.

Table 8.15 Unconsented Strategic Estimated s106 costs (January 2024)

Site	Location	Units	S106 Estimate £	S106 Estimate £/unit
Land East of Oxford Road, North Oxford	Oxford Fringe	690	£22,717,999	£32,925
Land West of Oxford Road, North Oxford	Oxford Fringe	670	£26,786,734	£39,980
Banbury Canalside	Banbury	700	£14,116,552	£20,167
North West Bicester Phase 2	Bicester	1,200	£23,346,203	£19,455
Graven Hill remainder	Heyford Park	1,335	£38,299,495	£28,265

Source: CDC (January 2024)

8.104 It is important to note that this is an assumption that is the current best estimate and may be refined by the Council.

8.105 As set out earlier, at the request of the Council two very large (600 units and 1,200 units) typologies have been included, as if such sites were to come forward, prior to the adoption of the new Local Plan, they are likely to have higher site-specific strategic infrastructure and mitigation costs than the smaller typologies. It may more appropriate for the infrastructure on large sites (that are akin to strategic sites) to be delivered under the s106 regime rather than the using CIL. These are modelled on the basis that the strategic infrastructure and mitigation costs are £30,000 per unit.

8.106 In this regard, in 2022, a housing association[153] noted:

> *In my experience, on a strategic scheme these costs would typically equate to at least £400,000 per net acre, which would be incurred in addition to the externals works costs.*

8.107 On larger sites this would equate to about £28,000 per unit, so close to the updated assumptions now used.

Other Matters

Self-Build and Custom Housing

8.108 The Council is considering a policy to require housing developers bringing forward large sites to set aside a percentage of plots for self-build projects. This is not a current requirement.

8.109 Through the summer 2022 consultation, a developer[154] made reference to Policy Villages 5: Former RAF Upper Heyford of the adopted *Cherwell LocalPlan2011-2031 Part 1*. Highlighting

[153] Thomas Hegan of Turner Morum for A" Dominion (NW Bicester).

[154] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

the infrastructure costs (see above). Whilst this is noted, the emerging allocations LPR42 - South East of Heyford Park and LPR43 - Heyford Park and land adjoining south are modelled in line with the emerging Plan.

9. Modelling

9.1 In the previous chapters, the general assumptions to be inputted into the development appraisals are set out. In this chapter, the modelling is set out. It is stressed that this is a high-level assessment that is seeking to capture the generality rather than the specific. The purpose is to establish the cumulative impact of the policies, on development viability.

9.2 The approach is to model a set of development sites that are broadly representative of the type of development that is likely to come forward under the new Local Plan.

Residential Development

9.3 As set out in Chapter 8 above, the current policy requirement is that new development is at a density of least 30 units/ha.

9.4 In the 2018 Cherwell Housing & Economic Land Availability Assessment, assessing site capacity, the Council has used the following assumptions[155]:

a. Banbury, Bicester and Kidlington boundary review area – 150 dph.

b. Outside of the Banbury, Bicester and Kidlington centre boundary review area – 45 dph.

c. Rural Areas – 30 dph.

d. Urban extensions / free standing development (sites less than 50 ha) – 20 dph.

e. Urban extensions / free standing development (sites 50 ha or more) – 15 dph.

9.5 We understand that these densities are expressed per gross hectare, so over the whole site area, including open space.

9.6 Generally, it would be expected that brownfield sites would come forward at greater densities than greenfield sites, with less detached housing, than greenfield sites, at least in part due to their more urban locations. Generally, it would be assumed that densities would be of up to 150 units per ha and will generally be in buildings of five storeys and less and that densities over 150 units per ha will be in buildings of 6 storeys and higher. All the schemes are assumed to be 5 storeys or less.

9.7 At the request of the Council two large (600 units and 1,200 units) typologies have been included, as if such sites were to come forward, prior to the adoption of the new Local Plan, they are likely to have higher, site specific, strategic infrastructure and mitigation costs than the smaller typologies. As set out in Chapter 3 above, the unconsented strategic sites, allocated in the adopted Local Plan are modelled:

[155] Paragraph 4.7 Cherwell Housing & Economic Land Availability Assessment (CDC, February 2018)

Table 9.1 Unconsented Strategic Sites from the Adopted Local Plan

Site	Location		Use	Units	Area (ha)
Land East of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	690	48.00
Land West of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	670	32.00
Banbury Canalside	Banbury	Brown	PDL	700	26.00
North West Bicester Phase 2	Bicester	Green	Agricultural	1,200	122.70
Graven Hill remainder	Heyford Park	Green	Agricultural	1,335	124.34

Source: CDC (January 2024)

9.8 A typical post-PPG3/PPS3 built form would provide development at between 3,000m^2/ha to 3,550m^2/ha on a substantial site, or sensibly shaped smaller site. A representative housing density might be 30/net ha to 35/net ha. This has become a common development format. It provides for a majority of houses but with a small element of flats, in a mixture of two storey and two and a half to three storey form, with some rectangular emphasis to the layout.

9.9 Some schemes have an appreciably higher density development providing largely or wholly apartments, in blocks of three storeys or higher, with development densities of 6,900m^2/ha and dwelling densities of 100units/ha upwards: with other schemes of lower density, in the rural edge situations.

9.10 In the modelling, the open space requirements set out in Chapter 8 above, are incorporated into the greenfield sites. It is assumed that open space will be provided off-site on brownfield sites. A range of smaller typologies have been modelled.

9.11 All the schemes are assumed to be 5 storeys or less. In line with the policy requirements, all units are assumed to meet the NDSS.

9.12 The modelling largely carried forward from the 2022 Viability Assessment. Open space is assumed to be provided on-site on the greenfield sites and off-site on the brownfield sites (where a commuted sum is assumed):

Table 9.2 Summary of Modelled Sites

			Current Use	Units	Area Ha				Density Units/ha			Density
					Total	Gross	Net	%	Whole	Gross	Net	m2/ha
1	Green 300	Green	Agricultural	300	12.249	12.245	8.571	70.0%	24.49	24.50	35.00	2,950
2	Green 150	Green	Agricultural	150	5.990	6.122	4.286	71.5%	25.04	24.50	35.00	2,951
3	Green 100	Green	Agricultural	100	3.998	4.082	2.857	71.5%	25.01	24.50	35.00	2,965
4	Green 60	Green	Agricultural	60	2.228	2.449	1.714	76.9%	26.93	24.50	35.00	2,939
5	Green 30	Green	Agricultural	30	1.114	1.224	0.857	76.9%	26.92	24.50	35.00	2,969
6	Green 15	Green	Agricultural	15	0.561	0.612	0.429	76.4%	26.74	24.50	35.00	3,194
7	Green 9	Green	Agricultural	9	0.300	0.300	0.300	100.0%	30.00	30.00	30.00	3,147
8	Brown 90	Brown	PDL	90	2.000	2.000	2.000	100.0%	45.00	45.00	45.00	3,660
9	Brown 60	Brown	PDL	60	1.333	1.333	1.333	100.0%	45.00	45.00	45.00	3,686
10	Brown 60 Flats	Brown	PDL	60	0.600	0.600	0.600	100.0%	100.00	100.00	100.00	7,289
11	Brown 30	Brown	PDL	30	0.667	0.667	0.667	100.0%	45.00	45.00	45.00	3,771
12	Brown 30 Flats	Brown	PDL	30	0.400	0.400	0.400	100.0%	75.00	75.00	75.00	5,566
13	Brown 18	Brown	PDL	18	0.400	0.400	0.400	100.0%	45.00	45.00	45.00	3,927
14	Brown 6	Brown	PDL	6	0.133	0.133	0.133	100.0%	45.00	45.00	45.00	4,028
15	Build to Rent Flats	Brown	PDL	60	0.600	0.600	0.600	100.0%	100.00	100.00	100.00	6,782
16	Build to Rent Houses	Green	Agricultural	60	2.274	2.449	1.714	75.4%	26.39	24.50	35.00	3,071
17	Sheltered Green	Green	Agricultural	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	9,000
18	Sheltered Brown	Brown	PDL	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	9,000
19	Extracare Green	Green	Agricultural	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	11,544
20	Extracare Brown	Brown	PDL	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	11,544
24	V large 600	Green	Agricultural	600	33.333	33.333	20.000	60.0%	18.00	18.00	30.00	2,527
25	V Large 1,200	Green	Agricultural	1,200	66.667	66.667	40.000	60.0%	18.00	18.00	30.00	2,524
26	Land East of Oxford Road, N	Green	Agricultural	690	48.000	32.857	23.000	47.9%	14.38	21.00	30.00	2,399
27	Land West of Oxford Road, N	Green	Agricultural	670	32.000	27.347	19.143	59.8%	20.94	24.50	35.00	2,724
28	Banbury Canalside	Brown	PDL	700	26.000	14.286	10.000	38.5%	26.92	49.00	70.00	5,893
29	North West Bicester Phase 2	Green	Agricultural	1,200	122.700	57.143	40.000	70.0%	9.78	21.00	30.00	2,524
30	Graven Hill	Green	Agricultural	1,335	124.340	63.571	44.500	70.0%	10.74	21.00	30.00	2,526

Source: HDH (January 2024)

9.13 It is important to note that CIL is only applicable to net new development. Conversions and development involving the demolition of existing buildings may be offset by the floor area that is to be converted / demolished, if it meets the criteria established set out within the CIL

Regulations. The rules in this area of planning are complex and interrelate with Vacant Buildings Credit[156].

9.14 It is acknowledged that modelling is never totally representative, however the aim of this work is to broadly test development the viability of sites likely to come forward over the plan-period. This will assist with developing the Plan and the policies within it as well as to inform the Council's plan-making. The work is high level, so there are likely to be sites that will not be able to deliver the affordable housing target and indeed, as set out at the start of this report, there are some sites that will be unviable even without any policy requirements (for example brownfield sites with high remediation costs). There is little scope for exemptions to be granted, however, where the affordable housing target and other policy requirements cannot be met, the developer will continue to be able to negotiate with the planning authority. The Council must weigh up the factors for and against a scheme, and the ability to deliver affordable housing will be an important factor. The modelled sites are reflective of development sites in the study area that are likely to come forward during the plan-period.

9.15 Through the summer 2022 consultation, two developers[157] [158] commented that a mixed use typology should also be modelled. It is accepted that some sites may come forward as mixed uses, but these are likely to form a small part of the planned development. Further, by their nature it is not possible to model a typical site, due to the range of options that could come forward. The different elements that may comprise a mixed used development are modelled, and conclusions and inferences can be drawn from these.

Older People's Housing

9.16 A private Sheltered/retirement and an Extracare scheme have been modelled, each on a 0.5ha site as follows.

9.17 A private Sheltered/retirement scheme of 30 x 1 bed units of 50m^2 and 30 x 2 bed units of 75m^2 to give a net saleable area of 3,750m^2. A further 20% non-saleable service and common areas has been assumed to give a scheme GIA of 4,500m^2.

9.18 An Extracare scheme of 36 x 1 bed units of 65m^2 and 24 x 2 bed units of 80m^2 to give a net saleable area of 4,260m^2. A further 30% non-saleable service and common areas has been assumed to give a scheme GIA of 5,538m^2.

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[156] Vacant building credit is defined in paragraph 23b-026-20190315 of the PPG as follows:

National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace.

[157] J McAllister-Jones for Thakeham.

[158] James Brierley for Gerald Eve for Dorchester Living (Heyford Park).

Employment Uses

9.19 The modelling of non-residential sites is based on typologies. The employment sites are not allocated for specific uses so a range of types of development that may come forward are tested.

9.20 In line with the CIL Regulations, only developments of over 100sqm are assessed. There are other types of development. For this assessment, the modelling is based on the following development types:

a. **Offices**. These are more than 250sqm, will be of steel frame construction, be over several floors. Typical larger units are around 2,000sqm and smaller units about 200sqm.

   70% coverage is assumed on the office sites in the central, town centre, situation and 25% elsewhere (i.e. business park). Three storey construction is assumed in the business park situation, and five-storey construction in the urban situation.

b. **Large Industrial**. Modern industrial units of over 4,000sqm. This is used as the basis of the modelling. 40% coverage which is based on the single storey construction is assumed.

c. **Small Industrial**. Modern industrial units of 400sqm. 40% coverage, single storey construction is assumed.

d. **Logistics and Distribution**. Modern units of over 5,000sqm is used as the basis of the modelling. 40% coverage which is based on the single storey construction is assumed.

Retail

9.21 It is important to note that the Council is not anticipating significant new retail development within the town centres, although some of the existing space may be subject to redevelopment and reconfiguration. It is likely that there will be further consolidation of the shopping areas.

9.22 For this study, following types of space have been assessed. It is important to remember that this assessment is looking at the ability of new projects to bear an element of CIL – it is only therefore necessary to look at the main types of development likely to come forward in the future. The following distinct types of retail development have been modelled for the sake of completeness – although it should be noted that no such development is expected to come forward under the adopted Local Plan.

a. **Supermarkets**. Typically, the units that are currently coming forward are around 2,000sqm unit on a 0.6ha site with 120 or so car parking places (33% coverage). Simple, single storey construction is assumed and that there are no mezzanine floors.

a. **Retail Warehouse** is a single storey retail unit development with a gross (i.e. GIA) area of 2,500 sqm. It is assumed to occupy a total site area of 0.5ha. The building is taken to be of steel construction.

b. **Shop** is a brick-built development on two storeys, of 150sqm. Little car parking or loading space is allowed for, and the total site area (effectively the building footprint) is 0.019ha.

9.23 The development was modelled alternatively on greenfield and on previously developed sites. In line with the CIL Regulations, only assessed developments of over 100 sqm are assessed. There are other types of retail development, such as small single farm shops, petrol filling stations and garden centres. These have not included these in this high-level study due to the great diversity of project that may arise.

10. Residential Appraisals

10.1 At the start of this chapter, it is important to stress that the results of the appraisals do not, in themselves, determine the level of CIL. The results of this assessment are one of a number of factors that Cherwell District Council will consider, including the need for infrastructure funding, the track record in delivering affordable housing and collecting developer contributions under the current regime and the merits of CIL compared to the s106 regime. An important factor will be the wider strategy for funding infrastructure and the relative advantages of CIL and the s106 regimes.

10.2 The appraisals use the residual valuation approach, they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and a developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the proposed development to be viable, it is necessary for this Residual Value to exceed the Existing Use Value (EUV) by a satisfactory margin, being the Benchmark Land Value (BLV).

10.3 Several sets of appraisals have been run based on the assumptions provided in the previous chapters of this report. Development appraisals are sensitive to changes in price, so appraisals have been run with various changes in the cost of construction and in prices.

10.4 As set out above, for each development type the Residual Value is calculated. The results are set out and presented for each site and per gross hectare to allow comparison between sites. In the tables in this chapter, the results are colour coded using a traffic light system:

a. **Green** **Viable** – where the Residual Value per hectare exceeds the BLV per hectare (being the EUV plus the appropriate uplift to provide a landowners' premium).

b. **Amber** **Marginal** – where the Residual Value per hectare exceeds the EUV but not the BLV. These sites should not be considered as viable when measured against the test set out – however, depending on the nature of the site and the owner, they may come forward.

c. **Red** **Non-viable** – where the Residual Value does not exceed the EUV.

10.5 A report of this type applies relatively simple assumptions that are broadly reflective of an area to make an assessment of viability. The fact that a typology is shown as viable does not necessarily mean that, that type of development will come forward and vice versa. An important part of any final consideration of viability will be relating the results of this assessment to what is actually happening on the ground in terms of development.

10.6 All the modelling in this study is based on the policies set out in *The Cherwell Local Plan 2011-2031 (Part 1)* and *The Cherwell Local Plan 2011-2031 (Part 1) Partial review – Oxford's Unmet Housing Need*, updated where necessary to take into account changes in national policy.

Base Appraisals – No Community Infrastructure Levy

10.7 The base appraisals are based on the full policy-on being the following assumptions.

a.	Affordable Housing	Oxford unmet need sites	50%
		Bicester and Banbury Areas	30%
		All other areas	35%
		Delivered as 25% First Homes (30% discount and £250,000 cap), 37% Affordable Rent, 30% Social Rent and the balance as Shared Ownership – in line with the requirements for 10% AHO and 25% of affordable homes to be First Homes.	
b.	Design	100% Part M4(2) accessible and adaptable standard.	
		Water efficiency standard	
		Zero Carbon as per CDC policy	
		Open space on -on greenfield sites and via commuted sum on brownfield sites.	
c.	Developer Contributions	Typologies, education and community hall contributions as per CDC SPD, plus £2,000 per unit. Very large typologies £30,000 per unit.	
		Unconsented strategic sites as estimated by CDC:	

Site	**£**	**£ per unit**
Land East of Oxford Road, North Oxford	£22,717,999	£32,925
Land West of Oxford Road, North Oxford	£26,786,734	£39,980
Banbury Canalside	£14,116,552	£20,167
North West Bicester Phase 2	£23,346,203	£19,455
Graven Hill remainder	£38,299,495	£28,265

10.8 As set out in Chapter 4 above, based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the assessment area, and the wider data presented; the area is sub-divided and two price areas are used; the higher value is to the south and east of the River Cherwell, with the lower value area to the north and west of the River Cherwell. Upper Heyford is in the higher value area.

10.9 The base appraisals are included in **Appendix 11**. The following tables present the typologies relevant to each sub-area.

Table 10.1a Residual Values – South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing Area)

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Green 300	South & East	Green	Agricultural	12.24	8.57	300	1,136,499	1,624,131	13,921,121
Site 2	Green 150	South & East	Green	Agricultural	6.12	4.29	150	983,685	1,374,945	5,892,623
Site 3	Green 100	South & East	Green	Agricultural	4.08	2.86	100	1,011,955	1,415,937	4,045,534
Site 4	Green 60	South & East	Green	Agricultural	2.45	1.71	60	1,092,895	1,420,597	2,435,310
Site 5	Green 30	South & East	Green	Agricultural	1.22	0.86	30	1,132,496	1,472,468	1,262,115
Site 6	Green 15	South & East	Green	Agricultural	0.61	0.43	15	1,478,121	1,934,961	829,269
Site 7	Green 9	South & East	Green	Agricultural	0.30	0.30	9	2,865,937	2,865,937	859,781
Site 8	Brown 90	South & East	Brown	PDL	2.00	2.00	90	1,148,906	1,148,906	2,297,812
Site 9	Brown 60	South & East	Brown	PDL	1.33	1.33	60	1,123,552	1,123,552	1,498,070
Site 10	Brown 60 Flats	South & East	Brown	PDL	0.60	0.60	60	1,755,166	1,755,166	1,053,100
Site 11	Brown 30	South & East	Brown	PDL	0.67	0.67	30	1,603,160	1,603,160	1,068,774
Site 12	Brown 30 Flats	South & East	Brown	PDL	0.40	0.40	30	775,725	775,725	310,290
Site 13	Brown 18	South & East	Brown	PDL	0.40	0.40	18	1,604,436	1,604,436	641,774
Site 14	Brown 6	South & East	Brown	PDL	0.13	0.13	6	3,453,292	3,453,292	460,439
Site 15	Build to Rent Flats	South & East	Brown	PDL	0.60	0.60	60	-1,561,135	-1,561,135	-936,681
Site 16	Build to Rent Houses	South & East	Green	Agricultural	2.45	1.71	60	695,322	922,160	1,580,846
Site 17	Sheltered Green	South & East	Green	Agricultural	0.50	0.50	60	4,546,667	4,546,667	2,273,334
Site 18	Sheltered Brown	South & East	Brown	PDL	0.50	0.50	60	1,310,602	1,310,602	655,301
Site 19	Extracare Green	South & East	Brown	Agricultural	0.50	0.50	60	1,872,024	1,872,024	936,012
Site 20	Extracare Brown	South & East	Green	PDL	0.50	0.50	60	-752,950	-752,950	-376,475
Site 24	V Large 600	South & East	Green	Agricultural	33.33	20.00	600	467,327	778,878	15,577,560
Site 25	V Large 1200	South & East	Green	Agricultural	66.67	40.00	1,200	406,922	678,203	27,128,102
Site 26	Land East of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	32.86	23.00	690	96,565	201,528	4,635,141
Site 27	Land West of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	27.35	19.14	670	45,662	76,330	1,461,179

Source: HDH (February 2024)

Table 10.1b Residual Values – South and East (30% Affordable Housing)

						Area (ha)		Units	Residual Value (£)		
						Gross	Net		Gross ha	Net ha	Site
Site 1	Green 300	South & East	Green	Agricultural	12.24	8.57	300	1,273,123	1,819,376	15,594,650
Site 2	Green 150	South & East	Green	Agricultural	6.12	4.29	150	1,121,743	1,567,916	6,719,639
Site 3	Green 100	South & East	Green	Agricultural	4.08	2.86	100	1,153,614	1,614,147	4,611,849
Site 4	Green 60	South & East	Green	Agricultural	2.45	1.71	60	1,245,365	1,618,786	2,775,062
Site 5	Green 30	South & East	Green	Agricultural	1.22	0.86	30	1,286,976	1,673,322	1,434,276
Site 6	Green 15	South & East	Green	Agricultural	0.61	0.43	15	1,647,095	2,156,158	924,068
Site 7	Green 9	South & East	Green	Agricultural	0.30	0.30	9	2,865,937	2,865,937	859,781
Site 8	Brown 90	South & East	Brown	PDL	2.00	2.00	90	1,388,285	1,388,285	2,776,570
Site 9	Brown 60	South & East	Brown	PDL	1.33	1.33	60	1,365,870	1,365,870	1,821,160
Site 10	Brown 60 Flats	South & East	Brown	PDL	0.60	0.60	60	2,217,610	2,217,610	1,330,566
Site 11	Brown 30	South & East	Brown	PDL	0.67	0.67	30	1,871,630	1,871,630	1,247,753
Site 12	Brown 30 Flats	South & East	Brown	PDL	0.40	0.40	30	1,120,797	1,120,797	448,319
Site 13	Brown 18	South & East	Brown	PDL	0.40	0.40	18	1,871,071	1,871,071	748,429
Site 14	Brown 6	South & East	Brown	PDL	0.13	0.13	6	3,453,292	3,453,292	460,439
Site 15	Build to Rent Flats	South & East	Brown	PDL	0.60	0.60	60	-1,169,495	-1,169,495	-701,697
Site 16	Build to Rent Houses	South & East	Green	Agricultural	2.45	1.71	60	832,561	1,104,171	1,892,864
Site 17	Sheltered Green	South & East	Green	Agricultural	0.50	0.50	60	5,247,258	5,247,258	2,623,629
Site 18	Sheltered Brown	South & East	Brown	PDL	0.50	0.50	60	2,011,193	2,011,193	1,005,596
Site 19	Extra care Green	South & East	Brown	Agricultural	0.50	0.50	60	2,751,677	2,751,677	1,375,838
Site 20	Extra care Brown	South & East	Green	PDL	0.50	0.50	60	169,791	169,791	84,896
Site 24	V Large 600	South & East	Green	Agricultural	33.33	20.00	600	556,978	928,296	18,565,927
Site 25	V Large 1200	South & East	Green	Agricultural	66.67	40.00	1,200	487,847	813,078	32,523,117
Site 29	North West Bicester Phase 2	Bicester	Green	Agricultural	57.14	40.00	1,200	303,006	929,472	37,178,886
Site 30	Graven Hill	Heyford Park	Green	Agricultural	63.57	44.50	1,335	261,013	729,312	32,454,367

Source: HDH (February 2024)

Table 10.1c Residual Values – North and West (35% Affordable Housing)

						Area (ha)		Units	Residual Value (£)		
						Gross	Net		Gross ha	Net ha	Site
Site 1	Green 300	South & East	Green	Agricultural	12.24	8.57	300	1,136,499	1,624,131	13,921,121
Site 2	Green 150	South & East	Green	Agricultural	6.12	4.29	150	983,685	1,374,945	5,892,623
Site 3	Green 100	South & East	Green	Agricultural	4.08	2.86	100	1,011,955	1,415,937	4,045,534
Site 4	Green 60	South & East	Green	Agricultural	2.45	1.71	60	1,092,895	1,420,597	2,435,310
Site 5	Green 30	South & East	Green	Agricultural	1.22	0.86	30	1,132,496	1,472,468	1,262,115
Site 6	Green 15	South & East	Green	Agricultural	0.61	0.43	15	1,478,121	1,934,961	829,269
Site 7	Green 9	South & East	Green	Agricultural	0.30	0.30	9	2,865,937	2,865,937	859,781
Site 8	Brown 90	South & East	Brown	PDL	2.00	2.00	90	1,148,906	1,148,906	2,297,812
Site 9	Brown 60	South & East	Brown	PDL	1.33	1.33	60	1,123,552	1,123,552	1,498,070
Site 10	Brown 60 Flats	South & East	Brown	PDL	0.60	0.60	60	1,755,166	1,755,166	1,053,100
Site 11	Brown 30	South & East	Brown	PDL	0.67	0.67	30	1,603,160	1,603,160	1,068,774
Site 12	Brown 30 Flats	South & East	Brown	PDL	0.40	0.40	30	775,725	775,725	310,290
Site 13	Brown 18	South & East	Brown	PDL	0.40	0.40	18	1,604,436	1,604,436	641,774
Site 14	Brown 6	South & East	Brown	PDL	0.13	0.13	6	3,453,292	3,453,292	460,439
Site 15	Build to Rent Flats	South & East	Brown	PDL	0.60	0.60	60	-1,561,135	-1,561,135	-936,681
Site 16	Build to Rent Houses	South & East	Green	Agricultural	2.45	1.71	60	695,322	922,160	1,580,846
Site 17	Sheltered Green	South & East	Green	Agricultural	0.50	0.50	60	4,546,667	4,546,667	2,273,334
Site 18	Sheltered Brown	South & East	Brown	PDL	0.50	0.50	60	1,310,602	1,310,602	655,301
Site 19	Extra care Green	South & East	Brown	Agricultural	0.50	0.50	60	1,872,024	1,872,024	936,012
Site 20	Extra care Brown	South & East	Green	PDL	0.50	0.50	60	-752,950	-752,950	-376,475
Site 24	V Large 600	South & East	Green	Agricultural	33.33	20.00	600	467,327	778,878	15,577,560
Site 25	V Large 1200	South & East	Green	Agricultural	66.67	40.00	1,200	406,922	678,203	27,128,102
Site 26	Land East of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	32.86	23.00	690	96,565	201,528	4,635,141
Site 27	Land West of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	27.35	19.14	670	45,662	76,330	1,461,179

Source: HDH (February 2024)

Table 10.1d Residual Values – North and West (30% Affordable Housing)

						Area (ha)		Units	Residual Value (£)		
						Gross	Net		Gross ha	Net ha	Site
Site 1	Green 300	North & West	Green	Agricultural		12.24	8.57	300	819,766	1,171,499	10,041,419
Site 2	Green 150	North & West	Green	Agricultural		6.12	4.29	150	655,988	916,908	3,929,606
Site 3	Green 100	North & West	Green	Agricultural		4.08	2.86	100	669,726	937,087	2,677,390
Site 4	Green 60	North & West	Green	Agricultural		2.45	1.71	60	720,832	936,972	1,606,238
Site 5	Green 30	North & West	Green	Agricultural		1.22	0.86	30	741,352	963,904	826,203
Site 6	Green 15	North & West	Green	Agricultural		0.61	0.43	15	1,046,870	1,370,424	587,324
Site 7	Green 9	North & West	Green	Agricultural		0.30	0.30	9	1,980,921	1,980,921	594,276
Site 8	Brown 90	North & West	Brown	PDL		2.00	2.00	90	541,840	541,840	1,083,679
Site 9	Brown 60	North & West	Brown	PDL		1.33	1.33	60	505,488	505,488	673,985
Site 10	Brown 60 Flats	North & West	Brown	PDL		0.60	0.60	60	2,217,610	2,217,610	1,330,566
Site 11	Brown 30	North & West	Brown	PDL		0.67	0.67	30	1,871,630	1,871,630	1,247,753
Site 12	Brown 30 Flats	North & West	Brown	PDL		0.40	0.40	30	1,120,797	1,120,797	448,319
Site 13	Brown 18	North & West	Brown	PDL		0.40	0.40	18	977,677	977,677	391,071
Site 14	Brown 6	North & West	Brown	PDL		0.13	0.13	6	2,320,537	2,320,537	309,405
Site 15	Build to Rent Flats	North & West	Brown	PDL		0.60	0.60	60	-1,169,495	-1,169,495	-701,697
Site 16	Build to Rent Houses	North & West	Green	Agricultural		2.45	1.71	60	832,561	1,104,171	1,892,864
Site 17	Sheltered Green	North & West	Green	Agricultural		0.50	0.50	60	1,348,574	1,348,574	674,287
Site 18	Sheltered Brown	North & West	Brown	PDL		0.50	0.50	60	-1,825,240	-1,825,240	-912,620
Site 19	Extracare Green	North & West	Brown	Agricultural		0.50	0.50	60	-2,004,140	-2,004,140	-1,002,070
Site 20	Extracare Brown	North & West	Green	PDL		0.50	0.50	60	-4,798,873	-4,798,873	-2,399,437
Site 24	V Large 600	North & West	Green	Agricultural		33.33	20.00	600	254,303	423,838	8,476,766
Site 25	V Large 1,200	North & West	Green	Agricultural		66.67	40.00	1,200	214,046	356,743	14,269,724
Site 28	Banbury Canalside	Banbury	Brown	PDL		14.29	10.00	700	396,203	1,030,127	10,301,271

Source: HDH (February 2024)

10.10 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology. The additional costs associated with brownfield sites reduces the Residual Value.

10.11 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development as set out in Chapter 6 above.

Table 10.2a Residual Value v BLV – South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	South & East	25,000	425,000	1,136,499
Site 2	Green 150	South & East	25,000	425,000	983,685
Site 3	Green 100	South & East	25,000	425,000	1,011,955
Site 4	Green 60	South & East	25,000	425,000	1,092,895
Site 5	Green 30	South & East	25,000	425,000	1,132,496
Site 6	Green 15	South & East	75,000	475,000	1,478,121
Site 7	Green 9	South & East	75,000	475,000	2,865,937
Site 8	Brown 90	South & East	1,250,000	1,500,000	1,148,906
Site 9	Brown 60	South & East	1,250,000	1,500,000	1,123,552
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	1,755,166
Site 11	Brown 30	South & East	1,250,000	1,500,000	1,603,160
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	775,725
Site 13	Brown 18	South & East	1,250,000	1,500,000	1,604,436
Site 14	Brown 6	South & East	1,250,000	1,500,000	3,453,292
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-1,561,135
Site 16	Build to Rent Houses	South & East	25,000	425,000	695,322
Site 17	Sheltered Green	South & East	75,000	475,000	4,546,667
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	1,310,602
Site 19	Extracare Green	South & East	75,000	475,000	1,872,024
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	-752,950
Site 24	V Large 600	South & East	25,000	425,000	467,327
Site 25	V Large 1200	South & East	25,000	425,000	406,922
Site 26	Land East of Oxford Road, North Oxford	Oxford Fringe	25,000	425,000	96,565
Site 27	Land West of Oxford Road, North Oxford	Oxford Fringe	25,000	425,000	45,662

Source: HDH (February 2024)

Table 10.2b Residual Value v BLV – South and East, (30% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	South & East	25,000	425,000	1,273,123
Site 2	Green 150	South & East	25,000	425,000	1,121,743
Site 3	Green 100	South & East	25,000	425,000	1,153,614
Site 4	Green 60	South & East	25,000	425,000	1,245,365
Site 5	Green 30	South & East	25,000	425,000	1,286,976
Site 6	Green 15	South & East	75,000	475,000	1,647,095
Site 7	Green 9	South & East	75,000	475,000	2,865,937
Site 8	Brown 90	South & East	1,250,000	1,500,000	1,388,285
Site 9	Brown 60	South & East	1,250,000	1,500,000	1,365,870
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	2,217,610
Site 11	Brown 30	South & East	1,250,000	1,500,000	1,871,630
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	1,120,797
Site 13	Brown 18	South & East	1,250,000	1,500,000	1,871,071
Site 14	Brown 6	South & East	1,250,000	1,500,000	3,453,292
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-1,169,495
Site 16	Build to Rent Houses	South & East	25,000	425,000	832,561
Site 17	Sheltered Green	South & East	75,000	475,000	5,247,258
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	2,011,193
Site 19	Extracare Green	South & East	75,000	475,000	2,751,677
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	169,791
Site 24	V Large 600	South & East	25,000	425,000	556,978
Site 25	V Large 1200	South & East	25,000	425,000	487,847
Site 29	North West Bicester Phase 2	Bicester	25,000	425,000	303,006
Site 30	Graven Hill	Heyford Park	25,000	425,000	261,013

Source: HDH (February 2024)

Table 10.2c Residual Value v BLV – North and West (35% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	North & West	25,000	425,000	704,029
Site 2	Green 150	North & West	25,000	425,000	539,336
Site 3	Green 100	North & West	25,000	425,000	549,785
Site 4	Green 60	North & West	25,000	425,000	591,618
Site 5	Green 30	North & West	25,000	425,000	607,999
Site 6	Green 15	North & West	75,000	475,000	905,012
Site 7	Green 9	North & West	75,000	475,000	1,980,921
Site 8	Brown 90	North & West	1,250,000	1,500,000	340,073
Site 9	Brown 60	North & West	1,250,000	1,500,000	300,027
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	1,755,166
Site 11	Brown 30	North & West	1,250,000	1,500,000	1,603,160
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	775,725
Site 13	Brown 18	North & West	1,250,000	1,500,000	755,587
Site 14	Brown 6	North & West	1,250,000	1,500,000	2,320,537
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-1,561,135
Site 16	Build to Rent Houses	North & West	25,000	425,000	695,322
Site 17	Sheltered Green	North & West	75,000	475,000	786,971
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-2,436,813
Site 19	Extracare Green	North & West	75,000	475,000	-2,773,309
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-5,579,888
Site 24	V large 600	North & West	25,000	425,000	178,358
Site 25	V Large 1,200	North & West	25,000	425,000	143,970

Source: HDH (February 2024)

Table 10.2d Residual Value v BLV – North and West (30% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	North & West	25,000	425,000	819,766
Site 2	Green 150	North & West	25,000	425,000	655,988
Site 3	Green 100	North & West	25,000	425,000	669,726
Site 4	Green 60	North & West	25,000	425,000	720,832
Site 5	Green 30	North & West	25,000	425,000	741,352
Site 6	Green 15	North & West	75,000	475,000	1,046,870
Site 7	Green 9	North & West	75,000	475,000	1,980,921
Site 8	Brown 90	North & West	1,250,000	1,500,000	541,840
Site 9	Brown 60	North & West	1,250,000	1,500,000	505,488
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	2,217,610
Site 11	Brown 30	North & West	1,250,000	1,500,000	1,871,630
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	1,120,797
Site 13	Brown 18	North & West	1,250,000	1,500,000	977,677
Site 14	Brown 6	North & West	1,250,000	1,500,000	2,320,537
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-1,169,495
Site 16	Build to Rent Houses	North & West	25,000	425,000	832,561
Site 17	Sheltered Green	North & West	75,000	475,000	1,348,574
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-1,825,240
Site 19	Extracare Green	North & West	75,000	475,000	-2,004,140
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-4,798,873
Site 24	V Large 600	North & West	25,000	425,000	254,303
Site 25	V Large 1,200	North & West	25,000	425,000	214,046
Site 28	Banbury Canalside	Banbury	1,250,000	1,900,000	396,203

Source: HDH (February 2024)

10.12 Across the typologies, the results vary, although this is largely due to the different assumptions around the nature of each typology.

10.13 There are two affordable housing policy areas, with the areas in and around Bicester and Banbury being subject to 30% affordable housing, and elsewhere 35%. In addition, the two unconsented strategic sites, to assist Oxford in meeting its housing need, are subject to 50% affordable housing. These different policy requirements are reflected in the Residual Values, with the 35% affordable housing scenario having Residual Values that are somewhat less than the 30% affordable housing.

10.14 None of the unconsented strategic sites generate a Residual Value that is greater than the BLV when modelled as per the adopted Local Plan, and the anticipated s106 costs for strategic infrastructure and mitigation. It therefore follows that these sites do not have capacity to bear CIL.

10.15 Generally, the other typologies are shown as being viable, a finding that is consistent with the 2022 Viability Assessment. These sites are likely to have capacity to bear CIL, although this is likely to be limited on the very large sites.

10.16 To assist the Council, a range of other appraisals have been run to test the impact of CIL.

Residential Rates of CIL

10.17 Viability testing in the context of CIL concerns the '*effects*' on development viability of the imposition of CIL. CIL is not set by a predetermined formula – rather it is a quantitative and qualitative process.

10.18 The test that will be applied to the proposed rates of CIL is set out in the CIL Guidance, within the PPG. The test is whether the sites and the scale of development identified in the Plan are subject to such a scale of obligations and policy burdens (when considered together) that their ability to be developed viably is threatened by CIL. This viability update report has considered the full range of the Council's policy requirements, including the need for infrastructure funding. The test is whether CIL threatens the Development Plan as a whole, rather than a specific site. In considering CIL the assessment is based on the Council's planning policies as tested above, although it is important to emphasise that the Council is pursuing CIL in advance of the new Local Plan, and should the Council proceed with pursuing CIL it may be necessary to revisit the overall policy requirements being considered in the new Local Plan, if those new policies in the new Local Plan are more onerous and / or costly than the adopted policies.

10.19 The viability analysis, in relation to CIL, has been carried out in line with the requirements of the NPPF, CIL Regulations and PPG (which includes the CIL Guidance). This is a prescriptive process that is aiming to understand development viability in the plan-making / CIL-setting context. It is a high-level process that does not look at the deliverability of individual sites, beyond the unconsented strategic sites. The development typologies and the unconsented strategic sites have been tested, and from this, the effect of CIL is inferred.

10.20 As earlier in this chapter when considering the viability of the development generally, the assessment of the impact of CIL uses the Residual Value methodology. This assesses the impact of introducing CIL in the context of meeting all the Council's other policy requirements. An assessment is also made of the amount by which land values may be depressed by CIL and whether that is sufficient to deter landowners from making their land available for development.

10.21 In part, the Council is investigating the implementation of CIL so as to simplify the collection of developer contributions. CIL administration, particularly the collection of CIL, is less complicated than the administration of s106 contributions. Having said this, the Council anticipates that if CIL were adopted, the current approach to s106 contributions would be maintained, in particular for education costs (which are passed on to Oxfordshire County Council). CIL would be in addition to the s106 contributions sought under *The Developer Contributions Supplementary Planning Document (SPD)*. The appraisals earlier in this

chapter include the allowances for strategic infrastructure and mitigation, under s106, as in the Base Appraisals above.

The Potential for CIL

10.22 In this section, appraisals have been run with a range of levels of CIL (in addition to contributions under *Developer Contributions Supplementary Planning Document (SPD)*, plus £2,000 per unit in site specific developer contributions (£30,000 per unit on the very large sites) and the estimated amounts on the unconsented strategic sites). In the analysis earlier in this report, it was assumed that the developer contributions, under s106, were charged on all units (market and affordable). In the following analysis, the rates of CIL are only applied to the market housing and are calculated on a £ per sqm basis.

10.23 In Chapter 3 above, the principle of Additional Profit was introduced. Additional Profit is the amount over and above the normal return (or profit) made by the developers having purchased the land, developed the site, and sold the units (including provision of any affordable housing that is required). The following tables show the Additional Profit.

Table 10.3a Additional Profit – South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

				Additional Profit	
				£ site	£ per sqm
Site 1	Green 300	South & East	Green	10,910,807	618
Site 2	Green 150	South & East	Green	4,630,984	525
Site 3	Green 100	South & East	Green	3,013,238	510
Site 4	Green 60	South & East	Green	1,830,510	522
Site 5	Green 30	South & East	Green	932,191	537
Site 6	Green 15	South & East	Green	662,475	670
Site 7	Green 9	South & East	Green	821,048	870
Site 8	Brown 90	South & East	Brown	-388,241	-76
Site 9	Brown 60	South & East	Brown	-296,370	-87
Site 10	Brown 60 Flats	South & East	Brown	240,601	80
Site 11	Brown 30	South & East	Brown	126,249	73
Site 12	Brown 30 Flats	South & East	Brown	-293,008	-194
Site 13	Brown 18	South & East	Brown	90,832	83
Site 14	Brown 6	South & East	Brown	298,069	555
Site 15	Build to Rent Flats	South & East	Brown	-1,915,356	-708
Site 16	Build to Rent Houses	South & East	Green	761,758	219
Site 17	Sheltered Green	South & East	Green	2,342,524	801
Site 18	Sheltered Brown	South & East	Brown	-13,208	-5
Site 19	Extracare Green	South & East	Brown	864,906	273
Site 20	Extracare Brown	South & East	Green	-1,121,126	-353
Site 24	V Large 600	South & East	Green	1,866,874	53
Site 25	V Large 1200	South & East	Green	-1,742,076	-25
Site 26	Land East of Oxford Road, North Oxford	Oxford Fringe	Green	-21,284,281	-683
Site 27	Land West of Oxford Road, North Oxford	Oxford Fringe	Green	-16,242,458	-551

Source: HDH (February 2024)

Table 10.3b Additional Profit – South and East, (30% Affordable Housing)

				Additional Profit	
				£ site	£ per sqm
Site 1	Green 300	South & East	Green	13,006,850	684
Site 2	Green 150	South & East	Green	5,528,812	582
Site 3	Green 100	South & East	Green	3,630,183	571
Site 4	Green 60	South & East	Green	2,202,208	583
Site 5	Green 30	South & East	Green	1,120,109	599
Site 6	Green 15	South & East	Green	767,342	720
Site 7	Green 9	South & East	Green	821,048	870
Site 8	Brown 90	South & East	Brown	141,247	26
Site 9	Brown 60	South & East	Brown	60,933	17
Site 10	Brown 60 Flats	South & East	Brown	536,102	165
Site 11	Brown 30	South & East	Brown	316,862	171
Site 12	Brown 30 Flats	South & East	Brown	-146,008	-90
Site 13	Brown 18	South & East	Brown	204,419	174
Site 14	Brown 6	South & East	Brown	298,069	555
Site 15	Build to Rent Flats	South & East	Brown	-1,685,598	-578
Site 16	Build to Rent Houses	South & East	Green	1,094,058	292
Site 17	Sheltered Green	South & East	Green	2,729,710	867
Site 18	Sheltered Brown	South & East	Brown	373,978	139
Site 19	Extracare Green	South & East	Brown	1,358,774	393
Site 20	Extracare Brown	South & East	Green	-633,005	-183
Site 24	V Large 600	South & East	Green	5,821,041	154
Site 25	V Large 1200	South & East	Green	6,056,030	80
Site 29	North West Bicester Phase 2	Bicester	Green	-22,621,845	-298
Site 30	Graven Hill	Heyford Park	Green	-31,564,493	-374

Source: HDH (February 2024)

Table 10.3c Additional Profit – North and West (35% Affordable Housing)

				Additional Profit	
				£ site	£ per sqm
Site 1	Green 300	North & West	Green	4,237,679	240
Site 2	Green 150	North & West	Green	1,660,111	188
Site 3	Green 100	North & West	Green	953,875	162
Site 4	Green 60	North & West	Green	587,710	168
Site 5	Green 30	North & West	Green	286,106	165
Site 6	Green 15	North & West	Green	302,614	306
Site 7	Green 9	North & West	Green	524,543	556
Site 8	Brown 90	North & West	Brown	-2,198,962	-429
Site 9	Brown 60	North & West	Brown	-1,523,383	-446
Site 10	Brown 60 Flats	North & West	Brown	240,601	80
Site 11	Brown 30	North & West	Brown	126,249	73
Site 12	Brown 30 Flats	North & West	Brown	-293,008	-194
Site 13	Brown 18	North & West	Brown	-279,267	-255
Site 14	Brown 6	North & West	Brown	136,613	254
Site 15	Build to Rent Flats	North & West	Brown	-1,915,356	-708
Site 16	Build to Rent Houses	North & West	Green	761,758	219
Site 17	Sheltered Green	North & West	Green	237,022	81
Site 18	Sheltered Brown	North & West	Brown	-2,013,431	-814
Site 19	Extracare Green	North & West	Brown	-1,634,012	-515
Site 20	Extracare Brown	North & West	Green	-3,620,043	-1,141
Site 24	V large 600	North & West	Green	-10,872,590	-309
Site 25	V Large 1,200	North & West	Green	-26,813,896	-381

Source: HDH (February 2024)

Table 10.3d Additional Profit – North and West (30% Affordable Housing)

				Additional Profit	
				£ site	£ per sqm
Site 1	Green 300	North & West	Green	6,012,095	316
Site 2	Green 150	North & West	Green	2,448,088	258
Site 3	Green 100	North & West	Green	1,494,602	235
Site 4	Green 60	North & West	Green	912,426	242
Site 5	Green 30	North & West	Green	450,436	241
Site 6	Green 15	North & West	Green	392,518	368
Site 7	Green 9	North & West	Green	524,543	556
Site 8	Brown 90	North & West	Brown	-1,743,774	-316
Site 9	Brown 60	North & West	Brown	-1,214,402	-330
Site 10	Brown 60 Flats	North & West	Brown	536,102	165
Site 11	Brown 30	North & West	Brown	316,862	171
Site 12	Brown 30 Flats	North & West	Brown	-146,008	-90
Site 13	Brown 18	North & West	Brown	-181,023	-154
Site 14	Brown 6	North & West	Brown	136,613	254
Site 15	Build to Rent Flats	North & West	Brown	-1,685,598	-578
Site 16	Build to Rent Houses	North & West	Green	1,094,058	292
Site 17	Sheltered Green	North & West	Green	553,214	176
Site 18	Sheltered Brown	North & West	Brown	-1,697,238	-629
Site 19	Extracare Green	North & West	Brown	-1,236,334	-357
Site 20	Extracare Brown	North & West	Green	-3,222,496	-931
Site 24	V Large 600	North & West	Green	-7,528,799	-199
Site 25	V Large 1,200	North & West	Green	-20,221,186	-267
Site 28	Banbury Canalside	Banbury	Brown	-53,417,639	-1,207

Source: HDH (February 2024)

10.24 The Additional Profit varies considerably. When the Additional Profit is considered across the area, it can be seen that there is greater capacity to bear CIL on greenfield sites, than on brownfield sites.

10.25 CIL Regulation 14 (as amended) sets out the core principle for setting CIL:

> *Setting rates*
>
> *(1) In setting rates (including differential rates) in a charging schedule, a charging authority must strike an appropriate balance between—*
>
> *(a) the desirability of funding from CIL (in whole or in part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and*

> *(b) the potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.*
>
> *(2) In setting rates …*

10.26 Viability testing in the context of CIL is to assess the '*effects*' on development. Ultimately, the test that will be applied to CIL is as set out the examination section of the PPG. Three further 'tests' are caried out to inform the appropriate level of CIL:

a. Varying rates of CIL are added to the appraisal and treated as a cost development and the Residual Value is compared to the Benchmark Land Value as for any other viability testing.

b. The effect that introducing CIL may have on land prices.

c. Whether CIL is a disproportionately large cost, relative to the size of the scheme.

10.27 These are considered in turn below.

The Impact of CIL on the Residual Value

10.28 A further set of appraisals have been run that incorporate CIL, the results of the analysis are set out in **Appendix 12**. In this analysis it is assumed all the CIL is paid in the first year of the project, and that the s106 contributions towards strategic infrastructure and mitigation are paid across the life of the project.

10.29 It is necessary to have regard to the PPG which refers to a 'buffer' in this regard (with added emphasis).

> *A charging authority's proposed rate or rates should be reasonable, given the available evidence, but there is no requirement for a proposed rate to exactly mirror the evidence. For example, this might not be appropriate if the evidence pointed to setting a charge right at the margins of viability. There is room for some pragmatism. It would be appropriate to ensure that a 'buffer' or margin is included, so that the levy rate is able to support development when economic circumstances adjust. In all cases, the charging authority should be able to explain its approach clearly.*
>
> *PPG 25-021-20190901*

10.30 With this in mind, the Benchmark Land Value has been lifted by 30%, being in line with the assumption used in many other Local Planning Authorities. The maximum levels of CIL are summarised as follows. The greenfield / brownfield distinction is equivalent to within or outside the urban area. This analysis suggests the following maximum rates of CIL.:

Table 10.4 Maximum Rates of CIL based on Residual Value v BLV

		South and East			North and West	
	Affordable Housing	50%	35%	30%	35%	30%
Mainstream Housing						
	Very Large Greenfield (600 plus)		£0	£0	£0	£0
	Greenfield		£300	£360	£20	£80
	Brownfield		£0	£0	£0	£0
	Flats		£0	£0	£0	£0
Unconsented Strategic Sites						
	Land East of Oxford Road	£0				
	Land West of Oxford Road	£0				
	Banbury Canalside					£0
	North West Bicester Phase 2			£0		
	Graven Hill			£0		
Built to Rent						
	Flats		£0	£0	£0	£0
	Houses		£80	£160	£80	£160
Specialist Older Peoples						
	Sheltered					
	Greenfield		£500	£600	£20	£100
	Brownfield		£0	£0	£0	£0
	Extracare					
	Greenfield		£180	£300	£0	£0
	Brownfield		£0	£0	£0	£0

Source: HDH (February 2024)

The Impact of CIL on Land Values

10.31 To further inform the CIL rate setting process, CIL has been considered as a proportion of the Residual Value and the Gross Development Value. CIL as the proportion of the Residual Value, in approximate terms, represents the percentage fall in land value that a landowner may receive if CIL is introduced. This was considered at the Greater Norwich CIL examination[159]. In Greater Norwich it was suggested that landowners may accept a 25% fall in land prices following the introduction of CIL saying:

> *22. Thirdly the work done by the Councils to demonstrate what funds are likely to be available for CIL (Appendix 1 of the Note following Day 1) relies on the full 25% of the benchmark land value being available for the CIL "pot". While this may sometimes be the case it is unlikely that it will always apply. Even if some landowners may be prepared to accept less than 75% of the benchmark value, the 25% figure should be treated as a maximum and not an average. Using 25% to try to establish what the theoretical maximum amount in a CIL "pot" may be is reasonable, but when thinking about setting a CIL charge in the real world it would be prudent to treat it as a maximum that will only apply on some occasions in some circumstances.*

[159] Greater Norwich Development Partnership – for Broadland District Council, Norwich City Council and South Norfolk Council by Keith Holland BA (Hons) Dip TP, MRTPI ARICS Date: 4 December 2012

10.32 At the Greater Norwich CIL examination, a wide-ranging debate took place based on the specific local circumstances. It would however be prudent to set CIL at a rate that does not result in a fall in land prices of greater than 25% or so.

10.33 Analysis on this basis is included in **Appendix 13** and summarised in the table below.

Table 10.5 Maximum Rates of CIL based on Fall in Land Values

		South and East			North and West	
	Affordable Housing	50%	35%	30%	35%	30%
Mainstream Housing						
	Very Large Greenfield (600 plus)		£0	£0	£0	£0
	Greenfield		£120	£140	£20	£80
	Brownfield		£0	£0	£0	£0
	Flats		£0	£0	£0	£0
Unconsented Strategic Sites						
	Land East of Oxford Road	£0				
	Land West of Oxford Road	£0				
	Banbury Canalside					£0
	North West Bicester Phase 2			£0		
	Graven Hill			£0		
Built to Rent						
	Flats		£0	£0	£0	£0
	Houses		£80	£100	£80	£100
Specialist Older Peoples						
	Sheltered					
	Greenfield		£140	£140	£20	£40
	Brownfield		£0	£0	£0	£0
	Extracare					
	Greenfield		£40	£60	£0	£0
	Brownfield		£0	£0	£0	£0

Source: HDH (February 2024)

CIL as a Proportion of Gross Development Value

10.34 Plan-wide viability testing is not an exact science. The process is based on high level modelling and assumptions. The process adopted by many developers is similar, hence the use of contingency sums, the competitive return assumptions and the generally cautious approach. In the following tables CIL, has been set out at a range of rates, as a proportion of the Gross Development Value (GDV). A prudent (and widely used) further test would be to ensure that CIL should be less than 5% or so of Gross Development Value (GDV).

10.35 Analysis on this basis, also included in **Appendix 14**, shows that CIL at the above rates would be less than 5% or so of the GDV. On this basis, the Council can have confidence that development would not be put at risk.

Appropriate Rates of CIL - Residential

10.36 In summary, the preceding analysis suggests that the following rates of CIL would be appropriate:

Table 10.6 Maximum Rates of CIL – Residential Development

		South and East			North and West	
	Affordable Housing	50%	35%	30%	35%	30%
Mainstream Housing						
	Very Large Greenfield (600 plus)		£0	£0	£0	£0
	Greenfield		£120	£140	£20	£80
	Brownfield		£0	£0	£0	£0
	Flats		£0	£0	£0	£0
Unconsented Strategic Sites						
	Land East of Oxford Road	£0				
	Land West of Oxford Road	£0				
	Banbury Canalside					£0
	North West Bicester Phase 2			£0		
	Graven Hill			£0		
Built to Rent						
	Flats		£0	£0	£0	£0
	Houses		£80	£100	£80	£100
Specialist Older Peoples						
	Sheltered					
	Greenfield		£140	£140	£20	£40
	Brownfield		£0	£0	£0	£0
	Extracare					
	Greenfield		£40	£60	£0	£0
	Brownfield		£0	£0	£0	£0

Source: HDH (February 2024)

10.37 The above advice is caveated in relation to the unconsented strategic sites. The unconsented strategic sites are assumed to be subject to the Council's current best estimate of developer contributions, assuming that the strategic infrastructure and mitigation measures are met through CIL rather than the s106 regime. If these were to change significantly, it would be necessary to consider viability on that revised basis.

10.38 The effect of the timing of CIL payments impacts of the developer's cash flow and thus viability. Where a developer is funded, even in part, by a bank (or other) borrowing, the bank may be reluctant to advance funds up front, without tangible works being carried out on-site. It is recommended that the Council introduces an instalment policy that spreads the payment of CIL through the life of a project, and that up-front payments are avoided.

Impact of Change in Values and Costs

10.39 Whatever policies are adopted, the Plan should not be unduly sensitive to future changes in prices and costs. In this report, the analysis is based on the build costs produced by BCIS. As well as producing estimates of build costs, BCIS also produce various indices and forecasts to track and predict how build costs may change over time. The BCIS forecasts an increase

in prices of 8.6% over the next 3 years[160]. Scenarios with increases in build costs up to 15% have been tested.

10.40 As set out in Chapter 4, the property markets are in a current period of uncertainty. It is not the purpose of this report to predict the future of the market. Scenarios, from minus 10% to plus 15% have been tested. In this analysis, as set out in **Appendix 15**, it is important to note, that only the costs of construction and the value of the market housing are altered.

10.41 The analysis demonstrates that a relatively small increase in build costs will adversely impact on viability, although this is unlikely to be sufficient to put development at serious risk. It is recommended that the Council keeps the assessment under regular review.

[160] BCIS General Building Cost Index. February 2024 456.0, February 2027 495.3

11. Non-Residential Appraisals

11.1 In the preceding chapters the assumptions for the non-residential development appraisals were set out and it was concluded that the main income assumptions vary across the District. This is somewhat different to the case presented in the 2022 Viability Assessment, when prices were assumed to apply across the District. Based on the assumptions set out previously, the appraisals have been updated and re-run for the employment uses, and fresh appraisals have been run for retail uses, retail uses were not considered in 2022.

11.2 As with the residential appraisals, the Residual Valuation approach is used. The appraisals the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' return / profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology for the Benchmark Land Values (i.e EUV 'plus') is used.

11.3 As for residential development, the Residual Value has been calculated with a range of levels of CIL. Consideration has also been given Additional Profit, and the effect that introducing CIL may have on land prices, and whether CIL is a disproportionately large cost.

Employment Uses

11.4 Initially a set of 'policy on' appraisals have been run, without CIL, the summaries of which are included in **Appendix 17**. As per the Council's adopted policies, it is assumed that new development will to a Zero Carbon standard.

Table 11.1a Appraisal Results showing - Employment Uses – Greenfield

Greenfield - North							
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
CIL	£/m2	0	0	0	0	0	0
RESIDUAL VALUE	Site	-3,608,856	-379,313	-3,624,944	392,989	-302,618	4,199,452
Existing Use Value	£/ha	75,000	75,000	75,000	25,000	75,000	25,000
Viability Threshold	£/ha	475,000	475,000	475,000	425,000	475,000	430,000
Residual Value	£/ha	-63,154,977	-26,551,882	-13,593,541	392,989	-3,026,182	2,939,616
Additional Profit		-3,635,999	-386,098	-3,751,611	-32,011	-350,118	3,585,166
		-1,818	-1,930	-1,876	-8	-875	717
Greenfield - South							
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
CIL	£/m2	0	0	0	0	0	0
RESIDUAL VALUE	Site	-2,688,660	-305,984	-2,704,748	1,500,899	-302,618	4,199,452
Existing Use Value	£/ha	75,000	75,000	75,000	25,000	75,000	25,000
Viability Threshold	£/ha	475,000	475,000	475,000	425,000	475,000	430,000
Residual Value	£/ha	-47,051,547	-21,418,914	-10,142,806	1,500,899	-3,026,182	2,939,616
Additional Profit		-2,715,803	-312,770	-2,831,415	1,075,899	-350,118	3,585,166
		-1,358	-1,564	-1,416	269	-875	717

Source: HDH (February 2024)

Table 11.1b Appraisal Results showing - Employment Uses – Brownfield

Brownfield - North							
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
CIL	£/m2	0	0	0	0	0	0
RESIDUAL VALUE	Site	-4,057,399	-421,181	-4,103,667	-24,055	-366,396	3,884,305
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Residual Value	£/ha	-71,004,477	-29,482,672	-10,259,167	-24,055	-3,663,955	2,719,014
Additional Profit		-4,143,113	-442,610	-4,703,667	-1,524,055	-516,396	1,741,448
		-2,072	-2,213	-2,352	-381	-1,291	348
Brownfield - South							
		Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
CIL	£/m2	0	0	0	0	0	0
RESIDUAL VALUE	Site	-3,137,167	-347,850	-3,183,435	1,083,898	-366,396	3,884,305
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Residual Value	£/ha	-54,900,417	-24,349,503	-7,958,587	1,083,898	-3,663,955	2,719,014
Additional Profit		-3,222,881	-369,279	-3,783,435	-416,102	-516,396	1,741,448
		-1,611	-1,846	-1,892	-104	-1,291	348

Source: HDH (February 2024)

11.5 These results are consistent with the 2022 Viability Assessment. With the exception of Industrial uses, none of the employment uses generate a Residual Value that is excess of the

BLV. This analysis suggests that Distribution development across the District, and Industrial development on greenfield sites is likely to have capacity to bear CIL. These development types are explored further below.

Potential for CIL

11.6 Further appraisals have been run with varied levels of CIL and tested against a BLV plus 30%, as was done for residential development in Chapter 10 above. This analysis, as set out in **Appendix 18**, suggests the following rates of CIL.

Table 11.2 Employment Uses, Maximum Rates of CIL. £ per sqm

Industrial		
Large Scale > 2,000sqm		
Greenfield		
	North CDC	£0
	South CDC	£70
Brownfield		
	North CDC	£0
	South CDC	£0
Small Scale < 2,000 sqm		£0
Distribution & Logistics		
Greenfield		£110
Brownfield		£110

Source: HDH (February 2024)

Retail Uses

11.7 As above, initially a set of 'policy on' appraisals have been run, without CIL, the summaries of which are included in **Appendix 17**.

Table 11.3 Appraisal Results showing - Retail Uses

Greenfield							
		Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse		
CIL	£/m2		**0**	**0**	**0**		
RESIDUAL VALUE	**Site**		**-107,764**	**2,401,276**	**2,094,603**		
Existing Use Value	£/ha		75,000	25,000	75,000		
Viability Threshold	£/ha		475,000	425,000	475,000		
Residual Value	£/ha		-5,747,430	3,962,105	4,189,205		
Additional Profit			-116,671	2,143,700	1,857,103		
			-778	1,072	743		
Brownfield							
		Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse		
CIL	£/m2	**0**	**0**	**0**	**0**		
RESIDUAL VALUE	**Site**	**273,260**	**-131,136**	**2,024,588**	**1,817,306**		
Existing Use Value	£/ha	2,500,000	1,250,000	1,250,000	1,250,000		
Viability Threshold	£/ha	3,000,000	1,500,000	1,500,000	1,500,000		
Residual Value	£/ha	14,573,882	-6,993,915	3,340,571	3,634,613		
Additional Profit		217,010	-159,261	1,115,497	1,067,306		
		1,447	-1,062	558	427		

Source: HDH (February 2024)

11.8 This analysis suggests that prime retail and large format retail are likely to have capacity to bear CIL. These development types are explored further below.

Potential for CIL

11.9 Further appraisals have been run with varied levels of CIL and tested against a BLV plus 30%, as was done for residential development in Chapter 10 above. This analysis, as set out in **Appendix 18**, suggests the following rates of CIL.

Table 11.4 – Retail Uses, Maximum Rates of CIL. £ per sqm

Retail	
Primary (Central Banbury & Bicester)	£260
Supermarket	
Greenfield	£220
Brownfield	£200
Retail Warehouse	
Greenfield	£140
Brownfield	£140

Source: HDH (February 2024)

12. Findings and Recommendations

12.1 This chapter brings together the findings of this report and provides a non-technical summary of the overall assessment that can be read on a standalone basis. Having said this, a viability assessment of this type is, by its very nature, a technical document that is prepared to address the specific requirements of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG), so it is recommended the report is read in full. As this is a summary chapter, some of the content of earlier chapters is repeated.

12.2 Cherwell District Council (CDC, the Council) is in the process of reviewing the Local Plan to cover the period up to 2040. The new Local Plan will set out new and revised planning policies for the District and site allocations for a range of land uses. In June 2022, HDH Planning & Development Ltd was appointed to update the Council's viability evidence and produce the *Whole Plan Viability Assessment – Regulation 18 Stage* (HDH, December 2022) (the 2022 Viability Assessment) as required by the National Planning Policy Framework (NPPF) and relevant guidance. The 2022 Viability Assessment was published with the *Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023* and was available for public consultation from 22nd September 2023 to the 3rd November 2023.

12.3 The Council has not adopted a Community Infrastructure Levy (CIL) however it is the Council's aim to adopt CIL prior to the implementation of the new Local Plan. CDC has instructed HDH to undertake this CIL Viability Assessment, as an annex to the 2022 Viability Assessment to:

a. Refresh the assumptions, in terms of costs and values, set out in *Whole Plan Viability Assessment – Regulation 18 Stage* (HDH, December 2022).

b. Review the representations made through the Regulation 18 process that relate to the 2022 Viability Assessment and to address them as appropriate.

c. Consider changes in national policy that may impact on viability.

d. Assess whether or not there is scope to introduce CIL and if so, what levels may be appropriate, in the context of the adopted Local Plan.

12.4 In due course the Council may introduce CIL. If this is done before the adoption *Cherwell Local Plan Review 2040 Consultation Draft (Regulation 18) September 2023,* CDC appreciates that it will be necessary to consider the effect on viability of CIL on the deliverability of the new Local Plan.

12.5 This CIL Viability Assessment is an annex to the 2022 Viability Assessment and should be read as such. This CIL Viability Assessment sets out the methodology used, and the key assumptions adopted. It contains an assessment of the impact CIL would have on development viability, in the context of national policies and requirements, in relation to the planned development under the adopted Local Plan. This will allow the Council to further engage with stakeholders.

Compliance

12.6 HDH Planning & Development Ltd is a firm regulated by the Royal Institution of Chartered Surveyors (RICS). HDH confirms that the relevant RICS Guidance has been followed.

Uncertainty

12.7 This update is being carried out during a period of particular uncertainty, due to the continued impact of COVID-19, the war in Ukraine, conflict in the Middle East and significant levels of inflation. As a result, there are uncertainties around the values of property and the costs of construction. It is not the purpose of this assessment to predict what the impact may be and how long the effect will be. It is recommended that the Council keeps the assessment under review.

Viability Testing under the NPPF and Updated PPG

12.8 The effectiveness of plans was important under the 2012 NPPF, but a greater emphasis is put on deliverability in the updated NPPF. The overall requirement is that *'policy requirements should be informed by evidence of infrastructure and Affordable Housing need, and a proportionate assessment of viability that takes into account all relevant policies, and local and national standards, including the cost implications of the Community Infrastructure Levy (CIL) and section 106.*'

12.9 This study is based on typologies that are representative of the type of development expected to come forward under the adopted Local Plan. At the request of the Council two very large (600 units and 1,200 units) typologies have been included, as if such sites were to come forward, prior to the adoption of the new Local Plan, they are likely to have higher strategic infrastructure and mitigation costs than the smaller typologies. It would be preferable, to the Council, for such sites to be delivered under the s106 regime rather than the using CIL. In addition, the unconsented strategic sites are tested individually.

12.10 The updated PPG sets out that viability should be tested using the Existing Use Value Plus (EUV Plus) approach:

> *To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).*

12.11 The Benchmark Land Value (BLV) is the amount the Residual Value must exceed for the development to be considered viable.

12.12 As this report was being completed, the Government published the December 2023 NPPF. This updated NPPF does make some significant changes to the planning system, however, does not change the place of viability testing in the CIL setting process. The methodology

used in this report is consistent with the updated NPPF, the CIL Regulations (as amended) and the updated PPG.

12.13 The *Levelling-up and Regeneration Act* became law in late October 2023. The Act will have a significant impact on the overall plan-making process, but does not alter the place of viability in the current Local Plan process. The Act includes reference to a new national Infrastructure Levy that would be set, having regard to viability, and makes reference to the *Infrastructure Levy Regulations*. In March 2023, the Department for Levelling Up Housing & Communities published *Open consultation, Technical consultation on the Infrastructure Levy* (March 2023). Under the proposals set out in the consultation, CIL and the delivery of affordable housing would be combined into a single Infrastructure Levy, that would be calculated as a proportion of a scheme's value above a threshold. The Council will need to monitor further announcements in this regard.

Viability Guidance

12.14 The availability and cost of land are matters at the core of viability for any property development. The format of the typical valuation is:

Gross Development Value
(The combined value of the complete development)
LESS
Cost of creating the asset, including a profit margin
(Construction + fees + finance charges)
=
RESIDUAL VALUE

12.15 The result of the calculation indicates a land value, the Residual Value. The Residual Value is the top limit of what a developer could offer for a site and still make a satisfactory return (i.e. profit).

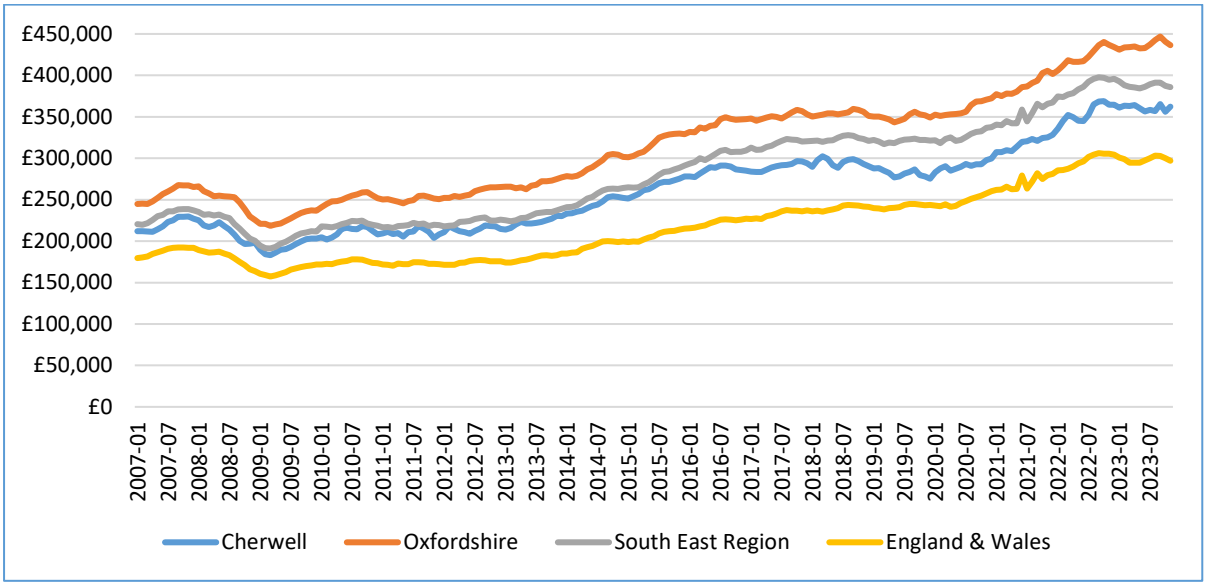
12.16 In line with the PPG, this study is based on the EUV Plus (EUV+) methodology, that is to compare the Residual Value generated by financial development appraisals, with the EUV plus an appropriate uplift to incentivise a landowner to sell. The amount of the uplift over and above the EUV is central to the assessment of viability. It must be set at a level to provide a return to the landowner. To inform the judgement as to whether the uplift is set at the appropriate level, reference is made to the market value of the land both with and without the benefit of planning permission for development.

12.17 The NPPF and the PPG are clear that the assessment of viability should be based on existing available evidence. The evidence that is available from the Council has been reviewed. This includes that which has been prepared earlier in the plan-making process, and that which the Council holds, in the form of development appraisals that have been submitted by developers in connection with specific developments to support negotiations around the provision of affordable housing or s106 contributions.

Residential Market

12.18 An assessment of the housing market has been undertaken. The local housing market peaked early in September 2007 and then fell considerably in the 2008/2009 recession during what became known as the 'Credit Crunch'. Since then, house prices have increased steadily, but are now widely perceived to have peaked and may be falling. Locally, average house prices in the area returned to their pre-recession peak in May 2014 and are now about 50% above the 2007 peak. Whilst this is a substantial increase, it is significantly less than the increase across the East Midlands region (54%) and England and Wales (56%).

Figure 12.1 Average House Prices (£)



Source: Land Registry (January 2024). Contains public sector information licensed under the Open Government Licence v3.0.

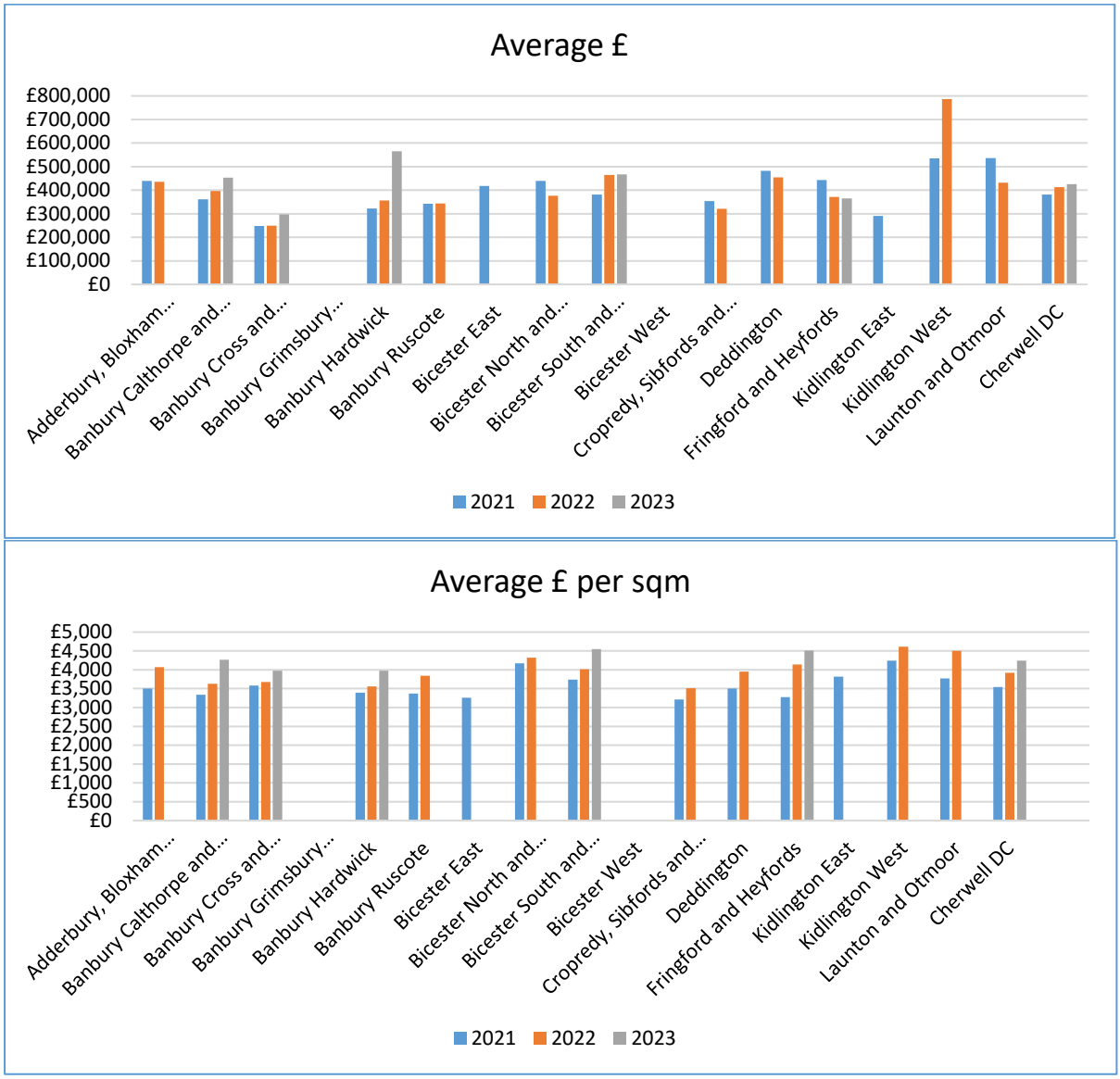
12.19 This data suggests that average house prices in Cherwell have increased by about 7% (from £370,319) since the data was gathered for the 2022 Viability Assessment

12.20 Based on data published by the Office for National Statistics (ONS), when ranked across England and Wales, the average house price for CDC is 104th (out of 331) at £370,319. To set this in context, the Council at the middle of the rank (164th – Herefordshire), has an average price of £340,454.

The Local Market

12.21 A survey of asking prices, across the Council area, was carried out in June 2022 and refreshed in December 2023. Through using online tools such as rightmove.co.uk and zoopla.co.uk, median asking prices were estimated. Data from Landmark has been analysed. This brings together data from the Land Registry, the EPC Register and other sources.

Figure 12.2 Average Prices – Newbuild



Source: Landmark (December 2023)

12.22 Based on the asking prices from active developments and informed by the general pattern of all house prices across the study area, and taking into account the comments made through the consultation process, the following price assumptions are used.

Table 12.1 Price Assumptions (£per sqm) – January 2024

	Higher Value South and East, including Bicester, Upper Heyford and Kidlington	**Lower Value** North and West, including Banbury
Greenfield	£4,630	£4,200
Previously Developed Land		
100% Flatted Development	£4,850	

Source: HDH (January 2024)

Affordable Housing

12.23 In this study, it is assumed that affordable housing is constructed by the site developer and then sold to a Registered Provider (RP). The following values are used:

a. Social Rent £1,600 per sqm

b. Affordable Rent £2,600 per sqm

c. Shared Ownership 70% market value

d. First Homes 70% market value capped at £250,000.

12.24 In addition, values are derived for Build to Rent housing and specialist older people's housing.

Non-Residential Market

12.25 The employment and retail sectors have been surveyed and the following value assumptions have been derived:

Table 12.2 Non- Residential Value Assumptions

	Rent £ per sqm	Yield	Rent free period	Value	Assumption
Offices - Large NORTH	£150	7.50%	1.0	£1,860	£1,860
Offices - Small NORTH	£150	9.00%	1.0	£1,529	£1,530
Offices - Large SOUTH	£200	7.50%	1.0	£2,481	£2,500
Offices - Small SOUTH	£200	9.00%	1.0	£2,039	£2,040
Industrial - Large - NORTH	£100	5.25%	1.0	£1,810	£1,810
Industrial - Small - NORTH	£120	7.00%	1.0	£1,602	£1,600
Industrial - Large - SOUTH	£120	5.25%	1.0	£2,172	£2,175
Industrial - Small - SOUTH	£120	7.00%	1.0	£1,602	£1,600
Logistics	£120	5.00%	1.0	£2,286	£2,290
Retail Prime	£400	7.00%	1.0	£5,340	£5,340
Retail (elsewhere)	£200	9.00%	1.0	£2,039	£2,040
Supermarket	£250	5.50%	0.0	£4,545	£4,545
Retail Warehouse	£200	6.25%	2.0	£2,835	£2,835

Source: HDH (December 2024)

Land Values

12.26 In this assessment the following Existing Use Value (EUV) assumptions are used.

Table 12.3 Existing Use Value Land Prices - 2023

PDL Town Centre	Generally	£1,250,000/ha £2,500,000/ha
Agricultural		£25,000/ha
Paddock		£75,000/ha

Source: HDH (January 2024)

12.27 The updated PPG makes specific reference to Benchmark Land Values (BLV) so it is necessary to address this. The following Benchmark Land Value assumptions are used:

a. Brownfield/Urban Sites: EUV Plus 20%.

b. Greenfield Sites: EUV Plus £400,000 per ha.

Development Costs

12.28 These are the costs and other assumptions required to produce the financial appraisals.

12.29 The cost figure for 'Estate Housing – Generally' is £1,481 per sqm (Flats - Generally is £1,712 per sqm) being an increase of 3.8% (from £1,427 per sqm / £1,649 per sqm) used in the 2022 Viability Assessment. The appropriate build cost is applied to each house type and for non-residential uses. Following comments made through the technical consultation, the median cost is used across the different types of development.

12.30 In addition to the BCIS build cost, allowance needs to be made for a range of site costs (roads, drainage and services within the site, parking, footpaths, landscaping, and other external costs). A scale of allowances has been developed for the residential sites, ranging from 5% of build costs for flatted schemes, to 15% for the larger greenfield schemes.

12.31 An additional allowance is made for abnormal costs on brownfield sites. Abnormal costs will be reflected in land value. Those sites that are less expensive to develop will command a premium price over and above those that have exceptional or abnormal costs.

Fees

12.32 For both residential and non-residential development, professional fees are assumed to amount to 8% of build costs. Additional allowances are made for acquisition and disposal costs, planning application fees and Stamp Duty Land Tax.

Contingencies

12.33 In line with comments made through the technical consultation, a contingency of 5% has been allowed for on brownfield sites and 2.5% on greenfield sites.

S106 Contributions and the costs of strategic infrastructure

12.34 The Council has not adopted CIL. It seeks payments from developers to mitigate the impact of the development through improvements to the local infrastructure through the s106 and s278 regimes. Allowances are made within the appraisals based on the requirements for education and open space are made. The unconsented strategic sites are tested on the basis of the Council's latest assessment of the strategic infrastructure and mitigation costs:

Table 12.4 Unconsented Strategic Estimated s106 costs (January 2024)

Site	Location	Units	S106 Estimate £	S106 Estimate £/unit
Land East of Oxford Road, North Oxford	Oxford Fringe	690	£22,717,999	£32,925
Land West of Oxford Road, North Oxford	Oxford Fringe	670	£26,786,734	£39,980
Banbury Canalside	Banbury	700	£14,116,552	£20,167
North West Bicester Phase 2	Bicester	1,200	£23,346,203	£19,455
Graven Hill remainder	Heyford Park	1,335	£38,299,495	£28,265

Source: CDC (January 2024)

Financial and Other Appraisal Assumptions

12.35 The appraisals assume interest of 7.5% p.a. for total debit balances. No allowance is made for equity provided by the developer.

Developers' return

12.36 The updated PPG says *'For the purpose of plan making an assumption of 15-20% of gross development value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies'*. The purpose of including a developers' return figure is not to mirror a particular business model, but to reflect the risk a developer is taking in buying a piece of land, and then expending the costs of construction before selling the property. The use of developers' return in the context of area wide viability testing of the type required by the NPPF and CIL Regulation 14, is to reflect that level of risk.

12.37 An assumption of 17.5% is used in relation to market housing and 6% in relation to affordable housing. 15% is assumed for other types of development.

Local Plan Policy Requirements

12.38 The purpose of the 2022 Viability Assessment was to consider and inform the development of the emerging Local Plan and to assess the cumulative impact of the emerging policies on the planned development, and to inform the site development of policy and selection of sites. The purpose of this CIL Viability Assessment is distinctly different, being to assess the capacity to introduce CIL prior to the new Local Plan being introduced. The policies in *The Cherwell Local*

Plan 2011-2031 (Part1) and *The Cherwell Local Plan 2011-2031 (Part1) Partial review – Oxford's Unmet Housing Need* have been reviewed, and, in discussion with the Council, these policies have been updated in line with national standards and policies and local priorities.

12.39 The policy areas that add to the costs of development, over and above the normal costs of development, are quantified and incorporated into the development appraisals. In addition, recent changes that may be introduced at a national level are also considered.

Modelling

12.40 This CIL Viability Assessment is considering CIL in the context of the adopted Local Plan. A set of typologies have been developed to represent the type of residential development that may come forward prior to the adoption of the new Local Plan. The unconsented strategic sites, allocated in the adopted Local Plan are also modelled:

Table 12.5 Unconsented Strategic Sites from the Adopted Local Plan

Site	Location		Use	Units	Area (ha)
Land East of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	690	48.00
Land West of Oxford Road, North Oxford	Oxford Fringe	Green	Agricultural	670	32.00
Banbury Canalside	Banbury	Brown	PDL	700	26.00
North West Bicester Phase 2	Bicester	Green	Agricultural	1,200	122.70
Graven Hill remainder	Heyford Park	Green	Agricultural	1,335	124.34

Source: CDC (January 2024)

Residential Appraisals

12.41 The appraisals use the residual valuation approach – they assess the value of a site after taking into account the costs of development, the likely income from sales and/or rents and an allowance for developers' return. The Residual Value represents the maximum bid for the site where the payment is made in a single tranche on the acquisition of a site. In order for the development to be viable, the Residual Value must exceed the EUV by a satisfactory margin, being the Benchmark Land Value (BLV).

12.42 Sets of appraisals have been run based including a varied levels of CIL and the full policy-on scenario, as per the policies set out in *The Cherwell Local Plan 2011-2031 (Part1)* and *The Cherwell Local Plan 2011-2031 (Part1) Partial review – Oxford's Unmet Housing Need*, updated where necessary to take into account changes in national policy.

a. Affordable Housing
- Oxford unmet need sites 50%
- Bicester and Banbury Areas 30%
- All other areas 35%

		Delivered as 25% First Homes (30% discount and £250,000 cap), 37% Affordable Rent, 30% Social Rent and the balance as Shared Ownership – in line with the requirements for 10% AHO and 25% of affordable homes to be First Homes.
b.	Design	100% Part M4(2) accessible and adaptable standard. Water efficiency standard Zero Carbon as per CDC policy Open space on site on greenfield sites and via commuted sum on brownfield sites.
c.	Developer Contributions	Typologies, education and community hall contributions as per CDC SPD, plus £2,000 per unit. Very large typologies £30,000 per unit. Unconsented strategic sites as estimated by CDC:

Site	**£**	**£/unit**
Land East of Oxford Road, North Oxford	£22,717,999	£32,925
Land West of Oxford Road, North Oxford	£26,786,734	£39,980
Banbury Canalside	£14,116,552	£20,167
North West Bicester Phase 2	£23,346,203	£19,455
Graven Hill remainder	£38,299,495	£28,265

12.43 Based on prices paid, the asking prices from active developments, and informed by the general pattern of all house prices across the assessment area, and the wider data presented; the area is sub-divided and two price areas are used; the higher value is to the south and east of the River Cherwell, with the lower value area to the north and west of the River Cherwell. Upper Heyford is in the higher value area.

12.44 The results vary across the typologies, although this is largely due to the different assumptions around the nature of each typology. The additional costs associated with brownfield sites reduces the Residual Value.

12.45 The Residual Value is not an indication of viability by itself, simply being the maximum price a developer may bid for a parcel of land, and still make an adequate return. In the following tables the Residual Value is compared with the BLV. The BLV being an amount over and above the EUV that is sufficient to provide the willing landowner to sell the land for development.

Table 12.6a Residual Value v BLV – South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	South & East	25,000	425,000	1,136,499
Site 2	Green 150	South & East	25,000	425,000	983,685
Site 3	Green 100	South & East	25,000	425,000	1,011,955
Site 4	Green 60	South & East	25,000	425,000	1,092,895
Site 5	Green 30	South & East	25,000	425,000	1,132,496
Site 6	Green 15	South & East	75,000	475,000	1,478,121
Site 7	Green 9	South & East	75,000	475,000	2,865,937
Site 8	Brown 90	South & East	1,250,000	1,500,000	1,148,906
Site 9	Brown 60	South & East	1,250,000	1,500,000	1,123,552
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	1,755,166
Site 11	Brown 30	South & East	1,250,000	1,500,000	1,603,160
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	775,725
Site 13	Brown 18	South & East	1,250,000	1,500,000	1,604,436
Site 14	Brown 6	South & East	1,250,000	1,500,000	3,453,292
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-1,561,135
Site 16	Build to Rent Houses	South & East	25,000	425,000	695,322
Site 17	Sheltered Green	South & East	75,000	475,000	4,546,667
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	1,310,602
Site 19	Extracare Green	South & East	75,000	475,000	1,872,024
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	-752,950
Site 24	V Large 600	South & East	25,000	425,000	467,327
Site 25	V Large 1200	South & East	25,000	425,000	406,922
Site 26	Land East of Oxford Road, North Oxford	Oxford Fringe	25,000	425,000	96,565
Site 27	Land West of Oxford Road, North Oxford	Oxford Fringe	25,000	425,000	45,662

Source: HDH (February 2024)

Table 12.6b Residual Value v BLV – South and East, (30% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	South & East	25,000	425,000	1,273,123
Site 2	Green 150	South & East	25,000	425,000	1,121,743
Site 3	Green 100	South & East	25,000	425,000	1,153,614
Site 4	Green 60	South & East	25,000	425,000	1,245,365
Site 5	Green 30	South & East	25,000	425,000	1,286,976
Site 6	Green 15	South & East	75,000	475,000	1,647,095
Site 7	Green 9	South & East	75,000	475,000	2,865,937
Site 8	Brown 90	South & East	1,250,000	1,500,000	1,388,285
Site 9	Brown 60	South & East	1,250,000	1,500,000	1,365,870
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	2,217,610
Site 11	Brown 30	South & East	1,250,000	1,500,000	1,871,630
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	1,120,797
Site 13	Brown 18	South & East	1,250,000	1,500,000	1,871,071
Site 14	Brown 6	South & East	1,250,000	1,500,000	3,453,292
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-1,169,495
Site 16	Build to Rent Houses	South & East	25,000	425,000	832,561
Site 17	Sheltered Green	South & East	75,000	475,000	5,247,258
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	2,011,193
Site 19	Extracare Green	South & East	75,000	475,000	2,751,677
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	169,791
Site 24	V Large 600	South & East	25,000	425,000	556,978
Site 25	V Large 1200	South & East	25,000	425,000	487,847
Site 29	North West Bicester Phase 2	Bicester	25,000	425,000	303,006
Site 30	Graven Hill	Heyford Park	25,000	425,000	261,013

Source: HDH (February 2024)

Table 12.6c Residual Value v BLV – North and West (35% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	North & West	25,000	425,000	704,029
Site 2	Green 150	North & West	25,000	425,000	539,336
Site 3	Green 100	North & West	25,000	425,000	549,785
Site 4	Green 60	North & West	25,000	425,000	591,618
Site 5	Green 30	North & West	25,000	425,000	607,999
Site 6	Green 15	North & West	75,000	475,000	905,012
Site 7	Green 9	North & West	75,000	475,000	1,980,921
Site 8	Brown 90	North & West	1,250,000	1,500,000	340,073
Site 9	Brown 60	North & West	1,250,000	1,500,000	300,027
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	1,755,166
Site 11	Brown 30	North & West	1,250,000	1,500,000	1,603,160
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	775,725
Site 13	Brown 18	North & West	1,250,000	1,500,000	755,587
Site 14	Brown 6	North & West	1,250,000	1,500,000	2,320,537
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-1,561,135
Site 16	Build to Rent Houses	North & West	25,000	425,000	695,322
Site 17	Sheltered Green	North & West	75,000	475,000	786,971
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-2,436,813
Site 19	Extracare Green	North & West	75,000	475,000	-2,773,309
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-5,579,888
Site 24	V large 600	North & West	25,000	425,000	178,358
Site 25	V Large 1,200	North & West	25,000	425,000	143,970

Source: HDH (February 2024)

Table 12.6d Residual Value v BLV – North and West (30% Affordable Housing)

			EUV	BLV	Residual Value
Site 1	Green 300	North & West	25,000	425,000	819,766
Site 2	Green 150	North & West	25,000	425,000	655,988
Site 3	Green 100	North & West	25,000	425,000	669,726
Site 4	Green 60	North & West	25,000	425,000	720,832
Site 5	Green 30	North & West	25,000	425,000	741,352
Site 6	Green 15	North & West	75,000	475,000	1,046,870
Site 7	Green 9	North & West	75,000	475,000	1,980,921
Site 8	Brown 90	North & West	1,250,000	1,500,000	541,840
Site 9	Brown 60	North & West	1,250,000	1,500,000	505,488
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	2,217,610
Site 11	Brown 30	North & West	1,250,000	1,500,000	1,871,630
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	1,120,797
Site 13	Brown 18	North & West	1,250,000	1,500,000	977,677
Site 14	Brown 6	North & West	1,250,000	1,500,000	2,320,537
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-1,169,495
Site 16	Build to Rent Houses	North & West	25,000	425,000	832,561
Site 17	Sheltered Green	North & West	75,000	475,000	1,348,574
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-1,825,240
Site 19	Extracare Green	North & West	75,000	475,000	-2,004,140
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-4,798,873
Site 24	V Large 600	North & West	25,000	425,000	254,303
Site 25	V Large 1,200	North & West	25,000	425,000	214,046
Site 28	Banbury Canalside	Banbury	1,250,000	1,900,000	396,203

Source: HDH (February 2024)

12.46 Across the typologies, the results vary, although this is largely due to the different assumptions around the nature of each typology.

12.47 There are two affordable housing policy areas, with the areas in and around Bicester and Banbury being subject to 30% affordable housing, and elsewhere 35%. In addition, the two unconsented strategic sites, to assist Oxford in meeting its housing need, are subject to 50% affordable housing. These different policy requirements are reflected in the Residual Values, with the 35% affordable housing scenario having Residual Values that are somewhat less than the 30% affordable housing.

12.48 None of the unconsented strategic sites generate a Residual Value that is greater than the BLV when modelled as per the adopted Local Plan, and the anticipated s106 costs for strategic

infrastructure and mitigation. It therefore follows that these sites do not have capacity to bear CIL.

12.49 Generally, the other typologies are shown as being viable, a finding that is consistent with the 2022 Viability Assessment. These sites are likely to have capacity to bear CIL, although this is likely to be limited on the very large sites.

12.50 To assist the Council, a range of other appraisals have been run to test the impact of CIL. Viability testing in the context of CIL concerns the '*effects*' on development viability of the imposition of CIL. CIL is not set by a predetermined formula – rather it is a quantitative and qualitative process.

12.51 The test that will be applied to the proposed rates of CIL are set out in the CIL Guidance, within the PPG. The test is whether the sites and the scale of development identified in the Plan are subject to such a scale of obligations and policy burdens (when considered together) that their ability to be developed viably is threatened by CIL. This viability update report has considered the full range of the Council's policy requirements, including the need for infrastructure funding. The test is whether CIL threatens the Development Plan as a whole, rather than a specific site. In considering CIL the assessment is based on the Council's planning policies as tested above, although it is important to emphasise that the Council is pursuing CIL in advance of the new Local Plan, and should the Council proceed with pursuing CIL it may be necessary to revisit the overall policy requirements being considered in the new Local Plan, if those new policies in the new Local Plan are more onerous and / or costly than the adopted policies.

The Potential for CIL

12.52 In this section, appraisals have been run with a range of levels of CIL (in addition to contributions under *Developer Contributions Supplementary Planning Document (SPD)*, plus £2,000 per unit in site specific developer contributions (£30,000 per unit on the very large greenfield typologies) and the estimated amounts on the unconsented strategic sites.

12.53 Additional Profit is the amount over and above the normal return (or profit) made by the developers having purchased the land, developed the site, and sold the units (including provision of any affordable housing that is required). The Additional Profit varies considerably. When the Additional Profit is considered across the area, there is greater capacity to bear CIL on the greenfield sites, than on brownfield sites.

12.54 CIL Regulation 14 (as amended) sets out the core principle for setting CIL. Viability testing in the context of CIL is to assess the '*effects*' on development. Ultimately the test that will be applied to CIL is as set out the examination section of the PPG. Three 'tests' are carried out to inform the appropriate level of CIL:

a. Varying rates of CIL are added to the appraisal and treated as a cost development and the Residual Value is compared to the Benchmark Land Value as for any other viability testing.

b. The effect that introducing CIL may have on land prices.

c. Whether CIL is a disproportionately large cost, relative to the size of the scheme.

The Impact of CIL on the Residual Value

12.55 A further set of appraisals have been run that incorporate CIL at a range of rates. In this analysis it is assumed all the CIL is paid in the first year of the project, and that the s106 contributions towards strategic infrastructure and mitigation are paid across the life of the project.

12.56 It is necessary to have regard to the PPG which refers to a 'buffer' in this regard. With this in mind, the Benchmark Land Value has been lifted by 30%, being in line with the assumption used in many other Local Planning Authorities. The maximum levels of CIL are summarised as follows. The greenfield / brownfield distinction is equivalent to within or outside the urban area. This analysis suggests the following maximum rates of CIL:

Table 12.7 Maximum Rates of CIL based on Residual Value v BLV

		South and East			North and West	
	Affordable Housing	50%	35%	30%	35%	30%
Mainstream Housing						
	Very Large Greenfield (600 plus)		£0	£0	£0	£0
	Greenfield		£300	£360	£20	£80
	Brownfield		£0	£0	£0	£0
	Flats		£0	£0	£0	£0
Unconsented Strategic Sites						
	Land East of Oxford Road	£0				
	Land West of Oxford Road	£0				
	Banbury Canalside					£0
	North West Bicester Phase 2			£0		
	Graven Hill			£0		
Built to Rent						
	Flats		£0	£0	£0	£0
	Houses		£80	£160	£80	£160
Specialist Older Peoples						
	Sheltered					
	Greenfield		£500	£600	£20	£100
	Brownfield		£0	£0	£0	£0
	Extracare					
	Greenfield		£180	£300	£0	£0
	Brownfield		£0	£0	£0	£0

Source: HDH (February 2024)

The Impact of CIL on Land Values

12.57 To further inform the CIL rate setting process, CIL has been considered as a proportion of the Residual Value and the Gross Development Value. CIL as the proportion of the Residual Value, in approximate terms, represents the percentage fall in land value that a landowner may receive if CIL is introduced. This was considered at the Greater Norwich CIL examination.

In Greater Norwich it was suggested that landowners may accept a 25% fall in land prices following the introduction of CIL.

12.58 It is considered prudent to set CIL at a rate that does not result in a fall in land prices of greater than 25% or so. This test suggests the following maximum rates of CIL.

Table 12.8 Maximum Rates of CIL based on Fall in Land Values

		South and East			North and West	
	Affordable Housing	50%	35%	30%	35%	30%
Mainstream Housing						
	Very Large Greenfield (600 plus)		£0	£0	£0	£0
	Greenfield		£120	£140	£20	£80
	Brownfield		£0	£0	£0	£0
	Flats		£0	£0	£0	£0
Unconsented Strategic Sites						
	Land East of Oxford Road	£0				
	Land West of Oxford Road	£0				
	Banbury Canalside					£0
	North West Bicester Phase 2			£0		
	Graven Hill			£0		
Built to Rent						
	Flats		£0	£0	£0	£0
	Houses		£80	£100	£80	£100
Specialist Older Peoples						
	Sheltered					
	Greenfield		£140	£140	£20	£40
	Brownfield		£0	£0	£0	£0
	Extracare					
	Greenfield		£40	£60	£0	£0
	Brownfield		£0	£0	£0	£0

Source: HDH (February 2024)

CIL as a Proportion of Gross Development Value

12.59 Plan-wide viability testing is not an exact science. The process is based on high level modelling and assumptions. The process adopted by many developers is similar, hence the use of contingency sums, the competitive return assumptions and the generally cautious approach. In the following tables CIL, has been set out at a range of rates, as a proportion of the Gross Development Value (GDV). A prudent (and widely used) further test would be to ensure that CIL should be less than 5% or so of Gross Development Value (GDV).

12.60 Analysis on this basis, shows that CIL at the above rates would be less than 5% or so of the GDV. On this basis the Council can have confidence that development would not be put at risk.

Non-Residential Appraisals

12.61 Appraisals have been updated and re-run for the employment uses, and fresh appraisals have been run for retail uses.

12.62 As with the residential appraisals, the Residual Valuation approach is used. The appraisals the value of the site after taking into account the costs of development, the likely income from sales and/or rents, and an appropriate amount of developers' return / profit. The payment would represent the sum paid in a single tranche on the acquisition of a site. For the proposed development to be described as viable, it is necessary for this value to exceed the value from an alternative use. To assess viability, the same methodology for the Benchmark Land Values (i.e EUV 'plus') is used.

12.63 As for residential development, the Residual Value has been calculated with a range of levels of CIL. Consideration has also been given to Additional Profit, and the effect that introducing CIL may have on land prices, and whether CIL is a disproportionately large cost.

Employment Uses

12.64 Initially a set of 'policy on' appraisals have been run, without CIL. As per the Council's adopted policies, it is assumed that new development will to a Zero Carbon standard.

Table 12.9a Appraisal Results showing - Employment Uses – Greenfield

Greenfield - North							
		Offices - Central	**Offices - Small**	**Offices - Park**	**Industrial**	**Industrial - Small**	**Distribution**
CIL	£/m2	**0**	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**-3,608,856**	**-379,313**	**-3,624,944**	**392,989**	**-302,618**	**4,199,452**
Existing Use Value	£/ha	75,000	75,000	75,000	25,000	75,000	25,000
Viability Threshold	£/ha	475,000	475,000	475,000	425,000	475,000	430,000
Residual Value	£/ha	-63,154,977	-26,551,882	-13,593,541	392,989	-3,026,182	2,939,616
Additional Profit		-3,635,999	-386,098	-3,751,611	-32,011	-350,118	3,585,166
		-1,818	-1,930	-1,876	-8	-875	717
Greenfield - South							
		Offices - Central	**Offices - Small**	**Offices - Park**	**Industrial**	**Industrial - Small**	**Distribution**
CIL	£/m2	**0**	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**-2,688,660**	**-305,984**	**-2,704,748**	**1,500,899**	**-302,618**	**4,199,452**
Existing Use Value	£/ha	75,000	75,000	75,000	25,000	75,000	25,000
Viability Threshold	£/ha	475,000	475,000	475,000	425,000	475,000	430,000
Residual Value	£/ha	-47,051,547	-21,418,914	-10,142,806	1,500,899	-3,026,182	2,939,616
Additional Profit		-2,715,803	-312,770	-2,831,415	1,075,899	-350,118	3,585,166
		-1,358	-1,564	-1,416	269	-875	717

Source: HDH (February 2024)

Table 12.9b Appraisal Results showing - Employment Uses – Brownfield

Brownfield - North							
		Offices - Central	**Offices - Small**	**Offices - Park**	**Industrial**	**Industrial - Small**	**Distribution**
CIL	£/m2	**0**	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**-4,057,399**	**-421,181**	**-4,103,667**	**-24,055**	**-366,396**	**3,884,305**
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Residual Value	£/ha	-71,004,477	-29,482,672	-10,259,167	-24,055	-3,663,955	2,719,014
Additional Profit		-4,143,113	-442,610	-4,703,667	-1,524,055	-516,396	1,741,448
		-2,072	-2,213	-2,352	-381	-1,291	348
Brownfield - South							
		Offices - Central	**Offices - Small**	**Offices - Park**	**Industrial**	**Industrial - Small**	**Distribution**
CIL	£/m2	**0**	**0**	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**-3,137,167**	**-347,850**	**-3,183,435**	**1,083,898**	**-366,396**	**3,884,305**
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Residual Value	£/ha	-54,900,417	-24,349,503	-7,958,587	1,083,898	-3,663,955	2,719,014
Additional Profit		-3,222,881	-369,279	-3,783,435	-416,102	-516,396	1,741,448
		-1,611	-1,846	-1,892	-104	-1,291	348

Source: HDH (February 2024)

12.65 These results are consistent with the 2022 Viability Assessment. With the exception of Industrial uses, none of the employment uses generate a Residual Value that is excess of the BLV. This analysis suggests that Distribution development across the District, and Industrial development on greenfield sites is likely to have capacity to bear CIL. These development types are assessed for their ability to bear CIL.

12.66 Further appraisals have been run with varied levels of CIL and tested against a BLV plus 30%, as was done for residential development in Chapter 10 above. This analysis suggests the following rates of CIL.

Table 12.10 Employment Uses, Maximum Rates of CIL. £ per sqm

Industrial				
	Large Scale > 2,000sqm			
		Greenfield		
			North CDC	£0
			South CDC	£70
		Brownfield		
			North CDC	£0
			South CDC	£0
	Small Scale < 2,000 sqm			£0
Distribution & Logistics				
		Greenfield		£110
		Brownfield		£110

Source: HDH (February 2024)

Retail Uses

12.67 As above, initially a set of 'policy on' appraisals have been run, without CIL.

Table 12.11 Appraisal Results showing - Retail Uses

Greenfield					
		Prime Retail Central	**Secondary Retail**	**Supermarket**	**Retail Warehouse**
CIL	£/m2		**0**	**0**	**0**
RESIDUAL VALUE	**Site**		**-107,764**	**2,401,276**	**2,094,603**
Existing Use Value	£/ha		75,000	25,000	75,000
Viability Threshold	£/ha		475,000	425,000	475,000
Residual Value	£/ha		-5,747,430	3,962,105	4,189,205
Additional Profit			-116,671	2,143,700	1,857,103
			-778	1,072	743
Brownfield					
		Prime Retail Central	**Secondary Retail**	**Supermarket**	**Retail Warehouse**
CIL	£/m2	**0**	**0**	**0**	**0**
RESIDUAL VALUE	**Site**	**273,260**	**-131,136**	**2,024,588**	**1,817,306**
Existing Use Value	£/ha	2,500,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	3,000,000	1,500,000	1,500,000	1,500,000
Residual Value	£/ha	14,573,882	-6,993,915	3,340,571	3,634,613
Additional Profit		217,010	-159,261	1,115,497	1,067,306
		1,447	-1,062	558	427

Source: HDH (February 2024)

12.68 This analysis suggests that prime retail and large format retail are likely to have capacity to bear CIL. These development types are explored further. Further appraisals have been run

with varied levels of CIL and tested against a BLV plus 30%, as was done for residential development in Chapter 10 above. This analysis suggests the following rates of CIL.

Table 12.12 Retail Uses, Maximum Rates of CIL. £ per sqm

Retail			
	Primary (Central Banbury & Bicester)		£260
	Supermarket		
		Greenfield	£220
		Brownfield	£200
	Retail Warehouse		
		Greenfield	£140
		Brownfield	£140

Source: HDH (February 2024)

Appropriate Rates of CIL

12.69 The Council has not adopted a Community Infrastructure Levy (CIL), however it is the Council's aim to adopt CIL prior to the implementation of the new Local Plan. Analysis has been carried out to assess the effect of introducing CIL. The appraisals in this assessment have been run based the full policy-on scenario, as per the policies set out in the adopted Local Plan being *The Cherwell Local Plan 2011-2031 (Part 1) (July 2015)* and *The Cherwell Local Plan 2011-2031 (Part 1) Partial review – Oxford's Unmet Housing Need (September 2020)*, updated where necessary to take into account changes in national policy. Within the assessment, allowances are made for strategic infrastructure and mitigation, under s106, as per the Council's *The Developer Contributions Supplementary Planning Document (SPD) (February 2018*). The assumption is that CIL is charged in addition.

12.70 The following recommendations are based on viability evidence and do not consider the wide range of factors that the Council may consider when deciding whether or not to pursue CIL, and where or not CIL is an appropriate mechanism in the CDC area.

Table 12.13 Recommended Rates of CIL

		South and East			North and West	
	Affordable Housing	50%	35%	30%	35%	30%
Mainstream Housing						
	Very Large Greenfield (600 plus)		£0	£0	£0	£0
	Greenfield		£120	£140	£20	£80
	Brownfield		£0	£0	£0	£0
	Flats		£0	£0	£0	£0
Unconsented Strategic Sites						
	Land East of Oxford Road	£0				
	Land West of Oxford Road	£0				
	Banbury Canalside					£0
	North West Bicester Phase 2			£0		
	Graven Hill			£0		
Built to Rent						
	Flats		£0	£0	£0	£0
	Houses		£80	£100	£80	£100
Specialist Older Peoples						
	Sheltered					
	Greenfield		£140	£140	£20	£40
	Brownfield		£0	£0	£0	£0
	Extracare					
	Greenfield		£40	£60	£0	£0
	Brownfield		£0	£0	£0	£0
Industrial						
	Large Scale > 2,000sqm					
	Greenfield		£70		£0	
	Brownfield		£0		£0	
	Small Scale < 2,000 sqm		£0			
Distribution & Logistics						
	Greenfield		£110			
	Brownfield		£110			
Retail						
	Primary		£260			
	Supermarket					
	Greenfield		£220			
	Brownfield		£200			
	Retail Warehouse					
	Greenfield		£140			
	Brownfield		£140			
All Other Uses			£0			

Source: (HDH, February 2024)

12.71 The above advice is caveated in two specific regards:

a. In relation to the Strategic Sites. The Strategic Sites are assumed to be subject to the Council's current best estimate of the costs of strategic infrastructure and mitigation (i.e. s106 costs). If, as the plan making process continues, these are found to be less than those assumed in this report, it will be necessary to revisit the rates of CIL on the Strategic Sites.

b. As set out through this CIL Viability Assessment, the recommendations above are made in the context of the adopted Local Plan being *The Cherwell Local Plan 2011-2031 (Part1)* and *The Cherwell Local Plan 2011-2031 (Part1) Partial review – Oxford's Unmet Housing Need*. The proposed rates of CIL have not been considered in the context of the proposed policies and allocations under the emerging Local Plan. If the Council adopt CIL in advance of the adoption of the emerging Local Plan, it will be necessary to consider the impact of CIL, as a development cost, on the deliverability of the emerging Local Plan.

12.72 The effect of the timing of CIL payments impacts of the developer's cash flow and thus viability. Where a developer is funded, even in part, by a bank (or other) borrowing, the bank may be reluctant to advance funds up front, without tangible works being carried out on-site. It is recommended that the Council introduces an instalment policy that spreads the payment of CIL through the life of a project, and that up-front payments are avoided.

Appendix 1 – Project Specification

Cherwell Local Plan Review - Community Infrastructure Levy

Specification - 30 June 2023

INTRODUCTION

1.1 Cherwell District Council ("The Council") is preparing a Community Infrastructure Levy (CIL) charging schedule to address the infrastructure funding gap identified as a part of the work that is informing the production of the Cherwell Local Plan Review 2040.

1.2 The Council is proposing to appoint consultants and is inviting quotations for undertaking this work. This brief provides the Council's statement of requirements and indicative timetable for the preparation of this commission.

BACKGROUND

1.3 The Community Infrastructure Levy was introduced in 2010 as a partial replacement for section 106 agreements (s106). The drafting of a CIL charging schedule is not mandatory, and each local authority in England wanting to adopt CIL are encouraged to develop a CIL charging schedule that reflects the economic landscape of their area.

1.4 A key part of the process of developing a CIL charging schedule is to strike a balance between the desire to fund infrastructure to support the development of a council's local area and the effects on the economic viability of development.

1.5 In Cherwell, some initial work to develop a CIL charging schedule was carried out in 2015 and 2016. This included a viability assessment and an initial version of a draft CIL Charging Schedule.

1.6 Following the publication of the outcomes of DCLG's1 review of CIL in February 2017 in the report titled "A New Approach to Developer Contributions", the Council placed the progression of a CIL Charging Schedule in 2017 on hold, pending the Government's Planning and CIL reforms.

1.7 The CIL regulations were amended in September 2019, which refined several parts of the regulations and introduced some new measures, which improved the flexibility of collecting and spending funds through CIL and s106 and improved the transparency of the process by introducing new reporting requirements.

1.7 Wider reforms to infrastructure funding were announced in February 2022, and clarified in May 2022. These proposals include proposals for a new Infrastructure Levy which will replace section 106 and CIL, with rates anticipated to be set at the local level.

1.8 The measures will take some time to come forward, and will require robust viability evidence when they do emerge. The Council has decided to progress the commissioning of viability evidence and the introduction of CIL in Cherwell District in the meantime.

1.9 In addition to the announced reforms for infrastructure funding, the Government is proposing to bring forward a new Building Safety Levy which will represent an additional charge on developers of residential developments. This may have an impact on the viability of development and is therefore a relevant consideration in the setting of rates for a CIL charging schedule.

1.10 It is the Council's intention to prepare a CIL charging schedule in coordination with next stages of the Local Plan Review, while being mindful of the progression of the Government's proposals for a new Infrastructure Levy and other measures that may affect the viability of developments.

1.11 Cherwell District Council's past work on CIL:

CIL Draft Charging Schedule (November 2016)	https://www.cherwell.gov.uk/download/downloads/id/4147/cil-draft-charging-schedule---main-document.pdf
CIL Viability Study (January 2016)	https://www.cherwell.gov.uk/download/downloads/id/4157/cil-viability-study-january-2016.pdf
CIL Viability Study Update (September 2016)	https://www.cherwell.gov.uk/download/downloads/id/4158/cil-draft-charging-schedule---viability-study-update.pdf
Infrastructure Funding Gap Statement (February 2016)	https://www.cherwell.gov.uk/download/downloads/id/4150/cil-draft-charging-schedule---infrastructure-funding-gap.pdf
Other CIL documents	https://www.cherwell.gov.uk/info/33/planning-policy/385/community-infrastructure-levy-cil

PROJECT BRIEF/SCOPE

Purpose

- To prepare a Community Infrastructure Levy draft charging schedule and associated evidence including an appropriate viability assessment and assessment of the infrastructure funding gap in Cherwell District.
- To make suitable recommendations to future-proof the draft charging schedule and viability evidence against future government proposals.
- If necessary, to be able to pivot to the production of evidence to support the introduction of an Infrastructure Levy, depending on the timing of the government's proposals when they are published in due course.
- The draft charging schedule and evidence may need to be formally consulted on, examined, and adopted on a broadly similar timeline to the ongoing Cherwell Local Plan Review 2040. It is envisaged that initial engagement with infrastructure providers and other stakeholders will take place in the spring, and a draft CIL viability report and charging schedule will be produced in the summer.
- A provisional timetable is set out at 1.23 below, which assumes a draft CIL charging schedule will be consulted on in autumn of 2023, and will be formally submitted by the end of 2023. The timings of the work will be formally agreed at the time of the inception meeting.

Objectives

- Prepare a draft Cherwell Community Infrastructure Levy Charging Schedule suitable for public consultation and submission to the Planning Inspectorate for examination in public.
- Preparing a sound and robust viability evidence base to inform the production of a draft Cherwell Community Infrastructure Levy Charging Schedule, in compliance with the requirements of the CIL Regulations, and Government guidance in the NPPF and the PPG. This evidence should be derived from, be compatible with, and have regard to the viability evidence supporting the Local Plan review.
- Test the impact of the draft CIL Charging Schedule on development proposed through the emerging Cherwell Local Plan to ensure that there is no adverse effect on viability or the deliverability of allocated sites.

- Inform a CIL instalments policy and test its likely impact on the viability of development.
- Examine the potential requirement for an exceptional circumstances relief policy as a part of the wider viability work.
- Prepare timely and robust evidence with clear and justified recommendations and conclusions.

1.18. In terms of approach and method, it is anticipated the viability assessment will use the Existing Use Value plus a premium approach as advocated by Planning Practice Guidance and make use of professional guidance notes and case law when appropriate.

1.19. The commission is expected to test and consider:

- The economic viability of future developments, drawn principally from existing commitments and allocations in the emerging Local Plan.
- The current baseline levels of development costs, taking into account land values, sales values, and market trends alongside current policy considerations and as set out in the emerging Local Plan.
- The potential for future changes to development viability arising from current Government proposals, such as the Building Safety Levy, as far as can be established from whatever information is available at the time of producing the viability evidence.
- Testing should explore a range of CIL charges for development to establish what development within Cherwell district might viably support. Testing is expected to be informed by the current baseline, market trends, and the infrastructure funding gap. Specific details of testing will be confirmed during the project inception meeting.
- Testing of residential CIL rates should include specific exploration of options for strategic development sites (defined as sites allocated within the extant and emerging Cherwell Local Development Plans). Options to be tested should include:
    - Charging strategic sites at the same rates as windfall developments;
    - Charging strategic sites, but at a lower rate than windfall developments; and
    - Not charging strategic sites.

  It is also necessary to explore whether large-scale development not allocated within the extant or emerging Cherwell Local Development Plans (large scale windfall development) should be treated in the same way as strategic allocations, or in a manner in keeping with smaller residential developments.
- Testing must also sample windfall developments of a range of scales, including smaller scale schemes from throughout Cherwell over the last five years to understand the potential impacts of CIL on a range of schemes, as a part of establishing what CIL rates development in Cherwell district might support.
- Provide advice on the appropriate level of CIL for a range of development types, and whether the rate of CIL for each type of chargeable development should be charged at a single rate across the whole Cherwell district, or whether the differing levels of viability justifies setting a different CIL rate in some areas of the district.
- Provide advice and evidence on whether certain forms of development, such as retirement / extracare development, student housing, business development, or domestic extensions should be charged CIL, and if so, what an appropriate range of rates could be.
- Provide advice on whether the economic factors of development in the Cherwell district might justify an instalments policy; and whether payment of CIL by instalments might

make it more viable for certain developments to be charged CIL than if they were expected to pay the same amount in a single instalment.

- Provide advice on whether the economic factors of development in the Cherwell district might warrant the adoption of an exceptional circumstances relief policy.

1.16 The commission is expected to set a viability approach, methodology and baseline information that is compatible with that which has been produced as a part of the Cherwell Local Plan review.

1.17 The commission is expected to translate the viability evidence and assessment of the infrastructure funding gap into a draft CIL charging schedule that may be formally consulted on and submitted for examination in public.

1.18 The commission is expected to take part in engagement with infrastructure providers, developers, and other key stakeholders as a part of the process of developing the draft CIL charging schedule, and to demonstrate how their feedback has been taken into account (or if it has been discounted, why).

Overall requirements

1.19 Subject to agreeing an approach at the inception meeting, we envisage that the commission will be made up of the following stages and tasks. These will be discussed and confirmed at the inception meeting, where we can agree any suggested additions and amendments to the programme.

Formulation of a draft CIL charging schedule	**Stage 1: Viability approach, methodology and baseline information** • Take account of the policy context, and existing viability evidence produced to support the emerging Cherwell Local Plan. • Take account of existing allocated sites, extant planning permissions, existing commitments to collect funding for infrastructure set out in the planning obligations SPD, land values and the infrastructure delivery plan produced to support the emerging Local Plan. • Set out a robust methodology including assumptions and baselines. • Scoping of allocated sites in the emerging Local Plan and policy requirements to deliver on-site infrastructure. Have regard to other policy requirements that may impose a financial burden on development (such as social housing) • Early engagement with stakeholders (developers and infrastructure providers) to fully inform the draft charging schedule. This would take the form of roundtable and 1:1 conversations to better understand infrastructure requirements, and what development locally might be capable of supporting. • Early engagement with Councillors to brief elected members, understand their expectations for developer contributions in Cherwell District, and manage expectations on what CIL can provide. • Stage 1 initial report.	August 2023
	Stage 2: Viability evidence for the draft CIL charging schedule and recommendations • Viability appraisal and scenario testing. • Review and refinement of modelling outputs. • Recommendations for the charging rates for a Cherwell CIL Charging Schedule including the	Aug-Sept 2023

	types or scales of development that should be charged or excluded from charging and the rates each development type should be charged at. Recommendations for a possible CIL instalments policy or exceptional circumstances policy. • Second round of engagement with stakeholders to update on progress and obtain feedback on the draft charging schedule with a view to identifying any significant issues with the direction of the proposed CIL charging schedule.	
	Stage 3: Draft Cherwell CIL Charging Schedule • Formulation and drafting of the draft Cherwell CIL Charging Schedule To include further revisions and refinement to reflect the latest stages of the preparation of the Local Plan and ensure that the draft charging schedule is fully aligned	Autumn 2023
Consultation on the draft CIL charging schedule	**Stage 4: Draft Cherwell CIL Charging Schedule stakeholder engagement events**	Autumn 2023
	Stage 4: Draft Cherwell CIL Charging Schedule stakeholder engagement events • Availability at stakeholder engagement events to respond to queries from stakeholders on the viability and impacts of the proposed CIL charging schedule.	Late 2023 – Q1 2024
	Update recommendations on the CIL charging rates, instalments policy, and need for an exceptional circumstances relief policy.	Q1 -Q2 2024
Examination of the draft CIL charging schedule	**Stage 7: Examination of the Cherwell CIL Charging Schedule** Providing expert support, advice, and giving evidence at the public examination of the draft Cherwell CIL Charging Schedule	TBC

Retained Services

1.24. Consultants should be prepared to defend the report's methodology, approach and findings at the Examination of the draft CIL charging schedule.

1.25. The Council may require possible retained services for supplementary work, including support at the examination, should expert advice be required further to the commissioned work.

Process and Procedures

1.26. Interested consultants are asked that the methodology provides an effective, efficient process that represents value for money, and which meets the requirements of the project timetable. The viability assessment must be capable of withstanding close scrutiny and formal examination.

1.27. Details and timings of meetings and arrangements for progress reports will beagreed at the inception meeting.

1.28. The most recent data sources should be used. Cherwell District Council officers can help with information sources, but the consultant will be expected to locate, analyse and present the information. Maps, figures and diagrams should be used where appropriate.

1.29. The methodology should be explained, and the reports written so that it is easy to understand. Any limitations and difficulties encountered should be explained.

1.30. It is expected that this specification will be refined and finalised following the inception meeting.

Format of Outputs

- Draft reports – electronic copy

- Final draft reports including an executive summary – electronic copy
- Final reports including an executive summary – 2 hard copies of each and an electronic copy, in addition to any GIS outputs from the work.

1.31. The reports should be presented in a clear, transparent, fully accessible, and readily usable format aimed at providing logical and sequenced understanding as to how conclusions have been reached with supporting appendices as required. Accompanying tables and map-based information should be clearly cross- referenced. The use of interactive mapping is desirable.

1.32. Digital format reports in formats other than PDF (such as interactive documents) need to be fully compatible with the authority's existing ICT systems and website content management systems.

1.33. Alongside the final report, all GIS extents will need to be provided in an appropriate format. The data will need to be returned in ESRI shape file format for use with ArcMap.

1.34. The Council will hold copyright of both printed and electronic material produced.

1.35. Any use of the Authority's Ordnance Survey mapping, or data derived from it will be subject to the signing of a Contractor's Licence.

Appendix 2 – 2022 Consultees

Invited

VSLandP	Kidlington and Bicester markets	Richard Venables, Director
Wild Property	Banbury and Bicester commercial property markets, including town centre. Is also Chairman of Banbury Chamber.	Neil Wild, Director
White Commercial	Banbury and M40 markets	Chris White, MD
Tritax Symmetry - Banbury and Bicester (we also have Barwood but believe this is now the same company)	Large scale logistics investment and further interest along M40.	Tom Leeming
Albion Land	Developers of various Bicester & Banbury sites; currently and over many years.	kelvin pearce
Heyford Park, Dorchester Group	Owners, developers & operators of the commercial/industrial units on former USAF Heyford.	Gavin Angell
Peter Frampton (Framptons)	Planning agent/Site promoter	
Hill Street Holdings	Site promoter	
Bloombridge	Site promoter	
Quod Planning	Site promoter	
PWA Planning or Monte Blackburn	Planning agent/Site promoter	
DP9	Planning agent/Site promoter	
A2Dominion	North West Bicester Eco-Town Exemplar Project	Tim Giddy
A2Dominion	North West Bicester Phase 2	Steve Hornblow
Albion Land	North West Bicester Phase 2	Kelvin Pearce
Barratt Homes	South of Salt Way - East	Rachel Clare
Barratt Homes	South West Bicester Phase 2	Rachel Clare
Bellway Homes	South West Bicester Phase 2	Robert Earley
Bellway Homes Ltd	Land East of Southam Road	Elaine Connolly
Bloombridge	Bicester Gateway Business Park, Wendlebury Road, Bicester	Richard Cutler
Bloor Homes	West of Bretch Hill	Jon Bryan
Bovis Homes	Bankside Phase 1 (Longford Park)	Martin Huggins
Bovis Homes	Bankside Phase 1 (Longford Park)	David Laight
Bovis Homes	Drayton Lodge Farm	Chris Carey
Bovis Homes	Former RAF Upper Heyford	Martin Huggins
Bovis Homes	Former RAF Upper Heyford	David Laight
Burrington Estates	Land South of Home Farm House, Clifton Road, Deddington	Keir Price
Burrington Estates	Stone Pits, Hempton Road, Deddington	Keir Price
CALA	South West Bicester Phase 2	Alistair Russell
Canal & River Trust	British Waterways Site, Langford Lane, Kidlington	Philip Smith
Cantay Estates	Co Op, 26 High Street, Kidlington	Tony Nolan
Charlie Luxton Design	Land South and Adj. to Cascade Road, Hook Norton	Henrietta Smart
Coleman Hicks Partnership	Kings End Antiques, Kings End, Bicester	Sam Cook
cpplc	Kingsmere (South West Bicester) - Phase 1	Matthew Aihie

Darlow Homes	Canalside - Crown House, caravan site (Station Road) and Robert Keith Cars Sales	Ricky Darlow
David Lock Associates	South of Salt Way - East	Francesca Parmenter
David Lock Associates	South of Salt Way - East	Donna Lavender
David Lock Associates	Gavray Drive	Pete Chambers
Dorchester Group	Former RAF Upper Heyford	Simon Fry
Edgars	The Leys Community, Sandy Lane, Yarnton	Hugh Shepherd
Edgars	The Leys Community, Sandy Lane, Yarnton	Estelle Walker
Framptons	Bankside Phase 2	Debbie Jones
Graven Hill Village Development Company	Graven Hill	Karen Muir
Hollins Land Strategic	Land at Tappers Farm, Oxford Road, Bodicote	Christian Orr
HWCA	Land to the rear of 7 and 7A High Street	Rodney Style
JSA Planning	Land at Higham Way	Mark Berry
Land and Partners	Land North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris	Alex Dalton
Living Space Housing	Land North of The Green and adj. Oak Farm Drive, Milcombe	Luke Webb
Michelle Quan	South East Bicester	Michelle Quan
Mike Gilbert Planning Ltd	2 - 4 High Street, Kidlington	Michael Gilbert
Miller Homes	Land Adjoining And West Of Warwick Road	Rob Collett
Mulberry Homes	South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	Wayne Worsdale
Mulberry Homes	South East Of Launton Road And North East Of Sewage Works Blackthorn Road, Launton	Ian Sadler
Nineteen47	Magistrates Court, Warwick Road, Banbury	Jamie Pyper
Oakley Architects Ltd	Land East Of Jersey Cottages Station Road, Ardley	Simon Oakley
P3Eco	North West Bicester Phase 2	Graham Johnson
Palces for People	Land North of Station Road, Bletchingdon	Michael Heigh
Pembury Estates	Land North of Hempton Road and West of Wimborn Close, Deddington	
Persimmon Homes South Midlands	North of Hanwell Fields	Elliot Rowen
planningissues	Kidlington Green Social Club, 1 Green Road, Kidlington	Rosie Roome
Pye Homes	Former RAF Upper Heyford	Ashley Maltman
Quod	North West Bicester Phase 2	Helen Rodger
Quod	North West Bicester Phase 2	Emma Lancaster
Rectory Homes	Land to the South and adjoining to South Side, Steeple Aston	Steven kerry
Redrow Homes South Midlands	Land South of Salt Way and West of Bloxham Road	Steven Bourne
Richard Court Designs Ltd	Inside Out Interiors, 85-87 Churchill Road, Bicester	Richard Court
Robert Webb Developments Ltd	Stone Pits, Hempton Road, Deddington	Robert Webb
Sanctuary Housing	Land West of Southam Road	Mark Birkin

Sanctuary Housing	Land North of The Green and adj. Oak Farm Drive, Milcombe	Mark Birkin
Savills	Drayton Lodge Farm	Andrew Raven
Savills	Land North and West of Bretch Hill Reservoir adj to Balmoral Avenue, Banbury	David Bainbridge
Savills	OS Parcel 9507 South of 26 and adjoining Fewcott Road, Fritwell	James Yeoman
Stephen Hinsley Planning	Canalside - Crown House, caravan site (Station Road) and Robert Keith Cars Sales	Stephen Hinsley
Talbot Homes	Magistrates Court, Warwick Road, Banbury	Duncan Vercoe
Tark Millican (Msquare Architects Ltd) - tark@msquarearchitects.com / 01858410915	Land North Of Oak View, Weston On The Green	Tark Millican
Taylor Wimpey	Bankside Phase 1 (Longford Park)	Mike Cleveland
Taylor Wimpey	Land Adjoining And West Of Warwick Road	Mike Cleveland
Tetlow King	Land at Tappers Farm, Oxford Road, Bodicote	Jamie Roberts
Thrive Architects	Land at Merton Road, Ambrosden	Vincent Lai
UPP Consultants Ltd	1 - 6 Malthouse Walk, Banbury	Daniel Phillips
Webb Developments	Land North of Hempton Road and West of Wimborn Close, Deddington	Robert Webb
Adams Hendry	Louis	Hatchett
Alder King	Nicola	Sully
Amber Developments	Neil	Roe
Archstone Projects Ltd	Jonathan	Porter
AS Planning	Rebecca	Stevens
ASP Planning	Andy	Stevens
Astill Planning	Alex	Prowse
Bankier Sloan Chartered Surveyors	Ian	Sloan
Barton Willmore	Alex	Wilson
Barton Willmore	James	Bonner
Barton Willmore	Paul	Newton
Bellway Homes Ltd	Elaine	Connolly
Bidwells	Debbie	Jones
Blenheim Estates / Vanbrugh Unit trust	Nigel	McGurk
Bloombridge LLP	Richard	Cutler
Blue Cedar Homes Ltd	Simon	Tofts
Blue Mark Projects	Nigel	Bates
Bovis Homes Ltd	Fiona	Milden
Brown & Co	Martin	Herbert
Cala Homes	Caroline	Owen
Carter Jonas LLP	Huw	Mellor
Carter Jonas LLP	Mark	Griffiths
Catesby Property Group	Ed	Barrett
Class Q Ltd	Matt	Taylor
Corylus Planning & Environmental Ltd	Julia	Edwards
CRJ Anstey Chartered Surveyors	Christopher R. J.	Anstey
David Cooper & Co	David	Cooper
David J. Stewart Associates	D J	Stewart
David Lock Associates	Darren	Bell
David Lock Associates	Duncan	Chadwick
David Lock Associates	Nick	Freer
David Lock Associates Ltd	David	Keene

dbsymmetry	Jonathan	Dawes
DCS Caistor	Andrew	Duffield
Define	Mark	Rose
Delta Planning	David	Green
Edgars Limited	Paul	Slater
Fernhill Projects	Will	Lombard
Fisher German	Jonathan	Perks
Fisher German	Lewis	Davenport
Fisher German LLP	Angela	Smedley
Fisher German LLP	Liberty	Stones
Fisher German LLP	Matthew	Allen
Fisher German LLP	Nicola	Hopkins
Framptons	Emily	Brunt
Framptons	Natalie	Dunkley
Framptons	Peter	Frampton
Framptons	Natalie	Dunkley
Framptons	Peter	Bateman
Gallagher Estates	Stuart	Field
Gerald Eve LLP	Robert	Davies
Gladman Development Ltd	Chris	Still
Gresswell Environmental Trust	Nicola	Mallows
Greystoke Land		
Hill	Colin	Campbell
Hollins Strategic Land	Matthew	Symons
Howkins and Harrison	Simon	Harris
Hunter Page Planning	Jamie	Lewis
Impact Planning Services Ltd	Robert	Gillespie
Inchbold Day Planning and Development Ltd		
Indigo Planning	Victoria	Chase
James Martindale Consultancy	James	Martindale
JLL	Darren	Venables
John Alison Land & Research Ltd	Lis	Courtown
John Philips Planning Consultancy	Henry	Venners
JPPC	Adrian	Gould
JPPC	David	Burson
JPPC	Lucy	Smith
JPPC	Tracy	Smith
JPPC	Simon	Sharp
JWPC Ltd	Stuart	Booth
Kilner Planning	Sian	Robbins
Land & Partners Ltd	Jonathan	Harbottle
Law and Fiennes	Hywel	Morse
Laws & Fiennes	Charles	Bales
Lucy White Planning	Lucy	White
Main Allen Chartered Surveyors	Dermot	Main
Marcus Laing		
Mike Gilbert Planning Ltd	Michael	Gilbert
Molyneux Planning	Jan	Molyneux
Montagu Evans LLP	Harriet	Humphrey
Nigel Moor Planning Consultant	Nigel	Moor
Oxfordshire Property & Land	Linda	Feeley
P3Eco	Ian	Inshaw
Paul Blake Design		
Pegasus Group	Liz	Boden
Pegasus Group	Neil	Tiley
Pegasus Planning Group	Paul	Burrell
Pegasus Planning Group	Sarah	Hamilton-Foyn
Pennington Manches LLP	David	Tighe
Plainview Planning Ltd	Abbie	Clark

planinfo	Alistair	Patterson
Planning Potential	Heather	Vickers
Planning Prospects	Greta	Woolley
Planware Ltd	Tracy	Thompon
Pye Homes	A	Maltman
Pye Homes	Mark	Utting
Quod	Helen	Rodger
Rapleys LLP	Sarah	Smith
Red Kite Development Consultancy	Deirdre	Wells
Richborough Estates Ltd	Briony	Stenhouse
Richborough Estates Ltd	Nick	Banks
Roger Coy Partneship	Roger	Coy
Rosconn Group	Daniel	Hatcher
RPS Planning & Development	Camilla	Fisher
Savills	Jason	Hill
Savills	Jon	Alsop
Savills	Roger	Smith
Savills	Katherine	Jones
Savills LLP	Andrew	Raven
Seven Homes	Richard	Hodson
Sheldon Bosley Knight	Natasha	Blackmore
SSA Planning	Mark	McGovern
Stansgate Planning	Sian	
Storey Homes		
Strutt & Parker	Simon	Handy
Strutt & Parker	Simon	Joyce
Strutt and Parker	Mike	Robinson
Suzi Coyne Planning	Suzi	Coyne
Sworders	Hywel	Morse
Terence O Rourke Ltd	Greg	Blaquiere
Terence O'Rourke	Pete	Elliott
Tetlow King Planning	Elaine	Elstone
Thakeham	James	McAllister-Jones
Thakeham	John	Stebbings
Thakeham		
Turley	Alice	Fitton
Turley	Kathryn	Young
Turley Associates	Andrea	Arnall
Turleys	Tim	Burden
University of Oxford	Rebecca	Horley
Vail Williams	Alice	Attwood
Walsingham Planning	Stephen	Brooker
West Waddy ADP	Steve	Pickles
Westhall Estates Ltd	Matt	Sutton
White Commercial	Robert	Thompson
White Commercial Surveyors	Chris	White
Wild Property Cosultancy	Neil	Wild
William Davies Ltd	John	Coleman
WSP Indigo	Lidija	Honnegger

Attendees

Joyce Lo	Barton Wilmore
Peter Canavan	Carter Jonas
Ellen Timmins	CPPLC
Robert mcDiarmid	CPPLC

N Cottrell	Dorchester Group
Yasmin Darch	DP9
Nicholas Wyke	Framptons
J Sidhu	Gerald Eve
Rdavies	Gerald Eve
Fiona Kilminster	Gerald Eve
Jake	JCPC
Stuart Field	LG Estates
Sarah Hamilton-Foyn	Pegasus Group
Elizabeth Woods	Persimmon Homes
Emma Lancaster	Quod
P Fong	Ridge
John Gale	Savills
Donna Palmer	Turley
Chris Sutton	Westhall Estates
Matt Sutton	Westhall Estates
Alaisdar McGowan	Value Retail
Colin Okey	L&Q Estates
Neil ???	It may be either Amber Homes or Wild Property

Appendix 3 – 2022 Consultation Presentation

The pages in this appendix are not numbered.

Cherwell DISTRICT COUNCIL NORTH OXFORDSHIRE

Whole Plan Viability Assessment

Consultation Event

21st July 2022

Please use the chat icon to ask questions or leave comments

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

To avoid sound interference please mute your microphone

Planning & Development

1

1

Agenda

2021 NPPF, PPG and Guidance

Methodology
- Harman Guidance / RICS Guidance / PPG

Main Assumptions
- Prices
- Costs
- Commercial prices
- Modelling

The Viability Test

Moving Forward

2

The New Local Plan

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

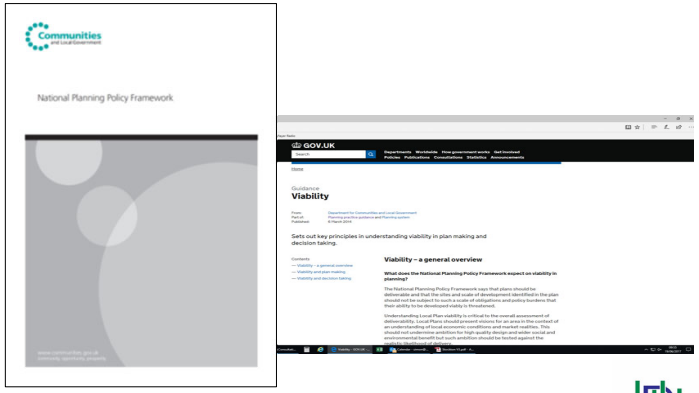
3

Key issues

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

4

The Old



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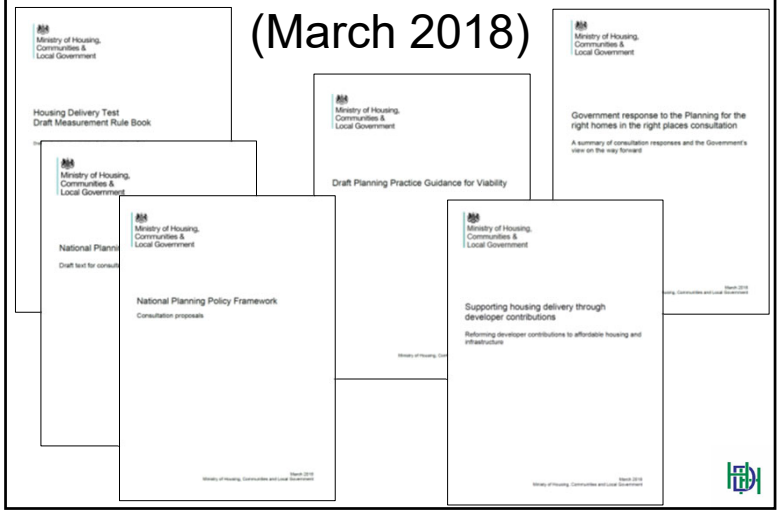
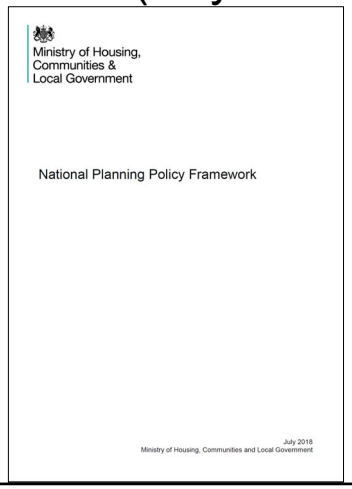
NPPF / PPG Consultation (March 2018)



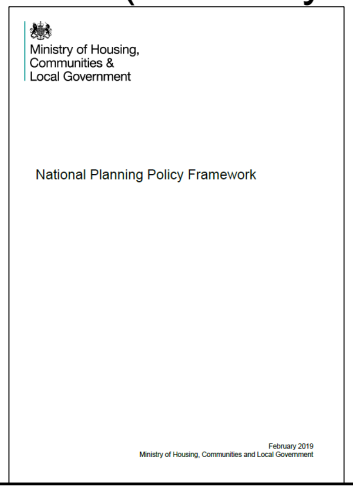
6

The new (July 2018)...



7

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



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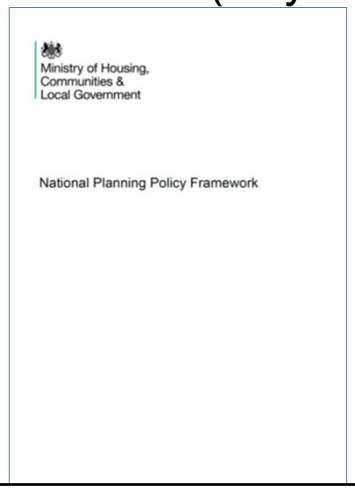
... and newest (July 2021).



9

The Future ..... ?

10

2020 White Paper - Viability

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

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

11

2020 White Paper – Pillar Three

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

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2022 Queen's Speech

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

The main benefits of the Bill would be:

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

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Levelling-up and Regeneration Bill

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

(a) how the level of affordable housing provided in the area is to be measured, and

(b) how the level of funding provided by developers is to be 5 measured.

(4) A charging authority, in setting rates or other criteria, must have regard, to the extent and in the manner specified by IL regulations, to—

(a) matters specified by IL regulations relating to the economic viability of development (which may include, in particular, actual or potential economic effects of the imposition of IL);

(b) (b) matters specified by IL regulations relating to the actual or 15 potential economic effects (including increases in the value of land) of—

14

The big change...

2012 NPPF

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

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

PPG 2018 / 2019 / 2021

10-009-20190509

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

10-010-20180724

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

15

2012 NPPF – Footnote 11

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

2021 NPPF – glossary

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

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

16

2014 PPG 10-001

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

PPG 10-001-20190509

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

PPG 10-002-20190509

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

17

PPG Viability in plan-making

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

18

Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

19

19

PPG Standardised inputs

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

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PPG Land Value 10-013

Benchmark Land Value (BLV)

=

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

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PPG BLV – 10-014

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

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PPG Landowners' Premium

10-016

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

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PPG Developers' Return

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

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Abnormal and IDP Costs

- Normal abnormals v abnormal abnormals
- Site Infrastructure Costs

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

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

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'New' / Current issues – for this project

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

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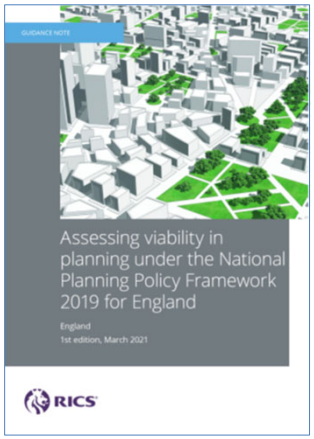
Harman / RICS



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Mandatory RICS Guidance

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RICS Guidance – so what?

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

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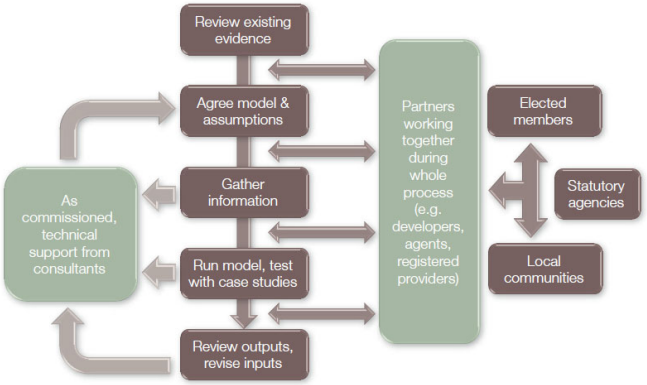
Engagement Phases



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Methodology

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

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Standard Viability Test - Residual Value

STEP 1

Gross Development Value

(The combined value of the complete development)

LESS

Cost of creating the asset, including PROFIT

(Construction + fees + finance charges)

=

RESIDUAL VALUE

STEP 2

Residual Value v Existing Use Value

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Key Assumptions

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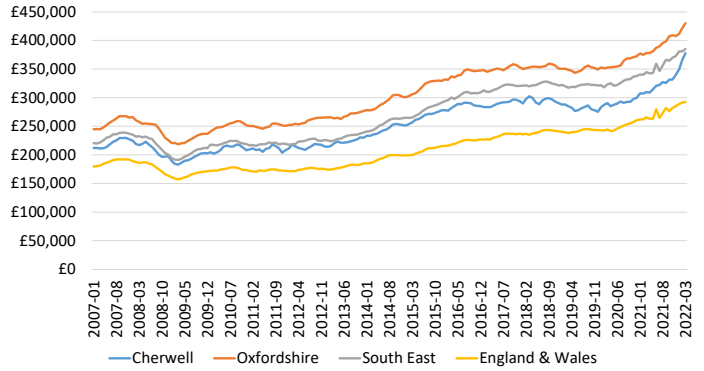
Average House Prices



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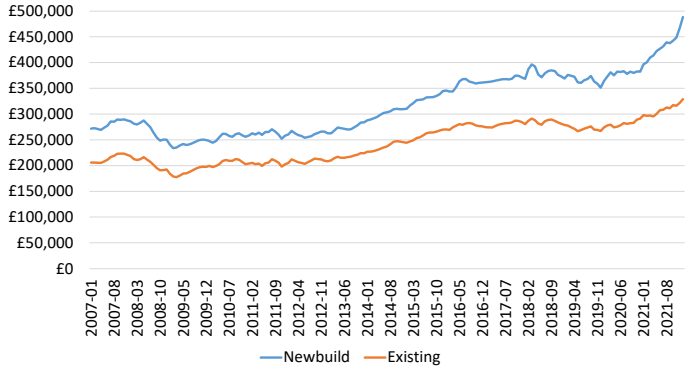
Newbuild track existing



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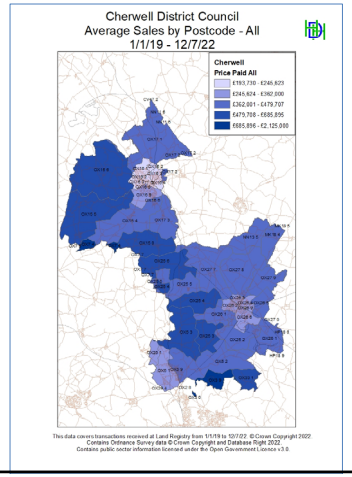
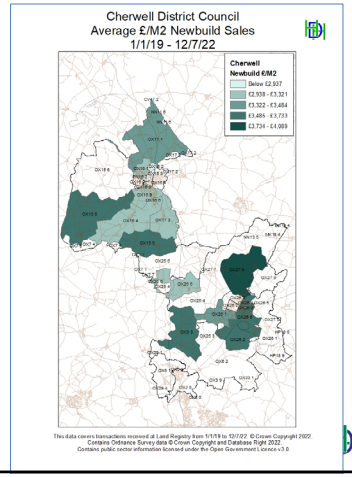
Average House Prices





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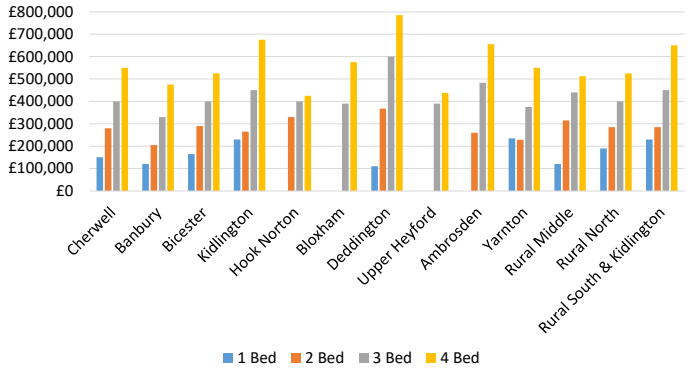
Median Asking Prices



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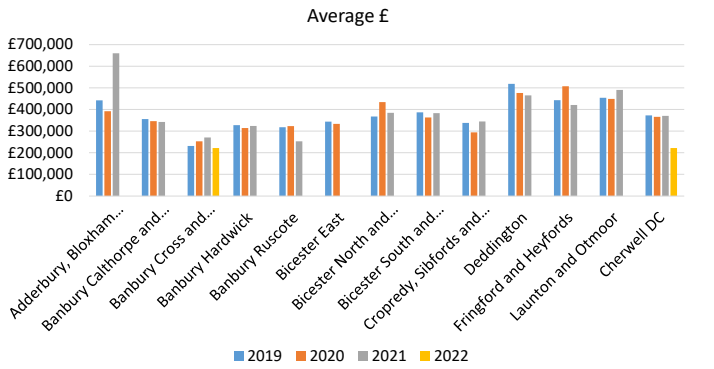
Price Paid Data by Ward



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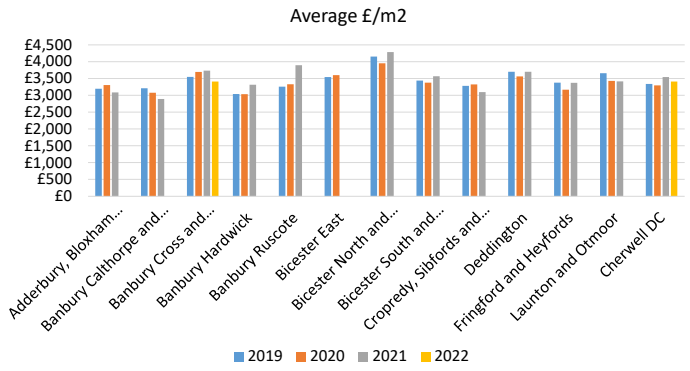
Price Paid Data by Ward £/m²



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Newbuild Asking Prices

Table 4.10 Newbuild Asking Prices – June 2022

Average of Asking Price

	Detached	Flat	Semi-detached	Terrace	Other	All
Banbury	£489,997		£317,500	£369,998		£460,747
Bicester	£564,655	£352,000	£450,569	£416,275	£558,999	£521,366
Bodicote	£568,543		£406,749			£525,398
Deddington	£622,500		£410,000			£551,667
Kidlington	£690,000					£690,000
Upper Heyford			£409,995	£393,328		£397,495
Weston-on-the-Green	£975,000		£675,000			£825,000
Grand Total	£553,777	£352,000	£431,936	£393,219	£558,999	£511,095

Average of Asking Price - £/m²

	Detached	Flat	Semi-detached	Terrace	Other	All
Banbury	£3,923		£4,440	£3,288		£3,909
Bicester	£4,305	£5,770	£5,326	£4,656	£4,215	£4,592
Bodicote	£4,362		£4,689			£4,463
Deddington	£5,019		£4,940			£4,992
Kidlington	£4,367					£4,367
Upper Heyford			£3,905	£3,519		£3,615
Weston-on-the-Green	£4,239		£4,167			£4,203
Grand Total	£4,225	£5,770	£4,840	£3,778	£4,215	£4,338

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Price Assumptions (£/m²)

Table 4.12 Initial Residential Price Assumptions – £/m²		
	Higher Value South and East, including Bicester, Upper Heyford and Kidlington	**Lower Value** North and West, including Banbury
Greenfield	£4,400	£3,900
Previously Developed Land		
100% Flatted Development	£4,500	

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Build to Rent

Table 4.15 Capitalisation of Private Rents				
	1 bed	2 bed	3 bed	4 bed
Gross Rent (£/month)	£775	£1,000	£1,250	£1,800
Gross Rent (£/annum)	£9,300	£12,000	£15,000	£21,600
Value	£195,789	£252,632	£315,789	£454,737
m²	50	70	84	97
£/m²	£3,916	£3,609	£3,759	£4,688

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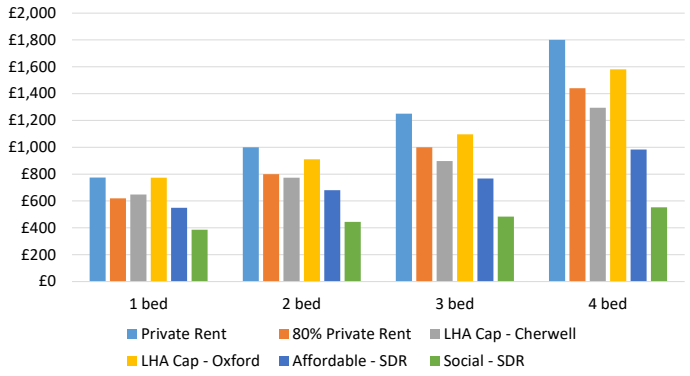
Affordable for Rent



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Affordable Housing

- **Affordable Rent**
  LHA CAP; Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4.5%
  = £2,600/m²
- **Social Rent**
  Management 10%; Voids & bad debts 4%; Repairs 6%; Yield 4%
  = £1,450/m²
- **Affordable Home Ownership**
  50% Share; Rent 2.75%
  = 70% OMV
- **First Homes**
  = 70% OMV / £250,000 cap

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Older Peoples Housing

Table 4.22 Worth of Sheltered and Extracare			
Banbury			
	Area (m^2)	£	£/m^2
3 bed semi-detached	330,000		
1 bed Sheltered	50	247,500	4,950
2 bed Sheltered	75	330,000	4,400
1 bed Extracare	65	309,375	4,760
2 bed Extracare	80	412,500	5,156
Bicester			
3 bed semi-detached	400,000		
1 bed Sheltered	50	300,000	6,000
2 bed Sheltered	75	400,000	5,333
1 bed Extracare	65	375,000	5,769
2 bed Extracare	80	500,000	6,250
Kidlington			
3 bed semi-detached	425,000		
1 bed Sheltered	50	318,750	6,375
2 bed Sheltered	75	425,000	5,667
1 bed Extracare	65	398,438	6,130
2 bed Extracare	80	531,250	6,641

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Non-Residential Values

Table 5.1 Commercial Values £/m^2 2022					
	Rent £/m^2	Yield	Rent free period	Derived Value	Assumption
Offices - Large	£200	6.00%	1.0	£3,145	£3,145
Offices - Small	£200	7.50%	1.0	£2,481	£2,500
Industrial - Large	£120	4.50%	1.0	£2,552	£2,550
Industrial - Small	£120	6.00%	1.0	£1,887	£1,900
Logistics	£120	3.50%	2.0	£3,201	£3,200

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Land - Land Registry PPD

Table 6.2 Price Paid for Consented Development Land							
Date approved	Brief Description	ha	All Units	Aff	Aff %	£/ha	£/unit
12-Oct-20	Conversion from D1 to 23 apartments.some demolition	0.26	23	0	0.00%	£4,903,846	£55,435
01-Apr-21	4,413sqm office space, 15,030sqm residential,177sqm café, 794 co-work space, carpark, games area amenity space and parking	3.15	273	82	30.00%	£457,143	£5,275
16-Jan-20	change of use, retail and 12 dwellings	0.06	12		0.00%	£10,053,356	£48,675
10-Sep-21	40 dwellings	4.00	40	14	35.00%	£46,250	£4,625
17-Jan-20	320 dwellings inc aff housing	18.70	320	96	30.00%		
	83 dwellings	2.51	83	13	15.66%	£10,159,363	£307,229
04-Nov-19	Redevelopment mixed use inc 19 apartments	0.09	19		0.00%	£9,032,634	£40,789
05-Nov-20	Hybrid inc 1,175 dwellings etc	449.20	1,175	348	29.62%	£12,912	£4,936
30-Oct-19	demolition and erection of 46 dwellings	2.19	46	16	35.00%	£2,201,027	£104,788
12-Nov-18	Development of 90 residential units	6.10	90	27	30.00%	£897,516	£60,832
10-Nov-17	Erection of 319 dwellings inc aff housing	18.30	319	83	26.02%		
03-Jan-18	New building inc 44 x 2 bed flats and 8x2 bed flats.	0.54	54		0.00%	£2,166,667	£21,667
20-Dec-17	280 dwellings	17.53	280	82	30.00%	£1,177,410	£73,714
30-Jan-20	1700 dwellings plus lots other	90.30	1,700		30.00%		
19-Dec-19	1000 dwellings plus	52.46	1,000		30.00%		
13-Nov-15	350 dwellings	18.32	400	120	30.00%	£1,236,354	£56,625
25-Apr-14	42 flats	0.40	42	12	28.57%	£1,050,000	£10,000
14-May-14		3.60	58	18	31.03%		

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Existing Use Value £/ha

- Agricultural Land £25,000/ha
- Paddock Land £50,000/ha
- Previously Developed £1,250,000/ha

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Development Costs 1

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

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Development Costs 2

- Interest — 6.5%
- Developer's Return — 17.5% Market Housing; 6% Affordable
- Sales — 2.5% + 1%

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Starting Policies

Affordable Housing	30% as 25% First Homes and the balance as 34% Affordable Home Ownership / 66% Affordable Rent (10% AHO and 25% of affordable homes to be First Homes).
Design	NDSS 90% Part M4(2), 10% Part M4(3) Water efficiency 10% Biodiversity Net Gain 31% CO_2 Saving in line with Part L Uplift.
Developer Contributions	s106 as £15,000/unit.

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Scenarios to be tested

a. Cost of Individual Policies including:
   i. Accessible and Adaptable Standards
   ii. Water Efficiency Standards
   iii. Towards zero carbon, including Future Homes Standard, Zero Carbon, EV Charging, District Heating.

b. Cumulative Costs of Policies

c. Affordable Housing - Impact of tenure mixes and First Homes

d. Developer Contributions and the relationship between Developer Contributions and Affordable Housing

e. 'Preferred' Policy Mix and Sensitivity Testing

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Modelling

			Current Use	Units	Area Ha				Density Units/ha			Density
					Total	Gross	Net	%	Whole	Gross	Net	m2/ha
1	Green 300	Green	Agricultural	300	12.610	12.245	8.571	68.0%	23.79	24.50	35.00	3,102
2	Green 150	Green	Agricultural	150	6.162	6.122	4.286	69.5%	24.34	24.50	35.00	3,105
3	Green 100	Green	Agricultural	100	4.106	4.082	2.857	69.6%	24.35	24.50	35.00	3,115
4	Green 60	Green	Agricultural	60	2.282	2.449	1.714	75.1%	26.29	24.50	35.00	3,096
5	Green 30	Green	Agricultural	30	1.124	1.224	0.857	76.3%	26.70	24.50	35.00	2,993
6	Green 15	Green	Agricultural	15	0.572	0.612	0.429	74.9%	26.23	24.50	35.00	3,126
7	Green 9	Green	Agricultural	9	0.436	0.429	0.300	68.8%	20.64	21.00	30.00	3,147
8	Brown 90	Brown	PDL	90	2.000	2.000	2.000	100.0%	45.00	45.00	45.00	3,785
9	Brown 60	Brown	PDL	60	1.333	1.333	1.333	100.0%	45.00	45.00	45.00	3,777
10	Brown 60 Flats	Brown	PDL	60	0.600	0.600	0.600	100.0%	100.00	100.00	100.00	7,386
11	Brown 30	Brown	PDL	30	0.667	0.667	0.667	100.0%	45.00	45.00	45.00	3,771
12	Brown 30 Flats	Brown	PDL	30	0.400	0.400	0.400	100.0%	75.00	75.00	75.00	5,566
13	Brown 18	Brown	PDL	18	0.400	0.400	0.400	100.0%	45.00	45.00	45.00	3,927
14	Brown 6	Brown	PDL	6	0.133	0.133	0.133	100.0%	45.00	45.00	45.00	4,028
15	Build to Rent Flats	Brown	PDL	60	0.600	0.600	0.600	100.0%	100.00	100.00	100.00	6,782
16	Build to Rent Houses	Green	Agricultural	60	2.449	2.449	1.714	70.0%	24.50	24.50	35.00	3,071
17	Sheltered Green	Green	Agricultural	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	9,000
18	Sheltered Brown	Brown	PDL	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	9,000
19	Extracare Green	Green	Agricultural	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	11,544
20	Extracare Brown	Brown	PDL	60	0.500	0.500	0.500	100.0%	120.00	120.00	120.00	11,544
21	SE of Woodstock/ Upper Campfield Rd	Green	Agricultural	824	54.910	23.543	23.543	42.9%	15.01	35.00	35.00	3,082
22	MoD sites H&G	Brown	PDL	569	28.440	23.224	16.257	57.2%	20.01	24.50	35.00	3,094
23	Arncott Hill	Green	Agricultural	823	54.860	33.592	23.514	42.9%	15.00	24.50	35.00	3,083
24	NE of Ambrosden	Green	Agricultural	662	33.100	27.020	18.914	57.1%	20.00	24.50	35.00	3,086
25	NW of Ambrosden - south of A41 and NW of Merton Road	Green	Agricultural	1,092	72.810	24.267	24.267	33.3%	15.00	45.00	45.00	3,963
26	North east of Skimmingdish Lane	Green	Agricultural	2,792	186.130	132.952	93.067	50.0%	15.00	21.00	30.00	2,643
27	Dymock Farm	Green	Agricultural	878	43.920	41.810	29.267	66.6%	19.99	21.00	30.00	2,641
28	NW Bicester Ecotown	Green	Agricultural	904	45.220	18.449	12.914	28.6%	19.99	49.00	70.00	6,170
29	Oxford Road/ Pingle Fields - Bicester Village site	Brown	PDL	705	4.690	33.571	23.500	70.0%	150.32	21.00	30.00	2,199
30	South of Saltway/ Wykham Lane	Green	Agricultural	648	32.390	30.857	21.600	70.0%	20.01	21.00	30.00	2,6[illegible]

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A Pragmatic Viability Test

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

'*Existing use value* plus'
– reality checked against market value

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

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Benchmark Land Value?

- **Brownfield Site**
  - EUV (£1,250,000/ha) + 20%
- **Greenfield Sites**
  - EUV (£25,000/ha / £50,000/ha) + £400,000/ha

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Early Results

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

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Early Results

					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Green 300	North & West	Green	Agricultural	12.24	8.57	300	1,603,645	2,359,176	20,221,512
Site 2	Green 150	North & West	Green	Agricultural	6.12	4.29	150	1,110,866	1,597,237	6,845,300
Site 3	Green 100	North & West	Green	Agricultural	4.08	2.86	100	1,132,713	1,627,838	4,650,965
Site 4	Green 60	North & West	Green	Agricultural	2.45	1.71	60	1,212,535	1,614,205	2,767,208
Site 5	Green 30	North & West	Green	Agricultural	1.22	0.86	30	1,230,257	1,612,561	1,382,195
Site 6	Green 15	North & West	Green	Agricultural	0.61	0.43	15	1,448,751	1,933,281	828,549
Site 7	Green 9	North & West	Green	Agricultural	0.43	0.30	9	1,651,667	2,400,653	720,196
Site 8	Brown 90	North & West	Brown	PDL	2.00	2.00	90	1,619,004	1,619,004	3,238,009
Site 9	Brown 60	North & West	Brown	PDL	1.33	1.33	60	1,611,743	1,611,743	2,148,991
Site 10	Brown 60 Flats	North & West	Brown	PDL	0.60	0.60	60	1,819,753	1,819,753	1,091,852
Site 11	Brown 30	North & West	Brown	PDL	0.67	0.67	30	1,632,992	1,632,992	1,088,661
Site 12	Brown 30 Flats	North & West	Brown	PDL	0.40	0.40	30	780,853	780,853	312,341
Site 13	Brown 18	North & West	Brown	PDL	0.40	0.40	18	2,099,152	2,099,152	839,661
Site 14	Brown 6	North & West	Brown	PDL	0.13	0.13	6	2,919,588	2,919,588	389,278
Site 15	Build to Rent Flats	North & West	Brown	PDL	0.60	0.60	60	521,637	521,637	312,982
Site 16	Build to Rent Houses	North & West	Green	Agricultural	2.45	1.71	60	1,042,653	1,489,504	2,553,436
Site 17	Sheltered Green	North & West	Green	Agricultural	0.50	0.50	60	3,358,294	3,358,294	1,679,147
Site 18	Sheltered Brown	North & West	Brown	PDL	0.50	0.50	60	2,121,066	2,121,066	1,060,533
Site 19	Extracare Green	North & West	Brown	Agricultural	0.50	0.50	60	2,721,478	2,721,478	1,360,739
Site 20	Extracare Brown	North & West	Green	PDL	0.50	0.50	60	1,046,629	1,046,629	523,314
Site 30	South of Saltway/ Wykham Lane	Banbury	Green	Agricultural	30.86	21.60	648	1,272,936	1,908,815	41,230,411

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					Area (ha)		Units	Residual Value (£)		
					Gross	Net		Gross ha	Net ha	Site
Site 1	Green 300	South & East	Green	Agricultural	12.24	8.57	300	2,117,946	3,115,782	26,706,699
Site 2	Green 150	South & East	Green	Agricultural	6.12	4.29	150	1,646,009	2,366,681	10,142,918
Site 3	Green 100	South & East	Green	Agricultural	4.08	2.86	100	1,685,753	2,422,619	6,921,770
Site 4	Green 60	South & East	Green	Agricultural	2.45	1.71	60	1,802,677	2,399,840	4,114,012
Site 5	Green 30	South & East	Green	Agricultural	1.22	0.86	30	1,850,498	2,425,544	2,079,037
Site 6	Green 15	South & East	Green	Agricultural	0.61	0.43	15	2,610,522	3,483,603	1,492,973
Site 7	Green 9	South & East	Green	Agricultural	0.43	0.30	9	3,005,068	4,367,786	1,310,336
Site 8	Brown 90	South & East	Brown	PDL	2.00	2.00	90	3,426,065	3,426,065	6,852,131
Site 9	Brown 60	South & East	Brown	PDL	1.33	1.33	60	3,421,146	3,421,146	4,561,528
Site 10	Brown 60 Flats	South & East	Brown	PDL	0.60	0.60	60	3,633,233	3,633,233	2,179,940
Site 11	Brown 30	South & East	Brown	PDL	0.67	0.67	30	2,621,656	2,621,656	1,747,770
Site 12	Brown 30 Flats	South & East	Brown	PDL	0.40	0.40	30	2,140,927	2,140,927	856,371
Site 13	Brown 18	South & East	Brown	PDL	0.40	0.40	18	3,134,462	3,134,462	1,253,785
Site 14	Brown 6	South & East	Brown	PDL	0.13	0.13	6	4,258,834	4,258,834	567,845
Site 15	Build to Rent Flats	South & East	Brown	PDL	0.60	0.60	60	521,637	521,637	312,982
Site 16	Build to Rent Houses	South & East	Green	Agricultural	2.45	1.71	60	1,042,653	1,489,504	2,553,436
Site 17	Sheltered Green	South & East	Green	Agricultural	0.50	0.50	60	6,993,247	6,993,247	3,496,623
Site 18	Sheltered Brown	South & East	Brown	PDL	0.50	0.50	60	5,756,018	5,756,018	2,878,009
Site 19	Extracare Green	South & East	Brown	Agricultural	0.50	0.50	60	7,253,513	7,253,513	3,626,757
Site 20	Extracare Brown	South & East	Green	PDL	0.50	0.50	60	5,578,664	5,578,664	2,789,332
Site 21	SE of Woodstock/ Upper Campfield Rd	Shipton on Cherwell	Green	Agricultural	23.54	23.54	824	1,215,306	2,834,508	66,732,425
Site 22	MoD sites H&G	Lower Ancott	Brown	PDL	23.22	16.26	569	1,727,804	3,022,595	49,138,755
Site 23	Arncott Hill	Arncott	Green	Agricultural	33.59	23.51	823	1,215,638	2,836,143	66,689,880
Site 24	NE of Ambrosden	Ambrosden	Green	Agricultural	27.02	18.91	662	1,685,676	2,949,933	55,795,883
Site 25	NW of Ambrosden - south of A41 and NW of Merton Road	Ambrosden/ Bicester	Green	Agricultural	24.27	24.27	1,092	1,203,086	3,609,754	87,596,707
Site 26	North east of Skimmingdish Lane	Bicester/ Launton	Green	Agricultural	132.95	93.07	2,792	1,188,037	2,376,031	221,129,269
Site 27	Dymock Farm	Caversfield	Green	Agricultural	41.81	29.27	878	1,933,740	2,901,931	84,929,854
Site 28	NW Bicester Ecotown	Bicester/ Bucknell	Green	Agricultural	18.45	12.91	904	1,924,455	6,738,574	87,023,867
Site 29	Oxford Road/ Pingle Fields - Bicester Village site	Bicester	Brown	PDL	33.57	23.50	705	8,912,796	1,778,767	41,801,015

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			EUV	BLV	Residual Value
			£/ha	£/ha	£/ha
Site 1	Green 300	North & West	25,000	425,000	1,603,645
Site 2	Green 150	North & West	25,000	425,000	1,110,866
Site 3	Green 100	North & West	25,000	425,000	1,132,713
Site 4	Green 60	North & West	25,000	425,000	1,212,535
Site 5	Green 30	North & West	25,000	425,000	1,230,257
Site 6	Green 15	North & West	50,000	450,000	1,448,751
Site 7	Green 9	North & West	50,000	450,000	1,651,667
Site 8	Brown 90	North & West	1,250,000	1,500,000	1,619,004
Site 9	Brown 60	North & West	1,250,000	1,500,000	1,611,743
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	1,819,753
Site 11	Brown 30	North & West	1,250,000	1,500,000	1,632,992
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	780,853
Site 13	Brown 18	North & West	1,250,000	1,500,000	2,099,152
Site 14	Brown 6	North & West	1,250,000	1,500,000	2,919,588
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	521,637
Site 16	Build to Rent Houses	North & West	25,000	425,000	1,042,653
Site 17	Sheltered Green	North & West	50,000	450,000	3,358,294
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	2,121,066
Site 19	Extracare Green	North & West	50,000	450,000	2,721,478
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	1,046,629
Site 30	South of Saltway/ Wykham Lane	Banbury	25,000	425,000	1,272,936

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			EUV	BLV	Residual Value
			£/ha	£/ha	£/ha
Site 1	Green 300	South & East	25,000	425,000	2,117,946
Site 2	Green 150	South & East	25,000	425,000	1,646,009
Site 3	Green 100	South & East	25,000	425,000	1,685,753
Site 4	Green 60	South & East	25,000	425,000	1,802,677
Site 5	Green 30	South & East	25,000	425,000	1,850,498
Site 6	Green 15	South & East	50,000	450,000	2,610,522
Site 7	Green 9	South & East	50,000	450,000	3,005,068
Site 8	Brown 90	South & East	1,250,000	1,500,000	3,426,065
Site 9	Brown 60	South & East	1,250,000	1,500,000	3,421,146
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	3,633,233
Site 11	Brown 30	South & East	1,250,000	1,500,000	2,621,656
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	2,140,927
Site 13	Brown 18	South & East	1,250,000	1,500,000	3,134,462
Site 14	Brown 6	South & East	1,250,000	1,500,000	4,258,834
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	521,637
Site 16	Build to Rent Houses	South & East	25,000	425,000	1,042,653
Site 17	Sheltered Green	South & East	50,000	450,000	6,993,247
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	5,756,018
Site 19	Extracare Green	South & East	50,000	450,000	7,253,513
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	5,578,664
Site 21	SE of Woodstock/ Upper Campfield Rd	Shipton on Cherwell	25,000	425,000	1,215,306
Site 22	MoD sites H&G	Lower Ancott	25,000	425,000	1,727,804
Site 23	Arncott Hill	Arncott	25,000	425,000	1,215,638
Site 24	NE of Ambrosden	Ambrosden	25,000	425,000	1,685,676
Site 25	NW of Ambrosden - south of A41 and NW of Merton Road	Ambrosden/ Bicester	25,000	425,000	1,203,086
Site 26	North east of Skimmingdish Lane	Bicester/ Launton	25,000	425,000	1,188,037
Site 27	Dymock Farm	Caversfield	25,000	425,000	1,933,740
Site 28	NW Bicester Ecotown	Bicester/ Bucknell	25,000	425,000	1,924,455
Site 29	Oxford Road/ Pingle Fields - Bicester Village site	Bicester	1,250,000	1,500,000	8,912,796

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Moving Forward

- Circulate presentation
- Circulate rough and ready first draft of report

- Comments by midday Friday 12th August 2022
- To: planning.policy@cherwell-dc.gov.uk

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Appendix 4 – Consultation Notes

1 Welcome and brief update on the LP (MD)

2 Presentation and questions (S D-H) including methodology, main assumptions, and early viability test results

S DH run through the presentation and invited questions throughout.

- Savills (John Gale) - **How do you test zero carbon?**

  S DH – Applying Part L of current Building Regs plus assumed additional costs tested at a rate of 5% to 20%. The assumptions are listed in the Draft working document to be circulated.

- Ridge (Paul Fong) – Promoting a new settlement and had envisaged to prepare the viability for the site to support the Plan in conversations with the Council. Would you be happy to work with us?

  MGD- we have not reached a conclusion on sites for allocation. Recommend that Ridge continues working on their promotion material as planned and ensures alignment on viability assumptions at the stage as far as possible. Site specific conversations will come later.

Price Assumptions

- HDH (S D-H) – Two value areas identified with not differentiation between Greenfield and previously developed (River Cherwell is the separating line). Should the study go into finer grain? Should it be a differential value between green field and brownfield?
- Ridge (P Fong) – consider brownfield should be treated differently. Expect abnormal costs to be reflected in the price.
- Savills (J Gale) – Yes, they should be treated differently.

  HDH (S D-H) – Brownfield sites costs should be reflected in the price. There may be differences between brownfield sites but see no difference between Banbury and Bicester.

Build to rent

- No comments

Affordable housing for rent

- No comments

Affordable Housing

- No comments

Older Peoples housing

- No comments

Non-residential values

- HDH (S D-H) - Industrial and logistics values achieve are very high.
- Westhall Estates (M Sutton) – Industrial development specialist, agrees with the non-residential values shown. Current scheme for 14 units (Thame??) to be built at

BREAM excellence +Air Source heat pump. Aiming at making energy costs manageable.

Land – Land Registry

- HDH (S D-H) – land registry data publication seems a bit behind, helpful if you could provide details of your recent transactions, PPG requires it.
- Ridge (P Fong) – data should be updated at examination.
- HDH (S D-H) – agree to an extent, in previous studies undertook checks prior examination on build cost and sales values and found little difference. Promoters and developers are the ones who know the data.

Existing Use Value

- HDH (S D-H) – commercial units seem a mixture of well serviced modern units and scrapy sheds???
- No comments

Development costs

- No comments

Starting policies and Scenarios to be tested

- Ridge (P Fong) – will you test a high level of Biodiversity Net Gain (higher than 10%)? Ridge seeking 20% in their promotion.
- CDC (MD) – generic policy tested at 10% with sensitivity scenarios at higher rates. Have not taken a view on preferred sites yet and site-specific viability testing may address higher requirements depending on each site circumstances (e.g. next to a SSSI).

Modelling typologies

- HDH (S D-H) - Please look at the tables (Draft pre-consultation report and presentation to be circulated) and tell us whether we have missed your site's typology.

A pragmatic viability test & Benchmark Land Value

- Ridge (P Fong) – the figures reflect a point in time need the position at examination.
- HDH (S D-H) – National guidance and government approach is to drive land values down.

Early Results

- HDH (SDH) – the early viability test is for illustrative purposes only but show most sites seem viable
- Ridge (P Fong) - Site viability should be tested now, seem a cart before the horses approach (this comment was made either here or at the previous slide, not sure)
- CDC (MD) – important to seek an understanding from promoters and developers on viability inputs to then test the emerging policies which will be applied to the preferred sites. Site testing comes after gaining that understanding, sites first would be a cart before the horses approach.

Moving Forward

- HDH (S DH) - Will circulate first draft report and presentation please provide comments by 12 August.

- L& Q Estates (S Field) – asked for the deadline to be extended.
- HDH (S DH) – will confer with CDC and provide a new date if agreed.

3. Closing (MD)

Thanks and closure of meeting.

Shared in the chat latest relevant contact details for Planning and urged to contact us with any queries

- Ian Boll Corporate Director for Communities
- David Peckford Assistant Director for Planning and Development
- Andrew Maxted Planning Policy Conservation and Design Manager
- Maria Dopazo Principal Planning Policy Officer

Urged those at the workshop for whom we do not have contact details to provide their e-mail so that we can send the early pre-consultation draft.

POST MEETING ACTIONS:

E-mail sent on Friday 22 July 2022 to 63 stakeholders with a PDF of the presentation, the Pre-consultation draft document, and a questionnaire. Responses requested by midday Friday 19 August (amended from the 12th given Workshop request)

Appendix 5 – Landmark Price Paid Data

2021, 2022, 2023

Newbuild and Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£303,167	£460,618	£457,972
Banbury Calthorpe and Easington	£196,746	£360,600	£356,706
Banbury Cross and Neithrop	£176,027	£296,982	£248,409
Banbury Grimsbury and Hightown	£157,463	£274,200	£253,010
Banbury Hardwick	£172,266	£302,133	£294,605
Banbury Ruscote	£145,000	£284,978	£284,422
Bicester East	£221,129	£329,569	£319,448
Bicester North and Caversfield	£219,417	£369,099	£361,778
Bicester South and Ambrosden	£210,599	£407,883	£379,825
Bicester West	£225,250	£335,219	£333,501
Cropredy, Sibfords and Wroxton	£238,388	£514,550	£507,469
Deddington	£195,636	£552,126	£541,142
Fringford and Heyfords	£266,857	£473,652	£469,921
Kidlington East	£239,625	£413,256	£392,899
Kidlington West	£201,999	£444,987	£413,095
Launton and Otmoor	£415,000	£535,595	£534,138
Grand Total	**£198,296**	**£401,282**	**£383,516**

Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£303,167	£466,621	£463,192
Banbury Calthorpe and Easington	£196,746	£352,964	£347,856
Banbury Cross and Neithrop	£160,024	£296,982	£247,985
Banbury Grimsbury and Hightown	£157,463	£274,200	£253,010
Banbury Hardwick	£172,266	£288,147	£278,639
Banbury Ruscote	£145,000	£258,293	£257,638
Bicester East	£221,129	£328,918	£318,790
Bicester North and Caversfield	£219,417	£361,991	£354,238
Bicester South and Ambrosden	£186,997	£380,252	£352,051
Bicester West	£225,250	£335,219	£333,501
Cropredy, Sibfords and Wroxton	£242,333	£584,650	£576,334
Deddington	£195,636	£557,491	£545,609
Fringford and Heyfords	£243,750	£501,769	£497,889
Kidlington East	£230,802	£413,256	£394,690
Kidlington West	£201,999	£431,878	£400,632
Launton and Otmoor	£415,000	£540,369	£538,578
Grand Total	**£187,913**	**£400,093**	**£380,921**

Newbuild - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£436,942	£436,942
Banbury Calthorpe and Easington		£380,242	£380,242
Banbury Cross and Neithrop	£254,196		£254,196
Banbury Hardwick		£333,040	£333,040
Banbury Ruscote		£343,076	£343,076
Bicester East		£417,500	£417,500
Bicester North and Caversfield		£429,230	£429,230
Bicester South and Ambrosden	£237,800	£437,766	£410,136
Cropredy, Sibfords and Wroxton	£230,498	£347,282	£343,913
Deddington		£473,125	£473,125
Fringford and Heyfords	£297,667	£411,748	£408,943
Kidlington East	£290,800		£290,800
Kidlington West		£763,182	£763,182
Launton and Otmoor		£509,760	£509,760
Grand Total	**£246,644**	**£405,893**	**£393,730**

Newbuild and Existing - Average Price (£/m^2)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£3,463	£3,848	£3,842
Banbury Calthorpe and Easington	£3,194	£3,643	£3,634
Banbury Cross and Neithrop	£3,076	£3,235	£3,170
Banbury Grimsbury and Hightown	£2,989	£3,470	£3,379
Banbury Hardwick	£2,689	£3,425	£3,386
Banbury Ruscote	£2,071	£3,159	£3,155
Bicester East	£4,019	£3,974	£3,978
Bicester North and Caversfield	£3,923	£4,162	£4,151
Bicester South and Ambrosden	£3,673	£3,974	£3,932
Bicester West	£4,005	£3,911	£3,913
Cropredy, Sibfords and Wroxton	£3,251	£3,784	£3,772
Deddington	£3,116	£4,186	£4,154
Fringford and Heyfords	£3,281	£3,893	£3,881
Kidlington East	£4,152	£4,582	£4,535
Kidlington West	£3,792	£4,590	£4,482
Launton and Otmoor	£4,122	£4,291	£4,289
Grand Total	**£3,407**	**£3,876**	**£3,835**

Existing - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£3,463	£3,848	£3,841
Banbury Calthorpe and Easington	£3,194	£3,699	£3,685
Banbury Cross and Neithrop	£2,949	£3,235	£3,131
Banbury Grimsbury and Hightown	£2,989	£3,470	£3,379
Banbury Hardwick	£2,689	£3,418	£3,361
Banbury Ruscote	£2,071	£2,942	£2,937
Bicester East	£4,019	£3,980	£3,984
Bicester North and Caversfield	£3,923	£4,157	£4,145
Bicester South and Ambrosden	£3,538	£4,109	£4,029
Bicester West	£4,005	£3,911	£3,913
Cropredy, Sibfords and Wroxton	£3,024	£4,017	£3,999
Deddington	£3,116	£4,227	£4,191
Fringford and Heyfords	£3,015	£3,997	£3,981
Kidlington East	£4,222	£4,582	£4,549
Kidlington West	£3,792	£4,590	£4,478
Launton and Otmoor	£4,122	£4,359	£4,355
Grand Total	**£3,324**	**£3,931**	**£3,876**

Newbuild - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£3,846	£3,846
Banbury Calthorpe and Easington		£3,505	£3,505
Banbury Cross and Neithrop	£3,657		£3,657
Banbury Hardwick		£3,440	£3,440
Banbury Ruscote		£3,585	£3,585
Bicester East		£3,262	£3,262
Bicester North and Caversfield		£4,198	£4,198
Bicester South and Ambrosden	£3,809	£3,841	£3,837
Cropredy, Sibfords and Wroxton	£3,554	£3,294	£3,302
Deddington		£3,643	£3,643
Fringford and Heyfords	£3,635	£3,683	£3,682
Kidlington East	£3,818		£3,818
Kidlington West		£4,577	£4,577
Launton and Otmoor		£3,956	£3,956
Grand Total	**£3,755**	**£3,683**	**£3,688**

2021

Newbuild and Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£211,000	£443,059	£440,495
Banbury Calthorpe and Easington	£215,590	£340,752	£338,326
Banbury Cross and Neithrop	£183,835	£283,421	£249,168
Banbury Grimsbury and Hightown	£161,126	£269,968	£257,875
Banbury Hardwick	£176,167	£295,186	£291,663
Banbury Ruscote	£145,000	£278,516	£277,473
Bicester East	£200,000	£307,062	£301,464
Bicester North and Caversfield	£207,167	£360,412	£355,768
Bicester South and Ambrosden	£222,724	£396,313	£367,382
Bicester West		£321,288	£321,288
Cropredy, Sibfords and Wroxton	£218,166	£470,456	£463,108
Deddington	£196,875	£525,394	£512,820
Fringford and Heyfords	£260,600	£469,052	£464,315
Kidlington East	£245,133	£395,394	£378,574
Kidlington West	£183,341	£424,478	£402,176
Launton and Otmoor	£352,500	£537,593	£535,695
Grand Total	**£206,194**	**£389,966**	**£376,732**

Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£211,000	£443,717	£440,675
Banbury Calthorpe and Easington	£215,590	£332,317	£329,127
Banbury Cross and Neithrop	£159,121	£283,421	£249,282
Banbury Grimsbury and Hightown	£161,126	£269,968	£257,875
Banbury Hardwick	£176,167	£277,312	£272,444
Banbury Ruscote	£145,000	£245,923	£244,735
Bicester East	£200,000	£305,518	£299,927
Bicester North and Caversfield	£207,167	£345,187	£340,228
Bicester South and Ambrosden	£193,179	£372,779	£351,738
Bicester West		£321,288	£321,288
Cropredy, Sibfords and Wroxton	£216,800	£535,096	£523,130
Deddington	£196,875	£528,922	£515,230
Fringford and Heyfords	£230,000	£478,314	£473,508
Kidlington East	£222,300	£395,394	£381,976
Kidlington West	£183,341	£423,769	£401,404
Launton and Otmoor	£352,500	£537,846	£535,485
Grand Total	**£186,723**	**£387,694**	**£375,173**

Newbuild - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£439,516	£439,516
Banbury Calthorpe and Easington		£360,772	£360,772
Banbury Cross and Neithrop	£248,093		£248,093
Banbury Hardwick		£322,380	£322,380
Banbury Ruscote		£342,186	£342,186
Bicester East		£417,500	£417,500
Bicester North and Caversfield		£439,484	£439,484
Bicester South and Ambrosden	£236,987	£418,988	£380,879
Cropredy, Sibfords and Wroxton	£224,995	£355,542	£353,753
Deddington		£481,650	£481,650
Fringford and Heyfords	£306,500	£446,706	£442,392
Kidlington East	£290,800		£290,800
Kidlington West		£535,000	£535,000
Launton and Otmoor		£536,563	£536,563
Grand Total	**£243,934**	**£397,592**	**£381,737**

Newbuild and Existing - Average Price (£/m^2)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£2,499	£3,604	£3,590
Banbury Calthorpe and Easington	£3,116	£3,434	£3,430
Banbury Cross and Neithrop	£3,109	£3,024	£3,055
Banbury Grimsbury and Hightown	£2,908	£3,237	£3,199
Banbury Hardwick	£2,709	£3,307	£3,290
Banbury Ruscote	£2,071	£2,974	£2,967
Bicester East	£3,700	£3,829	£3,822
Bicester North and Caversfield	£3,873	£4,004	£4,000
Bicester South and Ambrosden	£3,746	£3,817	£3,806
Bicester West		£3,684	£3,684
Cropredy, Sibfords and Wroxton	£3,131	£3,573	£3,563
Deddington	£3,109	£4,001	£3,968
Fringford and Heyfords	£3,132	£3,646	£3,634
Kidlington East	£4,012	£4,359	£4,322
Kidlington West	£3,505	£4,411	£4,325
Launton and Otmoor	£3,894	£4,033	£4,031
Grand Total	**£3,430**	**£3,691**	**£3,672**

Existing - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£2,499	£3,625	£3,608
Banbury Calthorpe and Easington	£3,116	£3,478	£3,472
Banbury Cross and Neithrop	£2,927	£3,024	£2,996
Banbury Grimsbury and Hightown	£2,908	£3,237	£3,199
Banbury Hardwick	£2,709	£3,247	£3,222
Banbury Ruscote	£2,071	£2,742	£2,733
Bicester East	£3,700	£3,838	£3,830
Bicester North and Caversfield	£3,873	£3,968	£3,964
Bicester South and Ambrosden	£3,622	£3,927	£3,895
Bicester West		£3,684	£3,684
Cropredy, Sibfords and Wroxton	£2,811	£3,816	£3,789
Deddington	£3,109	£4,045	£4,008
Fringford and Heyfords	£2,999	£3,815	£3,798
Kidlington East	£4,133	£4,359	£4,344
Kidlington West	£3,505	£4,412	£4,326
Launton and Otmoor	£3,894	£4,105	£4,102
Grand Total	**£3,247**	**£3,748**	**£3,717**

Newbuild - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£3,501	£3,501
Banbury Calthorpe and Easington		£3,335	£3,335
Banbury Cross and Neithrop	£3,581		£3,581
Banbury Hardwick		£3,390	£3,390
Banbury Ruscote		£3,369	£3,369
Bicester East		£3,262	£3,262
Bicester North and Caversfield		£4,174	£4,174
Bicester South and Ambrosden	£3,793	£3,724	£3,738
Cropredy, Sibfords and Wroxton	£4,091	£3,201	£3,213
Deddington		£3,499	£3,499
Fringford and Heyfords	£3,332	£3,274	£3,275
Kidlington East	£3,818		£3,818
Kidlington West		£4,246	£4,246
Launton and Otmoor		£3,769	£3,769
Grand Total	**£3,747**	**£3,520**	**£3,543**

2022

Newbuild and Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£349,250	£480,712	£476,929
Banbury Calthorpe and Easington	£186,250	£375,217	£371,197
Banbury Cross and Neithrop	£176,608	£303,737	£251,696
Banbury Grimsbury and Hightown	£155,554	£277,482	£248,856
Banbury Hardwick	£168,875	£312,550	£297,814
Banbury Ruscote		£300,089	£300,089
Bicester East	£242,819	£349,336	£334,119
Bicester North and Caversfield	£228,625	£373,671	£364,606
Bicester South and Ambrosden	£190,512	£427,866	£408,152
Bicester West	£225,250	£345,976	£340,295
Cropredy, Sibfords and Wroxton	£278,833	£534,084	£527,247
Deddington	£232,000	£633,527	£629,430
Fringford and Heyfords	£282,500	£475,468	£472,588
Kidlington East	£229,607	£435,973	£408,193
Kidlington West	£212,220	£483,447	£426,941
Launton and Otmoor	£477,500	£512,294	£511,637
Grand Total	**£198,082**	**£413,176**	**£391,237**

Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£349,250	£501,953	£495,591
Banbury Calthorpe and Easington	£186,250	£366,256	£360,842
Banbury Cross and Neithrop	£167,175	£303,737	£251,793
Banbury Grimsbury and Hightown	£155,554	£277,482	£248,856
Banbury Hardwick	£168,875	£297,918	£280,826
Banbury Ruscote		£274,511	£274,511
Bicester East	£242,819	£349,336	£334,119
Bicester North and Caversfield	£228,625	£373,536	£364,033
Bicester South and Ambrosden	£186,575	£385,166	£354,014
Bicester West	£225,250	£345,976	£340,295
Cropredy, Sibfords and Wroxton	£370,000	£609,234	£606,280
Deddington	£232,000	£647,423	£642,858
Fringford and Heyfords	£285,000	£548,977	£545,593
Kidlington East	£229,607	£435,973	£408,193
Kidlington West	£212,220	£447,852	£394,299
Launton and Otmoor	£477,500	£523,848	£522,852
Grand Total	**£195,020**	**£411,883**	**£385,473**

Newbuild - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£435,267	£435,267
Banbury Calthorpe and Easington		£396,236	£396,236
Banbury Cross and Neithrop	£249,711		£249,711
Banbury Hardwick		£356,114	£356,114
Banbury Ruscote		£344,139	£344,139
Bicester North and Caversfield		£376,250	£376,250
Bicester South and Ambrosden	£284,995	£465,337	£464,119
Cropredy, Sibfords and Wroxton	£233,250	£326,776	£320,742
Deddington		£454,857	£454,857
Fringford and Heyfords	£280,000	£372,555	£370,903
Kidlington West		£786,000	£786,000
Launton and Otmoor		£431,412	£431,412
Grand Total	**£252,432**	**£417,638**	**£413,300**

Newbuild and Existing - Average Price (£/m^2)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£4,106	£4,059	£4,060
Banbury Calthorpe and Easington	£3,407	£3,859	£3,849
Banbury Cross and Neithrop	£3,045	£3,421	£3,267
Banbury Grimsbury and Hightown	£2,989	£3,728	£3,550
Banbury Hardwick	£2,635	£3,547	£3,462
Banbury Ruscote		£3,428	£3,428
Bicester East	£4,357	£4,080	£4,120
Bicester North and Caversfield	£4,258	£4,323	£4,320
Bicester South and Ambrosden	£3,600	£4,132	£4,089
Bicester West	£4,005	£4,091	£4,087
Cropredy, Sibfords and Wroxton	£3,411	£4,027	£4,009
Deddington	£3,135	£4,448	£4,433
Fringford and Heyfords	£3,653	£4,220	£4,211
Kidlington East	£4,337	£4,869	£4,800
Kidlington West	£3,990	£4,857	£4,671
Launton and Otmoor	£4,351	£4,668	£4,662
Grand Total	**£3,447**	**£4,076**	**£4,013**

Existing - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote	£4,106	£4,053	£4,055
Banbury Calthorpe and Easington	£3,407	£3,962	£3,945
Banbury Cross and Neithrop	£2,953	£3,421	£3,245
Banbury Grimsbury and Hightown	£2,989	£3,728	£3,550
Banbury Hardwick	£2,635	£3,543	£3,432
Banbury Ruscote		£3,165	£3,165
Bicester East	£4,357	£4,080	£4,120
Bicester North and Caversfield	£4,258	£4,323	£4,320
Bicester South and Ambrosden	£3,547	£4,289	£4,172
Bicester West	£4,005	£4,091	£4,087
Cropredy, Sibfords and Wroxton	£3,663	£4,232	£4,224
Deddington	£3,135	£4,489	£4,473
Fringford and Heyfords	£3,065	£4,285	£4,268
Kidlington East	£4,337	£4,869	£4,800
Kidlington West	£3,990	£4,890	£4,677
Launton and Otmoor	£4,351	£4,694	£4,686
Grand Total	**£3,428**	**£4,123**	**£4,040**

Newbuild - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£4,070	£4,070
Banbury Calthorpe and Easington		£3,627	£3,627
Banbury Cross and Neithrop	£3,680		£3,680
Banbury Hardwick		£3,559	£3,559
Banbury Ruscote		£3,843	£3,843
Bicester North and Caversfield		£4,320	£4,320
Bicester South and Ambrosden	£4,750	£4,006	£4,011
Cropredy, Sibfords and Wroxton	£3,285	£3,526	£3,511
Deddington		£3,952	£3,952
Fringford and Heyfords	£4,242	£4,136	£4,138
Kidlington West		£4,610	£4,610
Launton and Otmoor		£4,501	£4,501
Grand Total	**£3,750**	**£3,924**	**£3,920**

2023

Newbuild and Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£472,245	£472,245
Banbury Calthorpe and Easington	£179,333	£402,243	£390,909
Banbury Cross and Neithrop	£160,084	£326,753	£235,557
Banbury Grimsbury and Hightown	£157,202	£279,675	£249,634
Banbury Hardwick	£183,167	£306,660	£299,669
Banbury Ruscote		£259,588	£259,588
Bicester East	£176,625	£373,632	£351,117
Bicester North and Caversfield	£219,375	£398,553	£381,488
Bicester South and Ambrosden	£176,813	£398,873	£352,123
Bicester West		£367,074	£367,074
Cropredy, Sibfords and Wroxton		£717,260	£717,260
Deddington	£172,500	£499,570	£486,487
Fringford and Heyfords		£495,690	£495,690
Kidlington East	£251,150	£414,979	£399,226
Kidlington West	£245,000	£428,308	£421,519
Launton and Otmoor		£603,517	£603,517
Grand Total	**£175,404**	**£419,464**	**£391,289**

Existing - Average Price (£)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£472,245	£472,245
Banbury Calthorpe and Easington	£179,333	£393,813	£381,196
Banbury Cross and Neithrop	£144,325	£326,753	£231,891
Banbury Grimsbury and Hightown	£157,202	£279,675	£249,634
Banbury Hardwick	£183,167	£301,387	£294,567
Banbury Ruscote		£259,588	£259,588
Bicester East	£176,625	£373,632	£351,117
Bicester North and Caversfield	£219,375	£398,553	£381,488
Bicester South and Ambrosden	£176,813	£396,506	£349,005
Bicester West		£367,074	£367,074
Cropredy, Sibfords and Wroxton		£717,260	£717,260
Deddington	£172,500	£499,570	£486,487
Fringford and Heyfords		£499,650	£499,650
Kidlington East	£251,150	£414,979	£399,226
Kidlington West	£245,000	£428,308	£421,519
Launton and Otmoor		£603,517	£603,517
Grand Total	**£170,680**	**£418,708**	**£390,540**

Newbuild - Average Price (£)

Row Labels	Flat	House	Grand Total
Banbury Calthorpe and Easington		£452,825	£452,825
Banbury Cross and Neithrop	£296,667		£296,667
Banbury Hardwick		£565,000	£565,000
Bicester South and Ambrosden		£467,495	£467,495
Fringford and Heyfords		£365,000	£365,000
Grand Total	**£296,667**	**£457,299**	**£425,173**

Newbuild and Existing - Average Price (£/m^2)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£4,189	£4,189
Banbury Calthorpe and Easington	£2,988	£3,871	£3,825
Banbury Cross and Neithrop	£3,082	£3,382	£3,214
Banbury Grimsbury and Hightown	£3,083	£3,571	£3,449
Banbury Hardwick	£2,945	£3,704	£3,659
Banbury Ruscote		£3,018	£3,018
Bicester East	£3,394	£4,279	£4,172
Bicester North and Caversfield	£3,497	£4,467	£4,365
Bicester South and Ambrosden	£3,400	£4,354	£4,155
Bicester West		£4,325	£4,325
Cropredy, Sibfords and Wroxton		£4,240	£4,240
Deddington	£3,133	£4,424	£4,369
Fringford and Heyfords		£4,164	£4,164
Kidlington East	£4,055	£4,612	£4,566
Kidlington West	£3,267	£4,659	£4,606
Launton and Otmoor		£4,597	£4,597
Grand Total	**£3,229**	**£4,137**	**£4,032**

Existing - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Adderbury, Bloxham and Bodicote		£4,189	£4,189
Banbury Calthorpe and Easington	£2,988	£3,803	£3,753
Banbury Cross and Neithrop	£2,974	£3,382	£3,165
Banbury Grimsbury and Hightown	£3,083	£3,571	£3,449
Banbury Hardwick	£2,945	£3,698	£3,652
Banbury Ruscote		£3,018	£3,018
Bicester East	£3,394	£4,279	£4,172
Bicester North and Caversfield	£3,497	£4,467	£4,365
Bicester South and Ambrosden	£3,400	£4,347	£4,144
Bicester West		£4,325	£4,325
Cropredy, Sibfords and Wroxton		£4,240	£4,240
Deddington	£3,133	£4,424	£4,369
Fringford and Heyfords		£4,153	£4,153
Kidlington East	£4,055	£4,612	£4,566
Kidlington West	£3,267	£4,659	£4,606
Launton and Otmoor		£4,597	£4,597
Grand Total	**£3,198**	**£4,134**	**£4,027**

Newbuild - Average Price (£/m²)

Row Labels	Flat	House	Grand Total
Banbury Calthorpe and Easington		£4,263	£4,263
Banbury Cross and Neithrop	£3,977		£3,977
Banbury Hardwick		£3,979	£3,979
Bicester South and Ambrosden		£4,546	£4,546
Fringford and Heyfords		£4,506	£4,506
Grand Total	**£3,977**	**£4,306**	**£4,241**

Appendix 6 – Newbuild Asking Prices

June 2022

Agent	Development	Address	Address 2	Postcode	Name	Beds	Type	m2	Asking Price	£/m2
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Byron	3	D	110	£357,000	£3,245
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Lindley	4	D	125	£485,000	£3,880
Hayden Homes	Southfields		Weston-on-the-Green	OX25	Bletchingdon	4	S	162	£675,000	£4,167
Hayden Homes	Southfields		Weston-on-the-Green	OX25	Woodstock	4	D	230	£975,000	£4,239
Burrington Estates	Hempton Gate		Deddington	OX15 0QH	Franklin	2	S	83	£410,000	£4,940
Burrington Estates	Hempton Gate		Deddington	OX15 0QH	Kempster	3	D	127	£645,000	£5,079
Burrington Estates	Hempton Gate		Deddington	OX15 0QH	Gaveston	3	D	121	£600,000	£4,959
DWH	Hemins Place at Kingsmere	Heaton Road	Bicester	OX26 1FQ	Wincham	2	F	61	£352,000	£5,770
DWH	Hemins Place at Kingsmere	Heaton Road	Bicester	OX26 1FQ	Wilford x2	2	S	56	£368,000	£6,571
DWH	Hemins Place at Kingsmere	Heaton Road	Bicester	OX26 1FQ	Fairway x2	3	D		£460,000	
DWH	Hemins Place at Kingsmere	Heaton Road	Bicester	OX26 1FQ	Hadley	3	S	88	£465,000	£5,284
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Archford	3	S	75	£380,000	£5,067
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Hadley	3	S	88	£425,000	£4,830
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Hanwell	3	S	114	£460,000	£4,035
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Ashington	4	D		£525,000	
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Ashington	4	D		£535,000	
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Bradgate	4	D	146	£612,000	£4,192
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Manning	5	D	164	£775,000	£4,726
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Henley	5	D	168	£775,000	£4,613
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Manning	5	D	164	£785,000	£4,787
Imagine Property	Wood View	St Louis Meadow Park	Banbury	OX16	Grove	5	D	185	£750,000	£4,054
Imagine Property	Wood View	St Louis Meadow Park	Banbury	OX16		4	D		£650,000	
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Warwick	3	S	98	£465,000	£4,745
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Oxford	4	D	133	£565,000	£4,248
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Harrogate	4	D	135	£655,000	£4,852
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Henley	4	D	138	£715,000	£5,181
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 09UN	Adderbury	3	D		£432,950	
Aquinna Homes	Canalside	Langford Lane	Kidlington	OX5	plot 9	4	D	158	£690,000	£4,367
Fabrica/Crest Nicholson	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 49	5		163	£635,000	£3,896
Fabrica/Crest Nicholson	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 50	5		163	£635,000	£3,896
Fabrica/Crest Nicholson	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 5395	5		140	£575,000	£4,107
Fabrica/Crest Nicholson	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 394	4		127	£545,000	£4,291
Fabrica/Crest Nicholson	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 396	4		110	£490,000	£4,455
Bovis	Kingsmere	Thirsk Way	Bicester	OX26 1BF	Yew	5	D	173	£634,995	£3,670
Bovis	Heyford Park	Camp Road	Upper Heyford	OX25 5AG	Senator	4	T	111	£409,995	£3,694
Bovis	Heyford Park	Camp Road	Upper Heyford	OX25 5AG	Wimbourne	4	S	105	£409,995	£3,905
Bovis	Heyford Park	Camp Road	Upper Heyford	OX25 5AG	Ambassador	3	T	119	£389,995	£3,277
Bovis	Heyford Park	Camp Road	Upper Heyford	OX25 5AG	Beech	3	T	106	£379,995	£3,585
Bovis	Waterside Place	Bankside	Banbury	OX15 4SZ	Poplar	3	T	119	£359,995	£3,025

Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Cloverely x 5		S	71	£310,000	£4,366
Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Apley x2		S	72	£325,000	£4,514
Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Somerford		D	89	£395,000	£4,438
Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Hanley x4		D	101	£425,000	£4,208
Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Cotheridge x4		D	114	£475,000	£4,167
Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Denford	2	D	142	£575,000	£4,049
Kendrick Homes	White Horse Meadows	Warwick Road	Banbury	OX17 1HJ	Denford	2	D	152	£610,000	£4,013
Ashberry Homes	Royal Retreat	Kingsmere	Bicester	OX26	Astor	4	D	128	£595,000	£4,648
Linden Homes	Hawkswood	Kingsmere	Bicester	OX26 1BF	Leverton	4	D	100	£514,995	£5,150
Linden Homes	Hawkswood	Kingsmere	Bicester	OX26 1BF	Kempthorne	4	D		£579,995	
Linden Homes	Hawkswood	Kingsmere	Bicester	OX26 1BF	Redwood	4	D	137	£589,995	£4,307
Linden Homes	Hawkswood	Kingsmere	Bicester	OX26 1BF	Fletcher x2	5	D	156	£594,995	£3,814
Mulberry Homes	Launton Mews	Launton	Bicester	OX26 5DA	Sandringham	4	D		£559,950	
Mulberry Homes	Launton Mews	Launton	Bicester	OX26 5DA	Beacon	3	T	78	£394,950	£5,063
Barratt Homes	The Chimes	Heaton Road	Bicester	OX26 1FH	Kenley	3	S	64	£360,995	£5,641
Barratt Homes	The Chimes	Heaton Road	Bicester	OX26 1FH	Haversham	4	T	103	£437,600	£4,249
Barratt Homes	The Chimes	Heaton Road	Bicester	OX26 1FH	Bloxham	3		102	£473,995	£4,647
Barratt Homes	The Chimes	Heaton Road	Bicester	OX26 1FH	Luther	3	S		£479,995	
Barratt Homes	The Chimes	Heaton Road	Bicester	OX26 1FH	Saltway	3	S	105	£484,995	£4,619
Barratt Homes	The Chimes	Heaton Road	Bicester	OX26 1FH	Alderney	34	S	104	£529,995	£5,096
Barratt Homes	Whitechapel Gardens	White Post Road	Bodicote	OX15 4BN	Maidstone	3	S	75	£361,995	£4,827
Barratt Homes	Whitechapel Gardens	White Post Road	Bodicote	OX15 4BN	Wykham	3	D	100	£402,995	£4,030
Barratt Homes	Whitechapel Gardens	White Post Road	Bodicote	OX15 4BN	Lutterworth	3	D	100	£416,995	£4,170
Barratt Homes	Whitechapel Gardens	White Post Road	Bodicote	OX15 4BN	Chester	4	D	102	£433,995	£4,255
Barratt Homes	Whitechapel Gardens	White Post Road	Bodicote	OX15 4BN	Lutterworth	3	D	100	£446,995	£4,470
Barratt Homes	Whitechapel Gardens	White Post Road	Bodicote	OX15 4BN	Radleigh	4	D	136	£545,995	£4,015
Graven Hill	Graven Hill	Foundation Sq	Bicester	OX25 2AQ	Ray	4	D	148	£535,000	£3,615
Graven Hill	Graven Hill	Foundation Sq	Bicester	OX25 2AQ	Oxford	4	D	144	£525,000	£3,646
Persimmon	Hanwell Chase	Warwick Road	Banbury	OX16 1AR	Leicester	4	T	107	£380,000	£3,551
Persimmon	Hanwell Chase	Warwick Road	Banbury	OX16 1AR	Clayton	3	D		£400,000	
Persimmon	Hanwell Chase	Warwick Road	Banbury	OX16 1AR	Himbleton	4	D	108	£440,000	£4,074
Persimmon	Hanwell Chase	Warwick Road	Banbury	OX16 1AR	Elmbridge x5	4	D	115	£445,000	£3,870
Persimmon	Hanwell Chase	Warwick Road	Banbury	OX16 1AR	Foxford	4	D	128	£500,000	£3,906
Bellway	Hanwell View	Southam Road	Banbury	OX16 1ST	Carrisbrooke	4	D	115	£425,000	£3,696
Bellway	Hanwell View	Southam Road	Banbury	OX16 1ST	Nene	4	D	140	£475,000	£3,393
Cala Homes	Kingsmere	Kingsmere	Bicester	OX26 1AD	Kinfield	4	D	117	£484,950	£4,145
Cala Homes	Kingsmere	Kingsmere	Bicester	OX26 1AD	Hurwick	3	D	105	£459,950	£4,380
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Bretton	2	S	70		
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Bertram	3	T	81		
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Hatfield	3	S	78		
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Pickard	3	D	108	£400,000	£3,704
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Bennett	3	D	93	£440,000	£4,731
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Russell	3	D	95	£440,000	£4,632
Dorchester Living	Heyford Park		Heyford	OX25 5AG	Beaufort	4	S	140	£445,000	£3,179
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB		2	f		£537,950	
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB		2	f		£514,950	
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB		2	f		£507,950	

Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB	1	f		£400,950
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB	1	f		£376,950
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB	1	f		£367,950
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB	1	f		£360,950

December 2023

Agent	Development	Address 1	Address 2	Postcode	Name	Beds	Type	M2	£	£ per sqm
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Warwick	3	Semi-detached	98	£395,000	£4,031
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Oxford	4	Detached	133	£550,000	£4,135
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Oxford	3	Detached	133	£550,000	£4,135
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Cambridge	4	Detached	126	£565,000	£4,484
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Sunningdale	4	Detached	177	£650,000	£3,672
Redrow	Sanderson Park	Ambrosden	Bicester	OX25 2LZ	Richmond	4	Detached	189	£800,000	£4,233
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Adderbury	3	Detached	90	£400,000	£4,444
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Wykham	3	Detached	98	£395,000	£4,031
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Littleton	4	Semi-detached	119	£400,000	£3,361
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Swerford	4	Detached	108	£445,000	£4,120
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Oxhill	4	Detached	138	£475,000	£3,442
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Oxhill	3	Detached	135	£480,000	£3,556
Redrow	Bloxham Vale	Bloxham Road	Banbury	OX16 9WT	Sulgrave	4	Detached	130	£500,000	£3,846
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Alnmouth	2	Semi-detached	58	£325,000	£5,603
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Drayton	2	Terraced	58	£335,000	£5,776
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Danbury	3	Semi-detached	73	£375,000	£5,137
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Deepdale	3		76	£385,000	£5,066
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Bloxham	3	Detached	77	£410,000	£5,325
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Charnwood	3	Detached	90	£420,000	£4,667
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Barnwood	3	Detached	90	£430,000	£4,778
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Horley	4	Semi-detached	120	£450,000	£3,750
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Himbleton	4	Detached	108	£500,000	£4,630
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Foxford	4	Detached	122	£595,000	£4,877
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Hunsden	5	Detached		£625,000	
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Osbourne	4	Detached	162	£635,000	£3,920
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Brandon	4	Detached	111	£480,000	£4,324
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Ingram	4	Detached	148	£565,000	£3,818
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Bennett	3	Detached	93	£435,000	£4,677
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Russell	3	Detached	93	£435,000	£4,677
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Wiltshire	3	Terraced		£425,000	
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	3 Bed Bungalow	3	Detached		£430,000	
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	2 Bed Bungalow	2	Semi-detached	88	£365,000	£4,148
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Bertram	3	Semi-detached	81	£375,000	£4,630

Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Graven Hill	Graven Hill	Foundation Square	Bicester	OX25 2AQ	Beesley	2	Terraced	80	£320,000	£4,000
Graven Hill	Graven Hill	Foundation Square	Bicester	OX25 2AQ	Beesley	3	Terraced	80	£325,000	£4,063
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Vanderbilt	3	Detached	93	£635,000	£6,828
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Brown	4	Detached	135	£940,000	£6,963
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Laguerre	4	Detached	151	£1,000,000	£6,623
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Cadogan	4	Detached	193	£1,300,000	£6,736
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Hamersley	2	Flat	70	£385,000	£5,500
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Sargent	3	Semi-detached	103	£590,000	£5,728
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Vandebilt	3	Detached	93	£625,000	£6,720
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Godolphin	2	Flat	66	£360,000	£5,455
DWH	Hemins Place	Heaton Road	Bicester	OX26 1FW	Bradgate	4	Detached	146	£625,000	£4,281
DWH	Hemins Place	Heaton Road	Bicester	OX26 1FW	Bradgate	4	Detached	146	£625,000	£4,281
DWH	Hemins Place	Heaton Road	Bicester	OX26 1FW	Avondale	4	Detached	150	£635,000	£4,233
DWH	Hemins Place	Heaton Road	Bicester	OX26 1FW	Avondale	4	Detached	150	£640,000	£4,267
DWH	Hemins Place	Heaton Road	Bicester	OX26 1FW	Holden	4	Detached	152	£650,000	£4,276
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Ashdown	2	Semi-detached	65	£330,000	£5,077
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Archford	3	Semi-detached	75	£350,000	£4,667
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Shutford	3	Semi-detached		£385,000	
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Shutford	3	Semi-detached		£390,000	
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Kennett	3	Terraced	108	£420,000	£3,889
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Hadley	3	Detached	88	£430,000	£4,886
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Hertford	4	Detached	140	£545,000	£3,893
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Kirkdale	4	Detached	112	£550,000	£4,911
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Avondale	4	Detached	150	£595,000	£3,967
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Holden	4	Detached	152	£600,000	£3,947
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Henley	5	Detached	168	£750,000	£4,464
DWH	The Pavilions	White Post Road	Bodicote	OX15 4BN	Henley	5	Detached	168	£750,000	£4,464
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Blewbury	2	Flat	63	£279,950	£4,444
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Blewbury	2	Flat	63	£284,950	£4,523
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Oatfield	4	Detached	156	£599,950	£3,846
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Oatfield	4	Detached	156	£589,950	£3,782
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Madeley Link	4	Detached	133	£499,950	£3,759

Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Oatvale	4	Detached	157	£599,950	£3,821
Churchill Living	St Johns St	St Johns St	Bicester	OX26 6SL			Retirement			
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB		1	Retirement		£319,950	
Churchill Living	Marlborough Lodge	Green Road	Kidlington	OX5 2GB		2	Retirement		£449,950	
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 16	4	Detached	125	£520,000	£4,160
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 5	4	Detached	110	£495,000	£4,500
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 4	4	Detached	109	£495,000	£4,541
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 12	3	Detached	91	£420,000	£4,615
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 2	3	Detached	86	£405,000	£4,709
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 3	3	Detached	86	£400,000	£4,651
Fabrica	Elmsbrook	Charlotte Avenue	Bicester	OX27 8TG	plot 64	2	Detached	76	£350,000	£4,605
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Skelton	4	Detached	135	£435,000	£3,222
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Lindley	4	Detached	125	£440,000	£3,520
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Burns	4	Detached	110	£445,000	£4,045
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Skelton	4	Detached	135	£445,000	£3,296
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Shakespeare	4	Detached	134	£460,000	£3,433
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Lindley	4	Detached	125	£465,000	£3,720
Bloor	Banbury Rise	Stratford Road	Banbury	OX16 0XA	Peele	4	Detached	149	£525,000	£3,523
Linden	Hawkswood	Kingsmere	Bicester	OX26 1BF	Ripley	5	Terraced	137	£449,995	£3,285
Barratt	Whitechapel Gardens	White Post Road	Banbury	OX15 4BN	Radleigh	4	Detached	136	£536,995	£3,948
Barratt	Whitechapel Gardens	White Post Road	Banbury	OX15 4BN	Thornton	4	Detached	110	£487,995	£4,436
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Fairford	3	Semi-detached	96	£500,000	£5,208
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Lavington	2	Detached	93	£675,000	£7,258
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Lavington	2	Detached	93	£690,000	£7,419
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Henley	4	Detached	138	£760,000	£5,507
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Henley	4	Detached	138	£770,000	£5,580
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Hallow	4	Detached		£865,000	
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Bourton	5	Detached		£945,000	
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Hanwell	5	Detached		£1,100,000	
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Eaton	5	Detached	240	£1,350,000	£5,625
Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Eaton	5	Detached	240	£1,375,000	£5,729
Kendrick Homes	White Horse Meadows	Banbury	Banbury	OX17 1HJ	Chillington	4	Detached	153	£580,000	£3,791
Kendrick Homes	White Horse Meadows	Banbury	Banbury	OX17 1HJ	Hanley	3	Semi-detached	101	£369,950	£3,663
Burrington Estates	Clifton Gate	Clifton Road	Deddington	OX15 0TP	Churchill	3	Terraced	110	£600,000	£5,455
Burrington Estates	Clifton Gate	Clifton Road	Deddington	OX15 0TP	Chamberlain	3	Terraced	108	£575,000	£5,324
Hayden Homes	Southfields	Weston-on-the-Green	Weston-on-the-Green	OX25 3RQ	Somerton	4	Detached	144	£899,500	£6,247
Hayden Homes	Southfields	Weston-on-the-Green	Weston-on-the-Green	OX25 3RQ	Chesterton	4	Detached	178	£925,000	£5,197
Hayden Homes	Southfields	Weston-on-the-Green	Weston-on-the-Green	OX25 3RQ	Woodstock	4	Detached	214		
Hayden Homes	Southfields	Weston-on-the-Green	Weston-on-the-Green	OX25 3RQ	Oxford	6	Detached	266	£1,150,000	£4,323
Savills	Sand Furlong	Station Road	Bletchingdon	OX5		5	Terraced	204	£975,000	£4,779
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Horley	4	Semi-detached	120	£450,000	£3,750
Persimmon	Wykham Park	Bloxham Road	Banbury	OX16 9UN	Himbleton	4	Detached	108	£500,000	£4,630

Hayfield	Hayford Manor	Adderbury	Banbury	OX17 3HF	Fairford	3	Semi-detached	96	£500,000	£5,208
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Blewbury	2	Flat	63	£279,950	£4,444
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Blewbury	2	Flat	63	£279,950	£4,444
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Blewbury	2	Flat	63	£284,950	£4,523
Cala Homes	Kingsmere	Middleton Stoney Road	Bicester	OX26 1EU	Oatvale	4	Detached	157	£599,950	£3,821
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	2 Bed Bungalow	2	Semi-detached	88	£365,000	£4,148
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Dorchester Living	Heyford Park	Upper Heyford	Upper Heyford	OX25 5HD	Apartment	2	Flat	70	£295,000	£4,214
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Vanderbilt	3	Detached	93	£635,000	£6,828
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Vanderbilt	3	Detached	93	£635,000	£6,828
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Brown	4	Detached	135	£940,000	£6,963
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Laguerre	4	Detached	151	£1,000,000	£6,623
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Hamersley	2	Flat	70	£385,000	£5,500
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Sargent	3	Semi-detached	103	£590,000	£5,728
Blenheim Estate Homes	Park View	Woodstock	Woodstock	OX20 1QL	Vandebilt	3	Detached	93	£625,000	£6,720

Appendix 7 - CoStar Non-Residential Data

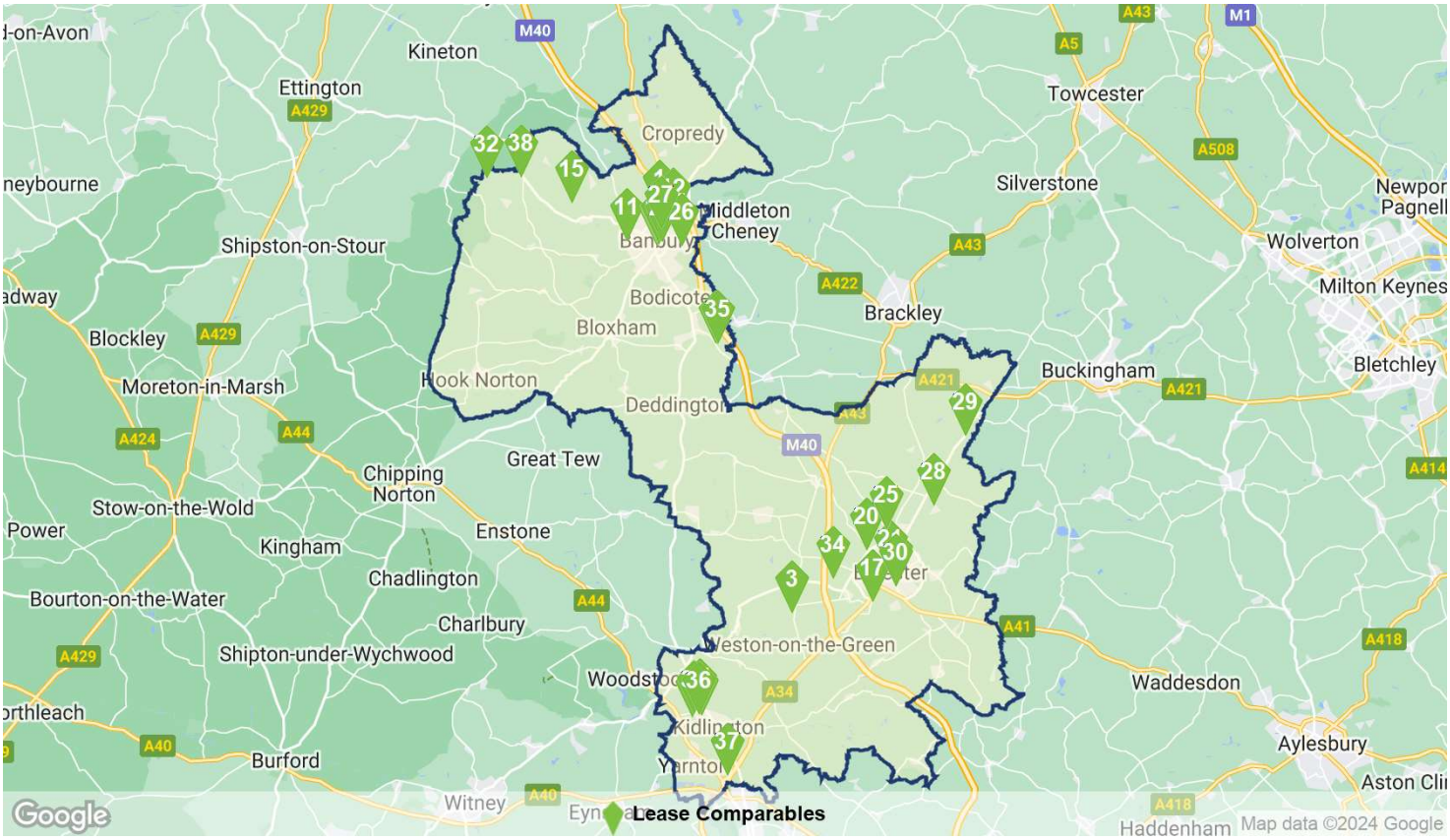
The pages in this appendix are not numbered.

Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
43	£15.36	£16.74	12

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	29	£5.41	£15.36	£12.82	£26.50
Achieved Rent Per SF	15	£6.99	£16.74	£18.00	£28.50
Net Effective Rent Per SF	10	£5.00	£13.56	£13.94	£22.15
Asking Rent Discount	9	-7.7%	3.5%	0.0%	15.6%
TI Allowance	-	-	-	-	-
Rent Free Months	2	11	13	13	15

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	33	2	12	9	56
Deal Size	43	1,025	5,905	2,908	42,160
Deal in Months	21	12.0	82.0	60.0	300.0
Floor Number	43	GRND	GRND	GRND	3

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	**Beaumont Rd**	★★★☆☆	4,115	1-2	12/01/2024	New Lease	£12.15/fri	Asking
2	**20 Horse Fair**	★★☆☆☆	2,036	GRND,1-2	12/01/2024	New Lease	£12.28/fri	Asking
3	**Landscape Close**	★★☆☆☆	1,131	GRND,1	04/01/2024	New Lease	£12.82/fri	Asking
4	**Langford Ln**	★★★☆☆	29,661	GRND	11/12/2023	New Lease	-	-
5	**Latimer House** Langford Locks	★★★☆☆	6,121	GRND,2	01/08/2023	New Lease	£27.77	Achieved
6	**6 Manor Park**	★★☆☆☆	1,811	1st	01/07/2023	New Lease	-	-
7	**Packington House** 3-4 Horse Fair	★★★☆☆	4,710	1st	01/06/2023	New Lease	£11.97/fri	Effective
8	**8 Somerville Court** Trinity Way	★★☆☆☆	1,193	1st	21/03/2023	New Lease	£11.00	Asking
9	**St Edburgs Hall** Priory Rd	★★★☆☆	2,155	GRND	22/02/2023	New Lease	£18.56/fri	Asking
10	**1 Langford Ln**	★★★★☆	4,887	GRND	18/01/2023	New Lease	£28.50	Achieved
11	**Bretch Hl**	★★★☆☆	1,109	GRND	05/01/2023	New Lease	£5.41	Asking
7	**Packington House** 3-4 Horse Fair	★★★☆☆	4,840	2nd	25/11/2022	New Lease	£12.88/fri	Effective
12	**Grimsbury Manor** Grimsbury Green	★★★☆☆	5,567	GRND,1-2	24/10/2022	New Lease	£12.00/fri	Asking
6	**6 Manor Park**	★★☆☆☆	3,633	GRND,1	24/10/2022	New Lease	£15.00/fri	Asking
10	**1 Langford Ln**	★★★★☆	6,790	2nd	22/08/2022	New Lease	-	-
13	**Guardian House** 7 North Bar St	★★★☆☆	1,925	1st	08/07/2022	New Lease	£12.00/fri	Achieved
14	**57-58 High**	★★★☆☆	2,828	GRND	17/06/2022	New Lease	£10.60/fri	Asking
15	**Apollo Office Park** Ironstone Ln	★★★☆☆	1,055	GRND	17/06/2022	New Lease	£13.27/fri	Asking
16	**North Bar House** 43-44 North Bar St	★★★☆☆	1,035	GRND,1	17/06/2022	New Lease	£30.00/fri	Asking
17	**Catalyst Bicester** Wendlebury Rd	★★★★☆	42,160	GRND,1	24/05/2022	New Lease	£15.00/fri	Effective
18	**Pembroke House** Aynho	★★★☆☆	17,372	GRND	18/05/2022	New Lease	-	-

Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19	**8 Somerville Court** Banbury Business Park, A…	★★☆☆☆	3,260	GRND,1	16/05/2022	New Lease	£11.00/fri	Asking
20	**Avonbury Business Park** Howes Ln	★★★☆☆	3,464	GRND,1	31/03/2022	New Lease	£16.10/fri	Effective
21	**Westbury Court** Wesley Ln	★★★☆☆	3,032	GRND	17/03/2022	New Lease	-	-
9	**St Edburgs Hall** Priory Rd	★★★☆☆	3,450	GRND,1	28/02/2022	New Lease	£23.20	Asking
5	**Latimer House** Langford Locks	★★★☆☆	6,121	GRND,2	02/02/2022	New Lease	£5.00/fri	Effective
22	**Oxford Office Village** Danebrook Ct	★★★☆☆	1,875	1st	15/01/2022	New Lease	£25.00	Asking
23	**11-11a & 11b Market Pla…**	★★★☆☆	2,670	GRND	26/12/2021	New Lease	-	-
24	**Barn 5** The Courtyard	★★☆☆☆	1,481	GRND	05/11/2021	New Lease	£22.15/fri	Effective
25	**The Courtyard**	★★☆☆☆	1,228	GRND	05/11/2021	New Lease	£22.10/fri	Effective
26	**Network 11** Thorpe Way	★★☆☆☆	1,025	GRND,1	28/10/2021	New Lease	£17.56/fri	Asking
27	**Canada Close**	★★☆☆☆	4,542	GRND,1	20/10/2021	New Lease	£6.97/fri	Effective
28	**Glen Close**	★★☆☆☆	1,662	GRND,1	14/09/2021	New Lease	£12.93/fri	Asking
29	**Newton Morell Farm**	★★★☆☆	3,315	GRND	16/08/2021	New Lease	£12.07/fri	Achieved
30	**Talisman Business Centre** Talisman Rd	★★★☆☆	5,968	GRND	15/07/2021	New Lease	£18.03/fri	Achieved
31	**Endeavour House** Langford Ln	★★★☆☆	23,414	GRND,1-3	30/06/2021	New Lease	£18.34/fri	Achieved
32	**Flattermaker House** Shennington	★★★☆☆	1,673	GRND,1	01/12/2020	New Lease	£11.95	Asking
33	**Langford Ln**	★★★☆☆	29,913	GRND,1	03/11/2020	New Lease	-	-
34	**Bignell Park Barns** Kirtlington Rd	★★☆☆☆	1,082	GRND	02/11/2020	New Lease	£22.18	Asking
35	**4 Trinity Way**	★★☆☆☆	2,633	GRND,1	22/05/2020	New Lease	£11.68	Effective
36	**Oxford Office Village** Danebrook Ct	★★☆☆☆	1,176	GRND	30/04/2020	New Lease	£18.00/fri	Effective
37	**Frieze Farm** Woodstock Rd	★★★☆☆	1,907	GRND,1	02/04/2020	New Lease	-	-

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Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
38 **The Meadows** Stratford Rd	★★★☆☆	2,908	GRND	06/02/2020	New Lease	£7.91/fri	Asking

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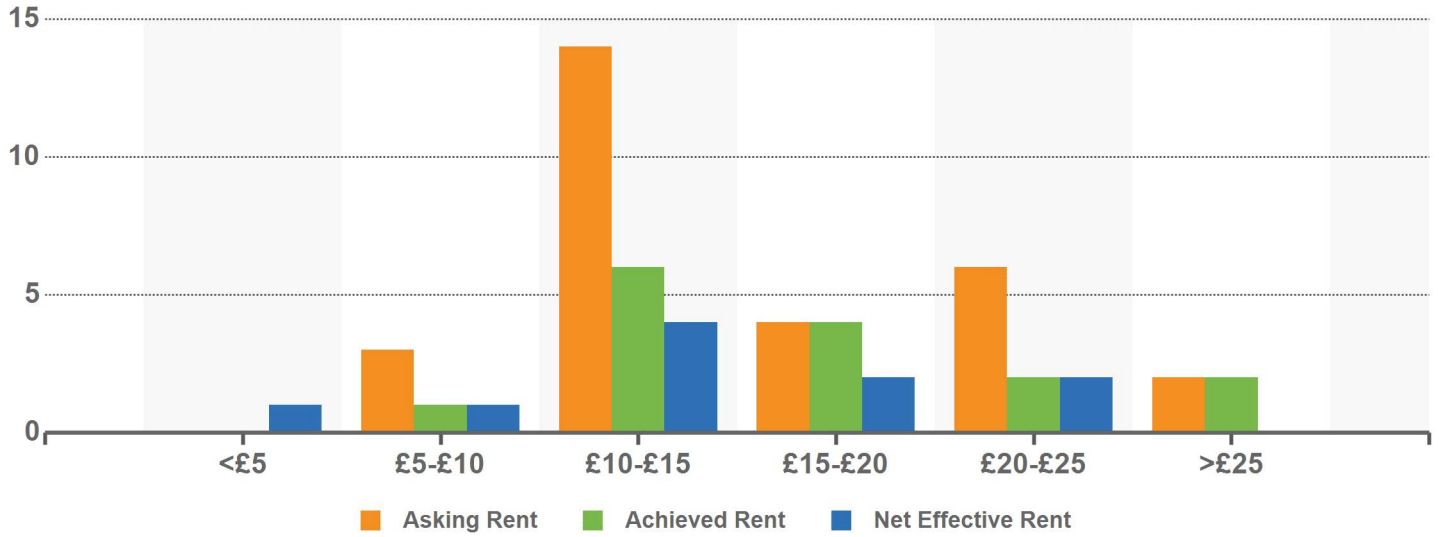
Rents

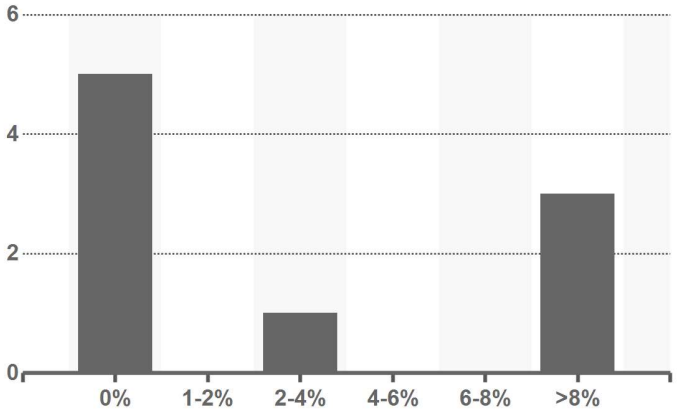
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£15.36	£16.74	£13.56	13.0

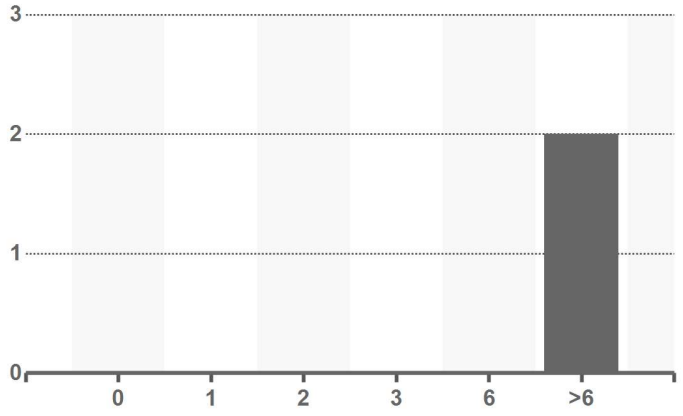
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



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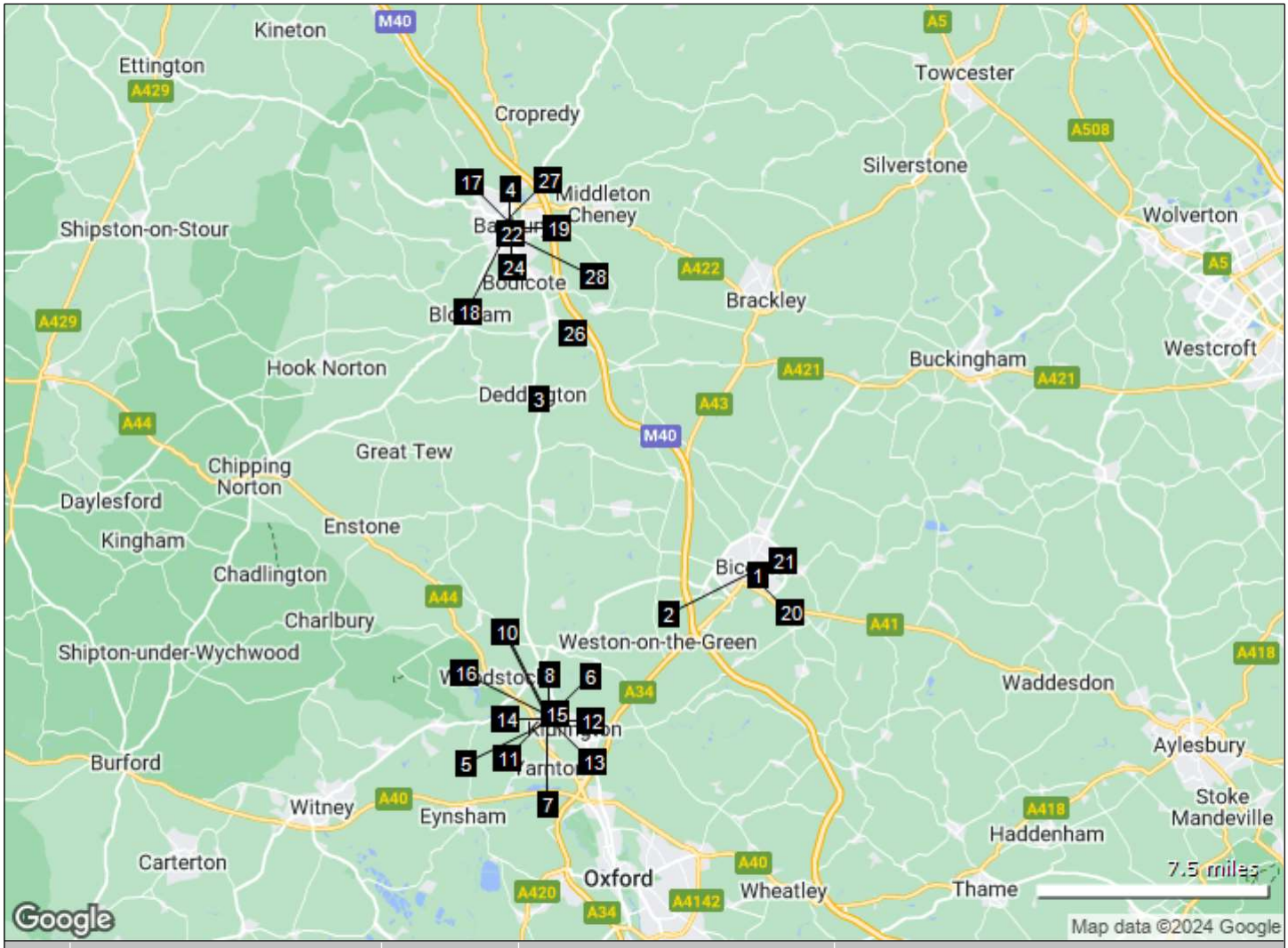

	Address	City	Property Info	Sale Info
1	7A Deans Ct (Part of Multi-Property Sale)	Bicester	1,130 SF Office	Sold: -
2	1 Evans Yard	Bicester	130 SF General Retail/Storefront	Sold: £270,000 (£2,076.92/SF)
3	Orchard House, Hopcraft Ln	Banbury	5,215 SF Office	Sold: £1,365,000 (£261.74/SF)
4	Packington House, 3-4 Horse Fair	Banbury	13,288 SF Office	Pending: w/Asking Price of £1,750,000 (£131.70/SF)
5	Langford Ln (Part of Multi-Property Sale)	Kidlington	28,072 SF Office/Medical	Sold: £7,710,781 (£274.68/SF)
6	Langford Ln (Part of Multi-Property Sale)	Kidlington	38,040 SF Office/Medical	Sold: £10,306,857 (£270.95/SF)
7	Langford Ln (Part of Multi-Property Sale)	Kidlington	32,862 SF Office/Medical	Sold: £9,026,276 (£274.67/SF)
8	Langford Ln (Part of Multi-Property Sale)	Kidlington	32,227 SF Office/Medical	Sold: £8,855,770 (£274.79/SF)
9	Langford Ln (Part of Multi-Property Sale)	Kidlington	37,286 SF Office/Medical	Sold: £12,298,389 (£329.84/SF)
10	Langford Ln (Part of Multi-Property Sale)	Kidlington	32,798 SF Office/Medical	Sold: £16,337,933 (£498.14/SF)
11	Langford Ln (Part of Multi-Property Sale)	Kidlington	29,913 SF Office/Medical	Sold: £8,220,426 (£274.81/SF)
12	Langford Ln (Part of Multi-Property Sale)	Kidlington	21,291 SF Office/Medical	Sold: £6,041,402 (£283.75/SF)
13	Langford Ln (Part of Multi-Property Sale)	Kidlington	37,322 SF Office/Medical	Sold: £12,310,299 (£329.84/SF)

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01/02/2024

14	Langford Ln (Part of Multi-Property Sale)	Kidlington	38,126 SF Office/Medical	Sold: £12,575,440 (£329.84/SF)
15	Endeavour House, Langford Ln	Kidlington	23,414 SF Office/Office Building	Sold: £8,033,000 (£343.09/SF)
16	1 Langford Ln (Part of Multi-Property Sale)	Kidlington	34,125 SF Office	Sold: £16,616,341 (£486.93/SF)
17	Castle Link, North Bar St	Banbury	34,296 SF Office	Sold: £2,175,000 (£63.42/SF)
18	19 North Bar St	Banbury	598 SF Office	Sold: -
19	10-11 Parsons St (Part of Multi-Property Sale)	Banbury	5,583 SF Office	Sold: -
20	Bicester Magistrates Court, 2 Queens Ave	Bicester	7,600 SF Office	Sold: £1,325,000 (£174.34/SF)
21	Touch of Furniture, B8 Rapid Engineering Supplie Rd	Bicester	20,896 SF Office/Office Building	Sold: £1,100,000 (£52.64/SF)
22	50 South Bar St	Banbury	3,305 SF Office	Sold: £400,000 (£121.03/SF)
23	4-5 Southam Rd	Banbury	1,301 SF Office/Office Building	Pending: w/Asking Price of -
24	4-5 Southam Rd	Banbury	1,301 SF Office/Office Building	Sold: -
25	Somerville Court, Trinity Way	Banbury	2,631 SF Office	Sold: £360,000 (£136.83/SF)
26	Somerville Court, Trinity Way	Banbury	4,329 SF Office	Sold: -
27	86 Warwick Rd	Banbury	630 SF Office	Sold: -
28	3 West Bar St	Banbury	2,429 SF Office	Sold: £780,000 (£321.12/SF)

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Comps Statistics

	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	£1,750,000	£1,750,000	£1,750,000	£1,750,000	1
Sold Transactions	£360,000	£7,149,364	£8,033,000	£16,616,341	19
NIA					
For Sale & UC/Pending	1,301 SF	7,294 SF	7,294 SF	13,288 SF	2
Sold Transactions	598 SF	19,017 SF	21,291 SF	38,126 SF	25
Price per SF					
For Sale & UC/Pending	£131.70	£131.70	£131.70	£131.70	1
Sold Transactions	£52.64	£294.12	£274.79	£498.14	19
Net Initial Yield					
For Sale & UC/Pending	10.17%	10.17%	10.17%	10.17%	1
Sold Transactions	5.01%	5.01%	5.01%	5.01%	1
Days on Market					
For Sale & UC/Pending	49	144	144	238	2
Sold Transactions	50	294	176	784	12
Sale Price to Asking Price Ratio					
Sold Transactions	82.76%	102.01%	104.00%	119.63%	7
General Retail					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£270,000	£270,000	£270,000	£270,000	1
Centre Size					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	130 SF	130 SF	130 SF	130 SF	1
Price per SF					
For Sale & UC/Pending	-		-	-	-
Sold Transactions	£2,076.92	£2,076.92	£2,076.92	£2,076.92	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

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Quick Stats Report

	Low	Average	Median	High	Count
Totals					
For Sale & UC/Pending	Asking Price Total:	£1,750,000	Total For Sale Transactions:		2
Sold Transactions	Total Sales Volume:	£136,107,914	Total Sales Transactions:		26
	Total Included in Analysis:	£137,857,914	Total Included in Analysis:		28

Survey Criteria

basic criteria: Type of Property - Office; Sale Date - from 01/02/2021; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Cherwell (Oxford)

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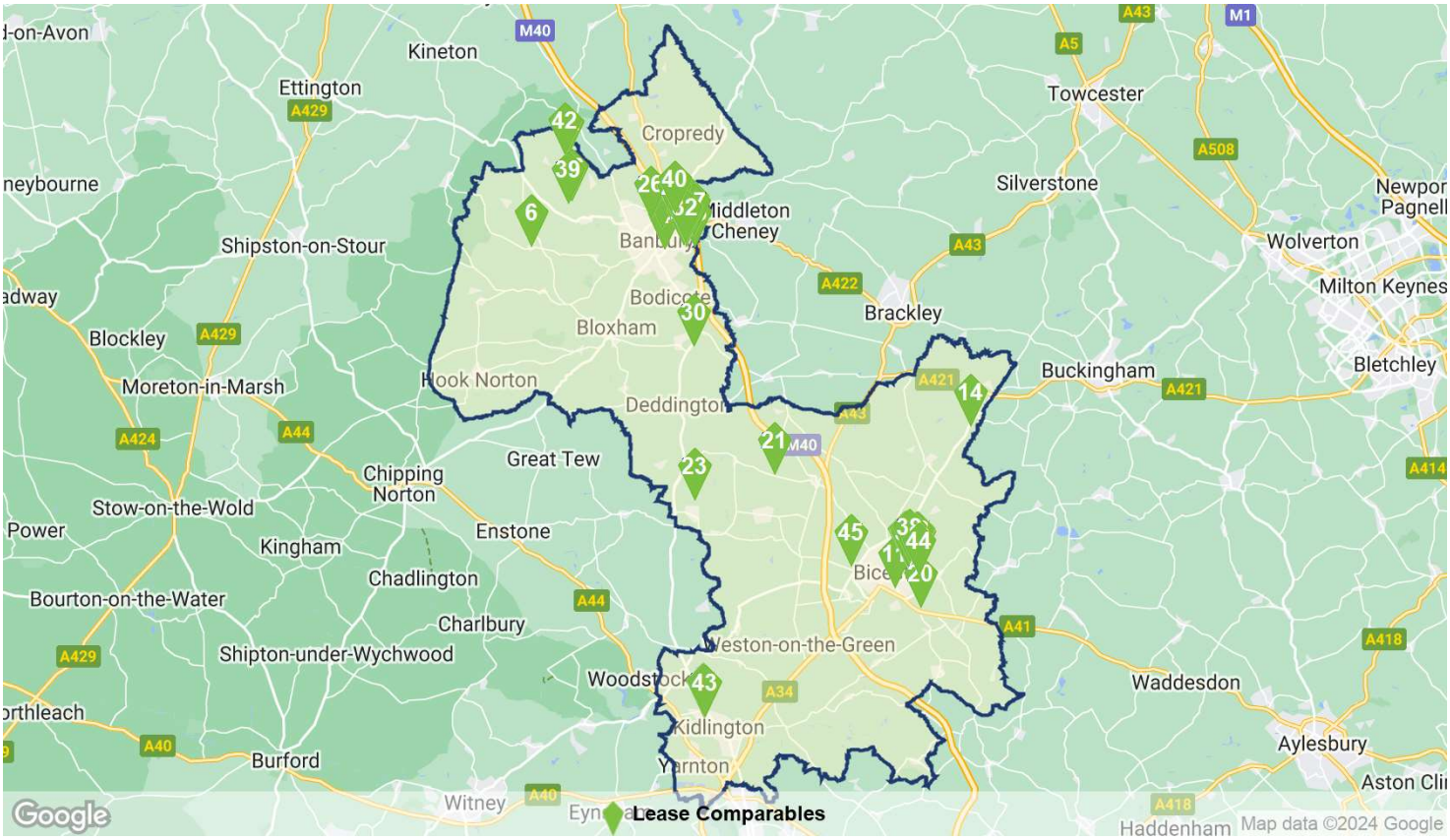
Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
82	£7.60	£8.48	11

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	61	£2.95	£7.60	£8.31	£16.18
Achieved Rent Per SF	32	£3.95	£8.48	£8.64	£13.58
Net Effective Rent Per SF	15	£5.43	£8.42	£7.94	£13.58
Asking Rent Discount	15	-30.9%	-2.7%	0.0%	2.8%
TI Allowance	-	-	-	-	-
Rent Free Months	11	0	6	6	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	68	1	11	9	46
Deal Size	82	1,065	35,014	7,099	700,000
Deal in Months	34	12.0	124.0	120.0	300.0
Floor Number	82	GRND	GRND	GRND	MEZZ

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	Telford Rd	★★★☆☆	14,206	GRND,1	16/01/2024	New Lease	£8.45/fri	Achieved
2	Mead Court Thorpe Mead	★★★☆☆	12,357	GRND,1	14/11/2023	New Lease	£8.96/fri	Effective
3	Thomas Edison House 41 Murdock Rd	★★☆☆☆	14,388	GRND	21/09/2023	New Lease	£7.99/fri	Asking
4	4 Swan Industrial Estate 4 Gatteridge St	★★☆☆☆	3,997	GRND,1	18/09/2023	New Lease	£6.26	Asking
5	E2 Telford Road Rd	★★★☆☆	2,850	GRND,1	15/09/2023	New Lease	£8.77/fri	Asking
6	West St	★★★☆☆	1,635	GRND	11/09/2023	New Lease	£10.09	Asking
7	Bays 1 - 3 Arkwright Rd	★★☆☆☆	11,384	GRND,...	05/09/2023	Renewal	£3.95	Achieved
8	MXL Centre 6-8 Lombard Way	★★★☆☆	17,563	GRND	24/08/2023	New Lease	£9.25/fri	Achieved
9	110-116 Churchill Rd	★★☆☆☆	2,285	GRND,1	09/08/2023	New Lease	£9.82	Asking
10	8-13 Langford Locks	★★★☆☆	1,065	GRND,...	03/08/2023	New Lease	£14.08/fri	Asking
11	Talisman Business Centre Talisman Rd	★★★☆☆	12,597	GRND	01/08/2023	New Lease	£8.89	Achieved
12	Glebe Business Park Horley	★★★☆☆	1,716	GRND	22/05/2023	New Lease	£8.00	Asking
13	Telford Rd	★★☆☆☆	2,806	GRND,1	03/04/2023	New Lease	£8.00/fri	Asking
14	Moat Farm	★★★☆☆	8,570	GRND	31/03/2023	New Lease	£7.50	Asking
15	Telford Rd	★★☆☆☆	3,367	GRND,1	28/03/2023	New Lease	£9.92	Asking
16	Prodrive Chalker Way	★★★★☆	114,000	GRND,1...	14/03/2023	Renewal	£7.73/fri	Achieved
17	Wildmere Rd	★★★☆☆	4,107	GRND	01/03/2023	New Lease	£8.97/fri	Achieved
18	Park House Telford Rd	★★★☆☆	5,776	GRND	28/02/2023	New Lease	£17.78	Asking
19	3 Canada Close	★★★☆☆	5,568	GRND,1	23/02/2023	New Lease	£8.00	Asking
20	Symmetry Park Ploughley Rd	★★★★☆	270,056	GRND	15/02/2023	New Lease	£9.27/fri	Effective
21	Troy Farm Ardley Rd	★★☆☆☆	1,450	GRND	07/02/2023	New Lease	£6.62/fri	Effective

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
22	IHL House Thorpe Close Way	★★★☆☆	18,649	GRND,1	26/01/2023	New Lease	£6.76/fri	Asking
23	Hatch End Industrial Est... Fir Lane, Middle Aston	★★☆☆☆	7,252	GRND	04/01/2023	New Lease	£13.53/fri	Asking
24	9 Overfield Industrial Est...	★★☆☆☆	2,618	GRND	12/12/2022	New Lease	£5.83/fri	Asking
25	Station Field	★★☆☆☆	6,946	GRND	01/12/2022	New Lease	£7.49	Asking
25	Station Field	★★☆☆☆	5,301	GRND	01/12/2022	New Lease	£9.75	Achieved
26	The Phantom Building Beaumont Rd	★★★☆☆	10,385	GRND,1	24/10/2022	New Lease	£8.57/fri	Asking
27	Mxl Centre Lombard Way	★★★☆☆	21,610	GRND,1	24/10/2022	New Lease	£8.50	Asking
28	Manor Park	★★★☆☆	3,798	GRND,1	24/10/2022	New Lease	£11.85/fri	Asking
29	Telford Rd	★★☆☆☆	10,762	GRND,1	24/10/2022	New Lease	£7.99/fri	Achieved
17	Wildmere Rd	★★★☆☆	6,241	GRND,1	24/10/2022	New Lease	£8.97/fri	Asking
23	Hatch End Industrial Est... Fir Lane, Middle Aston	★★☆☆☆	2,210	GRND	19/10/2022	New Lease	£9.32/fri	Asking
30	Oxford Rd	★★☆☆☆	2,615	GRND	25/08/2022	New Lease	£6.50	Asking
31	Thorpe Way Industrial E... Thorpe Way	★★★☆☆	15,303	GRND	13/07/2022	New Lease	£6.70/fri	Asking
32	Thorpe Way Way	★★☆☆☆	12,737	GRND	13/07/2022	New Lease	£9.42/fri	Asking
33	B9 Telford Road Rd	★★☆☆☆	4,821	GRND	11/07/2022	New Lease	£8.71/fri	Asking
34	4-6 Arkwright Rd	★★★☆☆	12,132	GRND	30/06/2022	New Lease	£8.50/fri	Asking
35	Launton Rd	★★★☆☆	4,367	GRND	29/06/2022	New Lease	£11.50	Asking
36	Phase 3 Ironstone Ln	★★★☆☆	1,850	GRND,1	14/06/2022	New Lease	£9.73	Asking
37	Launton Rd	★★★☆☆	3,899	GRND	01/06/2022	New Lease	£13.00/fri	Achieved
38	Wedgwood Rd	★★☆☆☆	6,759	GRND	30/05/2022	New Lease	£5.92/fri	Asking
39	Ironstone Ln	★★★★☆	1,701	GRND,...	24/05/2022	New Lease	£8.81/fri	Asking

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Lease Comps Summary

Lease Comps Report

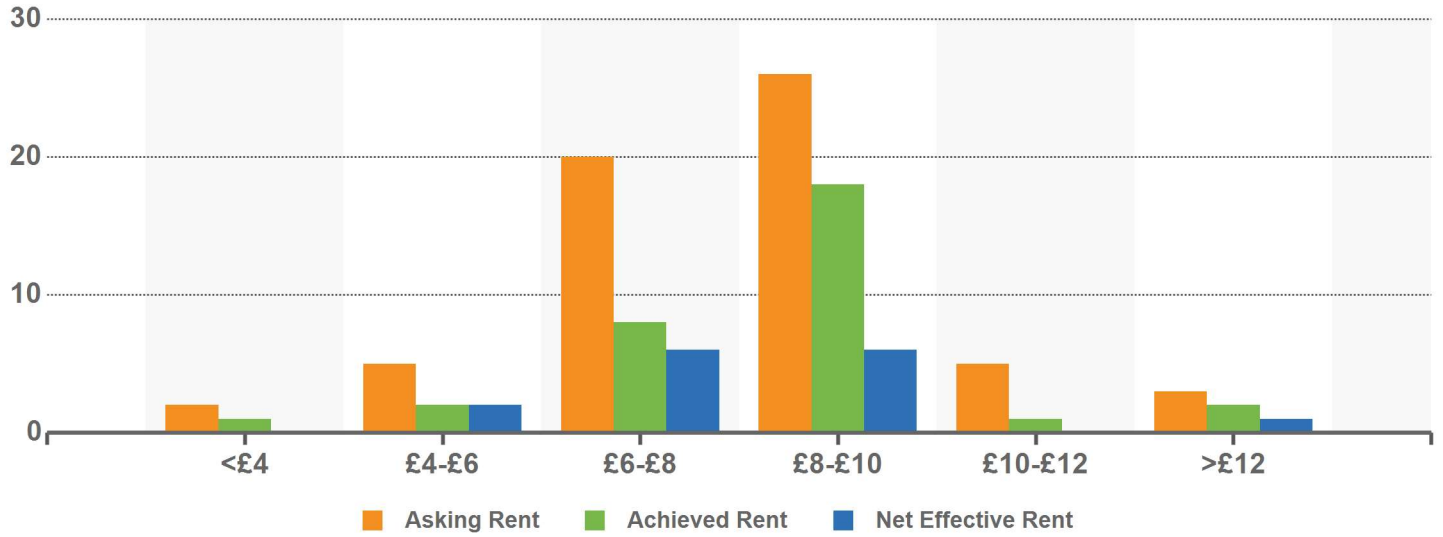
	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
27	Mxl Centre Lombard Way	★★★☆☆	21,620	GRND,1	16/05/2022	New Lease	£7.26/fri	Asking
40	4 Wildmere Rd	★★☆☆☆	6,241	GRND,1	16/05/2022	New Lease	£8.97/fri	Asking
41	Rowles Way	★★☆☆☆	5,537	GRND,...	15/03/2022	New Lease	£9.45/fri	Achieved
42	4A Warwick Rd	★★☆☆☆	9,360	GRND	14/03/2022	New Lease	£5.43	Effective
43	Unit A Langford Locks	★★★☆☆	21,336	GRND,1	11/02/2022	New Lease	£11.25/fri	Achieved
44	Arena 14 Charbridge Ln	★★★☆☆	30,426	GRND,1	09/02/2022	New Lease	£9.00	Effective
15	Telford Rd	★★☆☆☆	5,000	GRND	02/02/2022	New Lease	£8.00	Achieved
45	Axis J9 - Phase 3 Howes Ln	★★★★☆	90,000	GRND,1-2	25/01/2022	New Lease	£8.78/fri	Effective

Rents

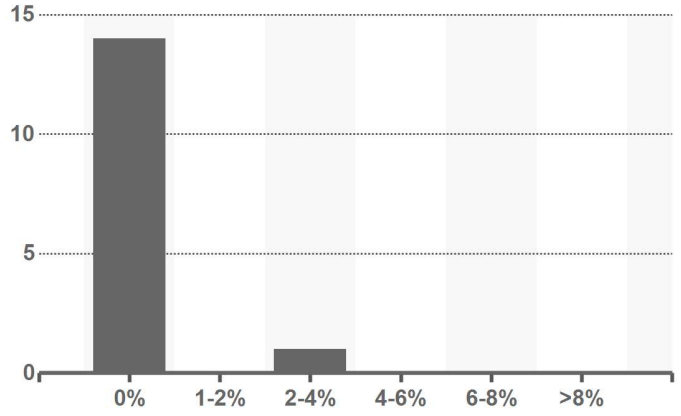
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£7.60	£8.48	£8.42	5.8

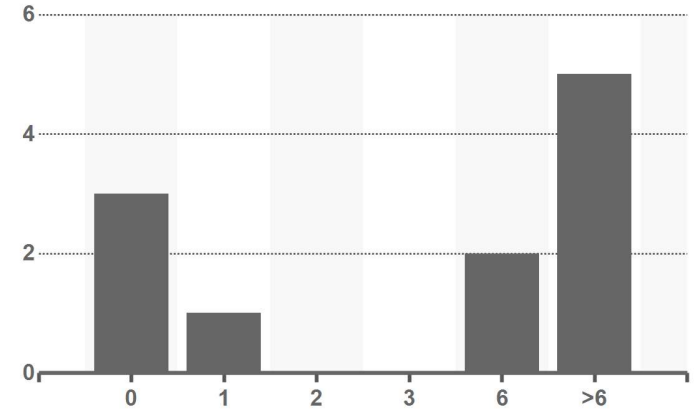
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



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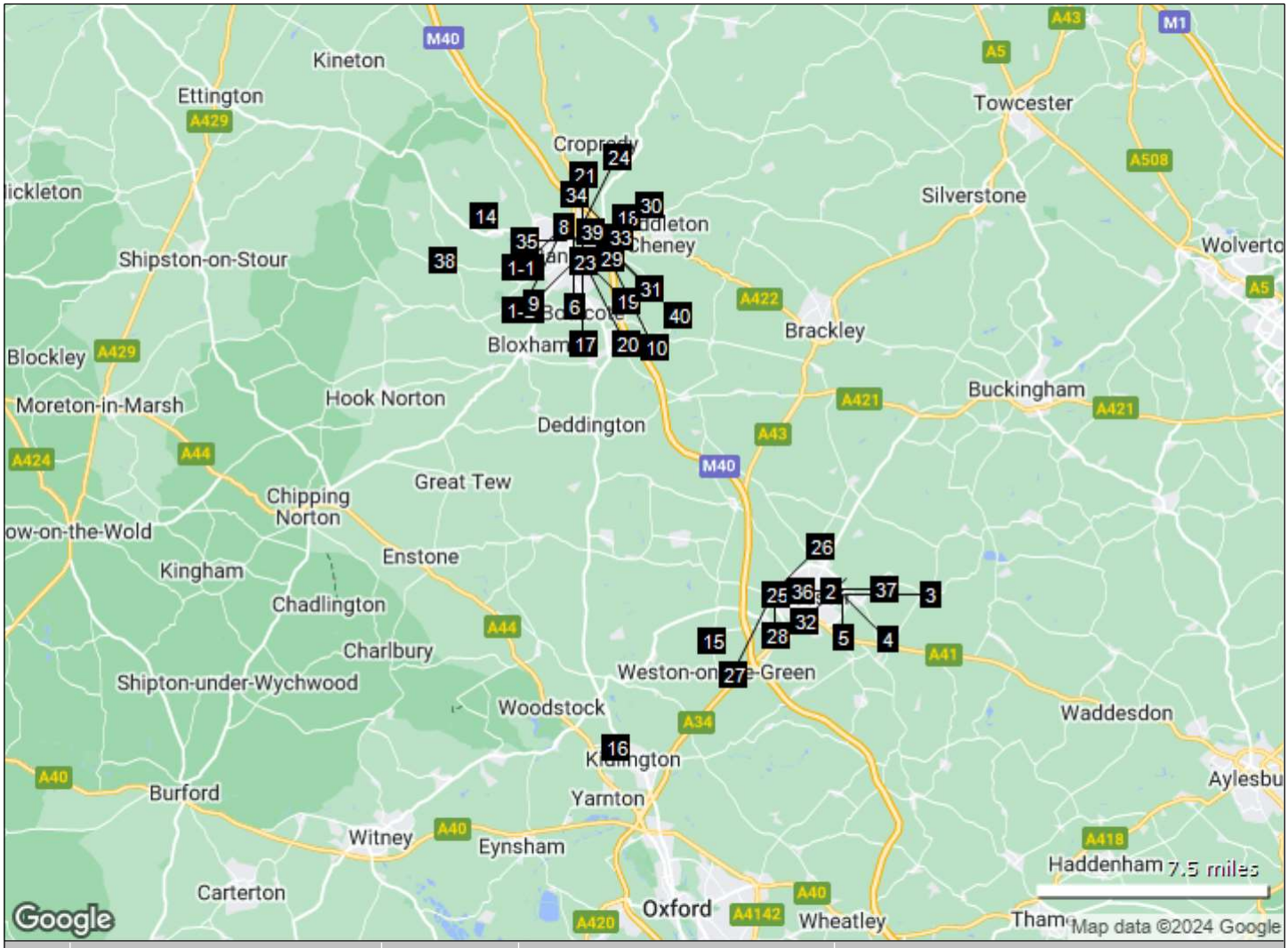

	Address	City	Property Info	Sale Info
1-1	Beaumont Rd	Banbury	4,772 SF Industrial/Warehouse	Portfolio Pending: w/Asking Price of £2,500,000 (£120.87/SF)
1-2	Beaumont Rd	Banbury	15,911 SF Industrial/Showroom	Portfolio Pending: w/Asking Price of £2,500,000 (£120.87/SF)
2	4-6 Arkwright Rd	Bicester	12,132 SF Industrial	Sold: £870,000 (£71.71/SF)
3	Bainton Clos (Part of Multi-Property Sale)	Bicester	30,795 SF Industrial/Warehouse	Sold: £4,950,280 (£160.75/SF)
4	Bainton Clos (Part of Multi-Property Sale)	Bicester	54,249 SF Industrial/Warehouse	Sold: £7,247,213 (£133.59/SF)
5	Bainton Clos (Part of Multi-Property Sale)	Bicester	26,863 SF Industrial/Food Processing	Sold: £5,552,507 (£206.70/SF)
6	Industrial Unit, Beaumont Clos	Banbury	22,390 SF Industrial/Warehouse	Sold: £2,750,000 (£122.82/SF)
7	Beaumont Rd	Banbury	1,808 SF Industrial/Warehouse	Sold: £180,000 (£99.56/SF)
8	Beaumont Rd	Banbury	1,464 SF Industrial/Warehouse	Sold: £176,265 (£120.40/SF)
9	47F Broad St	Banbury	5,185 SF Industrial/Warehouse	Sold: -
10	Prodrive, Chalker Way	Banbury	114,000 SF Industrial/Manufacturing	Sold: £15,200,000 (£133.33/SF)
11	Ironstone Ln	Banbury	1,663 SF Office/Office Building	Pending: w/Asking Price of £195,000 (£117.26/SF)
12	Ironstone Ln	Banbury	2,034 SF Office/Office Building	Pending: w/Asking Price of £195,000 (£95.87/SF)
13	Ironstone Ln	Banbury	2,161 SF Office/Office Building	Pending: w/Asking Price of £195,000 (£90.24/SF)

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14	Ironstone Ln	Banbury	1,663 SF Office/Office Building	Pending: w/Asking Price of £195,000 (£117.26/SF)
15	Enterprise House, 20-21 Landscape Clos	Bicester	1,294 SF Flex/Light Distribution	Sold: £175,000 (£135.24/SF)
16	30 Langford Ln	Kidlington	5,000 SF Industrial/Warehouse	Sold: £870,000 (£174/SF)
17	Lower Cherwell St (Part of Portfolio)	Banbury	5,054 SF Industrial/Service	Sold: £420,412 (£83.18/SF)
18	Lower Cherwell St (Part of Portfolio)	Banbury	3,742 SF Industrial/Warehouse	Sold: £109,496 (£29.26/SF)
19	3 Lower Cherwell St (Part of Portfolio)	Banbury	1,838 SF Industrial/Service	Sold: £176,028 (£95.77/SF)
20	4-6 Lower Cherwell St (Part of Portfolio)	Banbury	5,292 SF Industrial/Service	Sold: £488,118 (£92.24/SF)
21	12-13 Lower Cherwell St (Part of Portfolio)	Banbury	3,870 SF Industrial/Service	Sold: £356,950 (£92.24/SF)
22	15-17 Lower Cherwell St (Part of Portfolio)	Banbury	8,535 SF Industrial/Service	Sold: £789,656 (£92.52/SF)
23	18 Lower Cherwell St (Part of Portfolio)	Banbury	2,463 SF Industrial/Service	Sold: £226,489 (£91.96/SF)
24	Marley Way	Banbury	24,420 SF Industrial/Showroom	Part of Multi-Property Sale: £5,550,000 (£227.27/SF)
25	Middleton Stoney Rd (Part of Multi-Property Sale)	Bicester	64,737 SF Industrial/Warehouse	Sold: £11,085,506 (£171.24/SF)
26	Middleton Stoney Rd (Part of Multi-Property Sale)	Bicester	39,097 SF Industrial/Warehouse	Sold: £10,255,883 (£262.32/SF)
27	Middleton Stoney Rd (Part of Multi-Property Sale)	Bicester	43,227 SF Industrial/Warehouse	Sold: £11,339,267 (£262.32/SF)
28	Middleton Stoney Rd (Part of Multi-Property Sale)	Bicester	53,541 SF Industrial/Warehouse	Sold: £9,319,344 (£174.06/SF)
29	HelloFresh, Overthorpe Rd (Part of Portfolio)	Banbury	236,580 SF Industrial/Distribution	Sold: £33,000,000 (£139.49/SF)
30	9 Overthorpe Rd	Banbury	1,799 SF Industrial/Light Industrial	Sold: £365,000 (£202.89/SF)
31	Involvement Packing Premises, Overthorpe Road	Banbury	9,962 SF Industrial	Pending: w/Asking Price of £750,000 (£75.29/SF)
32	Link 9 Bicester, Skimmingdish Ln	Bicester	120,225 SF Industrial/Distribution	Sold: -
33	Building Two, Southam Rd	Banbury	1,413 SF Industrial/Showroom	Pending: w/Asking Price of £500,000 (£353.86/SF)
34	Little Bourton House, Southam Rd	Banbury	4,702 SF Industrial	Pending: w/Asking Price of £1,000,000 (£212.68/SF)
35	Banbury 200, Southam Rd (Part of Multi-Property Sale)	Banbury	200,000 SF Industrial/Service	Sold: £26,761,539 (£133.81/SF)
36	Telford Rd, B9/Ground (Part of Multi-Property Sale)	Bicester	4,601 SF Industrial/Warehouse	Sold: -
37	Telford Rd	Bicester	10,762 SF Industrial/Warehouse	Sold: £1,250,000 (£116.15/SF)
38	West St	Banbury	6,191 SF Industrial/Auto Repair	Sold: £1,250,000 (£201.91/SF)
39	1 Wildmere	Banbury	4,184 SF Industrial	Sold: -
40	18 Wildmere Rd	Banbury	13,142 SF Industrial/Warehouse	Sold: £1,615,000 (£122.89/SF)

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Comps Statistics

	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	£195,000	£195,000	£195,000	£195,000	4
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	1,663 SF	1,880 SF	1,848 SF	2,161 SF	4
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	£90.24	£103.71	£106.56	£117.26	4
Sold Transactions	-		-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	80	80	80	80	4
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
Light Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£175,000	£175,000	£175,000	£175,000	1
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1,294 SF	1,294 SF	1,294 SF	1,294 SF	1
Price per SF					
For Sale & UC/Pending	-		-	-	-
Sold Transactions	£135.24	£135.24	£135.24	£135.24	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

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Quick Stats Report

	Low	Average	Median	High	Count
Industrial					
Price					
For Sale & UC/Pending	£500,000	£1,187,500	£875,000	£2,500,000	4
Sold Transactions	£109,496	£5,635,369	£1,250,000	£33,000,000	27
NIA					
For Sale & UC/Pending	1,413 SF	9,190 SF	7,332 SF	20,683 SF	4
Sold Transactions	1,464 SF	36,361 SF	10,762 SF	236,580 SF	31
Price per SF					
For Sale & UC/Pending	£75.29	£129.22	£166.77	£353.86	4
Sold Transactions	£29.26	£153.23	£133.33	£262.32	27
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.59%	5.80%	5.80%	6.00%	2
Days on Market					
For Sale & UC/Pending	104	196	115	451	4
Sold Transactions	90	443	120	1,450	7
Sale Price to Asking Price Ratio					
Sold Transactions	93.91%	98.84%	98.84%	103.77%	2

Totals

For Sale & UC/Pending	Asking Price Total:	£5,530,000	Total For Sale Transactions:	8
Sold Transactions	Total Sales Volume:	£152,329,953	Total Sales Transactions:	32
	Total Included in Analysis:	£157,859,953	Total Included in Analysis:	40

Survey Criteria

basic criteria: Type of Property - Industrial, Light industrial; Sale Date - from 01/02/2021; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Cherwell (Oxford)

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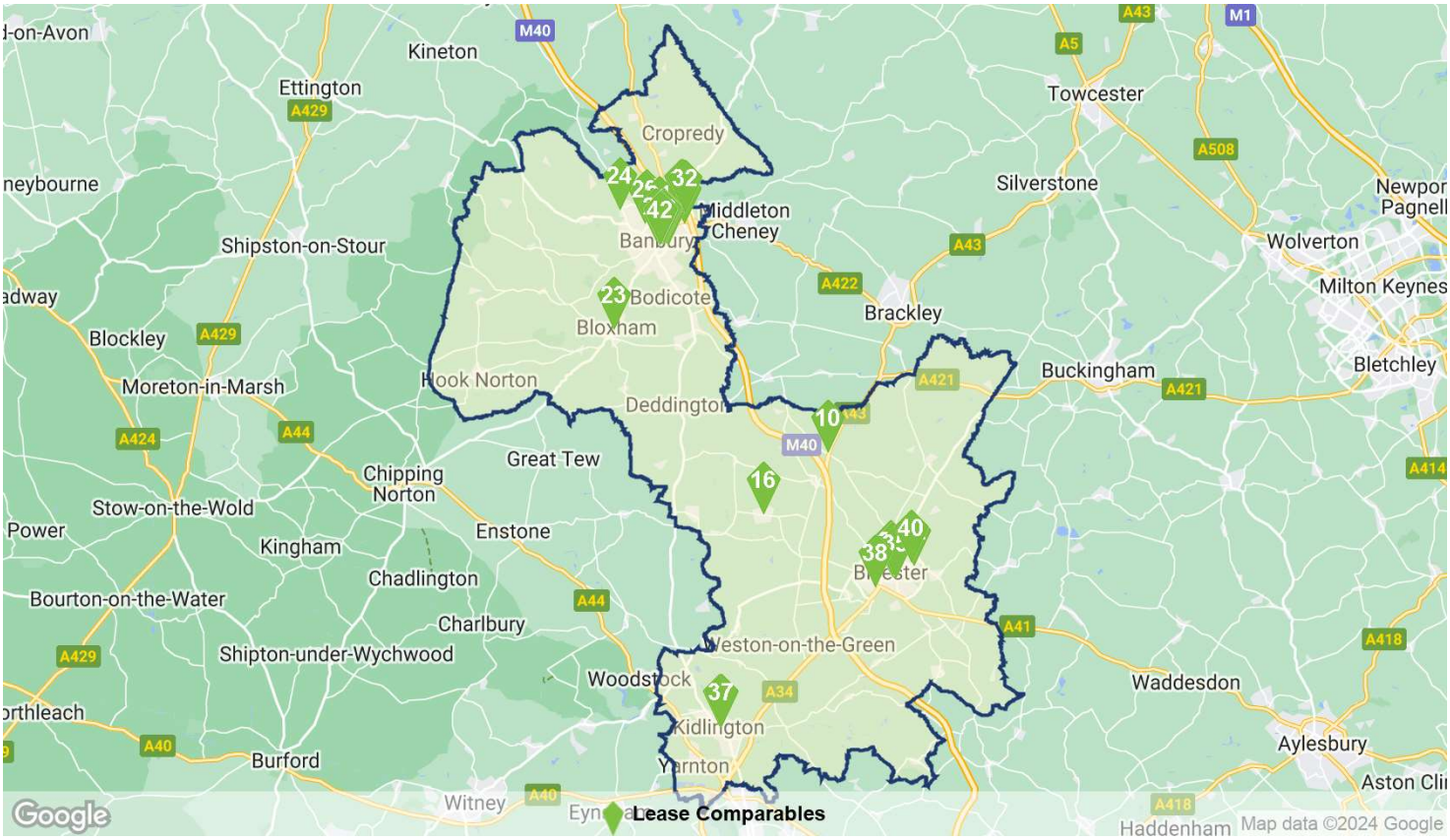
Lease Comps Summary

Lease Comps Report

Deals	Asking Rent Per SF	Achieved Rent Per SF	Avg. Months On Market
60	£14.46	£15.64	11

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	24	£6.66	£14.46	£16.08	£26.34
Achieved Rent Per SF	31	£0.00	£15.64	£14.34	£51.14
Net Effective Rent Per SF	19	£3.50	£17.55	£19.36	£50.81
Asking Rent Discount	6	0.0%	9.6%	1.9%	40.0%
TI Allowance	-	-	-	-	-
Rent Free Months	19	0	7	3	26

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	36	1	11	8	57
Deal Size	60	1,005	3,219	2,259	13,530
Deal in Months	34	12.0	137.0	120.0	420.0
Floor Number	59	GRND	GRND	GRND	MEZZ

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Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1	Ermont Way	★★★☆☆	4,313	GRND	01/12/2023	New Lease	£15.00/fri	Asking
2	Dulux 4 Lower Cherwell St	★★★☆☆	4,241	GRND	12/11/2023	New Lease	-	-
3	10 Broad Street 10-15 Broad St	★★☆☆☆	1,758	GRND	15/10/2023	New Lease	£8.53	Achieved
4	8 High St	★★☆☆☆	1,864	GRND	12/10/2023	New Lease	£10.73	Asking
5	Pioneer Sq	★★★☆☆	1,493	GRND	22/09/2023	New Lease	£20.05/fri	Effective
5	Pioneer Sq	★★★☆☆	1,493	GRND	22/09/2023	New Lease	£20.09/fri	Asking
6	73 Sheep St	★★★☆☆	1,150	GRND	20/07/2023	New Lease	£23.48/fri	Asking
7	38 Bridge St	★★★☆☆	2,700	GRND	03/07/2023	New Lease	£12.96	Asking
8	Crown Walk Shopping C... Crown Walk	★★★☆☆	4,800	GRND	23/06/2023	New Lease	£13.44/fri	Achieved
9	Banbury Gateway Acorn Way	★★★★☆	10,132	GRND	16/05/2023	New Lease	£18.26/fri	Achieved
8	Crown Walk Shopping C... Crown Walk	★★★☆☆	1,200	GRND	28/04/2023	New Lease	£16.67/fri	Asking
10	A43	★★☆☆☆	2,834	GRND	25/04/2023	New Lease	-	-
11	25 High St	★★☆☆☆	2,016	GRND	28/03/2023	New Lease	£17.36	Asking
12	Acorn Way	★★☆☆☆	5,000	1st	23/02/2023	New Lease	-	-
13	6 Butchers Row	★★☆☆☆	1,028	GRND	30/01/2023	New Lease	£13.62/fri	Asking
14	9 High St	★★☆☆☆	1,309	GRND	26/12/2022	New Lease	£21.39	Asking
15	25 High St	★★★☆☆	1,619	GRND	30/11/2022	New Lease	£14.21/fri	Asking
16	The Village Centre Camp Rd	★★★☆☆	1,600	GRND	01/09/2022	New Lease	£0.01	Achieved
17	Ruscot Arcade 6 Longelandes Way	★★★☆☆	1,743	GRND	01/07/2022	New Lease	£14.34	Asking
18	6-8 Sheep St	★★★☆☆	3,149	GRND	09/06/2022	New Lease	£14.29	Asking
19	The Waterfront Cherwell Dr	★★★☆☆	3,500	GRND	09/05/2022	New Lease	-	-

Lease Comps Summary

Lease Comps Report

	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19	The Waterfront Cherwell Dr	★★★☆☆	3,500	GRND	09/05/2022	New Lease	-	-
20	5-6 Ruscote Arcade Longelandes Way Way	★★★☆☆	1,743	GRND	05/04/2022	New Lease	£14.34/fri	Achieved
21	Marley Way	★★★☆☆	3,000	GRND	01/04/2022	New Lease	£16.00	Achieved
13	6 Butchers Row	★★☆☆☆	1,028	Unkwn	10/03/2022	New Lease	£13.62	Asking
22	Launton Road Retail Park Launton Rd	★★★☆☆	4,225	GRND	03/03/2022	Renewal	£13.56/fri	Effective
23	The Joiners Arms Old Bridge	★★★☆☆	1,760	GRND	19/01/2022	New Lease	£50.81/fri	Effective
24	Warwick Rd	★★★☆☆	1,216	GRND	20/12/2021	New Lease	-	-
25	13 North Bar St	★★★☆☆	1,882	GRND,1	17/12/2021	New Lease	£13.28/fri	Effective
26	27 Bridge St	★★☆☆☆	3,223	GRND	06/12/2021	New Lease	£10.86/fri	Asking
27	10 High St	★★☆☆☆	1,028	GRND	18/10/2021	New Lease	£24.32	Asking
28	Lancelot House, 38 Brid… Castle	★★★☆☆	2,018	GRND	01/10/2021	New Lease	-	-
29	Crest House 18 Bridge St	★★★☆☆	1,076	GRND	26/08/2021	New Lease	£18.54/fri	Effective
30	Emlyn House 28 Sheep St	★★★☆☆	1,006	GRND	20/08/2021	New Lease	£24.63/fri	Effective
31	Pioneer Sq	★★★☆☆	3,912	GRND	09/08/2021	New Lease	£17.88	Asking
32	Banbury Gateway Acorn Way	★★★☆☆	2,548	GRND	05/08/2021	New Lease	£29.11/fri	Effective
33	27A Bridge St	★★★☆☆	3,186	GRND,1-2	01/07/2021	New Lease	£7.85	Effective
34	Sheep St	★★★★☆	1,425	GRND	28/06/2021	New Lease	£17.54/fri	Asking
35	12-15 Deans Ct	★★★☆☆	1,093	GRND	19/06/2021	Renewal	£17.98/fri	Effective
36	30 Bridge St	★★☆☆☆	5,535	GRND	01/06/2021	New Lease	£8.13	Asking
37	The Hampden Building High St	★★★☆☆	1,507	GRND	28/05/2021	New Lease	£21.43/fri	Effective
38	Oxford Rd	★★★★☆	1,586	GRND	21/05/2021	New Lease	£40.91/fri	Effective

Lease Comps Summary

Lease Comps Report

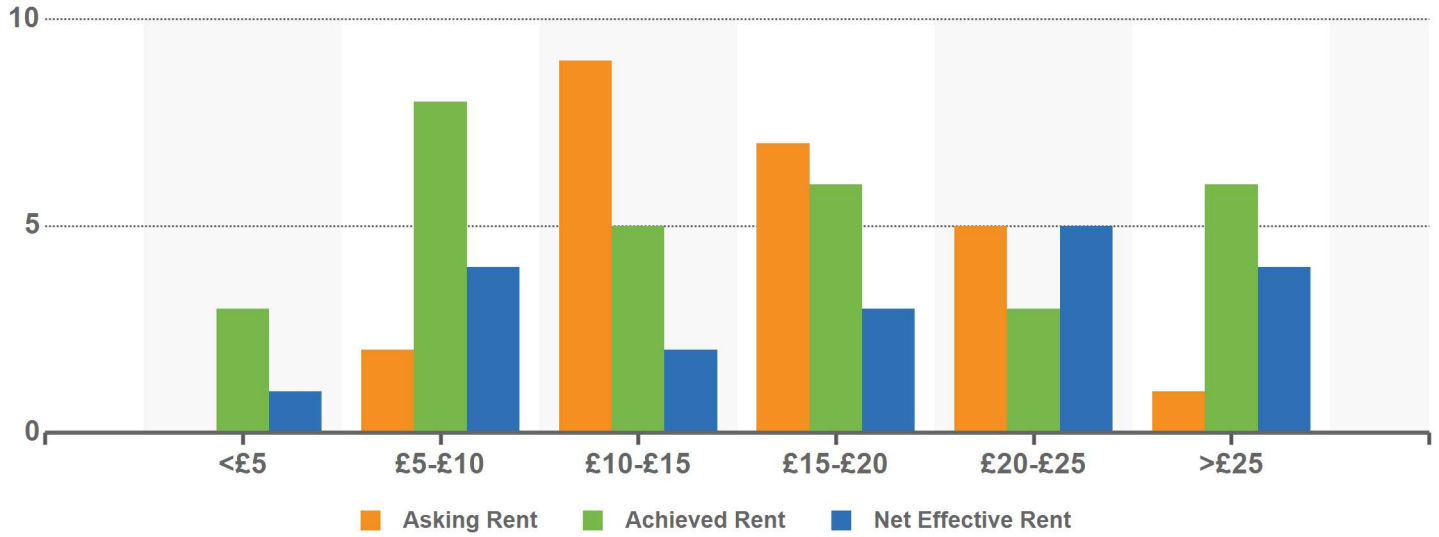
	Property Name - Address	Rating	Lease				Rents	
			SF Leased	Floor	Sign Date	Type	Rent	Rent Type
8	Crown Walk Shopping C... Crown Walk	★★★☆☆	1,200	GRND	11/04/2021	New Lease	£16.04/fri	Achieved
39	15A-16 High	★★☆☆☆	4,159	GRND,1-2	25/03/2021	Renewal	£6.85/fri	Achieved
28	Lancelot House, 38 Brid... Castle	★★★☆☆	2,500	GRND	23/03/2021	New Lease	-	-
16	The Village Centre Camp Rd	★★★☆☆	1,600	GRND	02/11/2020	New Lease	-	-
40	35 Wedgwood Rd	★★☆☆☆	3,656	GRND,1...	02/11/2020	New Lease	-	-
41	3-4 George	★★★☆☆	1,201	GRND,1-2	30/10/2020	Renewal	£8.33	Effective
42	22 High St	★★★☆☆	4,504	GRND	22/10/2020	New Lease	£3.50/fri	Effective
22	Launton Road Retail Park Launton Rd	★★★☆☆	4,225	GRND	01/10/2020	Renewal	£5.33	Achieved

Rents

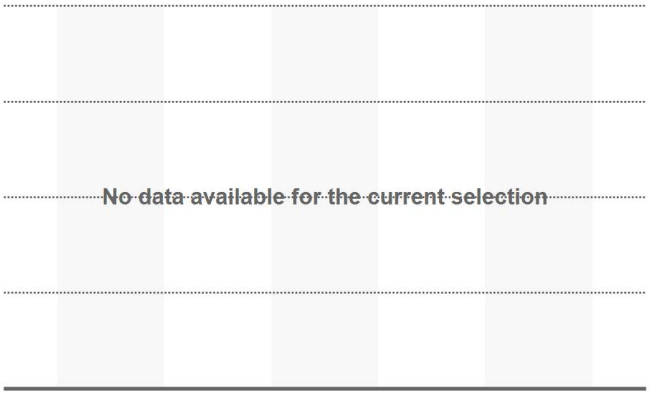
Lease Comps Report

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£14.46	£15.64	£17.55	6.8

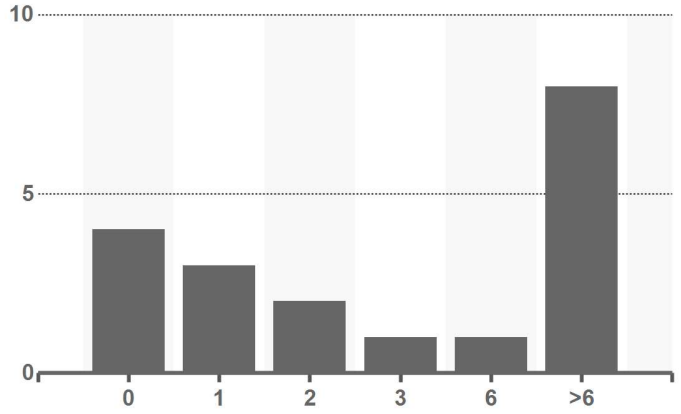
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



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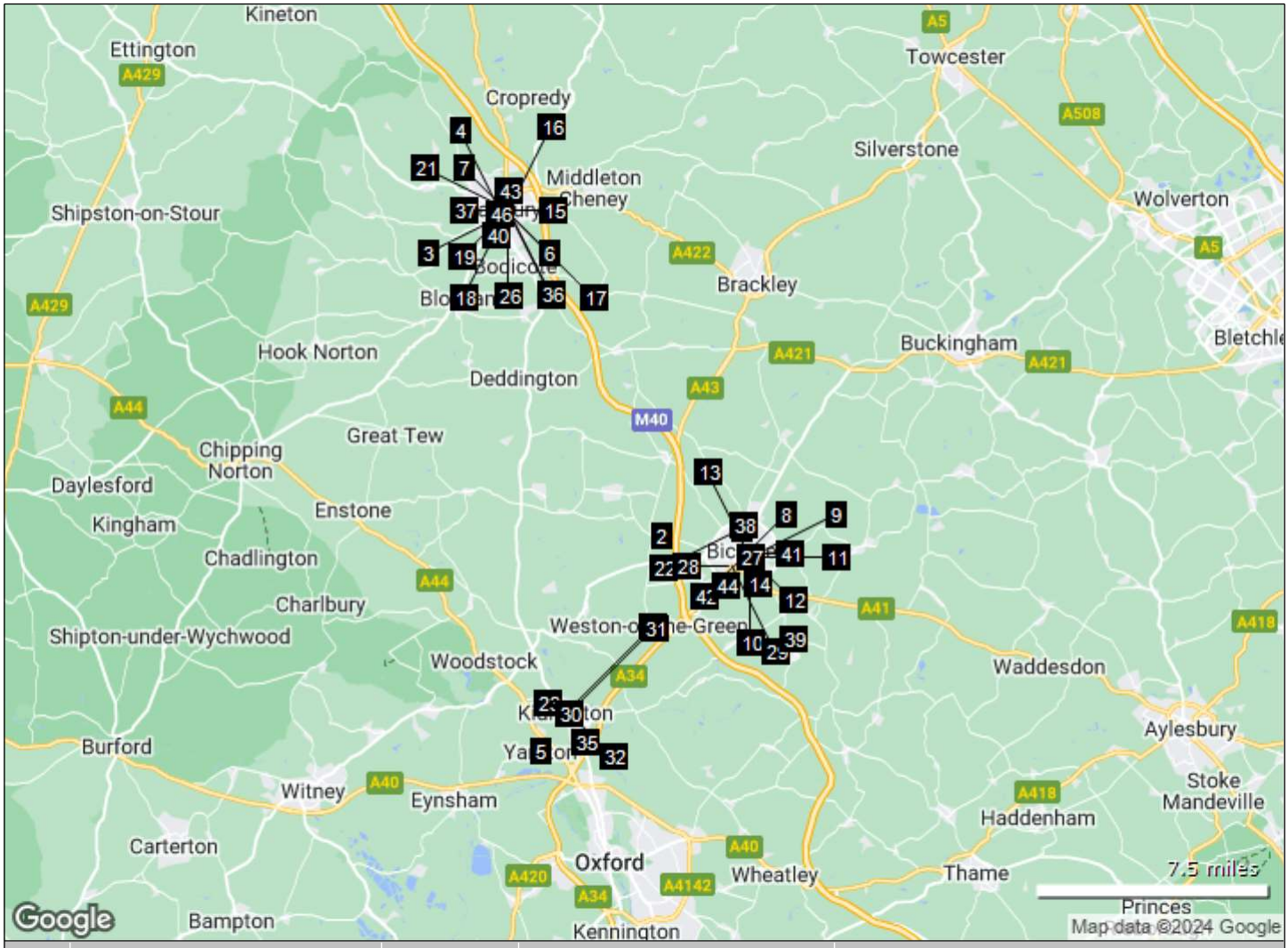

	Address	City	Property Info	Sale Info
1	Co-Operative Food, 4 Barberry Pl	Bicester	7,142 SF General Retail/Storefront	Sold: £1,860,000 (£260.43/SF)
2	Bicester Rd	Bicester	3,530 SF General Retail/Restaurant	Sold: £645,000 (£182.72/SF)
3	15-17 Bridge St	Banbury	2,668 SF General Retail/Storefront	Sold: £320,000 (£119.94/SF)
4	36 Calthorpe St	Banbury	1,656 SF General Retail/Retail Building	Sold: -
5	Red Lion, 127 Cassington Rd	Kidlington	3,529 SF General Retail/Bar/Nightclub	Pending: w/Asking Price of £425,000 (£120.43/SF)
6	36 Church Ln	Banbury	878 SF General Retail/Storefront	Sold: £100,000 (£113.90/SF)
7	37-38 Church Ln	Banbury	1,372 SF General Retail/Storefront Retail/Office	Sold: -
8	Piccolo Amore, 7 Church St	Bicester	1,760 SF General Retail/Restaurant	Sold: -
9	5-6 Deans Ct (Part of Multi-Property Sale)	Bicester	1,360 SF Retail/Storefront	Sold: -
10	9 Deans Ct (Part of Multi-Property Sale)	Bicester	1,092 SF Retail/Storefront	Sold: -
11	11 Deans Ct (Part of Multi-Property Sale)	Bicester	900 SF Retail/Storefront	Sold: -
12	12-15 Deans Ct (Part of Multi-Property Sale)	Bicester	1,497 SF Retail/Storefront	Sold: -
13	8 Deans Court (Part of Multi-Property Sale)	Bicester	428 SF Retail/Storefront	Sold: -

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14	Graven Hill Rd	Bicester	1,279 SF General Retail/Storefront Retail/Residential	Pending: w/Asking Price of £200,000 (£156.37/SF)
15	6 High St	Banbury	3,234 SF General Retail/Storefront	Sold: -
16	14-15 High St	Banbury	4,037 SF General Retail/Storefront	Sold: -
17	15A-16 High St	Banbury	4,159 SF General Retail/Storefront	Sold: £426,000 (£102.43/SF)
18	24 High St	Banbury	1,412 SF General Retail/Storefront	Sold: -
19	35 High St	Banbury	2,176 SF General Retail	Sold: £450,000 (£206.80/SF)
20	70 High St	Banbury	661 SF General Retail/Storefront	Sold: -
21	88 High St	Banbury	2,684 SF General Retail/Storefront	Sold: -
22	North Bicester Surgery, 1-7 Holm Sq	Bicester	647 SF General Retail/Storefront Retail/Residential	Pending: w/Asking Price of £340,000 (£525.50/SF)
23	Langford Ln	Kidlington	10,809 SF General Retail/Auto Dealership	Sold: £5,169,100 (£478.22/SF)
24	1 Lyne Rd	Kidlington	2,063 SF General Retail	Sold: £720,000 (£349.01/SF)
25	12 Market Pl	Banbury	1,628 SF General Retail/Storefront	Sold: -
26	12 Market Pl	Banbury	1,628 SF General Retail/Storefront	Sold: -
27	3-4 Market Sq	Bicester	10,000 SF General Retail/Bar/Nightclub	Sold: £3,050,000 (£305/SF)
28	Oxford Rd (Part of Multi-Property Sale)	Bicester	21,610 SF Retail/Storefront	Sold: £10,759,570 (£497.90/SF)
29	Units A-C, Oxford Rd (Part of Multi-Property Sale)	Bicester	53,365 SF Retail	Sold: £23,640,430 (£443/SF)
30	10-10B Oxford Rd	Kidlington	1,433 SF General Retail/Storefront Retail/Office	Sold: £560,000 (£390.79/SF)
31	17 Oxford Rd	Kidlington	2,031 SF General Retail	Sold: £435,000 (£214.18/SF)
32	25 Oxford Rd	Kidlington	2,907 SF General Retail/Storefront Retail/Residential	Sold: £1,065,000 (£366.36/SF)
33	Sainsbury's, 289 Oxford Rd (Part of Portfolio)	Kidlington	61,662 SF Retail/Supermarket	Sold: £6,662,879 (£423.74/SF)
34	Sainsbury's, 289 Oxford Rd (Part of Portfolio)	Kidlington	61,662 SF Retail/Supermarket	Sold: £3,965,254 (£252.18/SF)
35	Sainsbury's, 289 Oxford Rd (Part of Portfolio)	Kidlington	61,662 SF Retail/Supermarket	Sold: £14,648,135 (£465.79/SF)
36	2-3a Parsons St	Banbury	7,124 SF General Retail/Storefront	Sold: £1,700,000 (£238.63/SF)
37	9 Parsons St (Part of Multi-Property Sale)	Banbury	1,744 SF Retail/Storefront	Sold: -
38	Bicester Village, 50 Pingle Dr	Bicester	348,637 SF General Retail	Sold: £17,225,000 (£49.41/SF)
39	63 Ploughley Rd	Bicester	2,497 SF General Retail/Auto Dealership	Pending: w/Asking Price of £1,050,000 (£420.50/SF)
40	Ruscote Ave (Part of Multi-Property Sale)	Banbury	2,200 SF Retail/Retail Building	Sold: £954,602 (£433.91/SF)
41	33-35 Sheep St	Bicester	3,461 SF General Retail/Storefront	Sold: -
42	58 Sheep St	Bicester	7,192 SF General Retail/Bar/Nightclub	Sold: £1,650,000 (£229.42/SF)
43	Wickes / Topps Tiles, Southam Rd	Banbury	35,468 SF General Retail/Freestanding	Sold: £7,325,000 (£206.52/SF)
44	David Lloyd Health Club, Wendlebury Rd	Bicester	70,000 SF General Retail/Health Club	Sold: £21,000,000 (£300/SF)
45	32 West Bar St	Banbury	3,750 SF General Retail/Bar/Nightclub	Sold: £1,000,000 (£266.67/SF)
46	32 West Bar St	Banbury	3,750 SF General Retail/Bar/Nightclub	Sold: £1,155,000 (£308/SF)

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Comps Statistics

	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£200,000	£503,750	£382,500	£1,050,000	4
Sold Transactions	£100,000	£5,059,439	£1,650,000	£23,640,430	25
Centre Size					
For Sale & UC/Pending	647 SF	1,988 SF	1,888 SF	3,529 SF	4
Sold Transactions	428 SF	19,486 SF	2,796 SF	348,637 SF	42
Price per SF					
For Sale & UC/Pending	£120.43	£253.40	£288.44	£525.50	4
Sold Transactions	£49.41	£189.98	£266.67	£497.90	25
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	3.50%	5.33%	5.19%	7.25%	7
Days on Market					
For Sale & UC/Pending	182	240	244	290	4
Sold Transactions	4	211	200	568	16
Sale Price to Asking Price Ratio					
Sold Transactions	100.00%	107.92%	107.18%	117.31%	4

Totals

For Sale & UC/Pending	Asking Price Total:	£2,015,000	Total For Sale Transactions:	4
Sold Transactions	Total Sales Volume:	£126,485,970	Total Sales Transactions:	42
	Total Included in Analysis:	£128,500,970	Total Included in Analysis:	46

Survey Criteria

basic criteria: Type of Property - Retail; Sale Date - from 01/02/2021; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Submarket - Cherwell (Oxford)

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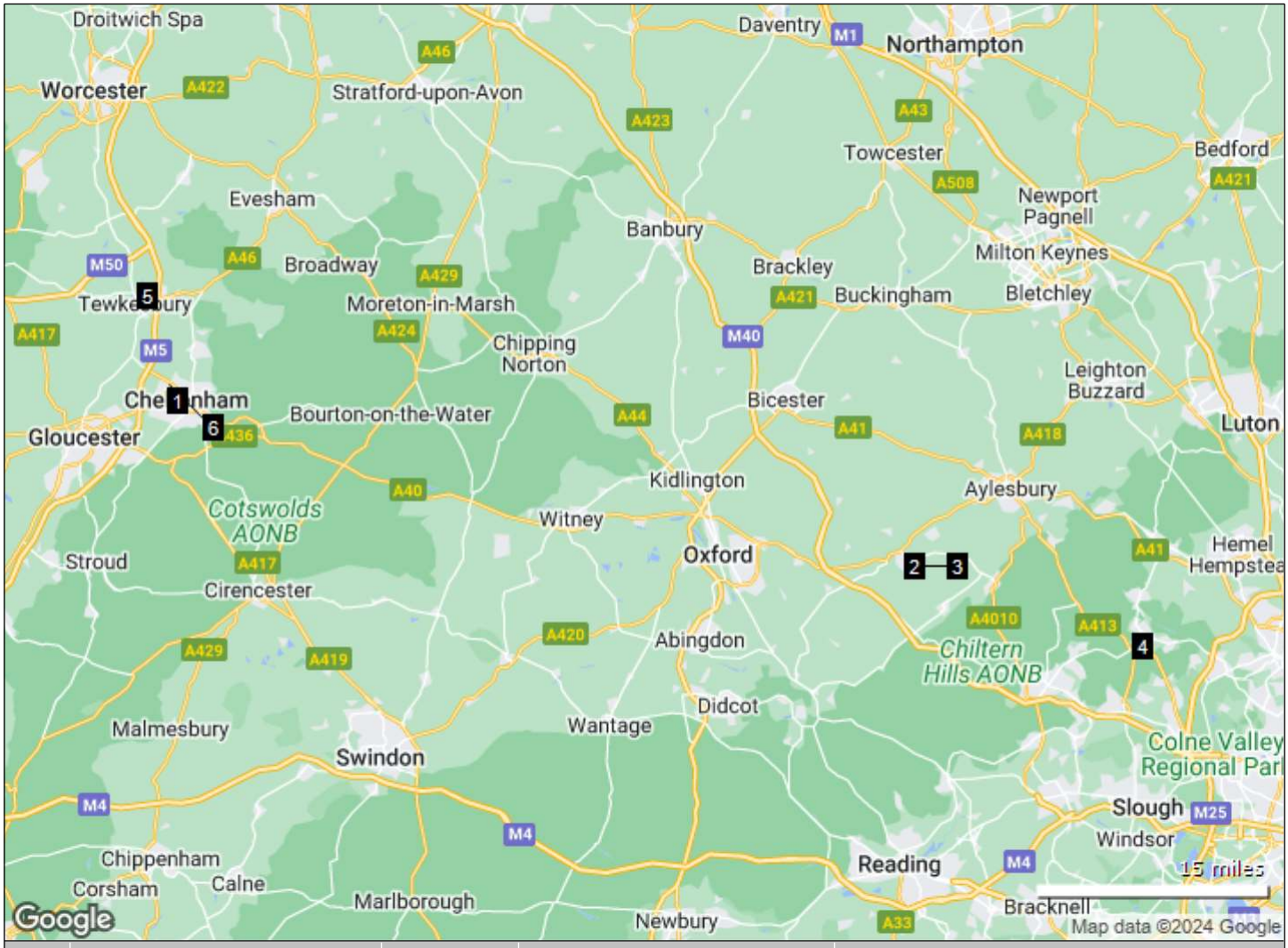
Appendix 8 – Land Registry Development Land Data

Planning Ref	Site	Date approved	Brief Description	ha	All Units	Aff	Aff %	£/ha	£/unit	LR Title	Date Sold	Price Paid
20-01317	Magistrates Court, Warwick Road, Banbury OX16 2AW	12-Oct-20	Conversion from D1 to 23 apartments.some demolition	0.26	23	0	0.00%	£4,903,846	£55,435	ON283975	29-Jan-20	£1,275,000
20-00293	Bicester Gateway Business Park, Chesterton, OX25 2PA	01-Apr-21	4,413sqm office space, 15,030sqm residential,177sqm café, 794 co-work space, carpark, games area amenityspace and parking	3.15	273	82	30.00%	£457,143	£5,275	ON302533	18-Mar-19	£1,440,000
19-01675	60-62 Broad Street, Banbury OX16 5BL	16-Jan-20	change of use, retail and 12 dwellings	0.06	12		0.00%	£10,053,356	£48,675	ON214549	09-Feb-18	£584,100
19-00963	Land off Berry Hill Road, Adderbury	10-Sep-21	40 dwellings	4.00	40	14	35.00%	£46,250	£4,625	ON321870	10-Sep-18	£185,000
18-01882	Land at Drayton Lodge Farmhouse, Warwick Road, Banbury, OX17 1HJ	17-Jan-20	320 dwellings inc aff housing	18.70	320	96	30.00%			ON367799		No PPD
18-01614	Hardwick Hill, Southam Road, Banbury		83 dwellings	2.51	83	13	15.66%	£10,159,363	£307,229	ON314383	01-Aug-14	£25,500,000
18-01569	2 Cherwell Street, Banbury, OX16 2BB	04-Nov-19	Redevelopment mixed use inc 19 apartments	0.09	19		0.00%	£9,032,634	£40,789	ON264024	09-Oct-20	£775,000
18-00825	Heyford Park, Camp Road, Upper Heyford, Bicester, OX25 5HD	05-Nov-20	Hybrid inc 1,175 dwellings etc	449.20	1,175	348	29.62%	£12,912	£4,936	ONS324544	02-Feb-16	£5,800,000
18-00792	Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN	30-Oct-19	demolition and erection of 46 dwellings	2.19	46	16	35.00%	£2,201,027	£104,788	ON304067 ON310707	12-Feb-21	£4,820,250
18-00273	West of Southam Road, Banbury	12-Nov-18	Development of 90 residential units	6.10	90	27	30.00%	£897,516	£60,832	ON347482	16-Jan-19	£5,474,847
17-00189	Land South Banbury Rise, Banbury	10-Nov-17	Erection of 319 dwellings inc aff housing	18.30	319	83	26.02%			ON296340	15-Mar-11	No PPD
15-01872 / 1	Coop High Street, Kidlington OX5 2DH	03-Jan-18	New building inc 44 x 2 bed flats and 8x2 bed flats.	0.54	54		0.00%	£2,166,667	£21,667	ON359229	04-Sep-20	£1,170,000
15-01326	North of Wykham Lane, Bodicote	20-Dec-17	280 dwellings	17.53	280	82	30.00%	£1,177,410	£73,714	ON353292	11-Oct-19	£20,640,000
14-02121	Himley Village NW,Middleton Stoney Road, Bicester	30-Jan-20	1700 dwellings plus lots other	90.30	1,700		30.00%			ON237022 ON245153 ON318263	06/01/2020 30/1/2020 30/1/2020	Incomplete PPD
14-01932	South of Salt Way, Banbury	19-Dec-19	1000 dwellings plus	52.46	1,000		30.00%			ON277979/C	24/04/2008 20/3/2008 4/9/2008	Incomplete PPD
14-01188	South of Salt Way, Bloxham Road, Banbury	13-Nov-15	350 dwellings	18.32	400	120	30.00%	£1,236,354	£56,625	ON323810	8-Jan-16	£22,650,000
13-01708	Coach House Mews, London Road, Bicester, OX26 6HA	25-Apr-14	42 flats	0.40	42	12	28.57%	£1,050,000	£10,000	ON311086/	12-Dec-13	£420,000
13-00004	North of Station Road, Bletchingdon	14-May-14		3.60	58	18	31.03%			ON220808	No Date	No PPD

Appendix 9 – CoStar Industrial Land

The pages in this appendix are not numbered.



	Address	City	Property Info	Sale Info
1	Former Adey Innovation Ltd, Gloucester Rd	Cheltenham	23,143 SF Office/Office/Residential	Sold: £3,537,000 (£152.83/SF)
2	Depot, Howland Rd (Part of Multi-Property Sale)	Thame	70,633 SF Industrial/Warehouse	Sold: £6,055,144 (£85.73/SF)
3	Former Leyland DAF, Kingsmere (Part of Multi-Property Sale)	Thame	49,828 SF Light industrial/Light Distribution	Sold: £8,444,856 (£169.48/SF)
4	42-44 London Rd W	Amersham	21,104 SF General Retail/Auto Dealership	Sold: £7,000,000 (£331.69/SF)
5	Birtish Car Auctions, Northway Ln (Part of Portfolio)	Tewkesbury	10,095 SF Industrial/Service	Sold: £1,815,322 (£179.82/SF)
6	Douglas House, Village Rd	Cheltenham	57,597 SF Industrial/Warehouse	Sold: £7,453,200 (£129.40/SF)

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1 Northway Ln - Birtish Car Auctions — SOLD

Tewkesbury Gloucestershire, GL20 8JG

Sale Date	**15 May 2023**
Sale Price	**£1,815,322**
Price/Sq ft	**£163.10**
Net Initial Yield	**13.10%**
Parcels	**GR251058**
Comp ID	**6394129**
Comp Status	**Research Complete**

Gloucestershire

Type	**3 Star Industrial Service**
Year Built	**1980**
NIA	**10,095 Sq ft**
Land Acres	**3.29 ac**
Sale Condition	**Bulk/Portfolio Sale**

2 Gloucester Rd - Former Adey Innovation Ltd — SOLD

Cheltenham Gloucestershire, GL51 8NR

Sale Date	**17 Apr 2023**
Sale Price	**£3,537,000**
Price/Sq ft	**£152.83**
Parcels	**GR188953**
Comp ID	**6515898**
Comp Status	**Research Complete**

Gloucestershire

Type	**3 Star Office**
Year Built	**1988**
NIA	**23,143 Sq ft**
Land Acres	**1.76 ac**
Sale Condition	**Redevelopment Project**

3 Village Rd - Douglas House — SOLD

Cheltenham Gloucestershire, GL51 0AB

Sale Date	**29 Sept 2022**
Sale Price	**£7,453,200**
Price/Sq ft	**£129.40**
Parcels	**GR146878, GR305595**
Comp ID	**6367930**
Comp Status	**Research Complete**

Gloucestershire

Type	**2 Star Industrial Warehouse**
Year Built	**1970**
NIA	**57,597 Sq ft**
Land Acres	**3.84 ac**
Sale Condition	**Redevelopment Project**

4 Kingsmere - Former Leyland DAF — SOLD

Thame Oxfordhsire, OX9 3FB

Sale Date	**25 Mar 2021**
Sale Price	**£8,444,856**
Price/Sq ft	**£120.37**
Comp ID	**5478184**
Comp Status	**Research Complete - Correction**

Oxfordhsire

Type	**3 Star Light industrial Light Distribution**
Year Built	**1982**
NIA	**49,828 Sq ft**
Land Acres	**5.70 ac**
Zoning	**Commercial**
Sale Condition	**Redevelopment Project**

5 Howland Rd - Depot — SOLD

Thame Oxfordhsire, OX9 3FB

Sale Date	**25 Mar 2021**
Sale Price	**£6,055,144**
Price/Sq ft	**£120.37**
Parcels	**ON103119**
Comp ID	**5478184**
Comp Status	**Research Complete - Correction**

Oxfordhsire

Type	**3 Star Industrial Warehouse**
Year Built	**1986**
NIA	**70,633 Sq ft**
Land Acres	**4.76 ac**
Zoning	**Commercial**
Sale Condition	**Redevelopment Project**

6 42-44 London Rd W — SOLD

Amersham Buckinghamshire, HP7 9DD

Sale Date	**24 Dec 2020**
Sale Price	**£7,000,000**
Price/Sq ft	**£331.69**
Parcels	**BM140278, BM291820, BM358010**
Comp ID	**5363197**
Comp Status	**Research Complete**

Buckinghamshire

Type	**2 Star Retail Auto Dealership**
Year Built	**1970**
NIA	**21,104 Sq ft**
Land Acres	**1.60 ac**
Zoning	**Commercial**
Sale Condition	**Redevelopment Project**

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Comps Statistics

	Low	Average	Median	High	Count
Office					
Sale Price	£3,537,000	£3,537,000	£3,537,000	£3,537,000	1
NIA	23,143 SF	23,143 SF	23,143 SF	23,143 SF	1
Price per SF	£152.83	£152.83	£152.83	£152.83	1
Net Initial Yield	-	-	-	-	-
Days on Market	-	-	-	-	-
Sale Price to Asking Price Ratio	-	-	-	-	-
Light Industrial					
Sale Price	£8,444,856	£8,444,856	£8,444,856	£8,444,856	1
NIA	49,828 SF	49,828 SF	49,828 SF	49,828 SF	1
Price per SF	£169.48	£169.48	£169.48	£169.48	1
Net Initial Yield	-	-	-	-	-
Days on Market	1,109	1,109	1,109	1,109	1
Sale Price to Asking Price Ratio	-	-	-	-	-
Industrial					
Sale Price	£1,815,322	£5,107,889	£6,055,144	£7,453,200	3
NIA	10,095 SF	46,108 SF	57,597 SF	70,633 SF	3
Price per SF	£85.73	£110.78	£129.40	£179.82	3
Net Initial Yield	-	-	-	-	-
Days on Market	1,109	1,109	1,109	1,109	1
Sale Price to Asking Price Ratio	-	-	-	-	-
General Retail					
Sale Price	£7,000,000	£7,000,000	£7,000,000	£7,000,000	1
Centre Size	21,104 SF	21,104 SF	21,104 SF	21,104 SF	1
Price per SF	£331.69	£331.69	£331.69	£331.69	1
Net Initial Yield	-	-	-	-	-
Days on Market	-	-	-	-	-
Sale Price to Asking Price Ratio	-	-	-	-	-

Totals

Sold Transactions	Total Sales Volume:	£34,305,522	Total Sales Transactions:	6

Survey Criteria

basic criteria: Type of Property - Land; Property Size - from 10,000 SF; Sale Date - from 01/02/2021; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes

geography criteria: Market - Buckinghamshire; Cheltenham & Gloucester; Northampton; Oxford

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Appendix 10 – BCIS Data. 27th January 2024

Rebased to Cherwell (102; sample 22)	£/M2 STUDY					
Description:	Rate per m2 gross internal floor area for the building Cost including prelims.					
Last updated:	27/01/2024					
Building function	**£/m² gross internal floor area**					
	Mean	**Lowest**	**Lower quartiles**	**Median**	**Upper quartiles**	**Highest**
New build						
282. Factories						
Generally (20)	1,297	294	737	1,069	1,535	4,829
Up to 500m2 GFA (20)	1,628	1,041	1,185	1,379	2,041	2,787
500 to 2000m2 GFA (20)	1,391	294	788	1,242	1,509	4,829
Over 2000m2 GFA (20)	1,085	526	658	879	1,185	2,799
282.1 Advance factories						
Generally (15)	1,109	634	872	1,069	1,356	1,631
Up to 500m2 GFA (15)	1,278	1,044	1,069	1,268	1,379	1,631
500 to 2000m2 GFA (15)	1,202	800	1,062	1,285	1,389	1,432
Over 2000m2 GFA (15)	827	634	710	839	883	1,068
284. Warehouses/stores						
Generally (15)	1,139	441	680	895	1,246	5,077
Up to 500m2 GFA (15)	2,042	740	1,131	1,440	2,434	5,077
500 to 2000m2 GFA (15)	996	519	737	908	1,144	1,807
Over 2000m2 GFA (15)	810	441	638	677	921	1,682
320. Offices						
Generally (15)	2,498	1,157	1,755	2,329	2,956	5,750
Air-conditioned						
Generally (15)	2,298	1,376	1,894	2,189	2,712	4,039
1-2 storey (15)	2,305	1,376	1,995	2,066	2,316	4,039
3-5 storey (15)	2,203	1,576	-	2,239	-	2,757
6 storey or above (20)	2,621	2,004	2,354	2,497	2,699	3,769
Not air-conditioned						
Generally (15)	2,583	1,157	1,813	2,549	3,423	3,798
1-2 storey (15)	2,713	1,565	2,185	2,725	3,365	3,723
3-5 storey (15)	2,340	1,157	1,629	1,987	3,199	3,798
6 storey or above (25)	2,759	2,156	-	2,844	-	3,192
341.1 Retail warehouses						
Generally (25)	1,103	541	827	979	1,174	3,199
Up to 1000m2 (25)	1,211	805	905	1,027	1,153	3,199
1000 to 7000m2 GFA (25)	1,108	541	832	981	1,276	2,298
344. Hypermarkets, supermarkets						
Generally (35)	1,909	793	1,325	1,678	2,508	3,273
Up to 1000m2 (35)	1,957	1,318	-	1,698	-	3,112
1000 to 7000m2 GFA (35)	1,908	793	1,310	1,678	2,529	3,273
345. Shops						
Generally (30)	1,855	699	1,013	1,522	2,404	4,899
1-2 storey (30)	1,874	699	1,009	1,479	2,429	4,899
447. Care homes for the elderly						
Generally (15)	2,162	1,324	1,608	2,043	2,464	4,330
500 to 2000m2 GFA (15)	2,530	1,398	1,431	2,138	3,491	4,330
Over 2000m2 GFA (15)	2,059	1,324	1,739	2,036	2,361	3,085
810.1 Estate housing						
Generally (15)	1,540	747	1,311	1,481	1,682	5,303
Single storey (15)	1,753	1,046	1,483	1,679	1,932	5,303
2-storey (15)	1,481	747	1,285	1,438	1,625	3,199
3-storey (15)	1,625	951	1,350	1,547	1,847	3,160
4-storey or above (15)	3,220	1,559	2,579	2,880	4,287	4,796
810.11 Estate housing detached (15)	2,006	1,141	1,494	1,719	2,138	5,303
810.12 Estate housing semi detached						
Generally (15)	1,554	907	1,324	1,525	1,690	3,427

Single storey (15)	1,734	1,120	1,484	1,694	1,888	3,427
2-storey (15)	1,499	907	1,312	1,457	1,651	2,631
3-storey (15)	1,522	1,134	1,230	1,459	1,808	2,197
810.13 Estate housing terraced						
Generally (15)	1,569	913	1,286	1,480	1,713	4,796
Single storey (15)	1,799	1,172	1,494	1,772	2,148	2,562
2-storey (15)	1,495	913	1,271	1,433	1,645	3,199
3-storey (15)	1,663	951	1,349	1,525	1,866	3,160
816. Flats (apartments)						
Generally (15)	1,820	900	1,510	1,712	2,057	6,166
1-2 storey (15)	1,716	1,048	1,443	1,625	1,918	3,559
3-5 storey (15)	1,795	900	1,502	1,705	2,023	3,764
6 storey or above (15)	2,141	1,307	1,735	2,014	2,323	6,166
843. Supported housing						
Generally (15)	1,949	1,001	1,618	1,832	2,157	3,946
Single storey (15)	2,306	1,402	1,810	2,232	2,399	3,946
2-storey (15)	1,950	1,011	1,613	1,773	2,229	3,434
3-storey (15)	1,802	1,001	1,611	1,718	1,988	2,674
4-storey or above (15)	1,998	1,217	1,599	1,846	2,052	3,795
852. Hotels (15)	2,681	1,413	2,120	2,635	3,304	3,676
853. Motels (25)	1,677	1,257	1,544	1,560	2,006	2,018
856.2 Students' residences, halls of residence, etc (15)	2,280	1,311	2,043	2,302	2,536	3,728

Appendix 11 – Appraisals, Residential Development

The pages in this appendix are not numbered.

APP11a
Cover

Cherwell CIL Viability Update (February 2024)

South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing Area)

26/03/2024
12:00

Green 300

1	UNITS	**300**		Aff - rentec	67%	% of Aff	59.994	60	Modelling			Area ha		Characteristics	
	Affordable	30%		90 Shared Ow	8%		7.51	7	Density	35	units/ha	Total	12.249	Sub Area	South & East
				First Home	25%	% of Aff	22.5	23	Net:Gross	70%		Gross	12.245 ha	Green Brov	Green
							90	90				Net	8.571 ha	Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	210		Rounded	m2	m2	Circulation	60		Rounded	m2	7		Rounded	m2	23		Rounded	m2
Terrace	2	73	0.0%	18%	37.80	38	2,774	70	0.0%	17%	10.20	10	700	23%	1.61	2	140	23%	5.29	5	350
Terrace	3	86	0.0%	18%	37.80	38	3,268	84	0.0%	13%	7.80	8	672	18%	1.26	1	84	18%	4.14	4	336
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	7.80	8	776	7%	0.49	0	0	7%	1.61	2	194
Semi	2	81	0.0%	20%	42.00	42	3,402	79	0.0%	10%	6.00	6	474	20%	1.40	1	79	20%	4.60	5	395
Semi	3	98	0.0%	20%	42.00	42	4,116	93	0.0%	10%	6.00	6	558	10%	0.70	1	93	10%	2.30	2	186
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	21.00	21	2,730	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	14.70	15	2,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	14.70	14	616	39	10.0%	37%	22.20	22	944	22%	1.54	2	86	22%	5.06	5	215
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**210.00**	210	**19,006**			**100%**	**60.00**	60	**4,124**	**100%**	**7.00**	7	**482**	**100%**	**23.00**	23	**1,676**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	3,964	5,866,720
Terrace	3			1,480	1,480	4,360	6,452,800
Terrace	4			1,480	1,480	970	1,435,600
Semi	2			1,525	1,525	4,350	6,633,750
Semi	3			1,525	1,525	4,953	7,553,325
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	2,730	4,692,870
Det	5			1,719	1,719	2,100	3,609,900
Flat to5	1			1,705	1,705	1,860	3,171,471
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						25,287	39,416,436
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	55	1.85	102
Terrace	3	51	2.88	147
Terrace	4	10	3.96	40
Semi	2	54	1.85	100
Semi	3	51	2.88	147
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	21	3.96	83
Det	5	15	3.96	59
Flat to5	1	43	1.28	55
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**733**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
5.020	**ha**

Open Space Required	3.678
Gross - Net	3.673
Shortfall / Surplus	-0.004

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		210	19,006	90.50	18,950
Aff - rented		60	4,124	68.73	4,038
Shared Ownership		7	482	68.83	474
First Homes		23	1,676	72.85	1,656
		300	**25,287**		**25,118**

Green 150

2

UNITS	**150**	Aff - rentec	67%	% of Aff	29.997	30
Affordable	30%	45 Shared Ow	8%		3.75	4
		First Home	25%	% of Aff	11.25	11
					45	45

Modelling		Area ha	
Density	35 units/ha	Total	5.990
Net:Gross	70%	Gross	6.122 ha
		Net	4.286 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	30		Rounded	m2	4		Rounded	m2	11		Rounded	m2
Terrace	2	73	0.0%	18%	18.90	19	1,387	70	0.0%	17%	5.10	5	350	23%	0.92	1	70	23%	2.53	3	210
Terrace	3	86	0.0%	18%	18.90	19	1,634	84	0.0%	13%	3.90	4	336	18%	0.72	1	84	18%	1.98	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	3.90	4	388	7%	0.28	0	0	7%	0.77	1	97
Semi	2	81	0.0%	20%	21.00	21	1,701	79	0.0%	10%	3.00	3	237	20%	0.80	1	79	20%	2.20	2	158
Semi	3	98	0.0%	20%	21.00	21	2,058	93	0.0%	10%	3.00	3	279	10%	0.40	0	0	10%	1.10	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	10.50	11	1,430	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	7.35	7	980	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	7.35	7	308	39	10.0%	37%	11.10	11	472	22%	0.88	1	43	22%	2.42	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**105.00**	**105**	**9,498**			**100%**	**30.00**	**30**	**2,062**	**100%**	**4.00**	**4**	**276**	**100%**	**11.00**	**11**	**812**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	2,017	2,985,160
Terrace	3			1,480	1,480	2,222	3,288,560
Terrace	4			1,480	1,480	485	717,800
Semi	2			1,525	1,525	2,175	3,316,875
Semi	3			1,525	1,525	2,430	3,705,750
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	1,430	2,458,170
Det	5			1,719	1,719	980	1,684,620
Flat to5	1			1,705	1,705	909	1,549,163
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						12,648	19,706,098
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	28	1.85	52
Terrace	3	26	2.88	75
Terrace	4	5	3.96	20
Semi	2	27	1.85	50
Semi	3	25	2.88	72
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	11	3.96	44
Det	5	7	3.96	28
Flat to5	1	21	1.28	27
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**367**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.705
Gross - Net	1.837
Shortfall / Surplus	0.132

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		105	9,498	90.46	9,470
Aff - rented		30	2,062	68.73	2,019
Shared Ownership		4	276	68.98	272
First Homes		11	812	73.80	804
		150	**12,648**		**12,565**

Green 100

3

UNITS	**100**	Aff - rentec	67%	% of Aff	19.998 → 20
Affordable	30%	30 Shared Ow	8%		2.50 → 3
		First Home	25%	% of Aff	7.5 → 7
					30 → 30

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	3.998	
Gross	4.082	ha
Net	2.857	ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	20		Rounded	m2	3		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	12.60	13	949	70	0.0%	17%	3.40	3	210	23%	0.69	1	70	23%	1.61	2	140
Terrace	3	86	0.0%	18%	12.60	13	1,118	84	0.0%	13%	2.60	3	252	18%	0.54	1	84	18%	1.26	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.60	3	291	7%	0.21	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	14.00	14	1,134	79	0.0%	10%	2.00	2	158	20%	0.60	1	79	20%	1.40	1	79
Semi	3	98	0.0%	20%	14.00	14	1,372	93	0.0%	10%	2.00	2	186	10%	0.30	0	0	10%	0.70	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	7.00	7	910	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.90	5	700	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.90	4	176	39	10.0%	37%	7.40	7	300	22%	0.66	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**70.00**	**70**	**6,359**			**100%**	**20.00**	**20**	**1,397**	**100%**	**3.00**	**3**	**233**	**100%**	**7.00**	**7**	**482**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,369	2,026,120
Terrace	3			1,480	1,480	1,538	2,276,240
Terrace	4			1,480	1,480	291	430,680
Semi	2			1,525	1,525	1,450	2,211,250
Semi	3			1,525	1,525	1,651	2,517,775
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	910	1,564,290
Det	5			1,719	1,719	700	1,203,300
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						8,471	13,188,036
							1,557 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	19	1.85	35
Terrace	3	18	2.88	52
Terrace	4	3	3.96	12
Semi	2	18	1.85	33
Semi	3	17	2.88	49
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	7	3.96	28
Det	5	5	3.96	20
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**245**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.141
Gross - Net	1.224
Shortfall / Surplus	0.084

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		70	6,359	90.84	6,343
Aff - rented		20	1,397	69.87	1,370
Shared Ownership		3	233	77.67	233
First Homes		7	482	68.83	474
		100	**8,471**		**8,420**

Green 60

4

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	8%		1.50	2
		First Home	25%	% of Aff	4.5	4
					18	18

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	2.228	
Gross	2.449	ha
Net	1.714	ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	17%	2.04	2	140	23%	0.46	2	140	23%	0.92	1	70
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	13%	1.56	2	168	18%	0.36	0	0	18%	0.72	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.14	0	0	7%	0.28	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	10%	1.20	1	79	20%	0.40	0	0	20%	0.80	1	79
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%	10%	1.20	1	93	10%	0.20	0	0	10%	0.40	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	4.20	4	520	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.44	0	0	22%	0.88	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,776**			**100%**	**12.00**	**12**	**846**	**100%**	**2.00**	**2**	**140**	**100%**	**4.00**	**4**	**276**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	934	1,382,320
Terrace	3			1,480	1,480	940	1,391,200
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	806	1,229,150
Semi	3			1,525	1,525	877	1,337,425
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	520	893,880
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,038	7,833,858
							1,555 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	13	1.85	24
Terrace	3	11	2.88	32
Terrace	4	2	3.96	8
Semi	2	10	1.85	19
Semi	3	9	2.88	26
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	4	3.96	16
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.514
Gross - Net	0.735
Shortfall / Surplus	0.221

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,776	89.90	3,764
Aff - rented		12	846	70.47	830
Shared Ownership		2	140	70.00	140
First Homes		4	276	68.98	272
		60	**5,038**		**5,006**

Green 30

5

UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994	6
Affordable	30%	9 Shared Ow	8%		0.75	1
		First Home	25%	% of Aff	2.25	2
					9	9

Modelling		Area ha	
Density	35 units/ha	Total	1.114
Net:Gross	70%	Gross	1.224 ha
		Net	0.857 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	18%	3.78	5	365	70	0.0%	17%	1.02	1	70	23%	0.23	1	70	23%	0.46	2	140
Terrace	3	86	0.0%	18%	3.78	4	344	84	0.0%	13%	0.78	1	84	18%	0.18	0	0	18%	0.36	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.78	1	97	7%	0.07	0	0	7%	0.14	0	0
Semi	2	81	0.0%	20%	4.20	4	324	79	0.0%	10%	0.60	1	79	20%	0.20	0	0	20%	0.40	0	0
Semi	3	98	0.0%	20%	4.20	4	392	93	0.0%	10%	0.60	1	93	10%	0.10	0	0	10%	0.20	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	2.10	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	1.47	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	1.47	1	44	39	10.0%	37%	2.22	1	43	22%	0.22	0	0	22%	0.44	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,869**			**100%**	**6.00**	**6**	**466**	**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**140**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	645	954,600
Terrace	3			1,480	1,480	428	633,440
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	403	614,575
Semi	3			1,525	1,525	485	739,625
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	87	148,165
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,545	3,921,565
							1,541 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	9	1.85	17
Terrace	3	5	2.88	14
Terrace	4	1	3.96	4
Semi	2	5	1.85	9
Semi	3	5	2.88	14
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	2	1.28	3
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**73**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.257
Gross - Net	0.367
Shortfall / Surplus	0.110

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,869	89.00	1,865
Aff - rented		6	466	77.65	462
Shared Ownership		1	70	70.00	70
First Homes		2	140	70.00	140
		30	**2,545**		**2,537**

Green 15

6

UNITS	**15**	Aff - rentec	67%	% of Aff	2.9997	3
Affordable	30%	4.5 Shared Ow	8%		0.38	0
		First Home	25%	% of Aff	1.125	1
					4.5	4

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	0.561	
Gross	0.612	ha
Net	0.429	ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.5		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	17%	0.51	2	140	23%	0.00	0	0	23%	0.23	1	70
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	13%	0.39	0	0	18%	0.00	0	0	18%	0.18	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.39	0	0	7%	0.00	0	0	7%	0.07	0	0
Semi	2	81	0.0%	40%	4.20	4	324	79	0.0%	10%	0.30	0	0	20%	0.00	0	0	20%	0.20	0	0
Semi	3	98	0.0%	40%	4.20	4	392	93	0.0%	10%	0.30	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	15%	1.58	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	0.53	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	37%	1.11	1	43	22%	0.00	0	0	22%	0.22	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.50**	**11**	**1,116**			**100%**	**3.00**	**3**	**183**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	210	310,800
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	324	494,100
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,369	2,163,445
							1,580 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	1.85	6
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	4	1.85	7
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**38**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.132
Gross - Net	0.184
Shortfall / Surplus	0.051

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		11	1,116	101.45	1,116
Aff - rented		3	183	60.97	179
Shared Ownership		0	0	70.00	0
First Homes		1	70	70.00	70
		15	**1,369**		**1,365**

Green 9

7

UNITS	9	Aff - rentec	67%	% of Aff	0	0
Affordable	0%	0 Shared Ow	8%		0.00	0
		First Home	25%	% of Aff	0	0
					0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.300
Net:Gross	100%	Gross	0.300 ha
		Net	0.300 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	2	81	0.0%	30%	2.70	2	162	79	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	40%	3.60	4	392	93	0.0%	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	30%	2.70	3	390	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	9	**944**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	390	670,410
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						944	1,515,260
							1,605 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	2	1.85	4
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	3	3.96	12
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**27**

ha per 1,000	
0.000	General Green Space
0.000	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
0.000	**ha**

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

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	9	944	104.89	944
Aff - rented	0	0	104.89	0
Shared Ownership	0	0	104.89	0
First Homes	0	0	104.89	0
	9	**944**		**944**

Brown 90

8

UNITS	**90**	Aff - rentec	67%	% of Aff	17.9982	18
Affordable	30%	27 Shared Ow	8%		2.25	2
		First Home	25%	% of Aff	6.75	7
					27	27

Modelling		Area ha	
Density	45 units/ha	Total	2.000
Net:Gross	100%	Gross	2.000 ha
		Net	2.000 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	63		Rounded	m2	m2	Circulation	18		Rounded	m2	2		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	11.34	12	876	70	0.0%	27%	4.86	5	350	43%	0.86	1	70	43%	3.01	3	210
Terrace	3	86	0.0%	18%	11.34	11	946	84	0.0%	23%	4.14	4	336	28%	0.56	1	84	28%	1.96	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.34	2	194	7%	0.14	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	12.60	13	1,053	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.60	13	1,274	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	6.30	6	636	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.41	4	560	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.41	4	176	39	10.0%	37%	6.66	7	300	22%	0.44	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**63.00**	63	**5,521**			**100%**	**18.00**	18	**1,180**	**100%**	**2.00**	2	**154**	**100%**	**7.00**	7	**464**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,506	2,228,880
Terrace	3			1,480	1,480	1,534	2,270,320
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	1,053	1,605,825
Semi	3			1,525	1,525	1,274	1,942,850
Semi	4			1,525	1,525	636	969,900
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	560	962,640
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						7,319	11,225,916
							1,534 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	21	1.85	39
Terrace	3	18	2.88	52
Terrace	4	2	3.96	8
Semi	2	13	1.85	24
Semi	3	13	2.88	37
Semi	4	6	3.96	24
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	4	3.96	16
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**216**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	1.086
Gross - Net	0.000
Shortfall / Surplus	-1.086

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		63	5,521	87.63	5,505
Aff - rented		18	1,180	65.57	1,153
Shared Ownership		2	154	77.00	154
First Homes		7	464	66.26	456
		90	**7,319**		**7,268**

Brown 60

9

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	8%		1.50	1
		First Home	25%	% of Aff	4.5	5
					18	18

Modelling		Area ha	
Density	45 units/ha	Total	1.333
Net:Gross	100%	Gross	1.333 ha
		Net	1.333 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	1		Rounded	m2	5		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	27%	3.24	3	210	43%	0.43	1	70	43%	2.15	3	210
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	23%	2.76	3	252	28%	0.28	0	0	28%	1.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.07	0	0	7%	0.35	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.22	0	0	22%	1.10	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,680**			**100%**	**12.00**	**12**	**828**	**100%**	**1.00**	**1**	**70**	**100%**	**5.00**	**5**	**337**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,074	1,589,520
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	648	988,200
Semi	3			1,525	1,525	784	1,195,600
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,915	7,535,323
							1,533 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	15	1.85	28
Terrace	3	12	2.88	35
Terrace	4	2	3.96	8
Semi	2	8	1.85	15
Semi	3	8	2.88	23
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	0.733
Gross - Net	0.000
Shortfall / Surplus	-0.733

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	42	3,680	87.62	3,668
Aff - rented	12	828	68.97	812
Shared Ownership	1	70	70.00	70
First Homes	5	337	67.38	333
	60	**4,915**		**4,883**

Brown 60 Flats

10	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics								
	Affordable	30%	18	Shared Ow	8%		1.50	2	Density	100	units/ha	Total	0.600		Sub Area	South & East							
				First Home	25%	% of Aff	4.5	4	Net:Gross	100%		Gross	0.600	ha	Green Brov	Brown							
							18	18				Net	0.600	ha	Use	PDL							

				Market					Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	4.20	4	176	39	10.0%	30%	3.60	4	172	30%	0.60	1	43	30%	1.20	1	43
Flat to5	2	65	10.0%	40%	16.80	17	1,216	61	10.0%	35%	4.20	4	268	35%	0.70	1	67	35%	1.40	2	134
Flat to5	3	80	10.0%	50%	21.00	21	1,848	74	10.0%	35%	4.20	4	326	35%	0.70	0	0	35%	1.40	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,240**			**100%**	**12.00**	**12**	**766**	**100%**	**2.00**	**2**	**110**	**100%**	**4.00**	**4**	**259**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	433	738,947
Flat to5	2			1,705	1,705	1,685	2,873,266
Flat to5	3			1,705	1,705	2,255	3,844,775
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,374	7,456,988
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	10	1.28	13
Flat to5	2	24	1.85	44
Flat to5	3	26	2.88	75
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**132**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.465
Gross - Net	0.000
Shortfall / Surplus	-0.465

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,240	77.13	2,945
Aff - rented		12	766	63.80	696
Shared Ownership		2	110	55.00	100
First Homes		4	259	64.63	235
		60	**4,374**		**3,976**

Brown 30

11

UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994	6
Affordable	30%	9 Shared Ow	8%		0.75	1
		First Home	25%	% of Aff	2.25	2
					9	9

Modelling		Area ha	
Density	45 units/ha	Total	0.667
Net:Gross	100%	Gross	0.667 ha
		Net	0.667 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	15%	3.15	3	219	70	0.0%	20%	1.20	1	70	40%	0.40	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	25%	5.25	6	516	84	0.0%	35%	2.10	2	168	40%	0.40	1	84	40%	0.80	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0
Semi	2	81	0.0%	10%	2.10	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	25%	5.25	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.05	1	44	39	10.0%	25%	1.50	2	86	10%	0.10	0	0	10%	0.20	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.60	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	21	**1,855**			**100%**	**6.00**	6	**421**	**100%**	**1.00**	1	**84**	**100%**	**2.00**	2	**154**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	359	531,320
Terrace	3			1,480	1,480	852	1,260,960
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	490	747,250
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	130	221,309
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,514	3,798,049
							1,511 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	5	1.85	9
Terrace	3	10	2.88	29
Terrace	4	1	3.96	4
Semi	2	2	1.85	4
Semi	3	5	2.88	14
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	3	1.28	4
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**80**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.281
Gross - Net	0.000
Shortfall / Surplus	-0.281

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,855	88.33	1,851
Aff - rented		6	421	70.13	413
Shared Ownership		1	84	84.00	84
First Homes		2	154	77.00	154
		30	**2,514**		**2,502**

Brown 30 Flats

12	UNITS	**30**		Aff - rentec	67%	% of Aff	5.9994	6	Modelling			Area ha			Characteristics								
	Affordable	30%	9	Shared Ow	8%		0.75	1	Density	75	units/ha	Total	0.400		Sub Area	South & East							
				First Home	25%	% of Aff	2.25	2	Net:Gross	100%		Gross	0.400	ha	Green Brov	Brown							
							9	9				Net	0.400	ha	Use	PDL							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2		m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	2.10	2	88		39	10.0%	30%	1.80	2	86	30%	0.30	0	0	30%	0.60	0	0
Flat to5	2	65	10.0%	40%	8.40	8	572		61	10.0%	35%	2.10	2	134	35%	0.35	1	67	35%	0.70	1	67
Flat to5	3	80	10.0%	50%	10.50	11	968		74	10.0%	35%	2.10	2	163	35%	0.35	0	0	35%	0.70	1	81
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,628**				**100%**	**6.00**	**6**	**383**	**100%**	**1.00**	**1**	**67**	**100%**	**2.00**	**2**	**149**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	174	296,329
Flat to5	2			1,705	1,705	840	1,432,882
Flat to5	3			1,705	1,705	1,212	2,066,801
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,226	3,796,012
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	4	1.28	5
Flat to5	2	12	1.85	22
Flat to5	3	14	2.88	40
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**68**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.238
Gross - Net	0.000
Shortfall / Surplus	-0.238

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,628	77.52	1,480
Aff - rented		6	383	63.80	348
Shared Ownership		1	67	67.10	61
First Homes		2	149	74.25	135
		30	**2,226**		**2,024**

Brown 18

13

UNITS	**18**	Aff - rentec	67%	% of Aff	3.59964	4
Affordable	30%	5.4 Shared Ow	8%		0.45	1
		First Home	25%	% of Aff	1.35	1
					5.4	6

Modelling		Area ha	
Density	45 units/ha	Total	0.400
Net:Gross	100%	Gross	0.400 ha
		Net	0.400 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12.6		Rounded	m2	m2	Circulation	4		Rounded	m2	1		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	15%	1.89	1	73	70	0.0%	20%	0.80	1	70	40%	0.40	0	0	40%	0.40	0	0
Terrace	3	86	0.0%	25%	3.15	3	258	84	0.0%	35%	1.40	2	168	40%	0.40	1	84	40%	0.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	0.10	0	0	10%	0.10	0	0
Semi	2	81	0.0%	10%	1.26	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	3.78	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	2.52	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	1.00	1	43	10%	0.10	0	0	10%	0.10	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.60**	**12**	**1,122**			**100%**	**4.00**	**4**	**281**	**100%**	**1.00**	**1**	**84**	**100%**	**1.00**	**1**	**84**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	143	211,640
Terrace	3			1,480	1,480	594	879,120
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	81	123,525
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	318	484,950
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,571	2,370,180
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	1.85	4
Terrace	3	7	2.88	20
Terrace	4	0	3.96	0
Semi	2	1	1.85	2
Semi	3	4	2.88	12
Semi	4	3	3.96	12
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**50**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.177
Gross - Net	0.000
Shortfall / Surplus	-0.177

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		12	1,122	93.50	1,122
Aff - rented		4	281	70.23	277
Shared Ownership		1	84	84.00	84
First Homes		1	84	84.00	84
		18	**1,571**		**1,567**

Brown 6

14

UNITS	6	Aff - rentec	67%	% of Aff	0
Affordable	0%	0 Shared Ow	8%		0.00
		First Home	25%	% of Aff	0
					0

	Rounded
0	0
0.00	0
0	0
0	0

Modelling		Area ha	
Density	45 units/ha	Total	0.133
Net:Gross	100%	Gross	0.133 ha
		Net	0.133 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	50%	3.00	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	50%	3.00	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	**6**	**537**			**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	243	370,575
Semi	3			1,525	1,525	294	448,350
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						537	818,925
							1,525 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	3	1.85	6
Semi	3	3	2.88	9
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**14**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.050
Gross - Net	0.000
Shortfall / Surplus	-0.050

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	6	537	89.50	537
Aff - rented	0	0	89.50	0
Shared Ownership	0	0	89.50	0
First Homes	0	0	89.50	0
	6	**537**		**537**

Build to Rent Flats

15	UNITS	60	Aff - rentec	100%	% of Aff	18	18	Modelling			Area ha			Characteristics									
	Affordable	30%	18 Shared Ow	0%		0.00	0	Density	100	units/ha	Total	0.600		Sub Area	South & East								
			First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.600	ha	Green Brov	Brown								
						18	18				Net	0.600	ha	Use	PDL								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	20%	8.40	8	352	39	10.0%	20%	3.60	4	172	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	10.0%	60%	25.20	26	1,859	61	10.0%	60%	10.80	11	738	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	20%	8.40	8	704	74	10.0%	20%	3.60	3	244	20%	0.00	0	0	20%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**2,915**			**100%**	**18.00**	**18**	**1,154**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	524	892,738
Flat to5	2			1,705	1,705	2,597	4,428,056
Flat to5	3			1,705	1,705	948	1,616,681
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,069	6,937,475
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	12	1.28	15
Flat to5	2	37	1.85	68
Flat to5	3	11	2.88	32
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**115**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.407
Gross - Net	0.000
Shortfall / Surplus	-0.407

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	2,915	69.40	2,650
Aff - rented		18	1,154	64.11	1,049
Shared Ownership		0	0	64.11	0
First Homes		0	0	64.11	0
		60	**4,069**		**3,699**

Build to Rent Houses

16	UNITS	60		Aff - rentec	100%	% of Aff	18	18	Modelling			Area ha			Characteristics		
	Affordable	30%	18	Shared Ow	0%		0.00	0	Density	35	units/ha	Total	2.274		Sub Area	South & East	
				First Home	0%	% of Aff	0	0	Net:Gross	70%		Gross	2.449	ha	Green Brov	Green	
							18	18				Net	1.714	ha	Use	Agricultural	

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%	20%	8.40	8	584	70	0.0%	20%	3.60	4	280	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%	20%	8.40	8	688	84	0.0%	20%	3.60	4	336	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	20%	3.60	4	316	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	20%	8.40	10	980	93	0.0%	20%	3.60	4	372	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%	20%	8.40	8	848	106	0.0%	20%	3.60	2	212	20%	0.00	0	0	20%	0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,748**			**100%**	**18.00**	**18**	**1,516**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	864	1,278,720
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	964	1,470,100
Semi	3			1,525	1,525	1,352	2,061,800
Semi	4			1,525	1,525	1,060	1,616,500
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,264	7,942,640
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	12	1.85	22
Terrace	3	12	2.88	35
Terrace	4	0	3.96	0
Semi	2	12	1.85	22
Semi	3	14	2.88	40
Semi	4	10	3.96	40
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**159**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.559
Gross - Net	0.735
Shortfall / Surplus	0.175

Summary

		Units	Construction m2	Construction Average	Sale m2
Market Housing		42	3,748	89.24	3,748
Aff - rented		18	1,516	84.22	1,516
Shared Ownership		0	0	84.22	0
First Homes		0	0	84.22	0
		60	**5,264**		**5,264**

Sheltered Green

17

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	33%		6.00	6
		First Home	0%	% of Aff	0	0
					18	18

Modelling			
Density	120	units/ha	
Net:Gross	100%		

Area ha		
Total	0.500	
Gross	0.500	ha
Net	0.500	ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

Sheltered Brown

18	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	South & East					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown					
								18	18				Net	0.500	ha	Use	PDL					

				Market					Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

Extracare Green

19

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988 → 12
Affordable	30%	18 Shared Ow	33%		6.00 → 6
		First Home	0%	% of Aff	0 → 0
					18 → 18

Modelling		Area ha	
Density	120 units/ha	Total	0.500
Net:Gross	100%	Gross	0.500 ha
		Net	0.500 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

Extracare Brown

20	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics								
	Affordable	30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	South & East							
				First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown							
							18	18				Net	0.500	ha	Use	PDL							

				Market					Affordable for Rent					Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

V Large 600

24

UNITS	**600**	Aff - rentec	67%	% of Aff	119.988	120
Affordable	30%	180 Shared Ow	8%		15.01	15
		First Home	25%	% of Aff	45	45
					180	180

Modelling		Area ha	
Density	30 units/ha	Total	33.333
Net:Gross	60%	Gross	33.333 ha
		Net	20.000 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	420		Rounded	m2	m2	Circulation	120		Rounded	m2	15		Rounded	m2	45		Rounded	m2
Terrace	2	73	0.0%	18%	75.60	76	5,548	70	0.0%	17%	20.40	20	1,400	23%	3.45	3	210	23%	10.35	10	700
Terrace	3	86	0.0%	18%	75.60	76	6,536	84	0.0%	13%	15.60	16	1,344	18%	2.70	3	252	18%	8.10	8	672
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	15.60	16	1,552	7%	1.05	1	97	7%	3.15	3	291
Semi	2	81	0.0%	20%	84.00	84	6,804	79	0.0%	10%	12.00	12	948	20%	3.00	3	237	20%	9.00	9	711
Semi	3	98	0.0%	20%	84.00	84	8,232	93	0.0%	10%	12.00	12	1,116	10%	1.50	2	186	10%	4.50	5	465
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	42.00	42	5,460	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	29.40	29	4,060	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	29.40	29	1,276	39	10.0%	37%	44.40	44	1,888	22%	3.30	3	129	22%	9.90	10	429
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**420.00**	**420**	**37,916**			**100%**	**120.00**	**120**	**8,248**	**100%**	**15.00**	**15**	**1,111**	**100%**	**45.00**	**45**	**3,268**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	7,858	11,629,840
Terrace	3			1,480	1,480	8,804	13,029,920
Terrace	4			1,480	1,480	1,940	2,871,200
Semi	2			1,525	1,525	8,700	13,267,500
Semi	3			1,525	1,525	9,999	15,248,475
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	5,460	9,385,740
Det	5			1,719	1,719	4,060	6,979,140
Flat to5	1			1,705	1,705	3,721	6,344,817
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						50,542	78,756,632
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	109	1.85	202
Terrace	3	103	2.88	297
Terrace	4	20	3.96	79
Semi	2	108	1.85	200
Semi	3	103	2.88	297
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	42	3.96	166
Det	5	29	3.96	115
Flat to5	1	86	1.28	110
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,465**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	7.355
Gross - Net	13.333
Shortfall / Surplus	5.978

Summary		Construction			Sale
		Units	m2	Average	m2
Market Housing		420	37,916	90.28	37,800
Aff - rented		120	8,248	68.73	8,076
Shared Ownership		15	1,111	74.05	1,099
First Homes		45	3,268	72.62	3,229
		600	**50,542**		**50,204**

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V Large 1200							Rounded	Modelling			Area ha		Characteristics	
25	UNITS	1200	Aff - rentec	67%	% of Aff	239.976	240	Density	30	units/ha	Total	66.667	Sub Area	South & East
	Affordable	30%	360 Shared Ow	8%		30.02	30	Net:Gross	60%		Gross	66.667 ha	Green Brov	Green
			First Home	25%	% of Aff	90	90				Net	40.000 ha	Use	Agricultural
						360	360							

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	840		Rounded	m2	m2	Circulation	240		Rounded	m2	30		Rounded	m2	90		Rounded	m2
Terrace	2	73	0.0%	18%	151.20	151	11,023	70	0.0%	17%	40.80	41	2,870	23%	6.90	7	490	23%	20.70	21	1,470
Terrace	3	86	0.0%	18%	151.20	151	12,986	84	0.0%	13%	31.20	31	2,604	18%	5.40	5	420	18%	16.20	16	1,344
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	31.20	31	3,007	7%	2.10	2	194	7%	6.30	6	582
Semi	2	81	0.0%	20%	168.00	168	13,608	79	0.0%	10%	24.00	24	1,896	20%	6.00	6	474	20%	18.00	18	1,422
Semi	3	98	0.0%	20%	168.00	168	16,464	93	0.0%	10%	24.00	24	2,232	10%	3.00	3	279	10%	9.00	9	837
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	84.00	84	10,920	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	58.80	59	8,260	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	58.80	59	2,596	39	10.0%	37%	88.80	89	3,818	22%	6.60	7	300	22%	19.80	20	858
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**840.00**	**840**	**75,857**			**100%**	**240.00**	**240**	**16,427**	**100%**	**30.00**	**30**	**2,157**	**100%**	**90.00**	**90**	**6,513**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	15,853	23,462,440
Terrace	3			1,480	1,480	17,354	25,683,920
Terrace	4			1,480	1,480	3,783	5,598,840
Semi	2			1,525	1,525	17,400	26,535,000
Semi	3			1,525	1,525	19,812	30,213,300
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	10,920	18,771,480
Det	5			1,719	1,719	8,260	14,198,940
Flat to5	1			1,705	1,705	7,572	12,910,942
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						100,954	157,374,862
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	220	1.85	407
Terrace	3	203	2.88	585
Terrace	4	39	3.96	154
Semi	2	216	1.85	400
Semi	3	204	2.88	588
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	84	3.96	333
Det	5	59	3.96	234
Flat to5	1	175	1.28	224
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**2,923**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	14.676
Gross - Net	26.667
Shortfall / Surplus	11.991

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	840	75,857	90.31	75,621
Aff - rented	240	16,427	68.45	16,080
Shared Ownership	30	2,157	71.91	2,130
First Homes	90	6,513	72.37	6,435
	1,200	**100,954**		**100,266**

Land East of Oxford Road, North Oxford

26	UNITS	690		Aff - rentec	70%	% of Aff	241.5	242		Modelling			Area ha			Characteristics							
	Affordable	50%	345	Shared Ow	5%		17.25	17		Density	30	units/ha	Total	48.000		Sub Area	Oxford Fringe						
				First Home	25%	% of Aff	86.25	86		Net:Gross	70%		Gross	32.857	ha	Green Brov	Green						
							345	345					Net	23.000	ha	Use	Agricultural						

				Market					Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	345		Rounded	m2	m2	Circulation	242		Rounded	m2	17		Rounded	m2	86		Rounded	m2
Terrace	2	73	0.0%	18%	62.10	62	4,526	70	0.0%	17%	41.14	42	2,940	23%	3.91	4	280	23%	19.78	20	1,400
Terrace	3	86	0.0%	18%	62.10	62	5,332	84	0.0%	13%	31.46	31	2,604	18%	3.06	3	252	18%	15.48	15	1,260
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	31.46	31	3,007	7%	1.19	1	97	7%	6.02	6	582
Semi	2	81	0.0%	20%	69.00	69	5,589	79	0.0%	10%	24.20	24	1,896	20%	3.40	3	237	20%	17.20	17	1,343
Semi	3	98	0.0%	20%	69.00	69	6,762	93	0.0%	10%	24.20	24	2,232	10%	1.70	2	186	10%	8.60	9	837
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	34.50	35	4,550	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	24.15	24	3,360	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	24.15	24	1,056	39	10.0%	37%	89.54	90	3,861	22%	3.74	4	172	22%	18.92	19	815
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**345.00**	**345**	**31,175**			**100%**	**242.00**	**242**	**16,540**	**100%**	**17.00**	**17**	**1,224**	**100%**	**86.00**	**86**	**6,237**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	9,146	13,536,080
Terrace	3			1,480	1,480	9,448	13,983,040
Terrace	4			1,480	1,480	3,686	5,455,280
Semi	2			1,525	1,525	9,065	13,824,125
Semi	3			1,525	1,525	10,017	15,275,925
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	4,550	7,821,450
Det	5			1,719	1,719	3,360	5,775,840
Flat to5	1			1,705	1,705	5,904	10,065,809
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						55,176	85,737,549
							1,554 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	128	1.85	237
Terrace	3	111	2.88	320
Terrace	4	38	3.96	150
Semi	2	113	1.85	209
Semi	3	104	2.88	300
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	35	3.96	139
Det	5	24	3.96	95
Flat to5	1	137	1.28	175
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,625**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	8.155
Gross - Net	25.000
Shortfall / Surplus	16.845

Summary		Construction			Sale
		Units	m2	Average	m2
Market Housing		345	31,175	90.36	31,079
Aff - rented		242	16,540	68.35	16,189
Shared Ownership		17	1,224	71.98	1,208
First Homes		86	6,237	72.52	6,163
		690	**55,176**		**54,639**

Land West of Oxford Road, North Oxford

27	UNITS	670	Aff - rentec	70%	% of Aff	234.5	235	Modelling			Area ha			Characteristics									
	Affordable	50%	335 Shared Ow	5%		16.75	16	Density	35	units/ha	Total	32.000		Sub Area	Oxford Fringe								
			First Home	25%	% of Aff	83.75	84	Net:Gross	70%		Gross	27.347	ha	Green Brov	Green								
						335	335				Net	19.143	ha	Use	Agricultural								

				Market					Affordable for Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	335		Rounded	m2	m2	Circulation	235		Rounded	m2	16		Rounded	m2	84		Rounded	m2
Terrace	2	73	0.0%	18%	60.30	60	4,380	70	0.0%	27%	63.45	63	4,410	43%	6.88	7	490	43%	36.12	36	2,520
Terrace	3	86	0.0%	18%	60.30	60	5,160	84	0.0%	23%	54.05	54	4,536	28%	4.48	4	336	28%	23.52	24	2,016
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	30.55	31	3,007	7%	1.12	1	97	7%	5.88	6	582
Semi	2	81	0.0%	20%	67.00	67	5,427	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	67.00	67	6,566	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	33.50	35	3,710	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	23.45	23	3,220	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	23.45	23	1,012	39	10.0%	37%	86.95	87	3,732	22%	3.52	4	172	22%	18.48	18	772
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**335.00**	**335**	**29,475**			**100%**	**235.00**	**235**	**15,685**	**100%**	**16.00**	**16**	**1,095**	**100%**	**84.00**	**84**	**5,890**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	11,800	17,464,000
Terrace	3			1,480	1,480	12,048	17,831,040
Terrace	4			1,480	1,480	3,686	5,455,280
Semi	2			1,525	1,525	5,427	8,276,175
Semi	3			1,525	1,525	6,566	10,013,150
Semi	4			1,525	1,525	3,710	5,657,750
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	3,220	5,535,180
Flat to5	1			1,705	1,705	5,688	9,698,211
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						52,145	79,930,786
							1,533 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	166	1.85	307
Terrace	3	142	2.88	409
Terrace	4	38	3.96	150
Semi	2	67	1.85	124
Semi	3	67	2.88	193
Semi	4	35	3.96	139
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	23	3.96	91
Flat to5	1	132	1.28	169
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,582**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	7.942
Gross - Net	12.857
Shortfall / Surplus	4.915

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		335	29,475	87.99	29,383
Aff - rented		235	15,685	66.75	15,346
Shared Ownership		16	1,095	68.41	1,079
First Homes		84	5,890	70.12	5,820
		670	**52,145**		**51,628**

SITE			Site 1 Green 300	Site 2 Green 150	Site 3 Green 100	Site 4 Green 60	Site 5 Green 30	Site 6 Green 15	Site 7 Green 9	Site 8 Brown 90	Site 9 Brown 60	Site 10 Brown 60 Flats	Site 11 Brown 30	Site 12 Brown 30 Flats	Site 13 Brown 18	Site 14 Brown 6	Site 15 Build to Rent Flats	Site 16 Build to Rent Houses	Site 17 Sheltered Green	Site 18 Sheltered Brown	Site 19 Extracare Green	Site 20 Extracare Brown	Site 24 V Large 600	Site 25 V Large 1200	Site 26 Land East of Oxford Road, North Oxford Oxford Fringe	Site 27 Land West of Oxford Road, North Oxford Oxford Fringe
	Sub Area		South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East
	Green Brown		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural	Agricultural	Agricultural
AREA																										
	Total	ha	12.249	5.990	3.998	2.228	1.114	0.561	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.274	0.500	0.500	0.500	0.500	33.333	66.667	48.000	32.000
	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667	32.857	27.347
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000	23.000	19.143
UNITS																										
	Units		300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1200	690	670
UNIT SIZE																										
	Market Housing	m2	90.50	90.46	90.84	89.90	89.00	101.45	104.89	87.63	87.62	77.13	88.33	77.52	93.50	89.50	69.40	89.24	75.00	75.00	96.11	96.11	90.28	90.31	90.36	87.99
	Aff to rent	m2	68.73	68.73	69.87	70.47	77.65	60.97	104.89	65.57	68.97	63.80	70.13	63.80	70.23	89.50	64.11	84.22	75.00	75.00	95.88	95.88	68.73	68.45	68.35	66.75
	Shared Ownership	m2	68.83	68.98	77.67	70.00	70.00	70.00	104.89	77.00	70.00	55.00	84.00	67.10	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	74.05	71.91	71.98	68.41
	First Homes	m2	72.85	73.80	68.83	68.98	70.00	70.00	104.89	66.26	67.38	64.63	77.00	74.25	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	72.62	72.37	72.52	70.12
BASE CONSTRUCTION																										
	BCIS	£/m2	1,559	1,558	1,557	1,555	1,541	1,580	1,605	1,534	1,533	1,705	1,511	1,705	1,509	1,525	1,705	1,509	1,705	1,705	1,832	1,832	1,558	1,559	1,554	1,533
	Site Costs	%	15%	15%	15%	15%	15%	10%	10%	15%	15%	5%	15%	5%	10%	10%	10%	15%	10%	10%	10%	10%	15%	15%	15%	15%
	Abnormals / s106	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	5.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%
		£	4,419,068	2,213,143	1,486,794	879,118	441,543	239,055	193,825	1,766,742	1,196,128	1,060,297	654,303	547,480	418,584	117,292	894,145	966,438	307,975	652,985	351,275	696,285	857,000	1,721,000	23,544,999	27,349,734
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	5.0%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																								
FEES																										
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																										
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																										
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																										
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																										
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																										
	EUV		25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000	25,000	25,000
	Premium	% EUV								20%	20%	20%	20%	20%	20%	20%	20%			20%		20%				
	Premium	£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000									400,000	400,000		400,000		400,000	400,000	400,000	400,000
	Easements etc	£																								
VALUES																										
	Market Housing	£/m2	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,850	4,850	4,850	4,630	4,630	4,250	4,250	5,700	5,700	6,000	6,000	4,630	4,630	4,630	4,630
	Aff Rent	£/m2	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,425	2,425	2,425	2,315	2,315	2,125	2,125	2,850	2,850	3,000	3,000	2,315	2,315	2,315	2,315
	Social Rent	£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
	Shared Ownership	£/m2	3,241	3,241	3,241	3,241	3,241	3,241	3,241	3,241	3,241	3,395	3,395	3,395	3,241	3,241	2,975	2,975	3,990	3,990	4,200	4,200	3,241	3,241	3,241	3,241
	First Homes	£/m2	3,029	3,027	3,073	3,137	3,241	3,241	0	3,143	3,174	3,390	3,167	3,386	2,976	0	0	0	0	0	0	0	3,030	3,037	3,032	3,083
GRANT																										
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																										
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.10%	0.50%	0.10%	0.50%	0.10%	0.10%	0.10%	0.50%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
	Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000	0	0
	Post CIL s106	£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000	0	0
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing																									
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	50.0%	50.0%
	Aff Rent	37.0%	13.0%	13.0%	13.0%	13.0%	13.0%	13.0%		13.0%	13.0%	13.0%	13.0%	13.0%	13.0%		35.0%	35.0%	14.5%	24.5%	24.5%	24.5%	13.0%	13.0%	20.5%	20.5%
	Social Rent	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%				10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	17.0%	17.0%
	Shared Ownership	8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%				10.0%	10.0%	10.0%	10.0%	2.8%	2.8%		
	First Homes	25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%	8.8%	8.8%								8.8%	8.8%	12.5%	12.5%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 24	Site 25	Site 26	Site 27
			Green 300	Green 150	Green 100	Green 60	Green 30	Green 15	Green 9	Brown 90	Brown 60	Brown 60 Flats	Brown 30	Brown 30 Flats	Brown 18	Brown 6	Build to Rent Flats	Build to Rent Houses	Sheltered Green	Sheltered Brown	Extracare Green	Extracare Brown	V Large 600	V Large 1200	Land East of Oxford Road,	Land West of Oxford Road,
			South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	Oxford Fringe	Oxford Fringe
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural	Agricultural	Agricultural
Site Area	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667	32.857	27.347
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000	23.000	19.143
Units			300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1,200	690	670
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	65.0%	65.0%	65.0%	55.0%	55.0%	55.0%	65.0%	65.0%	50.0%	50.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	50.0%	50.0%
	Affordable Rent		13.0%	13.0%	13.0%	13.0%	13.0%	13.0%	0.0%	13.0%	13.0%	13.0%	13.0%	13.0%	13.0%	0.0%	35.0%	35.0%	14.5%	24.5%	24.5%	24.5%	13.0%	13.0%	20.5%	20.5%
	Social Rent		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	0.0%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	17.0%	17.0%
	Shared Ownership		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	0.0%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	2.8%	2.8%	0.0%	0.0%
	First Homes		8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	0.0%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.8%	8.8%	12.5%	12.5%
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000	25,000	25,000
		£ site	306,228	149,759	99,944	55,708	27,861	42,077	22,500	2,500,000	1,666,667	750,000	833,333	500,000	500,000	166,667	750,000	56,839	37,500	625,000	37,500	625,000	833,333	1,666,667	1,200,000	800,000
Uplift		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	400,000	400,000	250,000	400,000	250,000	400,000	400,000	400,000	400,000
		£ site	4,899,652	2,396,143	1,599,097	891,325	445,782	224,412	120,000	500,000	333,333	150,000	166,667	100,000	100,000	33,333	150,000	909,417	200,000	125,000	200,000	125,000	13,333,333	26,666,667	19,200,000	12,800,000
Benchmark Land Value		£/ha	425,000	425,000	425,000	425,000	425,000	475,000	475,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	425,000	475,000	1,500,000	475,000	1,500,000	425,000	425,000	425,000	425,000
		£ site	5,205,881	2,545,902	1,699,040	947,032	473,643	266,489	142,500	3,000,000	2,000,000	900,000	1,000,000	600,000	600,000	200,000	900,000	966,256	237,500	750,000	237,500	750,000	14,166,667	28,333,333	20,400,000	13,600,000
Residual	Gross	£/ha	1,136,499	983,685	1,011,955	1,092,895	1,132,496	1,478,121	2,865,937	1,148,906	1,123,552	1,755,166	1,603,160	775,725	1,604,436	3,453,292	-1,561,135	695,322	4,546,667	1,310,602	1,872,024	-752,950	467,327	406,922	96,565	45,662
	Net	£/ha	1,624,131	1,374,945	1,415,937	1,420,597	1,472,468	1,934,961	2,865,937	1,148,906	1,123,552	1,755,166	1,603,160	775,725	1,604,436	3,453,292	-1,561,135	922,160	4,546,667	1,310,602	1,872,024	-752,950	778,878	678,203	201,528	76,330
		£ site	13,921,121	5,892,623	4,045,534	2,435,310	1,262,115	829,269	859,781	2,297,812	1,498,070	1,053,100	1,068,774	310,290	641,774	460,439	-936,681	1,580,846	2,273,334	655,301	936,012	-376,475	15,577,560	27,128,102	4,635,141	1,461,179
Additional Profit		£ site	10,910,807	4,630,984	3,013,238	1,830,510	932,191	662,475	821,048	-388,241	-296,370	240,601	126,249	-293,008	90,832	298,069	-1,915,356	761,758	2,342,524	-13,208	864,906	-1,121,126	1,866,874	-1,742,076	-21,284,281	-16,242,458
		£/m2	618	525	510	522	537	670	870	-76	-87	80	73	-194	83	555	-708	219	801	-5	273	-353	53	-25	-683	-551

APP11a
Site 1

Site 1	Green 300

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
		Gross	Net					
Market Housing		90.5	90.24	65.00%	195	4,630	81,471,464	17,648
Affordable Overall				35%	105			
Affordable Rent		68.7	67.30	12.95%	39	2,315	6,052,811	2,670
Social Rent		68.7	67.30	10.50%	32	1,600	3,391,920	2,165
Shared Ownership		68.8	67.71	2.80%	8	3,241	1,843,481	578
First Homes		72.8	72.00	8.75%	26	3,029	5,725,176	1,912
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	8.571	ha		35	/ha		**98,484,852**	**24,974**
SITE AREA - Gross	12.249	ha		24	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		13,921,121	1,624,131	1,136,499
Existing Use Value		306,228		25,000
Uplift	0%	0		0
Plus /ha	400,000	4,899,652		400,000
Benchmark Land Value		**5,205,881**		**425,000**
		£/m2		
Additional Profit		10,910,807	618	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					13,921,121
	Land			685,556	
	Stamp Duty			0	
	Easements etc.				
	Legals /Acquisition		1.50%	208,817	894,373
Fees					
	Planning			57,600	
	Professional		8.00%	4,502,448	4,560,048
CONSTRUCTION					
	Build Cost		2,003	50,011,251	
	s106 / CIL / IT			600,000	
	Contingency		2.50%	1,250,281	
	Abnormals	%	0.00%	0	
		£		4,419,068	56,280,600
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	2,954,546	
	Legals	%	0.5%	492,424	
		£/unit	0	300	
	Misc.	%	0.0%	0	3,447,270 **79,103,412**

Developers Profit				
	Market Housing	% Value	17.50%	**14,257,506**
	Affordable Housing	% Value	6.00%	**677,293**
	First Homes	% Value	17.50%	**1,001,906**

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

Stamp duty calc - Residual		
Land payment		13,921,121
	Total	685,556

Stamp duty calc - Residual		
Land payment		5,205,881
	Total	249,794

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**600,000**

Post CIL s106	2,000	£/ Unit (all)	600,000
CIL	0	£/m2	0
		Total	**600,000**

Inf Tariff	% GDV	
	0.00%	**0**

spell

Build Cost			/m2
			1,558.76
CO2 Plus	%	11.00%	171.46
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.82
Site Costs	Base	15.00%	260.97
	BNG	0.10%	1.74
			2,002.53

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50	50																		
Market Housing			13,578,577	13,578,577	13,578,577	13,578,577	13,578,577	13,578,577	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			1,008,802	1,008,802	1,008,802	1,008,802	1,008,802	1,008,802	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			565,320	565,320	565,320	565,320	565,320	565,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			307,247	307,247	307,247	307,247	307,247	307,247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			954,196	954,196	954,196	954,196	954,196	954,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**16,414,142**	**16,414,142**	**16,414,142**	**16,414,142**	**16,414,142**	**16,414,142**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		685,556																							
Easements etc.		0																							
Legals Acquisition		208,817																							
Planning Fee		57,600																							
Professional		4,502,448																							
Build Cost - BCIS Base			8,335,208	8,335,208	8,335,208	8,335,208	8,335,208	8,335,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			100,000	100,000	100,000	100,000	100,000	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			208,380	208,380	208,380	208,380	208,380	208,380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			736,511	736,511	736,511	736,511	736,511	736,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	492,424	492,424	492,424	492,424	492,424	492,424	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	82,071	82,071	82,071	82,071	82,071	82,071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**5,454,421**	**9,954,595**	**9,954,595**	**9,954,595**	**9,954,595**	**9,954,595**	**9,954,595**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**13,921,121**																							
	Interest		1,453,166	1,077,687	674,048	240,135	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									14,257,506
Affordable for Rent																									677,293
First Homes																									1,001,906
	Cash Flow	-19,375,542	5,006,381	5,381,860	5,785,499	6,219,412	6,459,547	6,459,547	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,936,705
	Opening Balance	0																							
	Closing Balance	-19,375,542	-14,369,160	-8,987,301	-3,201,801	3,017,611	9,477,158	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	15,936,705	0

APP11a
Site 2

Site 2 | **Green 150**

INCOME	Av Size m2		%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net					
Market Housing	90.5	90.19	65.00%	98	4,630	40,714,236	8,820
Affordable Overall			35%	52.5			
Affordable Rent	68.7	67.30	12.95%	19	2,315	3,026,405	1,335
Social Rent	68.7	67.30	10.50%	16	1,600	1,695,960	1,082
Shared Ownership	69.0	68.00	2.80%	4	3,241	925,630	290
First Homes	73.8	73.09	8.75%	13	3,027	2,903,498	969
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.286 ha		35	/ha		**49,265,729**	**12,495**
SITE AREA - Gross	5.990 ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**5,892,623**	**1,374,945**	**983,685**
Existing Use Value		149,759		25,000
Uplift	0%	0		0
Plus /ha	400,000	2,396,143		400,000
Benchmark Land Value		**2,545,902**		**425,000**
		£/m2		
Additional Profit		**4,630,984**		**525**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				5,892,623
	Stamp Duty			284,131	
	Easements etc.			0	
	Legals /Acquisition		1.50%	88,389	372,521
Fees					
	Planning			36,900	
	Professional		8.00%	2,252,031	2,288,931
CONSTRUCTION					
	Build Cost		2,002	25,011,941	
	s106 / CIL / IT			300,000	
	Contingency		2.50%	625,299	
	Abnormals	%	0.00%	0	
		£		2,213,143	28,150,383
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	1,477,972	
	Legals	%	0.5%	246,329	
		£/unit	0	0	
	Misc.	%	0.0%	0	1,724,301 **38,428,757**

Developers Profit				
Market Housing	% Value	17.50%		**7,124,991**
Affordable Housing	% Value	6.00%		**338,880**
First Homes	% Value	17.50%		**508,112**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	150		
No dwgs under 50	50	462	23,100
No dwgs over 50	100	138	13,800
		Total	36,900

Stamp duty calc - Residual

Land payment		5,892,623
	Total	284,131

Stamp duty calc - Residual

Land payment		2,545,902
	Total	116,795

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**300,000**

Post CIL s106	2,000	£/ Unit (all)	300,000
CIL	0	£/m2	0
		Total	**300,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.09
CO2 Plus	%	11.00%	171.39
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.08
Site Costs	Base	15.00%	260.86
	BNG	0.10%	1.74
			2,001.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	13	12	13	12	13	12	13										
Market Housing					0	0	0	3,257,139	3,528,567	3,257,139	3,528,567	3,257,139	3,528,567	3,257,139	3,528,567	3,257,139	3,528,567	3,257,139	3,528,567	0	0	0	0	0	0
Affordable Rent					0	0	0	242,112	262,288	242,112	262,288	242,112	262,288	242,112	262,288	242,112	262,288	242,112	262,288	0	0	0	0	0	0
Social Rent					0	0	0	135,677	146,983	135,677	146,983	135,677	146,983	135,677	146,983	135,677	146,983	135,677	146,983	0	0	0	0	0	0
Shared Ownership					0	0	0	74,050	80,221	74,050	80,221	74,050	80,221	74,050	80,221	74,050	80,221	74,050	80,221	0	0	0	0	0	0
First Homes					0	0	0	232,280	251,637	232,280	251,637	232,280	251,637	232,280	251,637	232,280	251,637	232,280	251,637	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,941,258**	**4,269,696**	**3,941,258**	**4,269,696**	**3,941,258**	**4,269,696**	**3,941,258**	**4,269,696**	**3,941,258**	**4,269,696**	**3,941,258**	**4,269,696**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		284,131																							
Easements etc.		0																							
Legals Acquisition		88,389																							
Planning Fee		36,900																							
Professional		1,126,015		1,126,015																					
Build Cost - BCIS Base			0	666,985	1,389,552	2,056,537	2,112,119	2,056,537	2,112,119	2,056,537	2,112,119	2,056,537	2,112,119	2,056,537	2,112,119	1,389,552	722,567	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0
Contingency			0	16,675	34,739	51,413	52,803	51,413	52,803	51,413	52,803	51,413	52,803	51,413	52,803	34,739	18,064	0	0	0	0	0	0	0	0
Abnormals			0	59,017	122,952	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	122,952	63,935	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	118,238	128,091	118,238	128,091	118,238	128,091	118,238	128,091	118,238	128,091	118,238	128,091	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,706	21,348	19,706	21,348	19,706	21,348	19,706	21,348	19,706	21,348	19,706	21,348	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**1,535,436**	**0**	**1,876,692**	**1,563,910**	**2,314,587**	**2,377,143**	**2,452,531**	**2,526,583**	**2,452,531**	**2,526,583**	**2,452,531**	**2,526,583**	**2,452,531**	**2,526,583**	**1,701,854**	**962,673**	**137,944**	**149,439**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**5,892,623**																							
	Interest		139,276	141,888	179,736	212,429	259,811	309,254	287,139	259,839	236,797	208,554	184,551	155,328	130,326	100,087	59,974	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									7,124,991
Affordable for Rent																									338,880
First Homes																									508,112
	Cash Flow	-7,428,059	-139,276	-2,018,580	-1,743,646	-2,527,016	-2,636,954	1,179,474	1,455,975	1,228,888	1,506,316	1,280,173	1,558,563	1,333,400	1,612,787	2,139,317	3,247,049	3,803,314	4,120,257	0	0	0	0	0	-7,971,983
	Opening Balance	0																							
	Closing Balance	-7,428,059	-7,567,335	-9,585,915	-11,329,561	-13,856,577	-16,493,531	-15,314,058	-13,858,083	-12,629,195	-11,122,878	-9,842,705	-8,284,142	-6,950,742	-5,337,955	-3,198,638	48,412	3,851,726	7,971,983	7,971,983	7,971,983	7,971,983	7,971,983	7,971,983	0

APP11a
Site 3

Site 3 | **Green 100**

INCOME	Av Size	m2 Gross	Net	%	Number 100	Price £/m2	GDV £	GIA m2
Market Housing		90.8	90.61	65.00%	65	4,630	27,270,369	5,905
Affordable Overall				35%	35			
Affordable Rent		69.9	68.50	12.95%	13	2,315	2,053,579	905
Social Rent		69.9	68.50	10.50%	11	1,600	1,150,800	734
Shared Ownership		77.7	77.67	2.80%	3	3,241	704,809	217
First Homes		68.8	67.71	8.75%	9	3,073	1,820,673	602
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		2.857 ha		35	/ha		**33,000,230**	**8,363**
SITE AREA - Gross		3.998 ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**4,045,534**	**1,415,937**	**1,011,955**
Existing Use Value		99,944		25,000
Uplift	0%	0		0
Plus /ha	400,000	1,599,097		400,000
Benchmark Land Value		**1,699,040**		**425,000**

	£/m2	
Additional Profit	**3,013,238**	**510**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					4,045,534	
	Stamp Duty			191,777		
	Easements etc.			0		
	Legals /Acquisition		1.50%	60,683	252,460	
Fees						
	Planning			30,000		
	Professional		8.00%	1,506,495	1,536,495	
CONSTRUCTION						
	Build Cost		2,000	16,726,234		
	s106 / CIL / IT			200,000		
	Contingency		2.50%	418,156		
	Abnormals	%	0.00%	0		
		£		1,486,794	18,831,184	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	990,007		
	Legals	%	0.5%	165,001		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,155,008	**25,820,680**

Developers Profit

Market Housing	% Value	17.50%	**4,772,315**
Affordable Housing	% Value	6.00%	**234,551**
First Homes	% Value	17.50%	**318,618**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		4,045,534
	Total	191,777

Stamp duty calc - Residual

Land payment		1,699,040
	Total	74,452

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**200,000**

Post CIL s106	2,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
		Total	**200,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,556.83
CO2 Plus	%	11.00%	171.25
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,737.68
Site Costs	Base	15.00%	260.65
	BNG	0.10%	1.74
			2,000.07

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				12	13	12	13	12	13	12	13														
Market Housing					0	0	0	3,272,444	3,545,148	3,272,444	3,545,148	3,272,444	3,545,148	3,272,444	3,545,148	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	246,429	266,965	246,429	266,965	246,429	266,965	246,429	266,965	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	138,096	149,604	138,096	149,604	138,096	149,604	138,096	149,604	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	84,577	91,625	84,577	91,625	84,577	91,625	84,577	91,625	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	218,481	236,687	218,481	236,687	218,481	236,687	218,481	236,687	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,960,028**	**4,290,030**	**3,960,028**	**4,290,030**	**3,960,028**	**4,290,030**	**3,960,028**	**4,290,030**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		191,777																							
Easements etc.		0																							
Legals Acquisition		60,683																							
Planning Fee		30,000																							
Professional		753,247		753,247																					
Build Cost - BCIS Base			0	669.049	1,393.853	2,062.902	2,118.656	2,062.902	2,118.656	2,062.902	2,118.656	1,393.853	724.803	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,726	34,846	51,573	52,966	51,573	52,966	51,573	52,966	34,846	18,120	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,472	123,899	183,371	188,327	183,371	188,327	183,371	188,327	123,899	64,428	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	118,801	128,701	118,801	128,701	118,801	128,701	118,801	128,701	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,800	21,450	19,800	21,450	19,800	21,450	19,800	21,450	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**1,035,707**	**0**	**1,506,495**	**1,569,265**	**2,322,513**	**2,385,283**	**2,461,114**	**2,535,434**	**2,461,114**	**2,535,434**	**1,707,866**	**966,169**	**138,601**	**150,151**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**4,045,534**																							
	Interest		95,273	97,060	127,126	158,934	205,461	254,037	230,696	202,123	177,808	148,243	108,795	48,512	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									4,772,315
Affordable for Rent																									234,551
First Homes																									318,618
	Cash Flow	-5,081,241	-95,273	-1,603,554	-1,696,392	-2,481,446	-2,590,744	1,244,877	1,523,900	1,296,791	1,576,788	2,103,918	3,215,066	3,772,915	4,139,879	0	0	0	0	0	0	0	0	0	-5,325,484
	Opening Balance	0																							
	Closing Balance	-5,081,241	-5,176,514	-6,780,068	-8,476,460	-10,957,906	-13,548,650	-12,303,773	-10,779,874	-9,483,082	-7,906,294	-5,802,376	-2,587,310	1,185,605	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	5,325,484	0

APP11a
Site 4

Site 4 | **Green 60**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing		89.9	89.62	65.00%	39	4,630	16,182,511	3,506
Affordable Overall				35%	21			
Affordable Rent		70.5	69.17	12.95%	8	2,315	1,244,139	548
Social Rent		70.5	69.17	10.50%	6	1,600	697,200	444
Shared Ownership		70.0	70.00	2.80%	2	3,241	381,142	118
First Homes		69.0	68.00	8.75%	5	3,137	1,119,916	362
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.714 ha				35 /ha		**19,624,907**	**4,977**
SITE AREA - Gross	2.228 ha				27 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,435,310	1,420,597	1,092,895
Existing Use Value		55,708		25,000
Uplift	0%	0		0
Plus /ha	400,000	891,325		400,000
Benchmark Land Value		**947,032**		**425,000**

	£/m2	
Additional Profit	1,830,510	522

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total	
LAND	Land				2,435,310
	Stamp Duty			111,265	
	Easements etc.			0	
	Legals /Acquisition		1.50%	36,530	147,795
Fees					
	Planning			24,480	
	Professional		8.00%	895,366	919,846
CONSTRUCTION					
	Build Cost		1,998	9,944,346	
	s106 / CIL / IT			120,000	
	Contingency		2.50%	248,609	
	Abnormals	%	0.00%	0	
		£		879,118	11,192,073
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	588,747	
	Legals	%	0.5%	98,125	
		£/unit	0	0	
	Misc.	%	0.0%	0	686,872 **15,381,895**

Developers Profit			
Market Housing	% Value	17.50%	**2,831,940**
Affordable Housing	% Value	6.00%	**139,349**
First Homes	% Value	17.50%	**195,985**

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

Stamp duty calc - Residual		
Land payment		2,435,310
	Total	111,265

Stamp duty calc - Residual		
Land payment		947,032
	Total	36,852

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.11
CO2 Plus	%	11.00%	171.06
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,735.77
Site Costs	Base	15.00%	260.37
	BNG	0.10%	1.74
			1,997.87

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,697,085	2,697,085	2,697,085	2,697,085	2,697,085	2,697,085	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	207,356	207,356	207,356	207,356	207,356	207,356	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	116,200	116,200	116,200	116,200	116,200	116,200	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	63,524	63,524	63,524	63,524	63,524	63,524	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	186,653	186,653	186,653	186,653	186,653	186,653	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,270,818**	**3,270,818**	**3,270,818**	**3,270,818**	**3,270,818**	**3,270,818**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		111,265																							
Easements etc.		0																							
Legals Acquisition		36,530																							
Planning Fee		24,480																							
Professional		447,683		447,683																					
Build Cost - BCIS Base			0	552,464	1,104,927	1,657,391	1,657,391	1,657,391	1,657,391	1,104,927	552,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,812	27,623	41,435	41,435	41,435	41,435	27,623	13,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	48,840	97,680	146,520	146,520	146,520	146,520	97,680	48,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	98,125	98,125	98,125	98,125	98,125	98,125	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	16,354	16,354	16,354	16,354	16,354	16,354	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**619,958**	**0**	**1,069,465**	**1,243,564**	**1,865,345**	**1,865,345**	**1,979,824**	**1,979,824**	**1,358,042**	**736,260**	**114,479**	**114,479**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,435,310**																							
	Interest		57,286	58,360	79,507	104,315	141,246	178,869	158,017	136,774	103,474	57,891	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,831,940
Affordable for Rent																									139,349
First Homes																									195,985
	Cash Flow	-3,055,268	-57,286	-1,127,825	-1,323,071	-1,969,660	-2,006,591	1,112,124	1,132,977	1,776,002	2,431,084	3,098,448	3,156,339	0	0	0	0	0	0	0	0	0	0	0	-3,167,274
	Opening Balance	0																							
	Closing Balance	-3,055,268	-3,112,554	-4,240,379	-5,563,450	-7,533,110	-9,539,701	-8,427,577	-7,294,600	-5,518,598	-3,087,514	10,934	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	3,167,274	0

APP11a
Site 5

Site 5 | **Green 30**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		30			
Market Housing	89.0	88.81	65.00%	20	4,630	8,018,168	1,736
Affordable Overall			35%	10.5			
Affordable Rent	77.7	77.00	12.95%	4	2,315	692,521	302
Social Rent	77.7	77.00	10.50%	3	1,600	388,080	245
Shared Ownership	70.0	70.00	2.80%	1	3,241	190,571	59
First Homes	70.0	70.00	8.75%	3	3,241	595,534	184
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.857 ha			35 /ha		**9,884,873**	**2,524**
SITE AREA - Gross	1.114 ha			27 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,262,115**	**1,472,468**	**1,132,496**
Existing Use Value		27,861		25,000
Uplift	0%	0		0
Plus /ha	400,000	445,782		400,000
Benchmark Land Value		**473,643**		**425,000**

	£/m2	
Additional Profit	932,191	537

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				1,262,115
	Stamp Duty			52,606	
	Easements etc.			0	
	Legals /Acquisition		1.50%	18,932	71,537
Fees					
	Planning			13,860	
	Professional		8.00%	449,927	463,787
CONSTRUCTION					
	Build Cost		1,980	4,997,602	
	s106 / CIL / IT			60,000	
	Contingency		2.50%	124,940	
	Abnormals	%	0.00%	0	
		£		441,543	5,624,085
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	296,546	
	Legals	%	0.5%	49,424	
		£/unit	0	0	
	Misc.	%	0.0%	0	345,971 **7,767,495**

Developers Profit			
Market Housing	% Value	17.50%	**1,403,179**
Affordable Housing	% Value	6.00%	**76,270**
First Homes	% Value	17.50%	**104,218**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		1,262,115
	Total	52,606

Stamp duty calc - Residual		
Land payment		473,643
	Total	13,182

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,540.95
CO2 Plus	%	11.00%	169.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
Site Costs			**1,720.05**
	Base	15.00%	258.01
	BNG	0.10%	1.72
			1,979.78

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10																			
Market Housing					0	0	0	2,672,723	2,672,723	2,672,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	230,840	230,840	230,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	129,360	129,360	129,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	63,524	63,524	63,524	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	198,511	198,511	198,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,294,958**	**3,294,958**	**3,294,958**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		52,606																							
Easements etc.		0																							
Legals Acquisition		18,932																							
Planning Fee		13,860																							
Professional		224,963		224,963																					
Build Cost - BCIS Base			0	555,289	1,110,578	1,665,867	1,110,578	555,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,882	27,764	41,647	27,764	13,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	49,060	98,121	147,181	98,121	49,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	98,849	98,849	98,849	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	16,475	16,475	16,475	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**310,361**	**0**	**849,862**	**1,249,797**	**1,874,695**	**1,249,797**	**740,222**	**115,324**	**115,324**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,262,115**																							
	Interest		29,484	30,037	46,535	70,841	107,320	132,766	87,354	29,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,403,179
Affordable for Rent																									76,270
First Homes																									104,218
	Cash Flow	-1,572,476	-29,484	-879,899	-1,296,332	-1,945,536	-1,357,117	2,421,970	3,092,280	3,150,261	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,583,668
	Opening Balance	0																							
	Closing Balance	-1,572,476	-1,601,960	-2,481,859	-3,778,190	-5,723,726	-7,080,843	-4,658,873	-1,566,592	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	1,583,668	0

APP11a
Site 6

Site 6 | **Green 15**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		15			
Market Housing	101.5	101.45	65.00%	10	4,630	4,579,912	989
Affordable Overall			35%	5.25			
Affordable Rent	61.0	59.67	12.95%	2	2,315	268,314	118
Social Rent	61.0	59.67	10.50%	2	1,600	150,360	96
Shared Ownership	70.0	70.00	2.80%	0	3,241	95,285	29
First Homes	70.0	70.00	8.75%	1	3,241	297,767	92
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.429 ha			35 /ha		**5,391,638**	**1,325**
SITE AREA - Gross	0.561 ha			27 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		829,269	1,934,961	1,478,121
Existing Use Value		42,077		75,000
Uplift	0%	0		0
Plus /ha	400,000	224,412		400,000
Benchmark Land Value		266,489		**475,000**

	£/m2	
Additional Profit	662,475	670

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND						
	Land				829,269	
	Stamp Duty			30,963		
	Easements etc.			0		
	Legals /Acquisition		1.50%	12,439	43,402	
Fees						
	Planning			6,930		
	Professional		8.00%	232,510	239,440	
CONSTRUCTION						
	Build Cost		1,942	2,573,001		
	s106 / CIL / IT			30,000		
	Contingency		2.50%	64,325		
	Abnormals	%	0.00%	0		
		£		239,055	2,906,381	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	161,749		
	Legals	%	0.5%	26,958		
		£/unit	0	0		
	Misc.	%	0.0%	0	188,707	**4,207,200**

Developers Profit

Market Housing	% Value	17.50%	**801,485**
Affordable Housing	% Value	6.00%	**30,838**
First Homes	% Value	17.50%	**52,109**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual

Land payment		829,269
	Total	30,963

Stamp duty calc - Residual

Land payment		266,489
	Total	2,824

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,000	£/ Unit (all)	30,000
CIL	0	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,580.43
CO2 Plus	%	11.00%	173.85
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,763.87
Site Costs	Base	10.00%	176.39
	BNG	0.10%	1.76
			1,942.02

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				5	5	5																			
Market Housing					0	0	0	1,526,637	1,526,637	1,526,637	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	89,438	89,438	89,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	50,120	50,120	50,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	31,762	31,762	31,762	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	99,256	99,256	99,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,797,213**	**1,797,213**	**1,797,213**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		30,963																							
Easements etc.		0																							
Legals Acquisition		12,439																							
Planning Fee		6,930																							
Professional		116,255		116,255																					
Build Cost - BCIS Base			0	285,889	571,778	857,667	571,778	285,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	7,147	14,294	21,442	14,294	7,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	26,562	53,123	79,685	53,123	26,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	53,916	53,916	53,916	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	8,986	8,986	8,986	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**166,588**	**0**	**439,186**	**645,862**	**968,794**	**645,862**	**385,834**	**62,902**	**62,902**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**829,269**																							
	Interest		18,672	19,022	27,614	40,242	59,161	72,380	47,274	15,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									801,485
Affordable for Rent																									30,838
First Homes																									52,109
	Cash Flow	-995,857	-18,672	-458,209	-673,476	-1,009,035	-705,023	1,338,999	1,687,036	1,718,668	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-884,431
	Opening Balance	0																							
	Closing Balance	-995,857	-1,014,529	-1,472,738	-2,146,214	-3,155,249	-3,860,273	-2,521,274	-834,237	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	884,431	0

APP11a
Site 7

Site 7	Green 9

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
		Gross	Net					
Market Housing		104.9	104.89	100.00%	9	4,630	4,370,720	944
Affordable Overall				0%	0			
Affordable Rent		104.9	104.89	0.00%	0	2,315	0	0
Social Rent		104.9	104.89	0.00%	0	1,600	0	0
Shared Ownership		104.9	104.89	0.00%	0	3,241	0	0
First Homes		104.9	104.89	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.300	ha		30	/ha	**4,370,720**	**944**
SITE AREA - Gross		0.300	ha		30	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		859,781	2,865,937	2,865,937
Existing Use Value		22,500	75,000	75,000
Uplift	0%	0		0
Plus /ha	400,000	120,000		400,000
Benchmark Land Value		142,500		**475,000**

	£/m2	
Additional Profit	821,048	870

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				859,781	
	Stamp Duty			32,489		
	Easements etc.			0		
	Legals /Acquisition		1.50%	12,897	45,386	
Fees						
	Planning			4,158		
	Professional		8.00%	169,613	173,771	
CONSTRUCTION						
	Build Cost		1,972	1,861,792		
	s106 / CIL / IT			18,000		
	Contingency		2.50%	46,545		
	Abnormals	%	0.00%	0		
		£		193,825	2,120,161	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	131,122		
	Legals	%	0.5%	21,854		
		£/unit	0	0		
	Misc.	%	0.0%	0	152,975	**3,352,074**

Developers Profit			
Market Housing	% Value	17.50%	**764,876**
Affordable Housing	% Value	6.00%	**0**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	9		
No dwgs under 50	9	462	4,158
No dwgs over 50	0	138	0
		Total	4,158

Stamp duty calc - Residual		
Land payment		859,781
	Total	32,489

Stamp duty calc - Residual		
Land payment		142,500
	Total	0

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**18,000**

Post CIL s106	2,000	£/ Unit (all)	18,000
CIL	0	£/m2	0
		Total	**18,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,605.15
CO2 Plus	%	11.00%	176.57
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,791.31
Site Costs	Base	10.00%	179.13
	BNG	0.10%	1.79
			1,972.24

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				3	3	3																			
Market Housing					0	0	0	1,456,907	1,456,907	1,456,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,456,907**	**1,456,907**	**1,456,907**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		32,489																							
Easements etc.		0																							
Legals Acquisition		12,897																							
Planning Fee		4,158																							
Professional		84,806		84,806																					
Build Cost - BCIS Base			0	206,866	413,732	620,597	413,732	206,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	2,000	4,000	6,000	4,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,172	10,343	15,515	10,343	5,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	21,536	43,072	64,608	43,072	21,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	43,707	43,707	43,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	7,285	7,285	7,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**134,350**	**0**	**320,380**	**471,147**	**706,720**	**471,147**	**286,565**	**50,992**	**50,992**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**859,781**																							
	Interest		18,640	18,989	25,353	34,662	48,563	58,307	37,457	11,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									764,876
Affordable for Rent																									0
First Homes																									0
	Cash Flow	-994,131	-18,640	-339,369	-496,500	-741,382	-519,710	1,112,034	1,368,458	1,394,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-764,876
	Opening Balance	0																							
	Closing Balance	-994,131	-1,012,771	-1,352,141	-1,848,640	-2,590,023	-3,109,733	-1,997,699	-629,241	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	0

APP11a
Site 8

Site 8 — **Brown 90**

INCOME		Av Size m2 Gross	Net	%	Number 90	Price £/m2	GDV £	GIA m2
Market Housing		87.6	87.38	65.00%	59	4,630	23,667,568	5,127
Affordable Overall				35%	31.5			
Affordable Rent		65.6	64.06	12.95%	12	2,315	1,728,304	764
Social Rent		65.6	64.06	10.50%	9	1,600	968,520	620
Shared Ownership		77.0	77.00	2.80%	3	3,241	628,884	194
First Homes		66.3	65.14	8.75%	8	3,143	1,612,584	522
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		2.000 ha		45	/ha		**28,605,859**	**7,226**
SITE AREA - Gross		2.000 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**2,297,812**	**1,148,906**	**1,148,906**
Existing Use Value	2,500,000		1,250,000
Uplift 20%	500,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**3,000,000**		**1,500,000**
	£/m2		
Additional Profit	**-388,241**		**-76**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					2,297,812	
	Land			104,391		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	34,467	138,858	
Fees						
	Planning			28,620		
	Professional		8.00%	1,413,255	1,441,875	
CONSTRUCTION						
	Build Cost		1,977	14,289,947		
	s106 / CIL / IT			180,000		
	Contingency		5.00%	714,497		
	Abnormals	%	5.00%	714,497		
		£		1,766,742	17,665,684	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	858,176		
	Legals	%	0.5%	143,029		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,001,205	**22,545,434**

Developers Profit

Market Housing	% Value	17.50%	**4,141,824**
Affordable Housing	% Value	6.00%	**199,542**
First Homes	% Value	17.50%	**282,202**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	90		
No dwgs under 50	50	462	23,100
No dwgs over 50	40	138	5,520
		Total	28,620

Stamp duty calc - Residual

Land payment		2,297,812
	Total	104,391

Stamp duty calc - Residual

Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**180,000**

Post CIL s106	2,000	£/ Unit (all)	180,000
CIL	0	£/m2	0
		Total	**180,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,533.78
CO2 Plus	%	11.00%	168.72
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,712.10
Site Costs	Base	15.00%	256.81
	BNG	0.50%	8.56
			1,977.48

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	12	12	4														
Market Housing					0	0	0	3,155,676	3,418,649	3,155,676	3,418,649	3,155,676	3,155,676	3,155,676	1,051,892	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	230,441	249,644	230,441	249,644	230,441	230,441	230,441	76,814	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	129,136	139,897	129,136	139,897	129,136	129,136	129,136	43,045	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	83,851	90,839	83,851	90,839	83,851	83,851	83,851	27,950	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	215,011	232,929	215,011	232,929	215,011	215,011	215,011	71,670	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,814,115**	**4,131,957**	**3,814,115**	**4,131,957**	**3,814,115**	**3,814,115**	**3,814,115**	**1,271,372**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		104,391																							
Easements etc.		0																							
Legals Acquisition		34,467																							
Planning Fee		28,620																							
Professional		706,627		706,627																					
Build Cost - BCIS Base			0	635,109	1,323,143	1,958,252	2,011,178	1,958,252	1,958,252	1,905,326	1,481,920	846,812	211,703	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	24,667	24,000	18,667	10,667	2,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	31,755	66,157	97,913	100,559	97,913	97,913	95,266	74,096	42,341	10,585	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	110,277	229,744	340,022	349,211	340,022	340,022	330,832	257,314	147,036	36,759	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	114,423	123,959	114,423	123,959	114,423	114,423	114,423	38,141	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,071	20,660	19,071	20,660	19,071	19,071	19,071	6,357	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**874,105**	**0**	**1,491,769**	**1,635,712**	**2,420,853**	**2,486,281**	**2,554,347**	**2,565,472**	**2,488,919**	**1,976,615**	**1,180,349**	**395,208**	**133,494**	**44,498**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,297,812**																							
	Interest		59,473	60,589	89,695	122,047	169,726	219,526	200,022	174,400	152,823	115,276	68,054	5,226	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									4,141,824
Affordable for Rent																									199,542
First Homes																									282,202
	Cash Flow	-3,171,917	-59,473	-1,552,357	-1,725,407	-2,542,900	-2,656,008	1,040,241	1,366,464	1,150,796	2,002,519	2,518,489	3,350,853	3,675,395	1,226,874	0	0	0	0	0	0	0	0	0	0	-4,623,569
	Opening Balance	0																							
	Closing Balance	-3,171,917	-3,231,390	-4,783,748	-6,509,155	-9,052,054	-11,708,062	-10,667,820	-9,301,356	-8,150,561	-6,148,041	-3,629,552	-278,699	3,396,695	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	4,623,569	0

APP11a
Site 9

Site 9	Brown 60

INCOME	Av Size	m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		87.6	87.33	65.00%	39	4,630	15,769,780	3,417
Affordable Overall				35%	21			
Affordable Rent		69.0	67.67	12.95%	8	2,315	1,217,158	536
Social Rent		69.0	67.67	10.50%	6	1,600	682,080	434
Shared Ownership		70.0	70.00	2.80%	2	3,241	381,142	118
First Homes		67.4	66.60	8.75%	5	3,174	1,109,859	354
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.333 ha		45	/ha		**19,160,019**	**4,859**
SITE AREA - Gross		1.333 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,498,070**	**1,123,552**	**1,123,552**
Existing Use Value		1,666,667		1,250,000
Uplift	20%	333,333		250,000
Plus /ha	0	0		0
Benchmark Land Value		**2,000,000**		**1,500,000**
		£/m2		
Additional Profit		**-296,370**		**-87**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				1,498,070	
	Stamp Duty			64,403		
	Easements etc.			0		
	Legals /Acquisition		1.50%	22,471	86,875	
Fees						
	Planning			24,480		
	Professional		8.00%	950,542	975,022	
CONSTRUCTION						
	Build Cost		1,977	9,605,139		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	480,257		
	Abnormals	%	5.00%	480,257		
		£		1,196,128	11,881,781	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	574,801		
	Legals	%	0.5%	95,800		
		£/unit	0	0		
	Misc.	%	0.0%	0	670,601	**15,112,348**

Developers Profit				
	Market Housing	% Value	17.50%	**2,759,712**
	Affordable Housing	% Value	6.00%	**136,823**
	First Homes	% Value	17.50%	**194,225**

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

Stamp duty calc - Residual		
Land payment		1,498,070
	Total	64,403

Stamp duty calc - Residual		
Land payment		2,000,000
	Total	89,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,533.28
CO2 Plus	%	11.00%	168.66
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,711.54
Site Costs	Base	15.00%	256.73
	BNG	0.50%	8.56
			1,976.83

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,628,297	2,628,297	2,628,297	2,628,297	2,628,297	2,628,297	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	202,860	202,860	202,860	202,860	202,860	202,860	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	113,680	113,680	113,680	113,680	113,680	113,680	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	63,524	63,524	63,524	63,524	63,524	63,524	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	184,977	184,977	184,977	184,977	184,977	184,977	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,193,336**	**3,193,336**	**3,193,336**	**3,193,336**	**3,193,336**	**3,193,336**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		64,403																							
Easements etc.		0																							
Legals Acquisition		22,471																							
Planning Fee		24,480																							
Professional		475,271		475,271																					
Build Cost - BCIS Base			0	533,619	1,067,238	1,600,857	1,600,857	1,600,857	1,600,857	1,067,238	533,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	26,681	53,362	80,043	80,043	80,043	80,043	53,362	26,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,132	186,265	279,397	279,397	279,397	279,397	186,265	93,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	95,800	95,800	95,800	95,800	95,800	95,800	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	15,967	15,967	15,967	15,967	15,967	15,967	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**586,626**	**0**	**1,135,370**	**1,320,198**	**1,980,297**	**1,980,297**	**2,092,064**	**2,092,064**	**1,431,965**	**771,866**	**111,767**	**111,767**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,498,070**																							
	Interest		39,088	39,821	61,856	87,769	126,546	166,049	148,513	130,649	100,073	56,547	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,759,712
Affordable for Rent																									136,823
First Homes																									194,225
	Cash Flow	-2,084,695	-39,088	-1,175,191	-1,382,054	-2,068,066	-2,106,842	935,224	952,759	1,630,723	2,321,398	3,025,023	3,081,570	0	0	0	0	0	0	0	0	0	0	0	-3,090,760
	Opening Balance	0																							
	Closing Balance	-2,084,695	-2,123,783	-3,298,975	-4,681,028	-6,749,094	-8,855,937	-7,920,713	-6,967,953	-5,337,230	-3,015,833	9,190	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	3,090,760	0

APP11a
Site 10

Site 10 — **Brown 60 Flats**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		77.1	70.12	65.00%	39	4,850	13,263,018	3,008
Affordable Overall				35%	21			
Affordable Rent		63.8	58.00	12.95%	8	2,425	1,092,851	496
Social Rent		63.8	58.00	10.50%	6	1,600	584,640	402
Shared Ownership		55.0	50.00	2.80%	2	3,395	285,180	92
First Homes		64.6	58.75	8.75%	5	3,390	1,045,531	339
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.600	ha		100	/ha		**16,271,219**	**4,337**
SITE AREA - Gross	0.600	ha		100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,053,100**	**1,755,166**	**1,755,166**
Existing Use Value	750,000		1,250,000
Uplift 20%	150,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**900,000**		**1,500,000**

	£/m2	
Additional Profit	**240,601**	**80**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,053,100	
	Stamp Duty			42,155		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,796	57,951	
Fees						
	Planning			24,480		
	Professional		8.00%	825,582	850,062	
CONSTRUCTION						
	Build Cost		2,007	8,704,266		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	435,213		
	Abnormals	%	0.00%	0		
		£		1,060,297	10,319,776	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	488,137		
	Legals	%	0.5%	81,356		
		£/unit	0	0		
	Misc.	%	0.0%	0	569,493	**12,850,382**

Developers Profit

Market Housing	% Value	17.50%	**2,321,028**
Affordable Housing	% Value	6.00%	**117,760**
First Homes	% Value	17.50%	**182,968**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		1,053,100
	Total	42,155

Stamp duty calc - Residual

Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				20	20	20																			
Market Housing					0	0	0	4,421,006	4,421,006	4,421,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	364,284	364,284	364,284	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	194,880	194,880	194,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	95,060	95,060	95,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	348,510	348,510	348,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,423,740**	**5,423,740**	**5,423,740**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		42,155																							
Easements etc.		0																							
Legals Acquisition		15,796																							
Planning Fee		24,480																							
Professional		412,791		412,791																					
Build Cost - BCIS Base			0	967,141	1,934,281	2,901,422	1,934,281	967,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	13,333	26,667	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	48,357	96,714	145,071	96,714	48,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	117,811	235,622	353,432	235,622	117,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	162,712	162,712	162,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	27,119	27,119	27,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**495,223**	**0**	**1,559,433**	**2,293,284**	**3,439,925**	**2,293,284**	**1,336,473**	**189,831**	**189,831**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,053,100**																							
	Interest		29,031	29,575	59,369	103,482	169,920	216,105	143,521	48,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,321,028
Affordable for Rent																									117,760
First Homes																									182,968
	Cash Flow	-1,548,322	-29,031	-1,589,008	-2,352,653	-3,543,407	-2,463,204	3,871,162	5,090,388	5,185,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,621,756
	Opening Balance	0																							
	Closing Balance	-1,548,322	-1,577,353	-3,166,362	-5,519,014	-9,062,421	-11,525,625	-7,654,464	-2,564,076	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	0

APP11a
Site 11

Site 11 — **Brown 30**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					30			
Market Housing		88.3	88.14	65.00%	20	4,850	8,336,111	1,723
Affordable Overall				35%	10.5			
Affordable Rent		70.1	68.83	12.95%	4	2,425	648,487	272
Social Rent		70.1	68.83	10.50%	3	1,600	346,920	221
Shared Ownership		84.0	84.00	2.80%	1	3,395	239,551	71
First Homes		77.0	77.00	8.75%	3	3,167	640,041	202
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.667 ha			45	/ha		**10,211,110**	**2,489**
SITE AREA - Gross	0.667 ha			45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,068,774**	**1,603,160**	**1,603,160**
Existing Use Value	833,333		1,250,000
Uplift 20%	166,667		250,000
Plus /ha 0	0		0
Benchmark Land Value	**1,000,000**		**1,500,000**

	£/m2	
Additional Profit	**126,249**	**73**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					1,068,774	
	Stamp Duty			42,939		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,032	58,970	
Fees						
	Planning			13,860		
	Professional		8.00%	483,770	497,630	
CONSTRUCTION						
	Build Cost		1,948	4,848,017		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	242,401		
	Abnormals	%	5.00%	242,401		
		£		654,303	6,047,121	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	306,333		
	Legals	%	0.5%	51,056		
		£/unit	0	0		
	Misc.	%	0.0%	0	357,389	**8,029,883**

Developers Profit			
Market Housing	% Value	17.50%	**1,458,819**
Affordable Housing	% Value	6.00%	**74,098**
First Homes	% Value	17.50%	**112,007**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		1,068,774
	Total	42,939

Stamp duty calc - Residual		
Land payment		1,000,000
	Total	39,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,510.88
CO2 Plus	%	11.00%	166.20
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,686.68
Site Costs	Base	15.00%	253.00
	BNG	0.50%	8.43
			1,948.11

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				6	6	6	6	6																	
Market Housing					0	0	0	1,667,222	1,667,222	1,667,222	1,667,222	1,667,222	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	129,697	129,697	129,697	129,697	129,697	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	69,384	69,384	69,384	69,384	69,384	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	47,910	47,910	47,910	47,910	47,910	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	128,008	128,008	128,008	128,008	128,008	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**2,042,222**	**2,042,222**	**2,042,222**	**2,042,222**	**2,042,222**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		42,939																							
Easements etc.		0																							
Legals Acquisition		16,032																							
Planning Fee		13,860																							
Professional		241,885		241,885																					
Build Cost - BCIS Base			0	323.201	646.402	969.603	969.603	969.603	646.402	323.201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	4,000	8,000	12,000	12,000	12,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,160	32,320	48,480	48,480	48,480	32,320	16,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,780	119,560	179,341	179,341	179,341	119,560	59,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	61,267	61,267	61,267	61,267	61,267	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	10,211	10,211	10,211	10,211	10,211	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**314,715**	**0**	**645,026**	**806,283**	**1,209,424**	**1,209,424**	**1,280,902**	**877,761**	**474,619**	**71,478**	**71,478**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,068,774**																							
	Interest		25,940	26,427	39,017	54,866	78,571	102,721	90,373	70,233	42,158	5,997	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,458,819
Affordable for Rent																									74,098
First Homes																									112,007
	Cash Flow	-1,383,489	-25,940	-671,453	-845,299	-1,264,290	-1,287,996	658,599	1,074,089	1,497,369	1,928,587	1,964,748	0	0	0	0	0	0	0	0	0	0	0	0	-1,644,924
	Opening Balance	0																							
	Closing Balance	-1,383,489	-1,409,429	-2,080,882	-2,926,182	-4,190,472	-5,478,467	-4,819,868	-3,745,780	-2,248,410	-319,824	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	0

APP11a
Site 12

Site 12 — **Brown 30 Flats**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 30	Price £/m2	GDV £	GIA m2
Market Housing		77.5	70.48	65.00%	20	4,850	6,665,286	1,512
Affordable Overall				35%	10.5			
Affordable Rent		63.8	58.00	12.95%	4	2,425	546,425	248
Social Rent		63.8	58.00	10.50%	3	1,600	292,320	201
Shared Ownership		67.1	61.00	2.80%	1	3,395	173,960	56
First Homes		74.3	67.50	8.75%	3	3,386	599,937	195
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.400 ha			75	/ha		**8,277,928**	**2,212**
SITE AREA - Gross	0.400 ha			75	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**310,290**	**775,725**	**775,725**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**
	£/m2		
Additional Profit	**-293,008**	**-194**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				310,290	
	Stamp Duty			5,014		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,654	9,669	
Fees						
	Planning			13,860		
	Professional		8.00%	439,196	453,056	
CONSTRUCTION						
	Build Cost		2,007	4,438,605		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	221,930		
	Abnormals	%	5.00%	221,930		
		£		547,480	5,489,946	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	248,338		
	Legals	%	0.5%	41,390		
		£/unit	0	0		
	Misc.	%	0.0%	0	289,727	**6,552,688**

Developers Profit

Market Housing	% Value	17.50%	**1,166,425**
Affordable Housing	% Value	6.00%	**60,762**
First Homes	% Value	17.50%	**104,989**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual

Land payment		310,290
	Total	5,014

Stamp duty calc - Residual

Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15																				
Market Housing					0	0	0	3,332,643	3,332,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	273,213	273,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	146,160	146,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	86,980	86,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	299,969	299,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,138,964**	**4,138,964**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		5,014																							
Easements etc.		0																							
Legals Acquisition		4,654																							
Planning Fee		13,860																							
Professional		219,598		219,598																					
Build Cost - BCIS Base			0	739,768	1,479,535	1,479,535	739,768	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	36,988	73,977	73,977	36,988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	128,235	256,470	256,470	128,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	124,169	124,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	20,695	20,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**243,127**	**0**	**1,134,589**	**1,829,982**	**1,829,982**	**914,991**	**144,864**	**144,864**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**310,290**																							
	Interest		10,377	10,571	32,043	66,956	102,523	121,602	48,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,166,425
Affordable for Rent																									60,762
First Homes																									104,989
	Cash Flow	-553,417	-10,377	-1,145,160	-1,862,025	-1,896,938	-1,017,514	3,872,498	3,945,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,332,176
	Opening Balance	0																							
	Closing Balance	-553,417	-563,793	-1,708,953	-3,570,978	-5,467,916	-6,485,430	-2,612,931	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	0

APP11a
Site 13

Site 13 | **Brown 18**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		18			
Market Housing	93.5	93.50	65.00%	12	4,630	5,064,989	1,094
Affordable Overall			35%	6.3			
Affordable Rent	70.2	69.25	12.95%	2	2,315	373,691	164
Social Rent	70.2	69.25	10.50%	2	1,600	209,412	133
Shared Ownership	84.0	84.00	2.80%	1	3,241	137,211	42
First Homes	84.0	84.00	8.75%	2	2,976	393,750	132
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400 ha		45	/ha		**6,179,053**	**1,565**
SITE AREA - Gross	0.400 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**641,774**	**1,604,436**	**1,604,436**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**

	£/m2	
Additional Profit	**90,832**	**83**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				641,774	
	Stamp Duty			21,589		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9,627	31,215	
Fees						
	Planning			8,316		
	Professional		8.00%	292,696	301,012	
CONSTRUCTION						
	Build Cost		1,861	2,912,837		
	s106 / CIL / IT			36,000		
	Contingency		5.00%	145,642		
	Abnormals	%	5.00%	145,642		
		£		418,584	3,658,705	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	185,372		
	Legals	%	0.5%	30,895		
		£/unit	0	0		
	Misc.	%	0.0%	0	216,267	**4,848,974**

Developers Profit			
Market Housing	% Value	17.50%	**886,373**
Affordable Housing	% Value	6.00%	**43,219**
First Homes	% Value	17.50%	**68,906**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual

Land payment		641,774
	Total	21,589

Stamp duty calc - Residual

Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**36,000**

Post CIL s106	2,000	£/ Unit (all)	36,000
CIL	0	£/m2	0
		Total	**36,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.80
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.37
Site Costs	Base	10.00%	168.44
	BNG	0.50%	8.42
			1,861.23

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				2	4	4	4	4																	
Market Housing					0	0	0	562,777	1,125,553	1,125,553	1,125,553	1,125,553	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	41,521	83,043	83,043	83,043	83,043	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	23,268	46,536	46,536	46,536	46,536	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	15,246	30,491	30,491	30,491	30,491	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	43,750	87,500	87,500	87,500	87,500	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**686,561**	**1,373,123**	**1,373,123**	**1,373,123**	**1,373,123**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		21,589																							
Easements etc.		0																							
Legals Acquisition		9,627																							
Planning Fee		8,316																							
Professional		146,348		146,348																					
Build Cost - BCIS Base			0	107,883	323,649	539,414	647,297	647,297	431,531	215,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	4,000	6,667	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,394	16,182	26,971	32,365	32,365	21,577	10,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	20,897	62,692	104,486	125,384	125,384	83,589	41,795	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	20,597	41,194	41,194	41,194	41,194	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	3,433	6,866	6,866	6,866	6,866	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**185,880**	**0**	**281,856**	**406,523**	**677,538**	**813,046**	**837,075**	**590,090**	**319,074**	**48,059**	**48,059**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**641,774**																							
	Interest		15,519	15,809	21,391	29,414	42,669	58,714	62,637	49,130	30,287	6,010	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									886,373
Affordable for Rent																									43,219
First Homes																									68,906
	Cash Flow	-827,654	-15,519	-297,665	-427,913	-706,952	-855,715	-209,228	720,396	1,004,919	1,294,776	1,319,053	0	0	0	0	0	0	0	0	0	0	0	0	-998,498
	Opening Balance	0																							
	Closing Balance	-827,654	-843,172	-1,140,838	-1,568,751	-2,275,703	-3,131,418	-3,340,646	-2,620,250	-1,615,331	-320,555	998,498	998,498	998,498	998,498	998,498	998,498	998,498	998,498	998,498	998,498	998,498	998,498	998,498	0

APP11a
Site 14

Site 14 | **Brown 6**

INCOME	Av Size m2 Gross	Net	%	Number 6	Price £/m2	GDV £	GIA m2
Market Housing	89.5	89.50	100.00%	6	4,630	2,486,310	537
Affordable Overall			0%	0			
Affordable Rent	89.5	89.50	0.00%	0	2,315	0	0
Social Rent	89.5	89.50	0.00%	0	1,600	0	0
Shared Ownership	89.5	89.50	0.00%	0	3,241	0	0
First Homes	89.5	89.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.133 ha		45	/ha		**2,486,310**	**537**
SITE AREA - Gross	0.133 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**460,439**	**3,453,292**	**3,453,292**
Existing Use Value	166,667		1,250,000
Uplift 20%	33,333		250,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,500,000**

	£/m2	
Additional Profit	**298,069**	**555**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				460,439	
	Stamp Duty			12,522		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,907	19,429	
Fees						
	Planning			2,772		
	Professional		8.00%	99,236	102,008	
CONSTRUCTION						
	Build Cost		1,881	1,010,149		
	s106 / CIL / IT			12,000		
	Contingency		5.00%	50,507		
	Abnormals	%	5.00%	50,507		
		£		117,292	1,240,456	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	74,589		
	Legals	%	0.5%	12,432		
		£/unit	0	0		
	Misc.	%	0.0%	0	87,021	**1,909,353**

Developers Profit

Market Housing	% Value	17.50%	**435,104**
Affordable Housing	% Value	6.00%	**0**
First Homes	% Value	17.50%	**0**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual

Land payment		460,439
	Total	12,522

Stamp duty calc - Residual

Land payment		200,000
	Total	1,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**12,000**

Post CIL s106	2,000	£/ Unit (all)	12,000
CIL	0	£/m2	0
		Total	**12,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,525.00
CO2 Plus	%	11.00%	167.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,702.35
Site Costs	Base	10.00%	170.24
	BNG	0.50%	8.51
			1,881.10

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				2	2	2																			
Market Housing					0	0	0	828,770	828,770	828,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**828,770**	**828,770**	**828,770**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty	12,522																								
Easements etc.	0																								
Legals Acquisition	6,907																								
Planning Fee	2,772																								
Professional	49,618			49,618																					
Build Cost - BCIS Base		0	112,239	224,478	336,716	224,478	112,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	1,333	2,667	4,000	2,667	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,612	11,224	16,836	11,224	5,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	18,644	37,289	55,933	37,289	18,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	24,863	24,863	24,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	4,144	4,144	4,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																						
COSTS BEFORE LAND INT AND PROFIT	**71,819**	**0**	**187,447**	**275,657**	**413,485**	**275,657**	**166,835**	**29,007**	**29,007**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**460,439**																								
Interest		9,980	10,167	13,872	19,301	27,416	33,098	21,308	6,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									435,104
Affordable for Rent																									0
First Homes																									0
Cash Flow	-532,258	-9,980	-197,614	-289,529	-432,786	-303,073	628,836	778,455	793,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-435,104
Opening Balance	0																								
Closing Balance	-532,258	-542,238	-739,851	-1,029,380	-1,462,167	-1,765,239	-1,136,403	-357,947	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	0

APP11a
Site 15

Site 15 — **Build to Rent Flats**

INCOME	Av Size m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing	69.4	63.10	65.00%	39	4,250	10,458,036	2,707
Affordable Overall			35%	21			
Affordable Rent	64.1	58.28	35.00%	21	2,125	2,600,646	1,346
Social Rent	64.1	58.28	0.00%	0	1,600	0	0
Shared Ownership	64.1	58.28	0.00%	0	2,975	0	0
First Homes	64.1	58.28	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600 ha		100	/ha		**13,058,682**	**4,053**
SITE AREA - Gross	0.600 ha		100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-936,681**	**-1,561,135**	**-1,561,135**
Existing Use Value	750,000		1,250,000
Uplift 20%	150,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**900,000**		**1,500,000**
	£/m2		
Additional Profit	**-1,915,356**	**-708**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				-936,681	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-14,050	-14,050	
Fees						
	Planning			24,480		
	Professional		8.00%	813,758	838,238	
CONSTRUCTION						
	Build Cost		2,102	8,518,907		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	212,973		
	Abnormals	%	5.00%	425,945		
		£		894,145	10,171,971	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	391,760		
	Legals	%	0.5%	65,293		
		£/unit	0	0		
	Misc.	%	0.0%	0	457,054	**10,516,531**

Developers Profit

Market Housing	% Value	17.50%	**1,830,156**
Affordable Housing	% Value	6.00%	**156,039**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-936,681
	Total	0

Stamp duty calc - Residual

Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				30	30																				
Market Housing					0	0	0	5,229,018	5,229,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	1,300,323	1,300,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,529,341**	**6,529,341**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-14,050																								
Planning Fee	24,480																								
Professional	406,879			406,879																					
Build Cost - BCIS Base		0	1,419,818	2,839,636	2,839,636	1,419,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	35,495	70,991	70,991	35,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	220,015	440,030	440,030	220,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	195,880	195,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,647	32,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																						
COSTS BEFORE LAND INT AND PROFIT	**417,309**	**0**	**2,102,207**	**3,390,657**	**3,390,657**	**1,695,328**	**228,527**	**228,527**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**-936,681**																								
Interest		0	0	29,678	93,809	159,143	193,915	79,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,830,156
Affordable for Rent																									156,039
First Homes																									0
Cash Flow	519,373	0	-2,102,207	-3,420,335	-3,484,466	-1,854,472	6,106,899	6,221,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,986,195
Opening Balance	0																								
Closing Balance	519,373	519,373	-1,582,835	-5,003,170	-8,487,636	-10,342,108	-4,235,209	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	0

APP11a
Site 16

Site 16 — **Build to Rent Houses**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		89.2	89.24	65.00%	39	4,250	14,791,214	3,480
Affordable Overall				35%	21			
Affordable Rent		84.2	84.22	35.00%	21	2,125	3,758,417	1,769
Social Rent		84.2	84.22	0.00%	0	1,600	0	0
Shared Ownership		84.2	84.22	0.00%	0	2,975	0	0
First Homes		84.2	84.22	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.714	ha	35	/ha		**18,549,631**	**5,249**
SITE AREA - Gross		2.274	ha	26	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,580,846**	**922,160**	**695,322**
Existing Use Value		56,839		25,000
Uplift	0%	0		0
Plus /ha	400,000	909,417		400,000
Benchmark Land Value		**966,256**		**425,000**

	£/m2	
Additional Profit	**761,758**	**219**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,580,846	
	Stamp Duty			68,542		
	Easements etc.			0		
	Legals /Acquisition		1.50%	23,713	92,255	
Fees						
	Planning			24,480		
	Professional		8.00%	921,395	945,875	
CONSTRUCTION						
	Build Cost		1,939	10,176,587		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	254,415		
	Abnormals	%	0.00%	0		
		£		966,438	11,517,440	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	556,489		
	Legals	%	0.5%	92,748		
		£/unit	0	0		
	Misc.	%	0.0%	0	649,237	**14,785,652**

Developers Profit				
	Market Housing	% Value	17.50%	**2,588,463**
	Affordable Housing	% Value	6.00%	**225,505**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		1,580,846
	Total	68,542

Stamp duty calc - Residual		
Land payment		966,256
	Total	37,813

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.86
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.43
Site Costs	Base	15.00%	252.67
	BNG	0.10%	1.68
			1,938.78

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	10																	
Market Housing					0	0	0	2,958,243	3,204,763	2,958,243	3,204,763	2,465,202	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	751,683	814,324	751,683	814,324	626,403	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,709,926**	**4,019,087**	**3,709,926**	**4,019,087**	**3,091,605**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		68,542																							
Easements etc.		0																							
Legals Acquisition		23,713																							
Planning Fee		24,480																							
Professional		460,698		460,698																					
Build Cost - BCIS Base			0	678,439	1,413,415	2,091,854	2,148,391	1,978,781	1,300,342	565,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	23,333	15,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,961	35,335	52,296	53,710	49,470	32,509	14,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	64,429	134,227	198,657	204,026	187,918	123,489	53,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	111,298	120,573	111,298	120,573	92,748	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,550	20,095	18,550	20,095	15,458	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**577,433**	**0**	**1,228,527**	**1,599,644**	**2,367,474**	**2,431,459**	**2,369,350**	**1,612,341**	**769,705**	**140,668**	**108,206**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,580,846**																							
	Interest		40,468	41,226	65,034	96,247	142,442	190,703	169,142	127,187	74,443	3,118	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,588,463
Affordable for Rent																									225,505
First Homes																									0
	Cash Flow	-2,158,278	-40,468	-1,269,753	-1,664,679	-2,463,721	-2,573,901	1,149,874	2,237,603	2,813,034	3,803,976	2,980,281	0	0	0	0	0	0	0	0	0	0	0	0	-2,813,968
	Opening Balance	0																							
	Closing Balance	-2,158,278	-2,198,746	-3,468,499	-5,133,178	-7,596,899	-10,170,800	-9,020,926	-6,783,323	-3,970,289	-166,313	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	0

APP11a
Site 17

Site 17 — **Sheltered Green**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing		75.0	62.50	65.00%	39	5,700	13,893,750	2,925
Affordable Overall				35%	21			
Affordable Rent		75.0	62.50	14.50%	9	2,850	1,549,688	653
Social Rent		75.0	62.50	10.50%	6	1,600	630,000	473
Shared Ownership		75.0	62.50	10.00%	6	3,990	1,496,250	450
First Homes		75.0	62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500 ha			120	/ha		**17,569,688**	**4,500**
SITE AREA - Gross	0.500 ha			120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,273,334**	**4,546,667**	**4,546,667**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**

	£/m2	
Additional Profit	**2,342,524**	**801**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				2,273,334	
	Stamp Duty			103,167		
	Easements etc.			0		
	Legals /Acquisition		1.50%	34,100	137,267	
Fees						
	Planning			24,480		
	Professional		8.00%	807,023	831,503	
CONSTRUCTION						
	Build Cost		2,094	9,424,202		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	235,605		
	Abnormals	%	0.00%	0		
		£		307,975	10,087,782	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	527,091		
	Legals	%	0.5%	87,848		
		£/unit	0	0		
	Misc.	%	0.0%	0	614,939	**13,944,824**

Developers Profit

Market Housing	% Value	17.50%	**2,431,406**
Affordable Housing	% Value	6.00%	**220,556**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		2,273,334
	Total	103,167

Stamp duty calc - Residual

Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.10%	1.90
			2,094.27

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,473,438	3,473,438	3,473,438	3,473,438	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	387,422	387,422	387,422	387,422	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	157,500	157,500	157,500	157,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	374,063	374,063	374,063	374,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,392,422**	**4,392,422**	**4,392,422**	**4,392,422**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		103,167																							
Easements etc.		0																							
Legals Acquisition		34,100																							
Planning Fee		24,480																							
Professional		403,511		403,511																					
Build Cost - BCIS Base			0	785,350	1,570,700	2,356,051	2,356,051	1,570,700	785,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	19,634	39,268	58,901	58,901	39,268	19,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	25,665	51,329	76,994	76,994	51,329	25,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	131,773	131,773	131,773	131,773	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	21,962	21,962	21,962	21,962	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**565,258**	**0**	**1,244,160**	**1,681,297**	**2,521,946**	**2,521,946**	**1,835,032**	**994,383**	**153,735**	**153,735**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,273,334**																							
	Interest		53,224	54,222	78,566	111,564	160,942	211,246	167,256	106,679	29,204	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,431,406
Affordable for Rent																									220,556
First Homes																									0
	Cash Flow	-2,838,592	-53,224	-1,298,381	-1,759,863	-2,633,509	-2,682,887	2,346,144	3,230,783	4,132,008	4,209,484	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,651,963
	Opening Balance	0																							
	Closing Balance	-2,838,592	-2,891,815	-4,190,196	-5,950,060	-8,583,569	-11,266,456	-8,920,312	-5,689,530	-1,557,521	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	2,651,963	0

APP11a
Site 18

Site 18 — **Sheltered Brown**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		75.0	62.50	55.00%	33	5,700	11,756,250	2,475
Affordable Overall				35%	21			
Affordable Rent		75.0	62.50	24.50%	15	2,850	2,618,438	1,103
Social Rent		75.0	62.50	10.50%	6	1,600	630,000	473
Shared Ownership		75.0	62.50	10.00%	6	3,990	1,496,250	450
First Homes		75.0	62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.500	ha		120	/ha	16,500,938	4,500
SITE AREA - Gross		0.500	ha		120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		655,301	1,310,602	1,310,602
Existing Use Value		625,000		1,250,000
Uplift	20%	125,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		750,000		1,500,000
		£/m2		
Additional Profit		-13,208		-5

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					655,301	
	Stamp Duty			22,265		
	Easements etc.			0		
	Legals /Acquisition		1.50%	9,830	32,095	
Fees						
	Planning			24,480		
	Professional		8.00%	894,182	918,662	
CONSTRUCTION						
	Build Cost		2,102	9,458,441		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	472,922		
	Abnormals	%	5.00%	472,922		
		£		652,985	11,177,269	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	495,028		
	Legals	%	0.5%	82,505		
		£/unit	0	0		
	Misc.	%	0.0%	0	577,533	13,360,859

Developers Profit

Market Housing	% Value	17.50%	2,057,344
Affordable Housing	% Value	6.00%	284,681
First Homes	% Value	17.50%	0

Planning fee calc

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

Stamp duty calc - Residual

Land payment		655,301
	Total	22,265

Stamp duty calc - Residual

Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	2,939,063	2,939,063	2,939,063	2,939,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	654,609	654,609	654,609	654,609	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	157,500	157,500	157,500	157,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	374,063	374,063	374,063	374,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,125,234**	**4,125,234**	**4,125,234**	**4,125,234**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		22,265																							
Easements etc.		0																							
Legals Acquisition		9,830																							
Planning Fee		24,480																							
Professional		447,091		447,091																					
Build Cost - BCIS Base			0	788,203	1,576,407	2,364,610	2,364,610	1,576,407	788,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	39,410	78,820	118,231	118,231	78,820	39,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,826	187,651	281,477	281,477	187,651	93,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	123,757	123,757	123,757	123,757	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	20,626	20,626	20,626	20,626	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**503,665**	**0**	**1,378,530**	**1,862,878**	**2,794,317**	**2,794,317**	**2,007,261**	**1,075,822**	**144,383**	**144,383**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**655,301**																							
	Interest		21,731	22,138	48,401	84,237	138,210	193,195	157,105	102,875	30,162	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,057,344
Affordable for Rent																									284,681
First Homes																									0
	Cash Flow	-1,158,966	-21,731	-1,400,668	-1,911,279	-2,878,554	-2,932,527	1,924,778	2,892,307	3,877,977	3,950,689	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,342,025
	Opening Balance	0																							
	Closing Balance	-1,158,966	-1,180,697	-2,581,365	-4,492,644	-7,371,198	-10,303,725	-8,378,947	-5,486,640	-1,608,664	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	2,342,025	0

APP11a
Site 19

Site 19 — **Extracare Green**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		96.1	73.93	55.00%	33	6,000	14,637,857	3,172
Affordable Overall				35%	21			
Affordable Rent		95.9	73.75	24.50%	15	3,000	3,252,375	1,409
Social Rent		95.9	73.75	10.50%	6	1,600	743,400	604
Shared Ownership		97.5	75.00	10.00%	6	4,200	1,890,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.500	ha		120	/ha	**20,523,632**	**5,770**
SITE AREA - Gross		0.500	ha		120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**936,012**	**1,872,024**	**1,872,024**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**

	£/m2	
Additional Profit	**864,906**	**273**

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* 0

Check on phasing dwgs nos **correct**

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				936,012	
	Stamp Duty			36,301		
	Easements etc.			0		
	Legals /Acquisition		1.50%	14,040	50,341	
Fees						
	Planning			24,480		
	Professional		8.00%	1,102,002	1,126,482	
CONSTRUCTION						
	Build Cost		2,249	12,979,271		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	324,482		
	Abnormals	%	0.00%	0		
		£		351,275	13,775,028	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	615,709		
	Legals	%	0.5%	102,618		
		£/unit	0	0		
	Misc.	%	0.0%	0	718,327	**16,606,190**

Developers Profit			
Market Housing	% Value	17.50%	**2,561,625**
Affordable Housing	% Value	6.00%	**353,147**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		936,012
	Total	36,301

Stamp duty calc - Residual		
Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.10%	2.04
			2,249.48

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,659,464	3,659,464	3,659,464	3,659,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	813,094	813,094	813,094	813,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	185,850	185,850	185,850	185,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	472,500	472,500	472,500	472,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,130,908**	**5,130,908**	**5,130,908**	**5,130,908**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		36,301																							
Easements etc.		0																							
Legals Acquisition		14,040																							
Planning Fee		24,480																							
Professional		551,001		551,001																					
Build Cost - BCIS Base			0	1,081,606	2,163,212	3,244,818	3,244,818	2,163,212	1,081,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	27,040	54,080	81,120	81,120	54,080	27,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	29,273	58,546	87,819	87,819	58,546	29,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	153,927	153,927	153,927	153,927	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	25,655	25,655	25,655	25,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**625,822**	**0**	**1,698,920**	**2,295,838**	**3,443,757**	**3,443,757**	**2,475,420**	**1,327,501**	**179,582**	**179,582**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**936,012**																							
	Interest		29,284	29,833	62,248	106,462	173,028	240,843	195,568	127,921	37,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,561,625
Affordable for Rent																									353,147
First Homes																									0
	Cash Flow	-1,561,834	-29,284	-1,728,754	-2,358,086	-3,550,219	-3,616,785	2,414,645	3,607,839	4,823,405	4,913,844	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,914,772
	Opening Balance	0																							
	Closing Balance	-1,561,834	-1,591,118	-3,319,872	-5,677,957	-9,228,176	-12,844,961	-10,430,316	-6,822,477	-1,999,072	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	0

APP11a
Site 20

Site 20 — **Extracare Brown**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		96.1	73.93	55.00%	33	6,000	14,637,857	3,172
Affordable Overall				35%	21			
Affordable Rent		95.9	73.75	24.50%	15	3,000	3,252,375	1,409
Social Rent		95.9	73.75	10.50%	6	1,600	743,400	604
Shared Ownership		97.5	75.00	10.00%	6	4,200	1,890,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**20,523,632**	**5,770**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-376,475**	**-752,950**	**-752,950**
Existing Use Value	625,000		1,250,000
Uplift 20%	125,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**750,000**		**1,500,000**
	£/m2		
Additional Profit	**-1,121,126**	**-353**	

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* 0

Check on phasing dwgs nos **correct**

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				-376,475	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-5,647	-5,647	
Fees						
	Planning			24,480		
	Professional		8.00%	1,211,628	1,236,108	
CONSTRUCTION						
	Build Cost		2,258	13,026,425		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	651,321		
	Abnormals	%	5.00%	651,321		
		£		696,285	15,145,352	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	615,709		
	Legals	%	0.5%	102,618		
		£/unit	0	0		
	Misc.	%	0.0%	0	718,327	**16,717,665**

Developers Profit

Market Housing	% Value	17.50%	**2,561,625**
Affordable Housing	% Value	6.00%	**353,147**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-376,475
	Total	0

Stamp duty calc - Residual

Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost — /m2

				1,832.00
CO2 Plus	%	11.00%		201.52
	£/m2			0.00
Acc & Adpt	%	0.00%		0.00
	£/m2			9.50
Water	£/m2			0.10
Over Extra 1	%	0.00%		0.00
	£/m2			0.00
Over Extra 2	%	0.00%		0.00
	£/m2	0.00		0.00
Small Site	%	0.00%		0.00
				2,043.12
Site Costs	Base	10.00%		204.31
	BNG	0.50%		10.22
				2,257.65

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,659,464	3,659,464	3,659,464	3,659,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	813,094	813,094	813,094	813,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	185,850	185,850	185,850	185,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	472,500	472,500	472,500	472,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**5,130,908**	**5,130,908**	**5,130,908**	**5,130,908**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-5,647																								
Planning Fee	24,480																								
Professional	605,814			605,814																					
Build Cost - BCIS Base		0	1,085,535	2,171,071	3,256,606	3,256,606	2,171,071	1,085,535	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	54,277	108,554	162,830	162,830	108,554	54,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	112,301	224,601	336,902	336,902	224,601	112,301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	153,927	153,927	153,927	153,927	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	25,655	25,655	25,655	25,655	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																						
COSTS BEFORE LAND INT AND PROFIT	**624,647**	**0**	**1,867,927**	**2,524,225**	**3,786,338**	**3,786,338**	**2,703,807**	**1,441,694**	**179,582**	**179,582**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**-376,475**																								
Interest		4,653	4,740	39,853	87,929	160,572	234,577	193,467	127,921	37,483	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,561,625
Affordable for Rent																									353,147
First Homes																									0
Cash Flow	-248,172	-4,653	-1,872,667	-2,564,078	-3,874,268	-3,946,910	2,192,524	3,495,747	4,823,405	4,913,844	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,914,772
Opening Balance	0																								
Closing Balance	-248,172	-252,825	-2,125,492	-4,689,571	-8,563,838	-12,510,748	-10,318,224	-6,822,477	-1,999,072	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	2,914,772	0

APP11a
Site 24

Site 24 V Large 600

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					600	£/m2	£	m2
		Gross	Net					
Market Housing		90.3	90.00	65.00%	390	4,630	162,513,000	35,208
Affordable Overall				35%	210			
Affordable Rent		68.7	67.30	12.95%	78	2,315	12,105,621	5,340
Social Rent		68.7	67.30	10.50%	63	1,600	6,783,840	4,330
Shared Ownership		74.0	73.27	2.80%	17	3,241	3,989,282	1,244
First Homes		72.6	71.76	8.75%	53	3,030	11,413,138	3,813
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	20.000	ha		30	/ha		**196,804,882**	**49,935**
SITE AREA - Gross	33.333	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		15,577,560	778,878	467,327
Existing Use Value		833,333		25,000
Uplift	0%	0		0
Plus /ha	400,000	13,333,333		400,000
Benchmark Land Value		14,166,667		**425,000**

	£/m2	
Additional Profit	1,866,874	53

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND					15,577,560	
	Land			768,378		
	Stamp Duty			0		
	Easements etc.			233,663	1,002,041	
	Legals /Acquisition		1.50%			
Fees						
	Planning			99,000		
	Professional		8.00%	9,905,398	10,004,398	
CONSTRUCTION						
	Build Cost		2,002	99,962,352		
	s106 / CIL / IT			18,000,000		
	Contingency		5.00%	4,998,118		
	Abnormals	%	0.00%	0		
		£		857,000	123,817,470	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	5,904,146		
	Legals	%	0.5%	984,024		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,888,171	**157,289,640**

Developers Profit			
Market Housing	% Value	17.50%	**28,439,775**
Affordable Housing	% Value	6.00%	**1,372,725**
First Homes	% Value	17.50%	**1,997,299**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	600		
No dwgs under 50	50	462	23,100
No dwgs over 50	550	138	75,900
		Total	99,000

Stamp duty calc - Residual		
Land payment		15,577,560
	Total	768,378

Stamp duty calc - Residual		
Land payment		14,166,667
	Total	697,833

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**18,000,000**

Post CIL s106	30,000	£/ Unit (all)	18,000,000
CIL	0	£/m2	0
		Total	**18,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.23
CO2 Plus	%	11.00%	171.41
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.24
Site Costs	Base	15.00%	260.89
	BNG	0.10%	1.74
			2,001.86

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	50																
Market Housing			0	13,542,750	27,085,500	27,085,500	27,085,500	27,085,500	27,085,500	13,542,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	1,008,802	2,017,604	2,017,604	2,017,604	2,017,604	2,017,604	1,008,802	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	565,320	1,130,640	1,130,640	1,130,640	1,130,640	1,130,640	565,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	332,440	664,880	664,880	664,880	664,880	664,880	332,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	951,095	1,902,190	1,902,190	1,902,190	1,902,190	1,902,190	951,095	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**16,400,407**	**32,800,814**	**32,800,814**	**32,800,814**	**32,800,814**	**32,800,814**	**16,400,407**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		768,378																							
Easements etc.		0																							
Legals Acquisition		233,663																							
Planning Fee		99,000																							
Professional		9,905,398																							
Build Cost - BCIS Base			0	8,330,196	16,660,392	16,660,392	16,660,392	16,660,392	16,660,392	8,330,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	416,510	833,020	833,020	833,020	833,020	833,020	416,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,417	142,833	142,833	142,833	142,833	142,833	71,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	492,012	984,024	984,024	984,024	984,024	984,024	492,012	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	82,002	164,004	164,004	164,004	164,004	164,004	82,002	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**11,006,439**	**0**	**10,892,137**	**21,784,273**	**21,784,273**	**21,784,273**	**21,784,273**	**21,784,273**	**10,892,137**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**15,577,560**																							
	Interest		1,993,800	2,143,335	1,890,965	1,206,547	470,797	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									28,439,775
Affordable for Rent																									1,372,725
First Homes																									1,997,299
	Cash Flow	-26,583,999	-1,993,800	3,364,935	9,125,575	9,809,994	10,545,743	11,016,540	11,016,540	5,508,270	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-31,809,799
	Opening Balance	0																							
	Closing Balance	-26,583,999	-28,577,799	-25,212,863	-16,087,288	-6,277,295	4,268,449	15,284,989	26,301,529	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	31,809,799	0

APP11a
Site 25

Site 25 **V Large 1200**

INCOME	Av Size	m2 Gross	Net	%	Number 1,200	Price £/m2	GDV £	GIA m2
Market Housing		90.3	90.03	65.00%	780	4,630	325,116,285	70,439
Affordable Overall				35%	420			
Affordable Rent		68.4	67.00	12.95%	155	2,315	24,103,317	10,637
Social Rent		68.4	67.00	10.50%	126	1,600	13,507,200	8,624
Shared Ownership		71.9	71.00	2.80%	34	3,241	7,731,730	2,416
First Homes		72.4	71.50	8.75%	105	3,037	22,799,292	7,599
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	40.000	ha		30	/ha		**393,257,823**	**99,714**
SITE AREA - Gross	66.667	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		27,128,102	678,203	406,922
Existing Use Value		1,666,667		25,000
Uplift	0%	0		0
Plus /ha	400,000	26,666,667		400,000
Benchmark Land Value		**28,333,333**		**425,000**

	£/m2
Additional Profit	-1,742,076 -25

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					27,128,102	
	Stamp Duty			1,345,905		
	Easements etc.			0		
	Legals /Acquisition		1.50%	406,922	1,752,827	
Fees						
	Planning			181,800		
	Professional		8.00%	19,792,083	19,973,883	
CONSTRUCTION						
	Build Cost		2,003	199,695,268		
	s106 / CIL / IT			36,000,000		
	Contingency		5.00%	9,984,763		
	Abnormals	%	0.00%	0		
		£		1,721,000	247,401,032	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	11,797,735		
	Legals	%	0.5%	1,966,289		
		£/unit	0	0		
	Misc.	%	0.0%	0	13,764,024	**310,019,866**

Developers Profit

Market Housing	% Value	17.50%	**56,895,350**
Affordable Housing	% Value	6.00%	**2,720,535**
First Homes	% Value	17.50%	**3,989,876**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	1,200		
No dwgs under 50	50	462	23,100
No dwgs over 50	1150	138	158,700
		Total	181,800

Stamp duty calc - Residual

Land payment		27,128,102
	Total	1,345,905

Stamp duty calc - Residual

Land payment		28,333,333
	Total	1,406,167

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**36,000,000**

Post CIL s106	30,000	£/ Unit (all)	36,000,000
CIL	0	£/m2	0
		Total	**36,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost /m2

				1,558.87
CO2 Plus	%	11.00%		171.48
	£/m2			0.00
Acc & Adpt	%	0.00%		0.00
	£/m2			9.50
Water	£/m2			0.10
Over Extra 1	%	0.00%		0.00
	£/m2			0.00
Over Extra 2	%	0.00%		0.00
	£/m2	0.00		0.00
Small Site	%	0.00%		0.00
				1,739.95
Site Costs	Base	15.00%		260.99
	BNG	0.10%		1.74
				2,002.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	150	150	150	150	150	150	150	50												
Market Housing			0	13,546,512	27,093,024	27,093,024	40,639,536	40,639,536	40,639,536	40,639,536	40,639,536	40,639,536	13,546,512	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	1,004,305	2,008,610	2,008,610	3,012,915	3,012,915	3,012,915	3,012,915	3,012,915	3,012,915	1,004,305	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	562,800	1,125,600	1,125,600	1,688,400	1,688,400	1,688,400	1,688,400	1,688,400	1,688,400	562,800	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	322,155	644,311	644,311	966,466	966,466	966,466	966,466	966,466	966,466	322,155	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	949,970	1,899,941	1,899,941	2,849,911	2,849,911	2,849,911	2,849,911	2,849,911	2,849,911	949,970	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**16,385,743**	**32,771,485**	**32,771,485**	**49,157,228**	**49,157,228**	**49,157,228**	**49,157,228**	**49,157,228**	**49,157,228**	**16,385,743**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,345,905																							
Easements etc.		0																							
Legals Acquisition		406,922																							
Planning Fee		181,800																							
Professional		19,792,083																							
Build Cost - BCIS Base			0	8,320,636	16,641,272	16,641,272	24,961,909	24,961,909	24,961,909	24,961,909	24,961,909	24,961,909	8,320,636	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	416,032	832,064	832,064	1,248,095	1,248,095	1,248,095	1,248,095	1,248,095	1,248,095	416,032	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,708	143,417	143,417	215,125	215,125	215,125	215,125	215,125	215,125	71,708	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	491,572	983,145	983,145	1,474,717	1,474,717	1,474,717	1,474,717	1,474,717	1,474,717	491,572	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	81,929	163,857	163,857	245,786	245,786	245,786	245,786	245,786	245,786	81,929	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**21,726,709**	**0**	**10,881,877**	**21,763,755**	**21,763,755**	**32,645,632**	**32,645,632**	**32,645,632**	**32,645,632**	**32,645,632**	**32,645,632**	**10,881,877**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**27,128,102**																							
	Interest		3,664,111	3,938,919	3,821,548	3,282,584	2,703,198	1,667,569	554,267	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									56,895,350
Affordable for Rent																									2,720,535
First Homes																									3,989,876
	Cash Flow	-48,854,811	-3,664,111	1,564,946	7,186,182	7,725,146	13,808,397	14,844,027	15,957,329	16,511,596	16,511,596	16,511,596	5,503,865	0	0	0	0	0	0	0	0	0	0	0	-63,605,761
	Opening Balance	0																							
	Closing Balance	-48,854,811	-52,518,922	-50,953,975	-43,767,793	-36,042,647	-22,234,249	-7,390,222	8,567,107	25,078,703	41,590,299	58,101,895	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	63,605,761	0

APP11a
Site 26

Site 26	Land East of Oxford Road, North Oxford

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					690	£/m2	£	m2
		Gross	Net					
Market Housing		90.4	90.08	50.00%	345	4,630	143,895,770	31,175
Affordable Overall				50%	345			
Affordable Rent		68.3	66.90	20.50%	141	2,315	21,905,774	9,668
Social Rent		68.3	66.90	17.00%	117	1,600	12,555,172	8,017
Shared Ownership		72.0	71.06	0.00%	0	3,241	0	0
First Homes		72.5	71.66	12.50%	86	3,032	18,743,309	6,255
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	23.000	ha		30	/ha		**197,100,025**	**55,115**
SITE AREA - Gross	48.000	ha		14	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,635,141	201,528	96,565
Existing Use Value		1,200,000		25,000
Uplift	0%	0		0
Plus /ha	400,000	19,200,000		400,000
Benchmark Land Value		**20,400,000**		**425,000**
		£/m2		
Additional Profit		-21,284,281		-683

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND						
	Land				4,635,141	
	Stamp Duty			221,257		
	Easements etc.			0		
	Legals /Acquisition		1.50%	69,527	290,784	
Fees						
	Planning			111,420		
	Professional		8.00%	11,125,929	11,237,349	
CONSTRUCTION						
	Build Cost		1,996	110,027,732		
	s106 / CIL / IT			0		
	Contingency		5.00%	5,501,387		
	Abnormals	%	0.00%	0		
		£		23,544,999	139,074,117	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	5,913,001		
	Legals	%	0.5%	985,500		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,898,501	**162,135,893**

Developers Profit			
Market Housing	% Value	17.50%	**25,181,760**
Affordable Housing	% Value	6.00%	**2,067,657**
First Homes	% Value	17.50%	**3,280,079**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	690		
No dwgs under 50	50	462	23,100
No dwgs over 50	640	138	88,320
		Total	111,420

Stamp duty calc - Residual		
Land payment		4,635,141
	Total	221,257

Stamp duty calc - Residual		
Land payment		20,400,000
	Total	1,009,500

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,553.90
CO2 Plus	%	11.00%	170.93
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,734.43
Site Costs	Base	15.00%	260.16
	BNG	0.10%	1.73
			1,996.33

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	100	40															
Market Housing			0	10,427,230	20,854,459	20,854,459	20,854,459	20,854,459	20,854,459	20,854,459	8,341,784	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	1,587,375	3,174,750	3,174,750	3,174,750	3,174,750	3,174,750	3,174,750	1,269,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	909,795	1,819,590	1,819,590	1,819,590	1,819,590	1,819,590	1,819,590	727,836	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	1,358,211	2,716,422	2,716,422	2,716,422	2,716,422	2,716,422	2,716,422	1,086,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**14,282,611**	**28,565,221**	**28,565,221**	**28,565,221**	**28,565,221**	**28,565,221**	**28,565,221**	**11,426,088**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		221,257																							
Easements etc.		0																							
Legals Acquisition		69,527																							
Planning Fee		111,420																							
Professional		11,125,929																							
Build Cost - BCIS Base			0	7,973,024	15,946,048	15,946,048	15,946,048	15,946,048	15,946,048	15,946,048	6,378,419	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	398,651	797,302	797,302	797,302	797,302	797,302	797,302	318,921	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	1,706,159	3,412,319	3,412,319	3,412,319	3,412,319	3,412,319	3,412,319	1,364,927	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	428,478	856,957	856,957	856,957	856,957	856,957	856,957	342,783	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	71,413	142,826	142,826	142,826	142,826	142,826	142,826	57,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**11,528,134**	**0**	**10,577,726**	**21,155,452**	**21,155,452**	**21,155,452**	**21,155,452**	**21,155,452**	**21,155,452**	**8,462,181**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**4,635,141**																							
	Interest		1,212,246	1,303,164	1,123,035	651,530	144,662	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									25,181,760
Affordable for Rent																									2,067,657
First Homes																									3,280,079
	Cash Flow	-16,163,275	-1,212,246	2,401,721	6,286,734	6,758,239	7,265,107	7,409,769	7,409,769	7,409,769	2,963,908	0	0	0	0	0	0	0	0	0	0	0	0	0	-30,529,496
	Opening Balance	0																							
	Closing Balance	-16,163,275	-17,375,521	-14,973,800	-8,687,066	-1,928,827	5,336,281	12,746,050	20,155,819	27,565,588	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	30,529,496	0

APP11a
Site 27

Site 27 — **Land West of Oxford Road, North Oxford**

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					670	£/m2	£	m2
		Gross	Net					
Market Housing		88.0	87.71	50.00%	335	4,630	136,043,290	29,475
Affordable Overall				50%	335			
Affordable Rent		66.7	65.30	20.50%	137	2,315	20,763,807	9,168
Social Rent		66.7	65.30	17.00%	114	1,600	11,900,660	7,602
Shared Ownership		68.4	67.44	0.00%	0	3,241	0	0
First Homes		70.1	69.29	12.50%	84	3,083	17,889,102	5,873
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	19.143	ha		35	/ha		**186,596,859**	**52,118**
SITE AREA - Gross	32.000	ha		21	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,461,179	76,330	45,662
Existing Use Value		800,000		25,000
Uplift	0%	0		0
Plus /ha	400,000	12,800,000		400,000
Benchmark Land Value		**13,600,000**		**425,000**
		£/m2		
Additional Profit		**-16,242,458**		**-551**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					1,461,179	
	Land			62,559		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	21,918	84,477	
Fees						
	Planning			108,660		
	Professional		8.00%	10,839,902	10,948,562	
CONSTRUCTION						
	Build Cost		1,976	102,999,084		
	s106 / CIL / IT			0		
	Contingency		5.00%	5,149,954		
	Abnormals	%	0.00%	0		
		£		27,349,734	135,498,772	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	5,597,906		
	Legals	%	0.5%	932,984		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,530,890	**154,523,879**

Developers Profit

Market Housing	% Value	17.50%	**23,807,576**
Affordable Housing	% Value	6.00%	**1,959,868**
First Homes	% Value	17.50%	**3,130,593**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	670		
No dwgs under 50	50	462	23,100
No dwgs over 50	620	138	85,560
		Total	108,660

Stamp duty calc - Residual

Land payment		1,461,179
	Total	62,559

Stamp duty calc - Residual

Land payment		13,600,000
	Total	669,500

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,532.85
CO2 Plus	%	11.00%	168.61
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,711.07
Site Costs	Base	15.00%	256.66
	BNG	0.50%	8.56
			1,976.28

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	100	20															
Market Housing			0	10,152,484	20,304,969	20,304,969	20,304,969	20,304,969	20,304,969	20,304,969	4,060,994	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	1,549,538	3,099,076	3,099,076	3,099,076	3,099,076	3,099,076	3,099,076	619,815	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	888,109	1,776,218	1,776,218	1,776,218	1,776,218	1,776,218	1,776,218	355,244	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	1,335,008	2,670,015	2,670,015	2,670,015	2,670,015	2,670,015	2,670,015	534,003	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**13,925,139**	**27,850,277**	**27,850,277**	**27,850,277**	**27,850,277**	**27,850,277**	**27,850,277**	**5,570,055**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		62,559																							
Easements etc.		0																							
Legals Acquisition		21,918																							
Planning Fee		108,660																							
Professional		10,839,902																							
Build Cost - BCIS Base			0	7,686,499	15,372,998	15,372,998	15,372,998	15,372,998	15,372,998	15,372,998	3,074,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	384,325	768,650	768,650	768,650	768,650	768,650	768,650	153,730	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	2,041,025	4,082,050	4,082,050	4,082,050	4,082,050	4,082,050	4,082,050	816,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	417,754	835,508	835,508	835,508	835,508	835,508	835,508	167,102	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	69,626	139,251	139,251	139,251	139,251	139,251	139,251	27,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**11,033,038**	**0**	**10,599,229**	**21,198,457**	**21,198,457**	**21,198,457**	**21,198,457**	**21,198,457**	**21,198,457**	**4,239,691**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,461,179**																							
	Interest		937,066	1,007,346	833,454	397,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									23,807,576
Affordable for Rent																									1,959,868
First Homes																									3,130,593
	Cash Flow	-12,494,217	-937,066	2,318,564	5,818,366	6,254,744	6,651,820	6,651,820	6,651,820	6,651,820	1,330,364	0	0	0	0	0	0	0	0	0	0	0	0	0	-28,898,037
	Opening Balance	0																							
	Closing Balance	-12,494,217	-13,431,283	-11,112,719	-5,294,353	960,391	7,612,211	14,264,032	20,915,852	27,567,672	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	28,898,037	0

APP11b
Cover

Cherwell CIL Viability Update (February 2024)

South and East, (30% Affordable Housing)

26/03/2024
12:16

Green 300

1

UNITS	**300**	Aff - rentec	67%	% of Aff	59.994	60
Affordable	30%	90 Shared Ow	8%		7.51	7
		First Home	25%	% of Aff	22.5	23
					90	90

Modelling		Area ha	
Density	35 units/ha	Total	12.249
Net:Gross	70%	Gross	12.245 ha
		Net	8.571 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	210		Rounded	m2	m2	Circulation	60		Rounded	m2	7		Rounded	m2	23		Rounded	m2
Terrace	2	73	0.0%	18%	37.80	38	2,774	70	0.0%	17%	10.20	10	700	23%	1.61	2	140	23%	5.29	5	350
Terrace	3	86	0.0%	18%	37.80	38	3,268	84	0.0%	13%	7.80	8	672	18%	1.26	1	84	18%	4.14	4	336
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	7.80	8	776	7%	0.49	0	0	7%	1.61	2	194
Semi	2	81	0.0%	20%	42.00	42	3,402	79	0.0%	10%	6.00	6	474	20%	1.40	1	79	20%	4.60	5	395
Semi	3	98	0.0%	20%	42.00	42	4,116	93	0.0%	10%	6.00	6	558	10%	0.70	1	93	10%	2.30	2	186
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	21.00	21	2,730	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	14.70	15	2,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	14.70	14	616	39	10.0%	37%	22.20	22	944	22%	1.54	2	86	22%	5.06	5	215
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**210.00**	210	**19,006**			**100%**	**60.00**	60	**4,124**	**100%**	**7.00**	7	**482**	**100%**	**23.00**	23	**1,676**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	3,964	5,866,720
Terrace	3			1,480	1,480	4,360	6,452,800
Terrace	4			1,480	1,480	970	1,435,600
Semi	2			1,525	1,525	4,350	6,633,750
Semi	3			1,525	1,525	4,953	7,553,325
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	2,730	4,692,870
Det	5			1,719	1,719	2,100	3,609,900
Flat to5	1			1,705	1,705	1,860	3,171,471
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						25,287	39,416,436
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	55	1.85	102
Terrace	3	51	2.88	147
Terrace	4	10	3.96	40
Semi	2	54	1.85	100
Semi	3	51	2.88	147
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	21	3.96	83
Det	5	15	3.96	59
Flat to5	1	43	1.28	55
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**733**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
5.020	**ha**

Open Space Required	3.678
Gross - Net	3.673
Shortfall / Surplus	-0.004

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	210	19,006	90.50	18,950
Aff - rented	60	4,124	68.73	4,038
Shared Ownership	7	482	68.83	474
First Homes	23	1,676	72.85	1,656
	300	**25,287**		**25,118**

Green 150

2

UNITS	**150**	Aff - rentec	67%	% of Aff	29.997	30
Affordable	30%	45 Shared Ow	8%		3.75	4
		First Home	25%	% of Aff	11.25	11
					45	45

Modelling		Area ha	
Density	35 units/ha	Total	5.990
Net:Gross	70%	Gross	6.122 ha
		Net	4.286 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	30		Rounded	m2	4		Rounded	m2	11		Rounded	m2
Terrace	2	73	0.0%	18%	18.90	19	1,387	70	0.0%	17%	5.10	5	350	23%	0.92	1	70	23%	2.53	3	210
Terrace	3	86	0.0%	18%	18.90	19	1,634	84	0.0%	13%	3.90	4	336	18%	0.72	1	84	18%	1.98	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	3.90	4	388	7%	0.28	0	0	7%	0.77	1	97
Semi	2	81	0.0%	20%	21.00	21	1,701	79	0.0%	10%	3.00	3	237	20%	0.80	1	79	20%	2.20	2	158
Semi	3	98	0.0%	20%	21.00	21	2,058	93	0.0%	10%	3.00	3	279	10%	0.40	0	0	10%	1.10	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	10.50	11	1,430	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	7.35	7	980	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	7.35	7	308	39	10.0%	37%	11.10	11	472	22%	0.88	1	43	22%	2.42	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**105.00**	**105**	**9,498**			**100%**	**30.00**	**30**	**2,062**	**100%**	**4.00**	**4**	**276**	**100%**	**11.00**	**11**	**812**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	2,017	2,985,160
Terrace	3			1,480	1,480	2,222	3,288,560
Terrace	4			1,480	1,480	485	717,800
Semi	2			1,525	1,525	2,175	3,316,875
Semi	3			1,525	1,525	2,430	3,705,750
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	1,430	2,458,170
Det	5			1,719	1,719	980	1,684,620
Flat to5	1			1,705	1,705	909	1,549,163
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						12,648	19,706,098
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	28	1.85	52
Terrace	3	26	2.88	75
Terrace	4	5	3.96	20
Semi	2	27	1.85	50
Semi	3	25	2.88	72
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	11	3.96	44
Det	5	7	3.96	28
Flat to5	1	21	1.28	27
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**367**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.705
Gross - Net	1.837
Shortfall / Surplus	0.132

Summary

		Construction		Sale
	Units	m2	Average	m2
Market Housing	105	9,498	90.46	9,470
Aff - rented	30	2,062	68.73	2,019
Shared Ownership	4	276	68.98	272
First Homes	11	812	73.80	804
	150	**12,648**		**12,565**

Green 100

3	UNITS		**100**		Aff - rentec	67%	% of Aff	19.998	20	Modelling			Area ha			Characteristics						
	Affordable		30%	30	Shared Ow	8%		2.50	3	Density	35	units/ha	Total	3.998		Sub Area	South & East						
					First Home	25%	% of Aff	7.5	7	Net:Gross	70%		Gross	4.082	ha	Green Brov	Green						
								30	30				Net	2.857	ha	Use	Agricultural						

				Market					Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	20		Rounded	m2	3		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	12.60	13	949	70	0.0%	17%	3.40	3	210	23%	0.69	1	70	23%	1.61	2	140
Terrace	3	86	0.0%	18%	12.60	13	1,118	84	0.0%	13%	2.60	3	252	18%	0.54	1	84	18%	1.26	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.60	3	291	7%	0.21	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	14.00	14	1,134	79	0.0%	10%	2.00	2	158	20%	0.60	1	79	20%	1.40	1	79
Semi	3	98	0.0%	20%	14.00	14	1,372	93	0.0%	10%	2.00	2	186	10%	0.30	0	0	10%	0.70	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	7.00	7	910	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.90	5	700	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.90	4	176	39	10.0%	37%	7.40	7	300	22%	0.66	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**70.00**	**70**	**6,359**			**100%**	**20.00**	**20**	**1,397**	**100%**	**3.00**	**3**	**233**	**100%**	**7.00**	**7**	**482**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,369	2,026,120
Terrace	3			1,480	1,480	1,538	2,276,240
Terrace	4			1,480	1,480	291	430,680
Semi	2			1,525	1,525	1,450	2,211,250
Semi	3			1,525	1,525	1,651	2,517,775
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	910	1,564,290
Det	5			1,719	1,719	700	1,203,300
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						8,471	13,188,036
							1,557 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	19	1.85	35
Terrace	3	18	2.88	52
Terrace	4	3	3.96	12
Semi	2	18	1.85	33
Semi	3	17	2.88	49
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	7	3.96	28
Det	5	5	3.96	20
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**245**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.141
Gross - Net	1.224
Shortfall / Surplus	0.084

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		70	6,359	90.84	6,343
Aff - rented		20	1,397	69.87	1,370
Shared Ownership		3	233	77.67	233
First Homes		7	482	68.83	474
		100	**8,471**		**8,420**

Green 60

4

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988 → 12
Affordable	30%	18 Shared Ow	8%		1.50 → 2
		First Home	25%	% of Aff	4.5 → 4
					18 → 18

Modelling		Area ha	
Density	35 units/ha	Total	2.228
Net:Gross	70%	Gross	2.449 ha
		Net	1.714 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	17%	2.04	2	140	23%	0.46	2	140	23%	0.92	1	70
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	13%	1.56	2	168	18%	0.36	0	0	18%	0.72	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.14	0	0	7%	0.28	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	10%	1.20	1	79	20%	0.40	0	0	20%	0.80	1	79
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%	10%	1.20	1	93	10%	0.20	0	0	10%	0.40	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	4.20	4	520	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.44	0	0	22%	0.88	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,776**			**100%**	**12.00**	**12**	**846**	**100%**	**2.00**	**2**	**140**	**100%**	**4.00**	**4**	**276**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	934	1,382,320
Terrace	3			1,480	1,480	940	1,391,200
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	806	1,229,150
Semi	3			1,525	1,525	877	1,337,425
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	520	893,880
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,038	7,833,858
							1,555 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	13	1.85	24
Terrace	3	11	2.88	32
Terrace	4	2	3.96	8
Semi	2	10	1.85	19
Semi	3	9	2.88	26
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	4	3.96	16
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.514
Gross - Net	0.735
Shortfall / Surplus	0.221

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,776	89.90	3,764
Aff - rented		12	846	70.47	830
Shared Ownership		2	140	70.00	140
First Homes		4	276	68.98	272
		60	**5,038**		**5,006**

Green 30

5	UNITS		**30**		Aff - rentec	67%	% of Aff	5.9994	6	Modelling			Area ha			Characteristics						
	Affordable		30%	9	Shared Ow	8%		0.75	1	Density	35	units/ha	Total	1.114		Sub Area	South & East						
					First Home	25%	% of Aff	2.25	2	Net:Gross	70%		Gross	1.224	ha	Green Brov	Green						
								9	9				Net	0.857	ha	Use	Agricultural						

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	18%	3.78	5	365	70	0.0%	17%	1.02	1	70	23%	0.23	1	70	23%	0.46	2	140
Terrace	3	86	0.0%	18%	3.78	4	344	84	0.0%	13%	0.78	1	84	18%	0.18	0	0	18%	0.36	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.78	1	97	7%	0.07	0	0	7%	0.14	0	0
Semi	2	81	0.0%	20%	4.20	4	324	79	0.0%	10%	0.60	1	79	20%	0.20	0	0	20%	0.40	0	0
Semi	3	98	0.0%	20%	4.20	4	392	93	0.0%	10%	0.60	1	93	10%	0.10	0	0	10%	0.20	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	2.10	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	1.47	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	1.47	1	44	39	10.0%	37%	2.22	1	43	22%	0.22	0	0	22%	0.44	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,869**			**100%**	**6.00**	**6**	**466**	**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**140**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	645	954,600
Terrace	3			1,480	1,480	428	633,440
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	403	614,575
Semi	3			1,525	1,525	485	739,625
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	87	148,165
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,545	3,921,565
							1,541 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	9	1.85	17
Terrace	3	5	2.88	14
Terrace	4	1	3.96	4
Semi	2	5	1.85	9
Semi	3	5	2.88	14
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	2	1.28	3
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**73**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.257
Gross - Net	0.367
Shortfall / Surplus	0.110

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,869	89.00	1,865
Aff - rented		6	466	77.65	462
Shared Ownership		1	70	70.00	70
First Homes		2	140	70.00	140
		30	**2,545**		**2,537**

Green 15

6

UNITS	**15**	Aff - rentec	67%	% of Aff	2.9997	3
Affordable	30%	4.5 Shared Ow	8%		0.38	0
		First Home	25%	% of Aff	1.125	1
					4.5	4

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	0.561	
Gross	0.612	ha
Net	0.429	ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.5		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	17%	0.51	2	140	23%	0.00	0	0	23%	0.23	1	70
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	13%	0.39	0	0	18%	0.00	0	0	18%	0.18	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.39	0	0	7%	0.00	0	0	7%	0.07	0	0
Semi	2	81	0.0%	40%	4.20	4	324	79	0.0%	10%	0.30	0	0	20%	0.00	0	0	20%	0.20	0	0
Semi	3	98	0.0%	40%	4.20	4	392	93	0.0%	10%	0.30	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	15%	1.58	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	0.53	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	37%	1.11	1	43	22%	0.00	0	0	22%	0.22	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.50**	**11**	**1,116**			**100%**	**3.00**	**3**	**183**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	210	310,800
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	324	494,100
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,369	2,163,445
							1,580 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	1.85	6
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	4	1.85	7
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**38**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.132
Gross - Net	0.184
Shortfall / Surplus	0.051

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	11	1,116	101.45	1,116
Aff - rented	3	183	60.97	179
Shared Ownership	0	0	70.00	0
First Homes	1	70	70.00	70
	15	**1,369**		**1,365**

Green 9

7

UNITS	9	Aff - rentec	67%	% of Aff	0	0
Affordable	0%	0 Shared Ow	8%		0.00	0
		First Home	25%	% of Aff	0	0
					0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.300
Net:Gross	100%	Gross	0.300 ha
		Net	0.300 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	2	81	0.0%	30%	2.70	2	162	79	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	40%	3.60	4	392	93	0.0%	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	30%	2.70	3	390	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	9	**944**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	390	670,410
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						944	1,515,260
							1,605 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	2	1.85	4
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	3	3.96	12
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**27**

ha per 1,000	
0.000	General Green Space
0.000	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
0.000	**ha**

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

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	9	944	104.89	944
Aff - rented	0	0	104.89	0
Shared Ownership	0	0	104.89	0
First Homes	0	0	104.89	0
	9	**944**		**944**

Brown 90

8	UNITS		**90**		Aff - rentec	67%	% of Aff	17.9982	18	Modelling			Area ha			Characteristics						
	Affordable		30%	27	Shared Ow	8%		2.25	2	Density	45	units/ha	Total	2.000		Sub Area	South & East						
					First Home	25%	% of Aff	6.75	7	Net:Gross	100%		Gross	2.000	ha	Green Brov	Brown						
								27	27				Net	2.000	ha	Use	PDL						

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	63		Rounded	m2	m2	Circulation	18		Rounded	m2	2		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	11.34	12	876	70	0.0%	27%	4.86	5	350	43%	0.86	1	70	43%	3.01	3	210
Terrace	3	86	0.0%	18%	11.34	11	946	84	0.0%	23%	4.14	4	336	28%	0.56	1	84	28%	1.96	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.34	2	194	7%	0.14	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	12.60	13	1,053	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.60	13	1,274	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	6.30	6	636	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.41	4	560	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.41	4	176	39	10.0%	37%	6.66	7	300	22%	0.44	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**63.00**	63	**5,521**			**100%**	**18.00**	18	**1,180**	**100%**	**2.00**	2	**154**	**100%**	**7.00**	7	**464**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,506	2,228,880
Terrace	3			1,480	1,480	1,534	2,270,320
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	1,053	1,605,825
Semi	3			1,525	1,525	1,274	1,942,850
Semi	4			1,525	1,525	636	969,900
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	560	962,640
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						7,319	11,225,916
							1,534 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	21	1.85	39
Terrace	3	18	2.88	52
Terrace	4	2	3.96	8
Semi	2	13	1.85	24
Semi	3	13	2.88	37
Semi	4	6	3.96	24
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	4	3.96	16
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**216**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	1.086
Gross - Net	0.000
Shortfall / Surplus	-1.086

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		63	5,521	87.63	5,505
Aff - rented		18	1,180	65.57	1,153
Shared Ownership		2	154	77.00	154
First Homes		7	464	66.26	456
		90	**7,319**		**7,268**

Brown 60

9

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	8%		1.50	1
		First Home	25%	% of Aff	4.5	5
					18	18

Modelling			
Density	45	units/ha	
Net:Gross	100%		

Area ha		
Total	1.333	
Gross	1.333	ha
Net	1.333	ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	1		Rounded	m2	5		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	27%	3.24	3	210	43%	0.43	1	70	43%	2.15	3	210
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	23%	2.76	3	252	28%	0.28	0	0	28%	1.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.07	0	0	7%	0.35	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.22	0	0	22%	1.10	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,680**			**100%**	**12.00**	**12**	**828**	**100%**	**1.00**	**1**	**70**	**100%**	**5.00**	**5**	**337**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,074	1,589,520
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	648	988,200
Semi	3			1,525	1,525	784	1,195,600
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,915	7,535,323
							1,533 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	15	1.85	28
Terrace	3	12	2.88	35
Terrace	4	2	3.96	8
Semi	2	8	1.85	15
Semi	3	8	2.88	23
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	0.733
Gross - Net	0.000
Shortfall / Surplus	-0.733

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,680	87.62	3,668
Aff - rented		12	828	68.97	812
Shared Ownership		1	70	70.00	70
First Homes		5	337	67.38	333
		60	**4,915**		**4,883**

Brown 60 Flats								Rounded	Modelling			Area ha		Characteristics	
10	UNITS	60		Aff - rentec	67%	% of Aff	11.9988	12	Density	100	units/ha	Total	0.600	Sub Area	South & East
	Affordable	30%	18	Shared Ow	8%		1.50	2	Net:Gross	100%		Gross	0.600 ha	Green Brov	Brown
				First Home	25%	% of Aff	4.5	4				Net	0.600 ha	Use	PDL
							18	18							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	4.20	4	176	39	10.0%	30%	3.60	4	172	30%	0.60	1	43	30%	1.20	1	43
Flat to5	2	65	10.0%	40%	16.80	17	1,216	61	10.0%	35%	4.20	4	268	35%	0.70	1	67	35%	1.40	2	134
Flat to5	3	80	10.0%	50%	21.00	21	1,848	74	10.0%	35%	4.20	4	326	35%	0.70	0	0	35%	1.40	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	42.00	42	3,240			100%	12.00	12	766	100%	2.00	2	110	100%	4.00	4	259

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	433	738,947
Flat to5	2			1,705	1,705	1,685	2,873,266
Flat to5	3			1,705	1,705	2,255	3,844,775
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,374	7,456,988
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	10	1.28	13
Flat to5	2	24	1.85	44
Flat to5	3	26	2.88	75
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**132**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.465
Gross - Net	0.000
Shortfall / Surplus	-0.465

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,240	77.13	2,945
Aff - rented		12	766	63.80	696
Shared Ownership		2	110	55.00	100
First Homes		4	259	64.63	235
		60	**4,374**		**3,976**

Brown 30

11

UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994	6
Affordable	30%	9 Shared Ow	8%		0.75	1
		First Home	25%	% of Aff	2.25	2
					9	9

Modelling		Area ha	
Density	45 units/ha	Total	0.667
Net:Gross	100%	Gross	0.667 ha
		Net	0.667 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	15%	3.15	3	219	70	0.0%	20%	1.20	1	70	40%	0.40	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	25%	5.25	6	516	84	0.0%	35%	2.10	2	168	40%	0.40	1	84	40%	0.80	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0
Semi	2	81	0.0%	10%	2.10	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	25%	5.25	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.05	1	44	39	10.0%	25%	1.50	2	86	10%	0.10	0	0	10%	0.20	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.60	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,855**			**100%**	**6.00**	**6**	**421**	**100%**	**1.00**	**1**	**84**	**100%**	**2.00**	**2**	**154**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	359	531,320
Terrace	3			1,480	1,480	852	1,260,960
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	490	747,250
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	130	221,309
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,514	3,798,049
							1,511 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	5	1.85	9
Terrace	3	10	2.88	29
Terrace	4	1	3.96	4
Semi	2	2	1.85	4
Semi	3	5	2.88	14
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	3	1.28	4
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**80**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.281
Gross - Net	0.000
Shortfall / Surplus	-0.281

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,855	88.33	1,851
Aff - rented		6	421	70.13	413
Shared Ownership		1	84	84.00	84
First Homes		2	154	77.00	154
		30	**2,514**		**2,502**

Brown 30 Flats

12	UNITS	**30**		Aff - rentec	67%	% of Aff	5.9994	6	Modelling			Area ha			Characteristics								
	Affordable	30%	9	Shared Ow	8%		0.75	1	Density	75	units/ha	Total	0.400		Sub Area	South & East							
				First Home	25%	% of Aff	2.25	2	Net:Gross	100%		Gross	0.400	ha	Green Brov	Brown							
							9	9				Net	0.400	ha	Use	PDL							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2		m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	2.10	2	88		39	10.0%	30%	1.80	2	86	30%	0.30	0	0	30%	0.60	0	0
Flat to5	2	65	10.0%	40%	8.40	8	572		61	10.0%	35%	2.10	2	134	35%	0.35	1	67	35%	0.70	1	67
Flat to5	3	80	10.0%	50%	10.50	11	968		74	10.0%	35%	2.10	2	163	35%	0.35	0	0	35%	0.70	1	81
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,628**				**100%**	**6.00**	**6**	**383**	**100%**	**1.00**	**1**	**67**	**100%**	**2.00**	**2**	**149**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	174	296,329
Flat to5	2			1,705	1,705	840	1,432,882
Flat to5	3			1,705	1,705	1,212	2,066,801
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,226	3,796,012
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	4	1.28	5
Flat to5	2	12	1.85	22
Flat to5	3	14	2.88	40
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**68**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.238
Gross - Net	0.000
Shortfall / Surplus	-0.238

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,628	77.52	1,480
Aff - rented		6	383	63.80	348
Shared Ownership		1	67	67.10	61
First Homes		2	149	74.25	135
		30	**2,226**		**2,024**

Brown 18

13

UNITS	**18**	Aff - rentec	67%	% of Aff	3.59964	4
Affordable	30%	5.4 Shared Ow	8%		0.45	1
		First Home	25%	% of Aff	1.35	1
					5.4	6

Modelling		Area ha	
Density	45 units/ha	Total	0.400
Net:Gross	100%	Gross	0.400 ha
		Net	0.400 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12.6		Rounded	m2	m2	Circulation	4		Rounded	m2	1		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	15%	1.89	1	73	70	0.0%	20%	0.80	1	70	40%	0.40	0	0	40%	0.40	0	0
Terrace	3	86	0.0%	25%	3.15	3	258	84	0.0%	35%	1.40	2	168	40%	0.40	1	84	40%	0.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	0.10	0	0	10%	0.10	0	0
Semi	2	81	0.0%	10%	1.26	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	3.78	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	2.52	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	1.00	1	43	10%	0.10	0	0	10%	0.10	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.60**	**12**	**1,122**			**100%**	**4.00**	**4**	**281**	**100%**	**1.00**	**1**	**84**	**100%**	**1.00**	**1**	**84**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	143	211,640
Terrace	3			1,480	1,480	594	879,120
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	81	123,525
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	318	484,950
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,571	2,370,180
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	1.85	4
Terrace	3	7	2.88	20
Terrace	4	0	3.96	0
Semi	2	1	1.85	2
Semi	3	4	2.88	12
Semi	4	3	3.96	12
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**50**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.177
Gross - Net	0.000
Shortfall / Surplus	-0.177

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		12	1,122	93.50	1,122
Aff - rented		4	281	70.23	277
Shared Ownership		1	84	84.00	84
First Homes		1	84	84.00	84
		18	**1,571**		**1,567**

Brown 6

14

UNITS	6	Aff - rentec	67%	% of Aff	0	0
Affordable	0%	0 Shared Ow	8%		0.00	0
		First Home	25%	% of Aff	0	0
					0	0

Modelling		Area ha	
Density	45 units/ha	Total	0.133
Net:Gross	100%	Gross	0.133 ha
		Net	0.133 ha

Characteristics	
Sub Area	South & East
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	50%	3.00	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	50%	3.00	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	6	**537**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	243	370,575
Semi	3			1,525	1,525	294	448,350
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						537	818,925
							1,525 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	3	1.85	6
Semi	3	3	2.88	9
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**14**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.050
Gross - Net	0.000
Shortfall / Surplus	-0.050

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	6	537	89.50	537
Aff - rented	0	0	89.50	0
Shared Ownership	0	0	89.50	0
First Homes	0	0	89.50	0
	6	**537**		**537**

Build to Rent Flats

15	UNITS	60		Aff - rentec	100%	% of Aff	18	18	Modelling			Area ha			Characteristics								
	Affordable	30%	18	Shared Ow	0%		0.00	0	Density	100	units/ha	Total	0.600		Sub Area	South & East							
				First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.600	ha	Green Brov	Brown							
							18	18				Net	0.600	ha	Use	PDL							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	20%	8.40	8	352	39	10.0%	20%	3.60	4	172	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	10.0%	60%	25.20	26	1,859	61	10.0%	60%	10.80	11	738	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	20%	8.40	8	704	74	10.0%	20%	3.60	3	244	20%	0.00	0	0	20%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**2,915**			**100%**	**18.00**	**18**	**1,154**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	524	892,738
Flat to5	2			1,705	1,705	2,597	4,428,056
Flat to5	3			1,705	1,705	948	1,616,681
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,069	6,937,475
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	12	1.28	15
Flat to5	2	37	1.85	68
Flat to5	3	11	2.88	32
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**115**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.407
Gross - Net	0.000
Shortfall / Surplus	-0.407

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	2,915	69.40	2,650
Aff - rented		18	1,154	64.11	1,049
Shared Ownership		0	0	64.11	0
First Homes		0	0	64.11	0
		60	**4,069**		**3,699**

Build to Rent Houses

16 UNITS **60**
Affordable 30%
18 Aff - rentec 100% % of Aff
Shared Ow 0%
First Home 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 2.274
Gross 2.449 ha
Net 1.714 ha

Characteristics
Sub Area South & East
Green Brov Green
Use Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%	20%	8.40	8	584	70	0.0%	20%	3.60	4	280	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%	20%	8.40	8	688	84	0.0%	20%	3.60	4	336	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	20%	3.60	4	316	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	20%	8.40	10	980	93	0.0%	20%	3.60	4	372	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%	20%	8.40	8	848	106	0.0%	20%	3.60	2	212	20%	0.00	0	0	20%	0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,748**			**100%**	**18.00**	**18**	**1,516**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	864	1,278,720
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	964	1,470,100
Semi	3			1,525	1,525	1,352	2,061,800
Semi	4			1,525	1,525	1,060	1,616,500
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,264	7,942,640
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	12	1.85	22
Terrace	3	12	2.88	35
Terrace	4	0	3.96	0
Semi	2	12	1.85	22
Semi	3	14	2.88	40
Semi	4	10	3.96	40
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**159**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.559
Gross - Net	0.735
Shortfall / Surplus	0.175

Summary

		Units	Construction m2	Construction Average	Sale m2
Market Housing		42	3,748	89.24	3,748
Aff - rented		18	1,516	84.22	1,516
Shared Ownership		0	0	84.22	0
First Homes		0	0	84.22	0
		60	**5,264**		**5,264**

Sheltered Green

17

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	33%		6.00	6
		First Home	0%	% of Aff	0	0
					18	18

Modelling			
Density	120	units/ha	
Net:Gross	100%		

Area ha		
Total	0.500	
Gross	0.500	ha
Net	0.500	ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

Sheltered Brown

18	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	South & East					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown					
								18	18				Net	0.500	ha	Use	PDL					

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

Extracare Green

19	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	South & East					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Green					
								18	18				Net	0.500	ha	Use	Agricultural					

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

Extracare Brown

20	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics								
	Affordable	30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	South & East							
				First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown							
							18	18				Net	0.500	ha	Use	PDL							

				Market					Affordable for Rent					Shared Ownership					First Homes				
	Beds	m2	Circulation	42		Rounded	m2		m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0		70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0		84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0		97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0		79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0		93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0		106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0		102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0		115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0		119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437		65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600		80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0		74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0		39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0		61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0		74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**				**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

V Large 600

24

UNITS	**600**	Aff - rentec	67%	% of Aff	119.988	120
Affordable	30%	180 Shared Ow	8%		15.01	15
		First Home	25%	% of Aff	45	45
					180	180

Modelling		Area ha	
Density	30 units/ha	Total	33.333
Net:Gross	60%	Gross	33.333 ha
		Net	20.000 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	420		Rounded	m2	m2	Circulation	120		Rounded	m2	15		Rounded	m2	45		Rounded	m2
Terrace	2	73	0.0%	18%	75.60	76	5,548	70	0.0%	17%	20.40	20	1,400	23%	3.45	3	210	23%	10.35	10	700
Terrace	3	86	0.0%	18%	75.60	76	6,536	84	0.0%	13%	15.60	16	1,344	18%	2.70	3	252	18%	8.10	8	672
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	15.60	16	1,552	7%	1.05	1	97	7%	3.15	3	291
Semi	2	81	0.0%	20%	84.00	84	6,804	79	0.0%	10%	12.00	12	948	20%	3.00	3	237	20%	9.00	9	711
Semi	3	98	0.0%	20%	84.00	84	8,232	93	0.0%	10%	12.00	12	1,116	10%	1.50	2	186	10%	4.50	5	465
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	42.00	42	5,460	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	29.40	29	4,060	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	29.40	29	1,276	39	10.0%	37%	44.40	44	1,888	22%	3.30	3	129	22%	9.90	10	429
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**420.00**	**420**	**37,916**			**100%**	**120.00**	**120**	**8,248**	**100%**	**15.00**	**15**	**1,111**	**100%**	**45.00**	**45**	**3,268**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	7,858	11,629,840
Terrace	3			1,480	1,480	8,804	13,029,920
Terrace	4			1,480	1,480	1,940	2,871,200
Semi	2			1,525	1,525	8,700	13,267,500
Semi	3			1,525	1,525	9,999	15,248,475
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	5,460	9,385,740
Det	5			1,719	1,719	4,060	6,979,140
Flat to5	1			1,705	1,705	3,721	6,344,817
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						50,542	78,756,632
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	109	1.85	202
Terrace	3	103	2.88	297
Terrace	4	20	3.96	79
Semi	2	108	1.85	200
Semi	3	103	2.88	297
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	42	3.96	166
Det	5	29	3.96	115
Flat to5	1	86	1.28	110
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,465**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	7.355
Gross - Net	13.333
Shortfall / Surplus	5.978

Summary		Construction			Sale
		Units	m2	Average	m2
Market Housing		420	37,916	90.28	37,800
Aff - rented		120	8,248	68.73	8,076
Shared Ownership		15	1,111	74.05	1,099
First Homes		45	3,268	72.62	3,229
		600	**50,542**		**50,204**

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V Large 1200									Rounded
25	UNITS	**1200**	Aff - rentec	67%	% of Aff	239.976	240		
	Affordable	30%	360 Shared Ow	8%		30.02	30		
			First Home	25%	% of Aff	90	90		
						360	360		

Modelling		Area ha	
Density	30 units/ha	Total	66.667
Net:Gross	60%	Gross	66.667 ha
		Net	40.000 ha

Characteristics	
Sub Area	South & East
Green Brov	Green
Use	Agricultural

	Beds	m2	Circulation	Market 840		Rounded	m2	m2	Circulation	Affordable for Rent 240		Rounded	m2	Shared Ownership 30		Rounded	m2	First Homes 90		Rounded	m2
Terrace	2	73	0.0%	18%	151.20	151	11,023	70	0.0%	17%	40.80	41	2,870	23%	6.90	7	490	23%	20.70	21	1,470
Terrace	3	86	0.0%	18%	151.20	151	12,986	84	0.0%	13%	31.20	31	2,604	18%	5.40	5	420	18%	16.20	16	1,344
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	31.20	31	3,007	7%	2.10	2	194	7%	6.30	6	582
Semi	2	81	0.0%	20%	168.00	168	13,608	79	0.0%	10%	24.00	24	1,896	20%	6.00	6	474	20%	18.00	18	1,422
Semi	3	98	0.0%	20%	168.00	168	16,464	93	0.0%	10%	24.00	24	2,232	10%	3.00	3	279	10%	9.00	9	837
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	84.00	84	10,920	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	58.80	59	8,260	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	58.80	59	2,596	39	10.0%	37%	88.80	89	3,818	22%	6.60	7	300	22%	19.80	20	858
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**840.00**	**840**	**75,857**			**100%**	**240.00**	**240**	**16,427**	**100%**	**30.00**	**30**	**2,157**	**100%**	**90.00**	**90**	**6,513**

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	15,853	23,462,440
Terrace	3			1,480	1,480	17,354	25,683,920
Terrace	4			1,480	1,480	3,783	5,598,840
Semi	2			1,525	1,525	17,400	26,535,000
Semi	3			1,525	1,525	19,812	30,213,300
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	10,920	18,771,480
Det	5			1,719	1,719	8,260	14,198,940
Flat to5	1			1,705	1,705	7,572	12,910,942
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						100,954	157,374,862
							1,559 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	220	1.85	407
Terrace	3	203	2.88	585
Terrace	4	39	3.96	154
Semi	2	216	1.85	400
Semi	3	204	2.88	588
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	84	3.96	333
Det	5	59	3.96	234
Flat to5	1	175	1.28	224
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**2,923**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	14.676
Gross - Net	26.667
Shortfall / Surplus	11.991

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		840	75,857	90.31	75,621
Aff - rented		240	16,427	68.45	16,080
Shared Ownership		30	2,157	71.91	2,130
First Homes		90	6,513	72.37	6,435
		1,200	**100,954**		**100,266**

North West Bicester Phase 2

29	UNITS	1200	Aff - rentec	67%	% of Aff	239.976	240			
	Affordable	30%	360 Shared Ow	8%		30.02	30			
			First Home	25%	% of Aff	90	90			
						360	360			

(Rounded column heading above: Rounded)

Modelling			Area ha			Characteristics	
Density	30	units/ha	Total	122.700		Sub Area	Bicester
Net:Gross	70%		Gross	57.143	ha	Green Brov	Green
			Net	40.000	ha	Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	840		Rounded	m2	m2	Circulation	240		Rounded	m2	30		Rounded	m2	90		Rounded	m2
Terrace	2	73	0.0%	18%	151.20	151	11,023	70	0.0%	17%	40.80	41	2,870	23%	6.90	7	490	23%	20.70	21	1,470
Terrace	3	86	0.0%	18%	151.20	151	12,986	84	0.0%	13%	31.20	31	2,604	18%	5.40	5	420	18%	16.20	16	1,344
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	31.20	31	3,007	7%	2.10	2	194	7%	6.30	6	582
Semi	2	81	0.0%	20%	168.00	168	13,608	79	0.0%	10%	24.00	24	1,896	20%	6.00	6	474	20%	18.00	18	1,422
Semi	3	98	0.0%	20%	168.00	168	16,464	93	0.0%	10%	24.00	24	2,232	10%	3.00	3	279	10%	9.00	9	837
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	84.00	84	10,920	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	58.80	59	8,260	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	58.80	59	2,596	39	10.0%	37%	88.80	89	3,818	22%	6.60	7	300	22%	19.80	20	858
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	840.00	840	75,857			100%	240.00	240	16,427	100%	30.00	30	2,157	100%	90.00	90	6,513

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	15,853	23,462,440
Terrace	3			1,480	1,480	17,354	25,683,920
Terrace	4			1,480	1,480	3,783	5,598,840
Semi	2			1,525	1,525	17,400	26,535,000
Semi	3			1,525	1,525	19,812	30,213,300
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	10,920	18,771,480
Det	5			1,719	1,719	8,260	14,198,940
Flat to5	1			1,705	1,705	7,572	12,910,942
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						100,954	157,374,862
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	220	1.85	407
Terrace	3	203	2.88	585
Terrace	4	39	3.96	154
Semi	2	216	1.85	400
Semi	3	204	2.88	588
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	84	3.96	333
Det	5	59	3.96	234
Flat to5	1	175	1.28	224
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	2,923

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	ha

Open Space Required	14.676
Gross - Net	82.700
Shortfall / Surplus	68.024

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	840	75,857	90.31	75,621
Aff - rented	240	16,427	68.45	16,080
Shared Ownership	30	2,157	71.91	2,130
First Homes	90	6,513	72.37	6,435
	1,200	100,954		100,266

Graven Hill

30	UNITS		**1335**		Aff - rentec	67%	% of Aff	266.9733	267		Modelling			Area ha			Characteristics						
	Affordable		30%	400.5	Shared Ow	8%		33.40	33		Density	30	units/ha	Total	124.340		Sub Area	Heyford Park					
					First Home	25%	% of Aff	100.125	100		Net:Gross	70%		Gross	63.571	ha	Green Brov	Green					
								400.5	400					Net	44.500	ha	Use	Agricultural					

				Market					**Affordable for Rent**					**Shared Ownership**					**First Homes**			
	Beds	m2	Circulation	934.5		Rounded	m2	m2	Circulation	267		Rounded	m2	33		Rounded	m2	100		Rounded	m2
Terrace	2	73	0.0%	18%	168.21	168	12,264	70	0.0%	17%	45.39	45	3,150	23%	7.59	8	560	23%	23.00	23	1,610
Terrace	3	86	0.0%	18%	168.21	168	14,448	84	0.0%	13%	34.71	35	2,940	18%	5.94	6	504	18%	18.00	18	1,512
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	34.71	35	3,395	7%	2.31	2	194	7%	7.00	7	679
Semi	2	81	0.0%	20%	186.90	187	15,147	79	0.0%	10%	26.70	27	2,133	20%	6.60	7	553	20%	20.00	20	1,580
Semi	3	98	0.0%	20%	186.90	189	18,522	93	0.0%	10%	26.70	27	2,511	10%	3.30	3	279	10%	10.00	10	930
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	93.45	93	12,090	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	65.42	65	9,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	65.42	65	2,860	39	10.0%	37%	98.79	98	4,204	22%	7.26	7	300	22%	22.00	22	944
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**934.50**	935	**84,431**			**100%**	**267.00**	267	**18,333**	**100%**	**33.00**	33	**2,390**	**100%**	**100.00**	100	**7,255**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	17,584	26,024,320
Terrace	3			1,480	1,480	19,404	28,717,920
Terrace	4			1,480	1,480	4,268	6,316,640
Semi	2			1,525	1,525	19,413	29,604,825
Semi	3			1,525	1,525	22,242	33,919,050
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	12,090	20,782,710
Det	5			1,719	1,719	9,100	15,642,900
Flat to5	1			1,705	1,705	8,308	14,165,652
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						112,409	175,174,017
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	244	1.85	451
Terrace	3	227	2.88	654
Terrace	4	44	3.96	174
Semi	2	241	1.85	446
Semi	3	229	2.88	660
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	93	3.96	368
Det	5	65	3.96	257
Flat to5	1	192	1.28	246
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**3,256**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	16.346
Gross - Net	79.840
Shortfall / Surplus	63.494

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		935	84,431	90.30	84,171
Aff - rented		267	18,333	68.66	17,951
Shared Ownership		33	2,390	72.43	2,363
First Homes		100	7,255	72.55	7,169
		1,335	**112,409**		**111,654**

SITE			Site 1 Green 300	Site 2 Green 150	Site 3 Green 100	Site 4 Green 60	Site 5 Green 30	Site 6 Green 15	Site 7 Green 9	Site 8 Brown 90	Site 9 Brown 60	Site 10 Brown 60 Flats	Site 11 Brown 30	Site 12 Brown 30 Flats	Site 13 Brown 18	Site 14 Brown 6	Site 15 Build to Rent Flats	Site 16 Build to Rent Houses	Site 17 Sheltered Green	Site 18 Sheltered Brown	Site 19 Extracare Green	Site 20 Extracare Brown	Site 24 V Large 600	Site 25 V Large 1200	Site 29 North West Bicester Phase 2	Site 30 Graven Hill
Sub Area			South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	Bicester	Heyford Park
Green Brown			Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green	Green	Green
Use			Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural	Agricultural	Agricultural
AREA																										
Total		ha	12.249	5.990	3.998	2.228	1.114	0.561	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.274	0.500	0.500	0.500	0.500	33.333	66.667	122.700	124.340
Gross		ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667	57.143	63.571
Net		ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000	40.000	44.500
UNITS																										
Units			300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	60	600	1200	1200	1335
UNIT SIZE																										
Market Housing		m2	90.50	90.46	90.84	89.90	89.00	101.45	104.89	87.63	87.62	77.13	88.33	77.52	93.50	89.50	69.40	89.24	75.00	75.00	96.11	96.11	90.28	90.31	90.31	90.30
Aff to rent		m2	68.73	68.73	69.87	70.47	77.65	60.97	104.89	65.57	68.97	63.80	70.13	63.80	70.23	89.50	64.11	84.22	75.00	75.00	95.88	95.88	68.73	68.45	68.45	68.66
Shared Ownership		m2	68.83	68.98	77.67	70.00	70.00	70.00	104.89	77.00	70.00	55.00	84.00	67.10	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	74.05	71.91	71.91	72.43
First Homes		m2	72.85	73.80	68.83	68.98	70.00	70.00	104.89	66.26	67.38	64.63	77.00	74.25	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	72.62	72.37	72.37	72.55
BASE CONSTRUCTION																										
BCIS		£/m2	1,559	1,558	1,557	1,555	1,541	1,580	1,605	1,534	1,533	1,705	1,511	1,705	1,509	1,525	1,705	1,509	1,705	1,705	1,832	1,832	1,558	1,559	1,559	1,558
Site Costs		%	15%	15%	15%	15%	15%	15%	10%	10%	15%	15%	5%	15%	5%	10%	10%	10%	15%	10%	10%	10%	10%	15%	15%	15%	15%
Abnormals / s106		%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	5.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%
		£	4,419,068	2,213,143	1,486,794	879,118	441,543	239,055	193,825	1,766,742	1,196,128	1,060,297	654,303	547,480	418,584	117,292	894,145	966,438	307,975	652,985	351,275	696,285	857,000	1,721,000	25,067,203	40,206,495
Contingency		%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	5.0%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%
Small Sites		%																								
FEES																										
Professional			8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Planning <50		£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
Planning >50		£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																										
Agents		%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Legal		%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.		%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																										
Agents		%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
Legal		%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																										
Market Housing		% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
Affordable Housing		% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
First Homes		% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																										
Fees	0.0%		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest			7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
Legal and Valuation			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																										
EUV			25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000	25,000	25,000
Premium		% EUV								20%	20%	20%	20%	20%	20%	20%	20%			20%		20%				
Premium		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000									400,000	400,000		400,000		400,000	400,000	400,000	400,000
Easements etc		£																								
VALUES																										
Market Housing		£/m2	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,630	4,850	4,850	4,850	4,630	4,630	4,250	4,250	5,700	5,700	6,000	6,000	4,630	4,630	4,630	4,630
Aff Rent		£/m2	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,425	2,425	2,425	2,315	2,315	2,125	2,125	2,850	2,850	3,000	3,000	2,315	2,315	2,315	2,315
Social Rent		£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
Shared Ownership		£/m2	3,241	3,241	3,241	3,241	3,241	3,241	3,241	3,241	3,241	3,395	3,395	3,395	3,241	3,241	2,975	2,975	3,990	3,990	4,200	4,200	3,241	3,241	3,241	3,241
First Homes		£/m2	3,029	3,027	3,073	3,137	3,241	3,241	0	3,143	3,174	3,390	3,167	3,386	2,976	0	0	0	0	0	0	0	3,030	3,037	3,037	3,034
GRANT																										
Intermediate to Buy		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																										
Biodiversity NG		%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.10%	0.50%	0.10%	0.50%	0.10%	0.10%	0.10%	0.10%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CO2 Plus		%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Acc & Adpt		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
Water		£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
Over Extra 1		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Over Extra 2		%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CIL		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pre CIL s106		£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000	0	0
Post CIL s106		£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000	0	0
Inf Tariff		% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Affordable Housing																										
Overall			30.0%	30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Aff Rent	37.0%		11.1%	11.1%	11.1%	11.1%	11.1%	11.1%		11.1%	11.1%	11.1%	11.1%	11.1%	11.1%		30.0%	30.0%	11.0%	21.0%	21.0%	21.0%	11.1%	11.1%	11.1%	11.1%
Social Rent	30.0%		9.0%	9.0%	9.0%	9.0%	9.0%	9.0%		9.0%	9.0%	9.0%	9.0%	9.0%	9.0%				9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
Shared Ownership	8%		2.4%	2.4%	2.4%	2.4%	2.4%	2.4%		2.4%	2.4%	2.4%	2.4%	2.4%	2.4%				10.0%	10.0%	10.0%	10.0%	2.4%	2.4%	2.4%	2.4%
First Homes	25%		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%								7.5%	7.5%	7.5%	7.5%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 24	Site 25	Site 29	Site 30
			Green 300	Green 150	Green 100	Green 60	Green 30	Green 15	Green 9	Brown 90	Brown 60	Brown 60 Flats	Brown 30	Brown 30 Flats	Brown 18	Brown 6	Build to Rent Flats	Build to Rent Houses	Sheltered Green	Sheltered Brown	Extracare Green	Extracare Brown	V Large 600	V Large 1200	North West Bicester	Graven Hill
			South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	South & East	Bicester	Heyford Park
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural	Agricultural	Agricultural
Site Area	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667	57.143	63.571
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000	40.000	44.500
Units			300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1,200	1,200	1,335
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	60.0%	60.0%	60.0%	70.0%	70.0%	70.0%	70.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent		11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	0.0%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	0.0%	30.0%	30.0%	11.0%	21.0%	21.0%	21.0%	11.1%	11.1%	11.1%	11.1%
	Social Rent		9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	0.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	0.0%	0.0%	0.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
	Shared Ownership		2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	0.0%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	2.4%	2.4%	2.4%	2.4%
	First Homes		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	0.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.5%	7.5%	7.5%	7.5%
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000	25,000	25,000
		£ site	306,228	149,759	99,944	55,708	27,861	42,077	22,500	2,500,000	1,666,667	750,000	833,333	500,000	500,000	166,667	750,000	56,839	37,500	625,000	37,500	625,000	833,333	1,666,667	3,067,500	3,108,500
Uplift		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	400,000	400,000	250,000	400,000	250,000	400,000	400,000	400,000	400,000
		£ site	4,899,652	2,396,143	1,599,097	891,325	445,782	224,412	120,000	500,000	333,333	150,000	166,667	100,000	100,000	33,333	150,000	909,417	200,000	125,000	200,000	125,000	13,333,333	26,666,667	49,080,000	49,736,000
Benchmark Land Value		£/ha	425,000	425,000	425,000	425,000	425,000	475,000	475,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	425,000	475,000	1,500,000	475,000	1,500,000	425,000	425,000	425,000	425,000
		£ site	5,205,881	2,545,902	1,699,040	947,032	473,643	266,489	142,500	3,000,000	2,000,000	900,000	1,000,000	600,000	600,000	200,000	900,000	966,256	237,500	750,000	237,500	750,000	14,166,667	28,333,333	52,147,500	52,844,500
Residual	Gross	£/ha	1,273,123	1,121,743	1,153,614	1,245,365	1,286,976	1,647,095	2,865,937	1,388,285	1,365,870	2,217,610	1,871,630	1,120,797	1,871,071	3,453,292	-1,169,495	832,561	5,247,258	2,011,193	2,751,677	169,791	556,978	487,847	303,006	261,013
	Net	£/ha	1,819,376	1,567,916	1,614,147	1,618,786	1,673,322	2,156,158	2,865,937	1,388,285	1,365,870	2,217,610	1,871,630	1,120,797	1,871,071	3,453,292	-1,169,495	1,104,171	5,247,258	2,011,193	2,751,677	169,791	928,296	813,078	929,472	729,312
		£ site	15,594,650	6,719,639	4,611,849	2,775,062	1,434,276	924,068	859,781	2,776,570	1,821,160	1,330,566	1,247,753	448,319	748,429	460,439	-701,697	1,892,864	2,623,629	1,005,596	1,375,838	84,896	18,565,927	32,523,117	37,178,886	32,454,367
Additional Profit		£ site	13,006,850	5,528,812	3,630,183	2,202,208	1,120,109	767,342	821,048	141,247	60,933	536,102	316,862	-146,008	204,419	298,069	-1,685,598	1,094,058	2,729,710	373,978	1,358,774	-633,005	5,821,041	6,056,030	-22,621,845	-31,564,493
		£/m2	684	582	571	583	599	720	870	26	17	165	171	-90	174	555	-578	292	867	139	393	-183	154	80	-298	-374

APP11b
Site 1

Site 1 | **Green 300**

INCOME	Av Size	m2 Gross	Net	%	Number 300	Price £/m2	GDV £	GIA m2
Market Housing		90.5	90.24	70.00%	210	4,630	87,738,500	19,006
Affordable Overall				30%	90			
Affordable Rent		68.7	67.30	11.10%	33	2,315	5,188,123	2,289
Social Rent		68.7	67.30	9.00%	27	1,600	2,907,360	1,856
Shared Ownership		68.8	67.71	2.40%	7	3,241	1,580,126	496
First Homes		72.8	72.00	7.50%	23	3,029	4,907,294	1,639
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	8.571 ha			35	/ha		**102,321,404**	**25,285**
SITE AREA - Gross	12.249 ha			24	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		15,594,650	1,819,376	1,273,123
Existing Use Value		306,228		25,000
Uplift	0%	0		0
Plus /ha	400,000	4,899,652		400,000
Benchmark Land Value		**5,205,881**		**425,000**

	£/m2	
Additional Profit	13,006,850	684

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					15,594,650	
	Land			769,233		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	233,920	1,003,152	
Fees						
	Planning			57,600		
	Professional		8.00%	4,553,527	4,611,127	
CONSTRUCTION						
	Build Cost		2,003	50,634,161		
	s106 / CIL / IT			600,000		
	Contingency		2.50%	1,265,854		
	Abnormals	%	0.00%	0		
		£		4,419,068	56,919,083	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	3,069,642		
	Legals	%	0.5%	511,607		
		£/unit	0	300		
	Misc.	%	0.0%	0	3,581,549	**81,709,562**

Developers Profit				
Market Housing	% Value	17.50%		**15,354,238**
Affordable Housing	% Value	6.00%		**580,537**
First Homes	% Value	17.50%		**858,776**

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

Stamp duty calc - Residual		
Land payment		15,594,650
	Total	769,233

Stamp duty calc - Residual		
Land payment		5,205,881
	Total	249,794

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**600,000**

Post CIL s106	2,000	£/ Unit (all)	600,000
CIL	0	£/m2	0
		Total	**600,000**

Inf Tariff	% GDV	
	0.00%	**0**

spell

Build Cost			/m2
			1,558.76
CO2 Plus	%	11.00%	171.46
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.82
Site Costs	Base	15.00%	260.97
	BNG	0.10%	1.74
			2,002.53

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50	50																		
Market Housing			14,623,083	14,623,083	14,623,083	14,623,083	14,623,083	14,623,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			864,687	864,687	864,687	864,687	864,687	864,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			484,560	484,560	484,560	484,560	484,560	484,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			263,354	263,354	263,354	263,354	263,354	263,354	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			817,882	817,882	817,882	817,882	817,882	817,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**17,053,567**	**17,053,567**	**17,053,567**	**17,053,567**	**17,053,567**	**17,053,567**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		769,233																							
Easements etc.		0																							
Legals Acquisition		233,920																							
Planning Fee		57,600																							
Professional		4,553,527																							
Build Cost - BCIS Base			8,439,027	8,439,027	8,439,027	8,439,027	8,439,027	8,439,027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			100,000	100,000	100,000	100,000	100,000	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			210,976	210,976	210,976	210,976	210,976	210,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			736,511	736,511	736,511	736,511	736,511	736,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	511,607	511,607	511,607	511,607	511,607	511,607	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	85,268	85,268	85,268	85,268	85,268	85,268	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**5,614,279**	**10,083,389**	**10,083,389**	**10,083,389**	**10,083,389**	**10,083,389**	**10,083,389**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**15,594,650**																							
	Interest		1,590,670	1,187,207	753,484	287,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									15,354,238
Affordable for Rent																									580,537
First Homes																									858,776
	Cash Flow	-21,208,929	5,379,509	5,782,972	6,216,695	6,682,947	6,970,179	6,970,179	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-16,793,551
	Opening Balance	0																							
	Closing Balance	-21,208,929	-15,829,420	-10,046,448	-3,829,754	2,853,193	9,823,372	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	16,793,551	0

APP11b
Site 2

Site 2 — **Green 150**

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					150	£/m2	£	m2
		Gross	Net					
Market Housing		90.5	90.19	70.00%	105	4,630	43,846,100	9,498
Affordable Overall				30%	45			
Affordable Rent		68.7	67.30	11.10%	17	2,315	2,594,062	1,144
Social Rent		68.7	67.30	9.00%	14	1,600	1,453,680	928
Shared Ownership		69.0	68.00	2.40%	4	3,241	793,397	248
First Homes		73.8	73.09	7.50%	11	3,027	2,488,713	830
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	4.286	ha		35	/ha		**51,175,951**	**12,649**
SITE AREA - Gross	5.990	ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		6,719,639	1,567,916	1,121,743
Existing Use Value		149,759		25,000
Uplift	0%	0		0
Plus /ha	400,000	2,396,143		400,000
Benchmark Land Value		2,545,902		**425,000**

	£/m2	
Additional Profit	5,528,812	582

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				6,719,639
	Stamp Duty			325,482	
	Easements etc.			0	
	Legals /Acquisition		1.50%	100,795	426,277
Fees					
	Planning			36,900	
	Professional		8.00%	2,277,193	2,314,093
CONSTRUCTION					
	Build Cost		2,002	25,318,800	
	s106 / CIL / IT			300,000	
	Contingency		2.50%	632,970	
	Abnormals	%	0.00%	0	
		£		2,213,143	28,464,912
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	1,535,279	
	Legals	%	0.5%	255,880	
		£/unit	0	0	
	Misc.	%	0.0%	0	1,791,158 **39,716,079**

Developers Profit			
Market Housing	% Value	17.50%	**7,673,068**
Affordable Housing	% Value	6.00%	**290,468**
First Homes	% Value	17.50%	**435,525**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	150		
No dwgs under 50	50	462	23,100
No dwgs over 50	100	138	13,800
		Total	36,900

Stamp duty calc - Residual		
Land payment		6,719,639
	Total	325,482

Stamp duty calc - Residual		
Land payment		2,545,902
	Total	116,795

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**300,000**

Post CIL s106	2,000	£/ Unit (all)	300,000
CIL	0	£/m2	0
		Total	**300,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.09
CO2 Plus	%	11.00%	171.39
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.08
Site Costs	Base	15.00%	260.86
	BNG	0.10%	1.74
			2,001.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	13	12	13	12	13	12	13										
Market Housing					0	0	0	3,507,688	3,799,995	3,507,688	3,799,995	3,507,688	3,799,995	3,507,688	3,799,995	3,507,688	3,799,995	3,507,688	3,799,995	0	0	0	0	0	0
Affordable Rent					0	0	0	207,525	224,819	207,525	224,819	207,525	224,819	207,525	224,819	207,525	224,819	207,525	224,819	0	0	0	0	0	0
Social Rent					0	0	0	116,294	125,986	116,294	125,986	116,294	125,986	116,294	125,986	116,294	125,986	116,294	125,986	0	0	0	0	0	0
Shared Ownership					0	0	0	63,472	68,761	63,472	68,761	63,472	68,761	63,472	68,761	63,472	68,761	63,472	68,761	0	0	0	0	0	0
First Homes					0	0	0	199,097	215,688	199,097	215,688	199,097	215,688	199,097	215,688	199,097	215,688	199,097	215,688	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,094,076**	**4,435,249**	**4,094,076**	**4,435,249**	**4,094,076**	**4,435,249**	**4,094,076**	**4,435,249**	**4,094,076**	**4,435,249**	**4,094,076**	**4,435,249**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		325,482																							
Easements etc.		0																							
Legals Acquisition		100,795																							
Planning Fee		36,900																							
Professional		1,138,596		1,138,596																					
Build Cost - BCIS Base			0	675,168	1,406,600	2,081,768	2,138,032	2,081,768	2,138,032	2,081,768	2,138,032	2,081,768	2,138,032	2,081,768	2,138,032	1,406,600	731,432	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0
Contingency			0	16,879	35,165	52,044	53,451	52,044	53,451	52,044	53,451	52,044	53,451	52,044	53,451	35,165	18,286	0	0	0	0	0	0	0	0
Abnormals			0	59,017	122,952	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	122,952	63,935	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	122,822	133,057	122,822	133,057	122,822	133,057	122,822	133,057	122,822	133,057	122,822	133,057	0	0	0	0	0	0
Legals		0	0	0	0	0	0	20,470	22,176	20,470	22,176	20,470	22,176	20,470	22,176	20,470	22,176	20,470	22,176	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**1,601,773**	**0**	**1,897,661**	**1,581,384**	**2,340,448**	**2,403,704**	**2,483,741**	**2,558,937**	**2,483,741**	**2,558,937**	**2,483,741**	**2,558,937**	**2,483,741**	**2,558,937**	**1,724,677**	**977,553**	**143,293**	**155,234**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**6,719,639**																							
	Interest		156,026	158,952	197,513	230,868	279,080	329,382	305,364	275,909	250,889	220,412	194,351	162,814	135,673	103,036	60,542	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									7,673,068
Affordable for Rent																									290,468
First Homes																									435,525
	Cash Flow	-8,321,412	-156,026	-2,056,613	-1,778,897	-2,571,316	-2,682,784	1,280,953	1,570,947	1,334,426	1,625,423	1,389,923	1,681,961	1,447,521	1,740,639	2,266,363	3,397,154	3,950,783	4,280,015	0	0	0	0	0	-8,399,061
	Opening Balance	0																							
	Closing Balance	-8,321,412	-8,477,439	-10,534,052	-12,312,949	-14,884,265	-17,567,049	-16,286,096	-14,715,149	-13,380,723	-11,755,299	-10,365,376	-8,683,415	-7,235,894	-5,495,256	-3,228,892	168,262	4,119,045	8,399,061	8,399,061	8,399,061	8,399,061	8,399,061	8,399,061	0

APP11b
Site 3

Site 3 — **Green 100**

INCOME	Av Size	m2 Gross	Net	%	Number 100	Price £/m2	GDV £	GIA m2
Market Housing		90.8	90.61	70.00%	70	4,630	29,368,090	6,359
Affordable Overall				30%	30			
Affordable Rent		69.9	68.50	11.10%	11	2,315	1,760,210	776
Social Rent		69.9	68.50	9.00%	9	1,600	986,400	629
Shared Ownership		77.7	77.67	2.40%	2	3,241	604,122	186
First Homes		68.8	67.71	7.50%	8	3,073	1,560,576	516
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		2.857 ha		35	/ha		**34,279,399**	**8,466**
SITE AREA - Gross		3.998 ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		4,611,849	1,614,147	1,153,614
Existing Use Value		99,944		25,000
Uplift	0%	0		0
Plus /ha	400,000	1,599,097		400,000
Benchmark Land Value		1,699,040		**425,000**
		£/m2		
Additional Profit		3,630,183	571	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				4,611,849
	Stamp Duty			220,092	
	Easements etc.			0	
	Legals /Acquisition		1.50%	69,178	289,270
Fees					
	Planning			30,000	
	Professional		8.00%	1,523,398	1,553,398
CONSTRUCTION					
	Build Cost		2,000	16,932,370	
	s106 / CIL / IT			200,000	
	Contingency		2.50%	423,309	
	Abnormals	%	0.00%	0	
		£		1,486,794	19,042,472
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	1,028,382	
	Legals	%	0.5%	171,397	
		£/unit	0	0	
	Misc.	%	0.0%	0	1,199,779 **26,696,768**

Developers Profit			
Market Housing	% Value	17.50%	**5,139,416**
Affordable Housing	% Value	6.00%	**201,044**
First Homes	% Value	17.50%	**273,101**

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

Stamp duty calc - Residual		
Land payment		4,611,849
	Total	220,092

Stamp duty calc - Residual		
Land payment		1,699,040
	Total	74,452

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**200,000**

Post CIL s106	2,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
		Total	**200,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,556.83
CO2 Plus	%	11.00%	171.25
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,737.68
Site Costs	Base	15.00%	260.65
	BNG	0.10%	1.74
			2,000.07

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	13	12	13														
Market Housing					0	0	0	3,524,171	3,817,852	3,524,171	3,817,852	3,524,171	3,817,852	3,524,171	3,817,852	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	211,225	228,827	211,225	228,827	211,225	228,827	211,225	228,827	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	118,368	128,232	118,368	128,232	118,368	128,232	118,368	128,232	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	72,495	78,536	72,495	78,536	72,495	78,536	72,495	78,536	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	187,269	202,875	187,269	202,875	187,269	202,875	187,269	202,875	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,113,528**	**4,456,322**	**4,113,528**	**4,456,322**	**4,113,528**	**4,456,322**	**4,113,528**	**4,456,322**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		220,092																							
Easements etc.		0																							
Legals Acquisition		69,178																							
Planning Fee		30,000																							
Professional		761,699		761,699																					
Build Cost - BCIS Base			0	677,295	1,411,031	2,088,326	2,144,767	2,088,326	2,144,767	2,088,326	2,144,767	1,411,031	733,736	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,932	35,276	52,208	53,619	52,208	53,619	52,208	53,619	35,276	18,343	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,472	123,899	183,371	188,327	183,371	188,327	183,371	188,327	123,899	64,428	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	123,406	133,690	123,406	133,690	123,406	133,690	123,406	133,690	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	20,568	22,282	20,568	22,282	20,568	22,282	20,568	22,282	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**1,080,969**	**0**	**1,523,398**	**1,586,873**	**2,348,572**	**2,412,046**	**2,492,545**	**2,568,018**	**2,492,545**	**2,568,018**	**1,730,846**	**981,145**	**143,973**	**155,971**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**4,611,849**																							
	Interest		106,740	108,742	139,344	171,711	218,966	268,298	242,935	212,084	185,667	153,743	111,950	48,890	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									5,139,416
Affordable for Rent																									201,044
First Homes																									273,101
	Cash Flow	-5,692,818	-106,740	-1,632,140	-1,726,217	-2,520,282	-2,631,013	1,352,685	1,645,369	1,408,899	1,702,637	2,228,939	3,363,227	3,920,665	4,300,351	0	0	0	0	0	0	0	0	0	-5,613,561
	Opening Balance	0																							
	Closing Balance	-5,692,818	-5,799,558	-7,431,698	-9,157,915	-11,678,197	-14,309,210	-12,956,525	-11,311,156	-9,902,257	-8,199,620	-5,970,681	-2,607,455	1,313,210	5,613,561	5,613,561	5,613,561	5,613,561	5,613,561	5,613,561	5,613,561	5,613,561	5,613,561	5,613,561	0

APP11b
Site 4

Site 4 | **Green 60**

INCOME	Av Size	m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		89.9	89.62	70.00%	42	4,630	17,427,320	3,776
Affordable Overall				30%	18			
Affordable Rent		70.5	69.17	11.10%	7	2,315	1,066,405	469
Social Rent		70.5	69.17	9.00%	5	1,600	597,600	381
Shared Ownership		70.0	70.00	2.40%	1	3,241	326,693	101
First Homes		69.0	68.00	7.50%	5	3,137	959,928	310
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.714	ha		35	/ha		**20,377,945**	**5,037**
SITE AREA - Gross	2.228	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,775,062**	**1,618,786**	**1,245,365**
Existing Use Value		55,708		25,000
Uplift	0%	0		0
Plus /ha	400,000	891,325		400,000
Benchmark Land Value		**947,032**		**425,000**

	£/m2	
Additional Profit	**2,202,208**	**583**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				2,775,062
	Stamp Duty			128,253	
	Easements etc.			0	
	Legals /Acquisition		1.50%	41,626	169,879
Fees					
	Planning			24,480	
	Professional		8.00%	905,121	929,601
CONSTRUCTION					
	Build Cost		1,998	10,063,309	
	s106 / CIL / IT			120,000	
	Contingency		2.50%	251,583	
	Abnormals	%	0.00%	0	
		£		879,118	11,314,010
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	611,338	
	Legals	%	0.5%	101,890	
		£/unit	0	0	
	Misc.	%	0.0%	0	713,228 **15,901,780**

Developers Profit			
Market Housing	% Value	17.50%	**3,049,781**
Affordable Housing	% Value	6.00%	**119,442**
First Homes	% Value	17.50%	**167,987**

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

Stamp duty calc - Residual		
Land payment		2,775,062
	Total	128,253

Stamp duty calc - Residual		
Land payment		947,032
	Total	36,852

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.11
CO2 Plus	%	11.00%	171.06
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,735.77
Site Costs	Base	15.00%	260.37
	BNG	0.10%	1.74
			1,997.87

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,904,553	2,904,553	2,904,553	2,904,553	2,904,553	2,904,553	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	177,734	177,734	177,734	177,734	177,734	177,734	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	99,600	99,600	99,600	99,600	99,600	99,600	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	54,449	54,449	54,449	54,449	54,449	54,449	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	159,988	159,988	159,988	159,988	159,988	159,988	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,396,324**	**3,396,324**	**3,396,324**	**3,396,324**	**3,396,324**	**3,396,324**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		128,253																							
Easements etc.		0																							
Legals Acquisition		41,626																							
Planning Fee		24,480																							
Professional		452,560		452,560																					
Build Cost - BCIS Base			0	559,073	1,118,145	1,677,218	1,677,218	1,677,218	1,677,218	1,118,145	559,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,977	27,954	41,930	41,930	41,930	41,930	27,954	13,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	48,840	97,680	146,520	146,520	146,520	146,520	97,680	48,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	101,890	101,890	101,890	101,890	101,890	101,890	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	16,982	16,982	16,982	16,982	16,982	16,982	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**646,919**	**0**	**1,081,117**	**1,257,112**	**1,885,668**	**1,885,668**	**2,004,540**	**2,004,540**	**1,375,984**	**747,427**	**118,871**	**118,871**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,775,062**																							
	Interest		64,162	65,365	86,862	112,061	149,519	187,678	165,101	142,101	106,884	59,221	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									3,049,781
Affordable for Rent																									119,442
First Homes																									167,987
	Cash Flow	-3,421,981	-64,162	-1,146,482	-1,343,974	-1,997,730	-2,035,187	1,204,106	1,226,683	1,878,240	2,542,013	3,218,231	3,277,453	0	0	0	0	0	0	0	0	0	0	0	-3,337,210
	Opening Balance	0																							
	Closing Balance	-3,421,981	-3,486,143	-4,632,625	-5,976,599	-7,974,328	-10,009,515	-8,805,409	-7,578,726	-5,700,487	-3,158,474	59,757	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	3,337,210	0

APP11b
Site 5

Site 5 — **Green 30**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					30			
Market Housing		89.0	88.81	70.00%	21	4,630	8,634,950	1,869
Affordable Overall				30%	9			
Affordable Rent		77.7	77.00	11.10%	3	2,315	593,589	259
Social Rent		77.7	77.00	9.00%	3	1,600	332,640	210
Shared Ownership		70.0	70.00	2.40%	1	3,241	163,346	50
First Homes		70.0	70.00	7.50%	2	3,241	510,458	158
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.857	ha		35	/ha		**10,234,983**	**2,545**
SITE AREA - Gross	1.114	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,434,276	1,673,322	1,286,976
Existing Use Value		27,861		25,000
Uplift	0%	0		0
Plus /ha	400,000	445,782		400,000
Benchmark Land Value		**473,643**		**425,000**
		£/m2		
Additional Profit		1,120,109	599	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				1,434,276
	Stamp Duty			61,214	
	Easements etc.			0	
	Legals /Acquisition		1.50%	21,514	82,728
Fees					
	Planning			13,860	
	Professional		8.00%	453,305	467,165
CONSTRUCTION					
	Build Cost		1,980	5,038,805	
	s106 / CIL / IT			60,000	
	Contingency		2.50%	125,970	
	Abnormals	%	0.00%	0	
		£		441,543	5,666,318
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	307,049	
	Legals	%	0.5%	51,175	
		£/unit	0	0	
	Misc.	%	0.0%	0	358,224 **8,008,712**

Developers Profit

Market Housing	% Value	17.50%	**1,511,116**
Affordable Housing	% Value	6.00%	**65,375**
First Homes	% Value	17.50%	**89,330**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual

Land payment		1,434,276
	Total	61,214

Stamp duty calc - Residual

Land payment		473,643
	Total	13,182

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,540.95
CO2 Plus	%	11.00%	169.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
Site Costs	Base	15.00%	**1,720.05**
	BNG	0.10%	258.01
			1.72
			1,979.78

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				10	10	10																			
Market Housing					0	0	0	2,878,317	2,878,317	2,878,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	197,863	197,863	197,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	110,880	110,880	110,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	54,449	54,449	54,449	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	170,153	170,153	170,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,411,661**	**3,411,661**	**3,411,661**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		61,214																							
Easements etc.		0																							
Legals Acquisition		21,514																							
Planning Fee		13,860																							
Professional		226,653		226,653																					
Build Cost - BCIS Base			0	559,867	1,119,734	1,679,602	1,119,734	559,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,997	27,993	41,990	27,993	13,997	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	49,060	98,121	147,181	98,121	49,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	102,350	102,350	102,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	17,058	17,058	17,058	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**323,241**	**0**	**856,244**	**1,259,182**	**1,888,773**	**1,259,182**	**748,999**	**119,408**	**119,408**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,434,276**																							
	Interest		32,953	33,571	50,255	74,807	111,624	137,327	89,977	29,934	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,511,116
Affordable for Rent																									65,375
First Homes																									89,330
	Cash Flow	-1,757,517	-32,953	-889,815	-1,309,437	-1,963,580	-1,370,806	2,525,335	3,202,276	3,262,319	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,665,821
	Opening Balance	0																							
	Closing Balance	-1,757,517	-1,790,470	-2,680,285	-3,989,722	-5,953,302	-7,324,109	-4,798,774	-1,596,498	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	1,665,821	0

APP11b
Site 6

Site 6	Green 15

INCOME	Av Size	m2 Gross	Net	%	Number 15	Price £/m2	GDV £	GIA m2
Market Housing		101.5	101.45	70.00%	11	4,630	4,932,213	1,065
Affordable Overall				30%	4.5			
Affordable Rent		61.0	59.67	11.10%	2	2,315	229,984	102
Social Rent		61.0	59.67	9.00%	1	1,600	128,880	82
Shared Ownership		70.0	70.00	2.40%	0	3,241	81,673	25
First Homes		70.0	70.00	7.50%	1	3,241	255,229	79
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.429	ha		35	/ha		**5,627,978**	**1,353**
SITE AREA - Gross	0.561	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**924,068**	**2,156,158**	**1,647,095**
Existing Use Value		42,077		75,000
Uplift	0%	0		0
Plus /ha	400,000	224,412		400,000
Benchmark Land Value		**266,489**		**475,000**

	£/m2	
Additional Profit	**767,342**	**720**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				924,068	
	Stamp Duty			35,703		
	Easements etc.			0		
	Legals /Acquisition		1.50%	13,861	49,564	
Fees						
	Planning			6,930		
	Professional		8.00%	236,990	243,920	
CONSTRUCTION						
	Build Cost		1,942	2,627,630		
	s106 / CIL / IT			30,000		
	Contingency		2.50%	65,691		
	Abnormals	%	0.00%	0		
		£		239,055	2,962,376	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	168,839		
	Legals	%	0.5%	28,140		
		£/unit		0	0	
	Misc.	%	0.0%	0	196,979	**4,376,908**

Developers Profit			
Market Housing	% Value	17.50%	**863,137**
Affordable Housing	% Value	6.00%	**26,432**
First Homes	% Value	17.50%	**44,665**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual		
Land payment		924,068
	Total	35,703

Stamp duty calc - Residual		
Land payment		266,489
	Total	2,824

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,000	£/ Unit (all)	30,000
CIL	0	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,580.43
CO2 Plus	%	11.00%	173.85
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,763.87
Site Costs	Base	10.00%	176.39
	BNG	0.10%	1.76
			1,942.02

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				5	5																				
Market Housing					0	0	0	1,644,071	1,644,071	1,644,071	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	76,661	76,661	76,661	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	42,960	42,960	42,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	27,224	27,224	27,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	85,076	85,076	85,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,875,993**	**1,875,993**	**1,875,993**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		35,703																							
Easements etc.		0																							
Legals Acquisition		13,861																							
Planning Fee		6,930																							
Professional		118,495		118,495																					
Build Cost - BCIS Base			0	291,959	583,918	875,877	583,918	291,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	7,299	14,598	21,897	14,598	7,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	26,562	53,123	79,685	53,123	26,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	56,280	56,280	56,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	9,380	9,380	9,380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**174,989**	**0**	**447,648**	**658,306**	**987,459**	**658,306**	**394,813**	**65,660**	**65,660**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**924,068**																							
	Interest		20,607	20,994	29,781	42,682	61,998	75,503	49,147	16,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									863,137
Affordable for Rent																									26,432
First Homes																									44,665
	Cash Flow	-1,099,057	-20,607	-468,642	-688,087	-1,030,141	-720,303	1,405,677	1,761,186	1,794,209	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-934,234
	Opening Balance	0																							
	Closing Balance	-1,099,057	-1,119,665	-1,588,306	-2,276,393	-3,306,534	-4,026,837	-2,621,160	-859,974	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	934,234	0

APP11b
Site 7

Site 7	Green 9

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		9			
Market Housing		104.9	104.89	100.00%	9	4,630	4,370,720	944
Affordable Overall				0%	0			
Affordable Rent		104.9	104.89	0.00%	0	2,315	0	0
Social Rent		104.9	104.89	0.00%	0	1,600	0	0
Shared Ownership		104.9	104.89	0.00%	0	3,241	0	0
First Homes		104.9	104.89	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.300	ha		30	/ha		**4,370,720**	**944**
SITE AREA - Gross	0.300	ha		30	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		859,781	2,865,937	2,865,937
Existing Use Value		22,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	120,000		400,000
Benchmark Land Value		142,500		475,000

	£/m2	
Additional Profit	821,048	870

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				859,781	
	Stamp Duty			32,489		
	Easements etc.			0		
	Legals /Acquisition		1.50%	12,897	45,386	
Fees						
	Planning			4,158		
	Professional		8.00%	169,613	173,771	
CONSTRUCTION						
	Build Cost		1,972	1,861,792		
	s106 / CIL / IT			18,000		
	Contingency		2.50%	46,545		
	Abnormals	%	0.00%	0		
		£		193,825	2,120,161	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	131,122		
	Legals	%	0.5%	21,854		
		£/unit	0	0		
	Misc.	%	0.0%	0	152,975	**3,352,074**

Developers Profit			
Market Housing	% Value	17.50%	**764,876**
Affordable Housing	% Value	6.00%	**0**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	9		
No dwgs under 50	9	462	4,158
No dwgs over 50	0	138	0
		Total	4,158

Stamp duty calc - Residual		
Land payment		859,781
	Total	32,489

Stamp duty calc - Residual		
Land payment		142,500
	Total	0

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**18,000**

Post CIL s106	2,000	£/ Unit (all)	18,000
CIL	0	£/m2	0
		Total	**18,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,605.15
CO2 Plus	%	11.00%	176.57
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,791.31
Site Costs	Base	10.00%	179.13
	BNG	0.10%	1.79
			1,972.24

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				3	3																				
Market Housing					0	0	0	1,456,907	1,456,907	1,456,907	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,456,907**	**1,456,907**	**1,456,907**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		32,489																							
Easements etc.		0																							
Legals Acquisition		12,897																							
Planning Fee		4,158																							
Professional		84,806		84,806																					
Build Cost - BCIS Base			0	206,866	413,732	620,597	413,732	206,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	2,000	4,000	6,000	4,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,172	10,343	15,515	10,343	5,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	21,536	43,072	64,608	43,072	21,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	43,707	43,707	43,707	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	7,285	7,285	7,285	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**134,350**	**0**	**320,380**	**471,147**	**706,720**	**471,147**	**286,565**	**50,992**	**50,992**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**859,781**																							
	Interest		18,640	18,989	25,353	34,662	48,563	58,307	37,457	11,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									764,876
Affordable for Rent																									0
First Homes																									0
	Cash Flow	-994,131	-18,640	-339,369	-496,500	-741,382	-519,710	1,112,034	1,368,458	1,394,117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-764,876
	Opening Balance	0																							
	Closing Balance	-994,131	-1,012,771	-1,352,141	-1,848,640	-2,590,023	-3,109,733	-1,997,699	-629,241	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	764,876	0

APP11b
Site 8

Site 8 — **Brown 90**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					90			
Market Housing		87.6	87.38	70.00%	63	4,630	25,488,150	5,521
Affordable Overall				30%	27			
Affordable Rent		65.6	64.06	11.10%	10	2,315	1,481,403	655
Social Rent		65.6	64.06	9.00%	8	1,600	830,160	531
Shared Ownership		77.0	77.00	2.40%	2	3,241	539,043	166
First Homes		66.3	65.14	7.50%	7	3,143	1,382,215	447
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	2.000 ha			45	/ha		**29,720,971**	**7,321**
SITE AREA - Gross	2.000 ha			45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		2,776,570	1,388,285	1,388,285
Existing Use Value		2,500,000		1,250,000
Uplift	20%	500,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**3,000,000**		**1,500,000**

	£/m2	
Additional Profit	141,247	26

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				2,776,570
	Stamp Duty			128,329	
	Easements etc.			0	
	Legals /Acquisition		1.50%	41,649	169,977
Fees					
	Planning			28,620	
	Professional		8.00%	1,429,682	1,458,302
CONSTRUCTION					
	Build Cost		1,977	14,476,616	
	s106 / CIL / IT			180,000	
	Contingency		5.00%	723,831	
	Abnormals	%	5.00%	723,831	
		£		1,766,742	17,871,020
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	891,629	
	Legals	%	0.5%	148,605	
		£/unit	0	0	
	Misc.	%	0.0%	0	1,040,234 **23,316,103**

Developers Profit

Market Housing	% Value	17.50%	**4,460,426**
Affordable Housing	% Value	6.00%	**171,036**
First Homes	% Value	17.50%	**241,888**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	90		
No dwgs under 50	50	462	23,100
No dwgs over 50	40	138	5,520
		Total	28,620

Stamp duty calc - Residual

Land payment		2,776,570
	Total	128,329

Stamp duty calc - Residual

Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**180,000**

Post CIL s106	2,000	£/ Unit (all)	180,000
CIL	0	£/m2	0
		Total	**180,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,533.78
CO2 Plus	%	11.00%	168.72
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,712.10
Site Costs	Base	15.00%	256.81
	BNG	0.50%	8.56
			1,977.48

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	12	12	4														
Market Housing					0	0	0	3,398,420	3,681,622	3,398,420	3,681,622	3,398,420	3,398,420	3,398,420	1,132,807	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	197,520	213,980	197,520	213,980	197,520	197,520	197,520	65,840	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	110,688	119,912	110,688	119,912	110,688	110,688	110,688	36,896	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	71,872	77,862	71,872	77,862	71,872	71,872	71,872	23,957	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	184,295	199,653	184,295	199,653	184,295	184,295	184,295	61,432	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,962,796**	**4,293,029**	**3,962,796**	**4,293,029**	**3,962,796**	**3,962,796**	**3,962,796**	**1,320,932**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		128,329																							
Easements etc.		0																							
Legals Acquisition		41,649																							
Planning Fee		28,620																							
Professional		714,841		714,841																					
Build Cost - BCIS Base			0	643,405	1,340,427	1,983,833	2,037,450	1,983,833	1,983,833	1,930,215	1,501,279	857,874	214,468	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	24,667	24,000	18,667	10,667	2,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	32,170	67,021	99,192	101,872	99,192	99,192	96,511	75,064	42,894	10,723	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	110,692	230,609	341,301	350,525	341,301	341,301	332,076	258,282	147,590	36,897	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	118,884	128,791	118,884	128,791	118,884	118,884	118,884	39,628	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,814	21,465	19,814	21,465	19,814	19,814	19,814	6,605	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**913,438**	**0**	**1,509,108**	**1,654,724**	**2,448,992**	**2,515,181**	**2,587,690**	**2,599,248**	**2,521,501**	**2,003,547**	**1,197,721**	**403,454**	**138,698**	**46,233**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,776,570**																							
	Interest		69,188	70,485	100,102	133,005	181,418	231,979	210,545	182,735	159,137	119,193	69,582	4,149	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									4,460,426
Affordable for Rent																									171,036
First Homes																									241,888
	Cash Flow	-3,690,008	-69,188	-1,579,593	-1,754,826	-2,581,997	-2,696,598	1,143,128	1,483,236	1,258,561	2,130,346	2,645,882	3,489,760	3,819,949	1,274,699	0	0	0	0	0	0	0	0	0	0	-4,873,350
	Opening Balance	0																							
	Closing Balance	-3,690,008	-3,759,196	-5,338,789	-7,093,616	-9,675,613	-12,372,211	-11,229,083	-9,745,847	-8,487,286	-6,356,941	-3,711,058	-221,298	3,598,651	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	4,873,350	0

APP11b
Site 9

Site 9	Brown 60

INCOME	Av Size	m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		87.6	87.33	70.00%	42	4,630	16,982,840	3,680
Affordable Overall				30%	18			
Affordable Rent		69.0	67.67	11.10%	7	2,315	1,043,278	459
Social Rent		69.0	67.67	9.00%	5	1,600	584,640	372
Shared Ownership		70.0	70.00	2.40%	1	3,241	326,693	101
First Homes		67.4	66.60	7.50%	5	3,174	951,308	303
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.333	ha	45	/ha		**19,888,759**	**4,916**
SITE AREA - Gross		1.333	ha	45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	1,821,160	1,365,870	1,365,870
Existing Use Value	1,666,667		1,250,000
Uplift 20%	333,333		250,000
Plus /ha 0	0		0
Benchmark Land Value	**2,000,000**		**1,500,000**

	£/m2	
Additional Profit	60,933	17

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total	
LAND	Land				1,821,160
	Stamp Duty			80,558	
	Easements etc.			0	
	Legals /Acquisition		1.50%	27,317	107,875
Fees					
	Planning			24,480	
	Professional		8.00%	960,441	984,921
CONSTRUCTION					
	Build Cost		1,977	9,717,619	
	s106 / CIL / IT			120,000	
	Contingency		5.00%	485,881	
	Abnormals	%	5.00%	485,881	
		£		1,196,128	12,005,509
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	596,663	
	Legals	%	0.5%	99,444	
		£/unit	0	0	
	Misc.	%	0.0%	0	696,107 **15,615,572**

Developers Profit			
Market Housing	% Value	17.50%	**2,971,997**
Affordable Housing	% Value	6.00%	**117,277**
First Homes	% Value	17.50%	**166,479**

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

Stamp duty calc - Residual		
Land payment		1,821,160
	Total	80,558

Stamp duty calc - Residual		
Land payment		2,000,000
	Total	89,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,533.28
CO2 Plus	%	11.00%	168.66
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,711.54
Site Costs	Base	15.00%	256.73
	BNG	0.50%	8.56
			1,976.83

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,830,473	2,830,473	2,830,473	2,830,473	2,830,473	2,830,473	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	173,880	173,880	173,880	173,880	173,880	173,880	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	97,440	97,440	97,440	97,440	97,440	97,440	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	54,449	54,449	54,449	54,449	54,449	54,449	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	158,551	158,551	158,551	158,551	158,551	158,551	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,314,793**	**3,314,793**	**3,314,793**	**3,314,793**	**3,314,793**	**3,314,793**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		80,558																							
Easements etc.		0																							
Legals Acquisition		27,317																							
Planning Fee		24,480																							
Professional		480,220		480,220																					
Build Cost - BCIS Base			0	539,868	1,079,735	1,619,603	1,619,603	1,619,603	1,619,603	1,079,735	539,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	26,993	53,987	80,980	80,980	80,980	80,980	53,987	26,993	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,445	186,890	280,335	280,335	280,335	280,335	186,890	93,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	99,444	99,444	99,444	99,444	99,444	99,444	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	16,574	16,574	16,574	16,574	16,574	16,574	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**612,576**	**0**	**1,147,193**	**1,333,945**	**2,000,918**	**2,000,918**	**2,116,936**	**2,116,936**	**1,449,963**	**782,990**	**116,018**	**116,018**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,821,160**																							
	Interest		45,633	46,488	68,870	95,172	134,474	174,513	155,325	135,778	103,358	57,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,971,997
Affordable for Rent																									117,277
First Homes																									166,479
	Cash Flow	-2,433,736	-45,633	-1,193,681	-1,402,815	-2,096,091	-2,135,392	1,023,344	1,042,532	1,729,052	2,428,445	3,140,951	3,198,775	0	0	0	0	0	0	0	0	0	0	0	-3,255,753
	Opening Balance	0																							
	Closing Balance	-2,433,736	-2,479,368	-3,673,049	-5,075,864	-7,171,955	-9,307,347	-8,284,003	-7,241,471	-5,512,418	-3,083,974	56,977	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	3,255,753	0

APP11b
Site 10

Site 10 — **Brown 60 Flats**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing		77.1	70.12	70.00%	42	4,850	14,283,250	3,240
Affordable Overall				30%	18			
Affordable Rent		63.8	58.00	11.10%	7	2,425	936,729	425
Social Rent		63.8	58.00	9.00%	5	1,600	501,120	345
Shared Ownership		55.0	50.00	2.40%	1	3,395	244,440	79
First Homes		64.6	58.75	7.50%	5	3,390	896,169	291
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.600 ha				100 /ha		**16,861,708**	**4,379**
SITE AREA - Gross	0.600 ha				100 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,330,566**	**2,217,610**	**2,217,610**
Existing Use Value		750,000		1,250,000
Uplift	20%	150,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,500,000**

	£/m2	
Additional Profit	**536,102**	**165**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					1,330,566	
	Land			56,028		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	19,958	75,987	
Fees						
	Planning			24,480		
	Professional		8.00%	832,575	857,055	
CONSTRUCTION						
	Build Cost		2,007	8,787,519		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	439,376		
	Abnormals	%	0.00%	0		
		£		1,060,297	10,407,192	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	505,851		
	Legals	%	0.5%	84,309		
		£/unit	0	0		
	Misc.	%	0.0%	0	590,160	**13,260,960**

Developers Profit

Market Housing	% Value	17.50%	**2,499,569**
Affordable Housing	% Value	6.00%	**100,937**
First Homes	% Value	17.50%	**156,830**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		1,330,566
	Total	56,028

Stamp duty calc - Residual

Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				20	20	20																			
Market Housing					0	0	0	4,761,083	4,761,083	4,761,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	312,243	312,243	312,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	167,040	167,040	167,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	81,480	81,480	81,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	298,723	298,723	298,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,620,569**	**5,620,569**	**5,620,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		56,028																							
Easements etc.		0																							
Legals Acquisition		19,958																							
Planning Fee		24,480																							
Professional		416,288		416,288																					
Build Cost - BCIS Base			0	976,391	1,952,782	2,929,173	1,952,782	976,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	13,333	26,667	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	48,820	97,639	146,459	97,639	48,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	117,811	235,622	353,432	235,622	117,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	168,617	168,617	168,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	28,103	28,103	28,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**516,754**	**0**	**1,572,642**	**2,312,709**	**3,469,064**	**2,312,709**	**1,353,075**	**196,720**	**196,720**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,330,566**																							
	Interest		34,637	35,287	65,435	110,026	177,134	223,818	147,999	49,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,499,569
Affordable for Rent																									100,937
First Homes																									156,830
	Cash Flow	-1,847,321	-34,637	-1,607,929	-2,378,145	-3,579,090	-2,489,843	4,043,677	5,275,850	5,374,773	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,757,336
	Opening Balance	0																							
	Closing Balance	-1,847,321	-1,881,958	-3,489,887	-5,868,032	-9,447,121	-11,936,964	-7,893,287	-2,617,437	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	0

APP11b
Site 11

Site 11 **Brown 30**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		30			
Market Housing	88.3	88.14	70.00%	21	4,850	8,977,350	1,855
Affordable Overall			30%	9			
Affordable Rent	70.1	68.83	11.10%	3	2,425	555,846	234
Social Rent	70.1	68.83	9.00%	3	1,600	297,360	189
Shared Ownership	84.0	84.00	2.40%	1	3,395	205,330	60
First Homes	77.0	77.00	7.50%	2	3,167	548,606	173
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.667 ha			45 /ha		**10,584,492**	**2,512**
SITE AREA - Gross	0.667 ha			45 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,247,753**	**1,871,630**	**1,871,630**
Existing Use Value		833,333		1,250,000
Uplift	20%	166,667		250,000
Plus /ha	0	0		0
Benchmark Land Value		**1,000,000**		**1,500,000**

	£/m2	
Additional Profit	**316,862**	**171**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					1,247,753	
	Stamp Duty			51,888		
	Easements etc.			0		
	Legals /Acquisition		1.50%	18,716	70,604	
Fees						
	Planning			13,860		
	Professional		8.00%	487,723	501,583	
CONSTRUCTION						
	Build Cost		1,948	4,892,942		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	244,647		
	Abnormals	%	5.00%	244,647		
		£		654,303	6,096,539	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	317,535		
	Legals	%	0.5%	52,922		
		£/unit	0	0		
	Misc.	%	0.0%	0	370,457	**8,286,936**

Developers Profit			
Market Housing	% Value	17.50%	**1,571,036**
Affordable Housing	% Value	6.00%	**63,512**
First Homes	% Value	17.50%	**96,006**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual

Land payment		1,247,753
	Total	51,888

Stamp duty calc - Residual

Land payment		1,000,000
	Total	39,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,510.88
CO2 Plus	%	11.00%	166.20
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,686.68
Site Costs	Base	15.00%	253.00
	BNG	0.50%	8.43
			1,948.11

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				6	6	6	6	6																	
Market Housing					0	0	0	1,795,470	1,795,470	1,795,470	1,795,470	1,795,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	111,169	111,169	111,169	111,169	111,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	59,472	59,472	59,472	59,472	59,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	41,066	41,066	41,066	41,066	41,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	109,721	109,721	109,721	109,721	109,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**2,116,898**	**2,116,898**	**2,116,898**	**2,116,898**	**2,116,898**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		51,888																							
Easements etc.		0																							
Legals Acquisition		18,716																							
Planning Fee		13,860																							
Professional		243,862		243,862																					
Build Cost - BCIS Base			0	326,196	652,392	978,588	978,588	978,588	652,392	326,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	4,000	8,000	12,000	12,000	12,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,310	32,620	48,929	48,929	48,929	32,620	16,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,930	119,860	179,790	179,790	179,790	119,860	59,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	63,507	63,507	63,507	63,507	63,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	10,584	10,584	10,584	10,584	10,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**328,326**	**0**	**650,297**	**812,872**	**1,219,308**	**1,219,308**	**1,293,399**	**886,963**	**480,527**	**74,091**	**74,091**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,247,753**																							
	Interest		29,551	30,106	42,863	58,908	82,875	107,291	93,862	72,560	43,239	5,747	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,571,036
Affordable for Rent																									63,512
First Homes																									96,006
	Cash Flow	-1,576,079	-29,551	-680,403	-855,735	-1,278,216	-1,302,182	716,209	1,136,073	1,563,811	1,999,568	2,037,060	0	0	0	0	0	0	0	0	0	0	0	0	-1,730,555
	Opening Balance	0																							
	Closing Balance	-1,576,079	-1,605,630	-2,286,033	-3,141,768	-4,419,984	-5,722,166	-5,005,958	-3,869,884	-2,306,074	-306,506	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	0

APP11b
Site 12

Site 12 — **Brown 30 Flats**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 30	Price £/m2	GDV £	GIA m2
Market Housing		77.5	70.48	70.00%	21	4,850	7,178,000	1,628
Affordable Overall				30%	9			
Affordable Rent		63.8	58.00	11.10%	3	2,425	468,365	212
Social Rent		63.8	58.00	9.00%	3	1,600	250,560	172
Shared Ownership		67.1	61.00	2.40%	1	3,395	149,108	48
First Homes		74.3	67.50	7.50%	2	3,386	514,232	167
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.400 ha			75	/ha		**8,560,265**	**2,228**
SITE AREA - Gross	0.400 ha			75	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**448,319**	**1,120,797**	**1,120,797**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**
	£/m2		
Additional Profit	**-146,008**		**-90**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				448,319	
	Stamp Duty			11,916		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,725	18,641	
Fees						
	Planning			13,860		
	Professional		8.00%	442,069	455,929	
CONSTRUCTION						
	Build Cost		2,007	4,471,257		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	223,563		
	Abnormals	%	5.00%	223,563		
		£		547,480	5,525,863	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	256,808		
	Legals	%	0.5%	42,801		
		£/unit	0	0		
	Misc.	%	0.0%	0	299,609	**6,748,361**

Developers Profit

Market Housing	% Value	17.50%	**1,256,150**
Affordable Housing	% Value	6.00%	**52,082**
First Homes	% Value	17.50%	**89,991**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual

Land payment		448,319
	Total	11,916

Stamp duty calc - Residual

Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15																				
Market Housing					0	0	0	3,589,000	3,589,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	234,182	234,182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	125,280	125,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	74,554	74,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	257,116	257,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,280,132**	**4,280,132**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		11,916																							
Easements etc.		0																							
Legals Acquisition		6,725																							
Planning Fee		13,860																							
Professional		221,035		221,035																					
Build Cost - BCIS Base			0	745,210	1,490,419	1,490,419	745,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	37,260	74,521	74,521	37,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	128,507	257,014	257,014	128,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	128,404	128,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	21,401	21,401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**253,535**	**0**	**1,142,012**	**1,841,954**	**1,841,954**	**920,977**	**149,805**	**149,805**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**448,319**																							
	Interest		13,160	13,407	35,071	70,265	106,119	125,377	50,284	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,256,150
Affordable for Rent																									52,082
First Homes																									89,991
	Cash Flow	-701,854	-13,160	-1,155,418	-1,877,025	-1,912,219	-1,027,096	4,004,951	4,080,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,398,223
	Opening Balance	0																							
	Closing Balance	-701,854	-715,014	-1,870,432	-3,747,457	-5,659,676	-6,686,772	-2,681,821	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	0

APP11b
Site 13

Site 13 | **Brown 18**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		18			
Market Housing	93.5	93.50	70.00%	13	4,630	5,454,603	1,178
Affordable Overall			30%	5.4			
Affordable Rent	70.2	69.25	11.10%	2	2,315	320,307	140
Social Rent	70.2	69.25	9.00%	2	1,600	179,496	114
Shared Ownership	84.0	84.00	2.40%	0	3,241	117,609	36
First Homes	84.0	84.00	7.50%	1	2,976	337,500	113
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400 ha		45	/ha		**6,409,515**	**1,582**
SITE AREA - Gross	0.400 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**748,429**	**1,871,071**	**1,871,071**
Existing Use Value		500,000		1,250,000
Uplift	20%	100,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**600,000**		**1,500,000**

	£/m2	
Additional Profit	**204,419**	**174**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				748,429	
	Stamp Duty			26,921		
	Easements etc.			0		
	Legals /Acquisition		1.50%	11,226	38,148	
Fees						
	Planning			8,316		
	Professional		8.00%	295,457	303,773	
CONSTRUCTION						
	Build Cost		1,861	2,944,211		
	s106 / CIL / IT			36,000		
	Contingency		5.00%	147,211		
	Abnormals	%	5.00%	147,211		
		£		418,584	3,693,216	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	192,285		
	Legals	%	0.5%	32,048		
		£/unit		0		
	Misc.	%	0.0%	0	224,333	**5,007,898**

Developers Profit				
	Market Housing	% Value	17.50%	**954,556**
	Affordable Housing	% Value	6.00%	**37,045**
	First Homes	% Value	17.50%	**59,063**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual		
Land payment		748,429
	Total	26,921

Stamp duty calc - Residual		
Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**36,000**

Post CIL s106	2,000	£/ Unit (all)	36,000
CIL	0	£/m2	0
		Total	**36,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.80
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.37
Site Costs	Base	10.00%	168.44
	BNG	0.50%	8.42
			1,861.23

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started			2	4	4	4	4																	
Market Housing				0	0	0	606,067	1,212,134	1,212,134	1,212,134	1,212,134	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	35,590	71,179	71,179	71,179	71,179	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	19,944	39,888	39,888	39,888	39,888	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	13,068	26,135	26,135	26,135	26,135	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	37,500	75,000	75,000	75,000	75,000	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**712,168**	**1,424,337**	**1,424,337**	**1,424,337**	**1,424,337**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	26,921																							
Easements etc.	0																							
Legals Acquisition	11,226																							
Planning Fee	8,316																							
Professional	147,729		147,729																					
Build Cost - BCIS Base		0	109.045	327.135	545.224	654.269	654.269	436.179	218.090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	1.333	4.000	6.667	8.000	8.000	5.333	2.667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5.452	16.357	27.261	32.713	32.713	21.809	10.904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	20.955	62.866	104.777	125.732	125.732	83.821	41.911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	21,365	42,730	42,730	42,730	42,730	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	3,561	7,122	7,122	7,122	7,122	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**194,192**	**0**	**284,514**	**410,357**	**683,929**	**820,715**	**845,641**	**596,995**	**323,423**	**49,852**	**49,852**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**748,429**																							
Interest		17,674	18,006	23,678	31,816	45,236	61,473	65,128	50,836	31,147	5,960	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								954,556
Affordable for Rent																								37,045
First Homes																								59,063
Cash Flow	-942,621	-17,674	-302,520	-434,035	-715,745	-865,951	-194,945	762,214	1,050,077	1,343,337	1,368,525	0	0	0	0	0	0	0	0	0	0	0	0	-1,050,663
Opening Balance	0																							
Closing Balance	-942,621	-960,295	-1,262,815	-1,696,850	-2,412,595	-3,278,546	-3,473,491	-2,711,277	-1,661,200	-317,862	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	1,050,663	0

APP11b
Site 14

Site 14 — **Brown 6**

INCOME	Av Size m2 Gross	Net	%	Number 6	Price £/m2	GDV £	GIA m2
Market Housing	89.5	89.50	100.00%	6	4,630	2,486,310	537
Affordable Overall			0%	0			
Affordable Rent	89.5	89.50	0.00%	0	2,315	0	0
Social Rent	89.5	89.50	0.00%	0	1,600	0	0
Shared Ownership	89.5	89.50	0.00%	0	3,241	0	0
First Homes	89.5	89.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.133 ha		45	/ha		**2,486,310**	**537**
SITE AREA - Gross	0.133 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**460,439**	**3,453,292**	**3,453,292**
Existing Use Value	166,667		1,250,000
Uplift 20%	33,333		250,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,500,000**
	£/m2		
Additional Profit	**298,069**	**555**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				460,439	
	Stamp Duty			12,522		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,907	19,429	
Fees						
	Planning			2,772		
	Professional		8.00%	99,236	102,008	
CONSTRUCTION						
	Build Cost		1,881	1,010,149		
	s106 / CIL / IT			12,000		
	Contingency		5.00%	50,507		
	Abnormals	%	5.00%	50,507		
		£		117,292	1,240,456	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	74,589		
	Legals	%	0.5%	12,432		
		£/unit	0	0		
	Misc.	%	0.0%	0	87,021	**1,909,353**

Developers Profit

Market Housing	% Value	17.50%	**435,104**
Affordable Housing	% Value	6.00%	**0**
First Homes	% Value	17.50%	**0**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual

Land payment		460,439
	Total	12,522

Stamp duty calc - Residual

Land payment		200,000
	Total	1,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**12,000**

Post CIL s106	2,000	£/ Unit (all)	12,000
CIL	0	£/m2	0
		Total	**12,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,525.00
CO2 Plus	%	11.00%	167.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,702.35
Site Costs	Base	10.00%	170.24
	BNG	0.50%	8.51
			1,881.10

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				2	2	2																			
Market Housing					0	0	0	828,770	828,770	828,770	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**828,770**	**828,770**	**828,770**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		12,522																							
Easements etc.		0																							
Legals Acquisition		6,907																							
Planning Fee		2,772																							
Professional		49,618		49,618																					
Build Cost - BCIS Base			0	112,239	224,478	336,716	224,478	112,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	2,667	4,000	2,667	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,612	11,224	16,836	11,224	5,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	18,644	37,289	55,933	37,289	18,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	24,863	24,863	24,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	4,144	4,144	4,144	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**71,819**	**0**	**187,447**	**275,657**	**413,485**	**275,657**	**166,835**	**29,007**	**29,007**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**460,439**																							
	Interest		9,980	10,167	13,872	19,301	27,416	33,098	21,308	6,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									435,104
Affordable for Rent																									0
First Homes																									0
	Cash Flow	-532,258	-9,980	-197,614	-289,529	-432,786	-303,073	628,836	778,455	793,052	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-435,104
	Opening Balance	0																							
	Closing Balance	-532,258	-542,238	-739,851	-1,029,380	-1,462,167	-1,765,239	-1,136,403	-357,947	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	435,104	0

APP11b
Site 15

Site 15 — **Build to Rent Flats**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		69.4	63.10	70.00%	42	4,250	11,262,500	2,915
Affordable Overall				30%	18			
Affordable Rent		64.1	58.28	30.00%	18	2,125	2,229,125	1,154
Social Rent		64.1	58.28	0.00%	0	1,600	0	0
Shared Ownership		64.1	58.28	0.00%	0	2,975	0	0
First Homes		64.1	58.28	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.600	ha		100	/ha	**13,491,625**	**4,069**
SITE AREA - Gross		0.600	ha		100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-701,697**	**-1,169,495**	**-1,169,495**
Existing Use Value		750,000		1,250,000
Uplift	20%	150,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,500,000**

	£/m2
Additional Profit	**-1,685,598** **-578**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land			-701,697	
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-10,525	-10,525
Fees					
	Planning			24,480	
	Professional		8.00%	816,631	841,111
CONSTRUCTION					
	Build Cost		2,102	8,552,322	
	s106 / CIL / IT			120,000	
	Contingency		2.50%	213,808	
	Abnormals	%	5.00%	427,616	
		£		894,145	10,207,892
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	404,749	
	Legals	%	0.5%	67,458	
		£/unit	0	0	
	Misc.	%	0.0%	0	472,207 **10,808,988**

Developers Profit			
Market Housing	% Value	17.50%	**1,970,938**
Affordable Housing	% Value	6.00%	**133,748**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		-701,697
	Total	0

Stamp duty calc - Residual		
Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				30	30																				
Market Housing					0	0	0	5,631,250	5,631,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	1,114,563	1,114,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**6,745,813**	**6,745,813**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-10,525																							
Planning Fee		24,480																							
Professional		408,316		408,316																					
Build Cost - BCIS Base			0	1,425,387	2,850,774	2,850,774	1,425,387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	35,635	71,269	71,269	35,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	220,294	440,587	440,587	220,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	202,374	202,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	33,729	33,729	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**422,270**	**0**	**2,109,631**	**3,402,631**	**3,402,631**	**1,701,315**	**236,103**	**236,103**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-701,697**																							
	Interest		0	0	34,316	98,759	164,410	199,392	81,074	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,970,938
Affordable for Rent																									133,748
First Homes																									0
	Cash Flow	279,427	0	-2,109,631	-3,436,947	-3,501,390	-1,865,725	6,310,317	6,428,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,104,685
	Opening Balance	0																							
	Closing Balance	279,427	279,427	-1,830,204	-5,267,151	-8,768,541	-10,634,267	-4,323,950	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	0

APP11b
Site 16

Site 16 — **Build to Rent Houses**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		89.2	89.24	70.00%	42	4,250	15,929,000	3,748
Affordable Overall				30%	18			
Affordable Rent		84.2	84.22	30.00%	18	2,125	3,221,500	1,516
Social Rent		84.2	84.22	0.00%	0	1,600	0	0
Shared Ownership		84.2	84.22	0.00%	0	2,975	0	0
First Homes		84.2	84.22	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.714 ha			35	/ha		**19,150,500**	**5,264**
SITE AREA - Gross	2.274 ha			26	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,892,864**	**1,104,171**	**832,561**
Existing Use Value		56,839		25,000
Uplift	0%	0		0
Plus /ha	400,000	909,417		400,000
Benchmark Land Value		**966,256**		**425,000**

	£/m2	
Additional Profit	**1,094,058**	**292**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,892,864	
	Stamp Duty			84,143		
	Easements etc.			0		
	Legals /Acquisition		1.50%	28,393	112,536	
Fees						
	Planning			24,480		
	Professional		8.00%	923,787	948,267	
CONSTRUCTION						
	Build Cost		1,939	10,205,761		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	255,144		
	Abnormals	%	0.00%	0		
		£		966,438	11,547,343	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	574,515		
	Legals	%	0.5%	95,753		
		£/unit	0	0		
	Misc.	%	0.0%	0	670,268	**15,171,278**

Developers Profit

Market Housing	% Value	17.50%	**2,787,575**
Affordable Housing	% Value	6.00%	**193,290**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		1,892,864
	Total	84,143

Stamp duty calc - Residual

Land payment		966,256
	Total	37,813

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.86
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.43
Site Costs	Base	15.00%	252.67
	BNG	0.10%	1.68
			1,938.78

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				12	13	12	13	10																	
Market Housing					0	0	0	3,185,800	3,451,283	3,185,800	3,451,283	2,654,833	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	644,300	697,992	644,300	697,992	536,917	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,830,100**	**4,149,275**	**3,830,100**	**4,149,275**	**3,191,750**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		84,143																							
Easements etc.		0																							
Legals Acquisition		28,393																							
Planning Fee		24,480																							
Professional		461,894		461,894																					
Build Cost - BCIS Base			0	680,384	1,417,467	2,097,851	2,154,550	1,984,454	1,304,070	566,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	23,333	15,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	17,010	35,437	52,446	53,864	49,611	32,602	14,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	64,429	134,227	198,657	204,026	187,918	123,489	53,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	114,903	124,478	114,903	124,478	95,753	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,151	20,746	19,151	20,746	15,959	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**598,910**	**0**	**1,231,717**	**1,603,798**	**2,373,621**	**2,437,772**	**2,379,370**	**1,620,718**	**775,573**	**145,225**	**111,711**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,892,864**																							
	Interest		46,721	47,597	71,584	102,997	149,434	197,944	174,454	130,315	75,486	1,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,787,575
Affordable for Rent																									193,290
First Homes																									0
	Cash Flow	-2,491,774	-46,721	-1,279,313	-1,675,382	-2,476,618	-2,587,206	1,252,786	2,354,102	2,924,213	3,928,565	3,078,213	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,980,865
	Opening Balance	0																							
	Closing Balance	-2,491,774	-2,538,495	-3,817,808	-5,493,190	-7,969,807	-10,557,014	-9,304,228	-6,950,126	-4,025,913	-97,348	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	0

APP11b
Site 17

Site 17	Sheltered Green

INCOME	Av Size	m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing	75.0		62.50	70.00%	42	5,700	14,962,500	3,150
Affordable Overall				30%	18			
Affordable Rent	75.0		62.50	11.00%	7	2,850	1,175,625	495
Social Rent	75.0		62.50	9.00%	5	1,600	540,000	405
Shared Ownership	75.0		62.50	10.00%	6	3,990	1,496,250	450
First Homes	75.0		62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**18,174,375**	**4,500**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,623,629**	**5,247,258**	**5,247,258**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**

	£/m2	
Additional Profit	**2,729,710**	**867**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				2,623,629	
	Stamp Duty			120,681		
	Easements etc.			0		
	Legals /Acquisition		1.50%	39,354	160,036	
Fees						
	Planning			24,480		
	Professional		8.00%	807,023	831,503	
CONSTRUCTION						
	Build Cost		2,094	9,424,202		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	235,605		
	Abnormals	%	0.00%	0		
		£		307,975	10,087,782	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	545,231		
	Legals	%	0.5%	90,872		
		£/unit	0	0		
	Misc.	%	0.0%	0	636,103	**14,339,053**

Developers Profit				
	Market Housing	% Value	17.50%	**2,618,438**
	Affordable Housing	% Value	6.00%	**192,713**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		2,623,629
	Total	120,681

Stamp duty calc - Residual		
Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.10%	1.90
			2,094.27

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,740,625	3,740,625	3,740,625	3,740,625	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	293,906	293,906	293,906	293,906	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	135,000	135,000	135,000	135,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	374,063	374,063	374,063	374,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,543,594**	**4,543,594**	**4,543,594**	**4,543,594**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		120,681																							
Easements etc.		0																							
Legals Acquisition		39,354																							
Planning Fee		24,480																							
Professional		403,511		403,511																					
Build Cost - BCIS Base			0	785,350	1,570,700	2,356,051	2,356,051	1,570,700	785,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	19,634	39,268	58,901	58,901	39,268	19,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	25,665	51,329	76,994	76,994	51,329	25,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	136,308	136,308	136,308	136,308	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	22,718	22,718	22,718	22,718	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**588,027**	**0**	**1,244,160**	**1,681,297**	**2,521,946**	**2,521,946**	**1,840,323**	**999,674**	**159,026**	**159,026**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,623,629**																							
	Interest		60,219	61,348	85,826	118,959	168,476	218,922	172,340	109,123	28,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,618,438
Affordable for Rent																									192,713
First Homes																									0
	Cash Flow	-3,211,656	-60,219	-1,305,507	-1,767,123	-2,640,905	-2,690,422	2,484,349	3,371,579	4,275,445	4,355,609	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,811,150
	Opening Balance	0																							
	Closing Balance	-3,211,656	-3,271,875	-4,577,382	-6,344,505	-8,985,410	-11,675,832	-9,191,483	-5,819,904	-1,544,459	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	2,811,150	0

APP11b
Site 18

Site 18 — **Sheltered Brown**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing	75.0		62.50	60.00%	36	5,700	12,825,000	2,700
Affordable Overall				30%	18			
Affordable Rent	75.0		62.50	21.00%	13	2,850	2,244,375	945
Social Rent	75.0		62.50	9.00%	5	1,600	540,000	405
Shared Ownership	75.0		62.50	10.00%	6	3,990	1,496,250	450
First Homes	75.0		62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**17,105,625**	**4,500**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,005,596**	**2,011,193**	**2,011,193**
Existing Use Value	625,000		1,250,000
Uplift 20%	125,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**750,000**		**1,500,000**

	£/m2	
Additional Profit	**373,978**	**139**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,005,596	
	Stamp Duty			39,780		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,084	54,864	
Fees						
	Planning			24,480		
	Professional		8.00%	894,182	918,662	
CONSTRUCTION						
	Build Cost		2,102	9,458,441		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	472,922		
	Abnormals	%	5.00%	472,922		
		£		652,985	11,177,269	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	513,169		
	Legals	%	0.5%	85,528		
		£/unit	0	0		
	Misc.	%	0.0%	0	598,697	**13,755,088**

Developers Profit

Market Housing	% Value	17.50%	**2,244,375**
Affordable Housing	% Value	6.00%	**256,838**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		1,005,596
	Total	39,780

Stamp duty calc - Residual

Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,206,250	3,206,250	3,206,250	3,206,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	561,094	561,094	561,094	561,094	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	135,000	135,000	135,000	135,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	374,063	374,063	374,063	374,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,276,406**	**4,276,406**	**4,276,406**	**4,276,406**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		39,780																							
Easements etc.		0																							
Legals Acquisition		15,084																							
Planning Fee		24,480																							
Professional		447,091		447,091																					
Build Cost - BCIS Base			0	788,203	1,576,407	2,364,610	2,364,610	1,576,407	788,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	39,410	78,820	118,231	118,231	78,820	39,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,826	187,651	281,477	281,477	187,651	93,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	128,292	128,292	128,292	128,292	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	21,382	21,382	21,382	21,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**526,435**	**0**	**1,378,530**	**1,862,878**	**2,794,317**	**2,794,317**	**2,012,552**	**1,081,113**	**149,674**	**149,674**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,005,596**																							
	Interest		28,726	29,264	55,660	91,633	145,744	200,871	162,190	105,319	29,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,244,375
Affordable for Rent																									256,838
First Homes																									0
	Cash Flow	-1,532,031	-28,726	-1,407,794	-1,918,539	-2,885,950	-2,940,062	2,062,983	3,033,103	4,021,413	4,096,814	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,501,213
	Opening Balance	0																							
	Closing Balance	-1,532,031	-1,560,757	-2,968,551	-4,887,089	-7,773,039	-10,713,101	-8,650,118	-5,617,015	-1,595,602	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	2,501,213	0

APP11b
Site 19

Site 19 — **Extracare Green**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		96.1	73.93	60.00%	36	6,000	15,968,571	3,460
Affordable Overall				30%	18			
Affordable Rent		95.9	73.75	21.00%	13	3,000	2,787,750	1,208
Social Rent		95.9	73.75	9.00%	5	1,600	637,200	518
Shared Ownership		97.5	75.00	10.00%	6	4,200	1,890,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**21,283,521**	**5,771**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,375,838**	**2,751,677**	**2,751,677**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**

	£/m2	
Additional Profit	**1,358,774**	**393**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				1,375,838	
	Stamp Duty			58,292		
	Easements etc.			0		
	Legals /Acquisition		1.50%	20,638	78,929	
Fees						
	Planning			24,480		
	Professional		8.00%	1,102,131	1,126,611	
CONSTRUCTION						
	Build Cost		2,249	12,980,837		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	324,521		
	Abnormals	%	0.00%	0		
		£		351,275	13,776,633	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	638,506		
	Legals	%	0.5%	106,418		
		£/unit	0	0		
	Misc.	%	0.0%	0	744,923	**17,102,935**

Developers Profit				
	Market Housing	% Value	17.50%	**2,794,500**
	Affordable Housing	% Value	6.00%	**318,897**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		1,375,838
	Total	58,292

Stamp duty calc - Residual		
Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.10%	2.04
			2,249.48

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,992,143	3,992,143	3,992,143	3,992,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	696,938	696,938	696,938	696,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	159,300	159,300	159,300	159,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	472,500	472,500	472,500	472,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,320,880**	**5,320,880**	**5,320,880**	**5,320,880**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		58,292																							
Easements etc.		0																							
Legals Acquisition		20,638																							
Planning Fee		24,480																							
Professional		551,065		551,065																					
Build Cost - BCIS Base			0	1,081,736	2,163,473	3,245,209	3,245,209	2,163,473	1,081,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	27,043	54,087	81,130	81,130	54,087	27,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	29,273	58,546	87,819	87,819	58,546	29,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	159,626	159,626	159,626	159,626	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	26,604	26,604	26,604	26,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**654,475**	**0**	**1,699,118**	**2,296,106**	**3,444,158**	**3,444,158**	**2,482,336**	**1,334,284**	**186,231**	**186,231**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,375,838**																							
	Interest		38,068	38,782	71,368	115,758	182,506	250,506	201,981	131,019	37,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,794,500
Affordable for Rent																									318,897
First Homes																									0
	Cash Flow	-2,030,313	-38,068	-1,737,900	-2,367,473	-3,559,916	-3,626,665	2,588,038	3,784,616	5,003,631	5,097,449	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,113,397
	Opening Balance	0																							
	Closing Balance	-2,030,313	-2,068,381	-3,806,282	-6,173,755	-9,733,671	-13,360,336	-10,772,298	-6,987,682	-1,984,052	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	0

APP11b
Site 20

Site 20	Extracare Brown

INCOME	Av Size	m2 Gross	Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing		96.1	73.93	60.00%	36	6,000	15,968,571	3,460
Affordable Overall				30%	18			
Affordable Rent		95.9	73.75	21.00%	13	3,000	2,787,750	1,208
Social Rent		95.9	73.75	9.00%	5	1,600	637,200	518
Shared Ownership		97.5	75.00	10.00%	6	4,200	1,890,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**21,283,521**	**5,771**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**84,896**	**169,791**	**169,791**
Existing Use Value	625,000		1,250,000
Uplift 20%	125,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**750,000**		**1,500,000**

	£/m2
Additional Profit	**-633,005** **-183**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				84,896	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	1,273	1,273	
Fees						
	Planning			24,480		
	Professional		8.00%	1,211,767	1,236,247	
CONSTRUCTION						
	Build Cost		2,258	13,027,997		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	651,400		
	Abnormals	%	5.00%	651,400		
		£		696,285	15,147,082	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	638,506		
	Legals	%	0.5%	106,418		
		£/unit	0	0		
	Misc.	%	0.0%	0	744,923	**17,214,421**

Developers Profit			
Market Housing	% Value	17.50%	**2,794,500**
Affordable Housing	% Value	6.00%	**318,897**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		84,896
	Total	0

Stamp duty calc - Residual		
Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.50%	10.22
			2,257.65

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,992,143	3,992,143	3,992,143	3,992,143	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	696,938	696,938	696,938	696,938	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	159,300	159,300	159,300	159,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	472,500	472,500	472,500	472,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,320,880**	**5,320,880**	**5,320,880**	**5,320,880**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		1,273																							
Planning Fee		24,480																							
Professional		605,883		605,883																					
Build Cost - BCIS Base			0	1,085,666	2,171,333	3,256,999	3,256,999	2,171,333	1,085,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	54,283	108,567	162,850	162,850	108,567	54,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	112,307	224,614	336,921	336,921	224,614	112,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	159,626	159,626	159,626	159,626	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	26,604	26,604	26,604	26,604	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**631,637**	**0**	**1,868,140**	**2,524,514**	**3,786,770**	**3,786,770**	**2,710,744**	**1,448,488**	**186,231**	**186,231**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**84,896**																							
	Interest		13,435	13,687	48,971	97,224	170,049	244,239	199,879	131,019	37,201	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,794,500
Affordable for Rent																									318,897
First Homes																									0
	Cash Flow	-716,532	-13,435	-1,881,827	-2,573,485	-3,883,994	-3,956,819	2,365,897	3,672,514	5,003,631	5,097,449	0	0	0	0	0	0	0	0	0	0	0	0	0	-3,113,397
	Opening Balance	0																							
	Closing Balance	-716,532	-729,967	-2,611,794	-5,185,279	-9,069,273	-13,026,093	-10,660,196	-6,987,682	-1,984,052	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	3,113,397	0

APP11b
Site 24

Site 24 **V Large 600**

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					600	£/m2	£	m2
		Gross	Net					
Market Housing		90.3	90.00	70.00%	420	4,630	175,014,000	37,916
Affordable Overall				30%	180			
Affordable Rent		68.7	67.30	11.10%	67	2,315	10,376,247	4,577
Social Rent		68.7	67.30	9.00%	54	1,600	5,814,720	3,711
Shared Ownership		74.0	73.27	2.40%	14	3,241	3,419,385	1,066
First Homes		72.6	71.76	7.50%	45	3,030	9,782,690	3,268
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	20.000	ha		30	/ha		**204,407,041**	**50,539**
SITE AREA - Gross	33.333	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		18,565,927	928,296	556,978
Existing Use Value		833,333		25,000
Uplift	0%	0		0
Plus /ha	400,000	13,333,333		400,000
Benchmark Land Value		14,166,667		**425,000**
		£/m2		
Additional Profit		5,821,041	154	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					18,565,927	
	Land			917,796		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	278,489	1,196,285	
Fees						
	Planning			99,000		
	Professional		8.00%	10,007,037	10,106,037	
CONSTRUCTION						
	Build Cost		2,002	101,172,346		
	s106 / CIL / IT			18,000,000		
	Contingency		5.00%	5,058,617		
	Abnormals	%	0.00%	0		
		£		857,000	125,087,964	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	6,132,211		
	Legals	%	0.5%	1,022,035		
		£/unit	0	0		
	Misc.	%	0.0%	0	7,154,246	**162,110,459**

Developers Profit			
Market Housing	% Value	17.50%	**30,627,450**
Affordable Housing	% Value	6.00%	**1,176,621**
First Homes	% Value	17.50%	**1,711,971**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	600		
No dwgs under 50	50	462	23,100
No dwgs over 50	550	138	75,900
		Total	99,000

Stamp duty calc - Residual		
Land payment		18,565,927
	Total	917,796

Stamp duty calc - Residual		
Land payment		14,166,667
	Total	697,833

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**18,000,000**

Post CIL s106	30,000	£/ Unit (all)	18,000,000
CIL	0	£/m2	0
		Total	**18,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.23
CO2 Plus	%	11.00%	171.41
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.24
Site Costs	Base	15.00%	260.89
	BNG	0.10%	1.74
			2,001.86

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	50																
Market Housing			0	14,584,500	29,169,000	29,169,000	29,169,000	29,169,000	29,169,000	14,584,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	864,687	1,729,374	1,729,374	1,729,374	1,729,374	1,729,374	864,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	484,560	969,120	969,120	969,120	969,120	969,120	484,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	284,949	569,897	569,897	569,897	569,897	569,897	284,949	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	815,224	1,630,448	1,630,448	1,630,448	1,630,448	1,630,448	815,224	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**17,033,920**	**34,067,840**	**34,067,840**	**34,067,840**	**34,067,840**	**34,067,840**	**17,033,920**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		917,796																							
Easements etc.		0																							
Legals Acquisition		278,489																							
Planning Fee		99,000																							
Professional		10,007,037																							
Build Cost - BCIS Base			0	8,431,029	16,862,058	16,862,058	16,862,058	16,862,058	16,862,058	8,431,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	421,551	843,103	843,103	843,103	843,103	843,103	421,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,417	142,833	142,833	142,833	142,833	142,833	71,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	511,018	1,022,035	1,022,035	1,022,035	1,022,035	1,022,035	511,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	85,170	170,339	170,339	170,339	170,339	170,339	85,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**11,302,322**	**0**	**11,020,184**	**22,040,368**	**22,040,368**	**22,040,368**	**22,040,368**	**22,040,368**	**11,020,184**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**18,565,927**																							
	Interest		2,240,119	2,408,128	2,137,707	1,395,975	598,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									30,627,450
Affordable for Rent																									1,176,621
First Homes																									1,711,971
	Cash Flow	-29,868,249	-2,240,119	3,605,608	9,889,765	10,631,497	11,428,860	12,027,472	12,027,472	6,013,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-33,516,042
	Opening Balance	0																							
	Closing Balance	-29,868,249	-32,108,368	-28,502,760	-18,612,995	-7,981,497	3,447,362	15,474,834	27,502,306	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	33,516,042	0

APP11b
Site 25

Site 25 | **V Large 1200**

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					1,200	£/m2	£	m2
		Gross	Net					
Market Housing		90.3	90.03	70.00%	840	4,630	350,125,230	75,857
Affordable Overall				30%	360			
Affordable Rent		68.4	67.00	11.10%	133	2,315	20,659,986	9,117
Social Rent		68.4	67.00	9.00%	108	1,600	11,577,600	7,392
Shared Ownership		71.9	71.00	2.40%	29	3,241	6,627,197	2,071
First Homes		72.4	71.50	7.50%	90	3,037	19,542,250	6,513
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	40.000	ha		30	/ha		**408,532,263**	**100,950**
SITE AREA - Gross	66.667	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**32,523,117**	**813,078**	**487,847**
Existing Use Value		1,666,667		25,000
Uplift	0%	0		0
Plus /ha	400,000	26,666,667		400,000
Benchmark Land Value		**28,333,333**		**425,000**

	£/m2	
Additional Profit	6,056,030	80

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					32,523,117	
	Stamp Duty			1,615,656		
	Easements etc.			0		
	Legals /Acquisition		1.50%	487,847	2,103,503	
Fees						
	Planning			181,800		
	Professional		8.00%	20,000,034	20,181,834	
CONSTRUCTION						
	Build Cost		2,003	202,170,879		
	s106 / CIL / IT			36,000,000		
	Contingency		5.00%	10,108,544		
	Abnormals	%	0.00%	0		
		£		1,721,000	250,000,423	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	12,255,968		
	Legals	%	0.5%	2,042,661		
		£/unit	0	0		
	Misc.	%	0.0%	0	14,298,629	**319,107,505**

Developers Profit				
	Market Housing	% Value	17.50%	**61,271,915**
	Affordable Housing	% Value	6.00%	**2,331,887**
	First Homes	% Value	17.50%	**3,419,894**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1,200		
No dwgs under 50	50	462	23,100
No dwgs over 50	1150	138	158,700
		Total	181,800

Stamp duty calc - Residual		
Land payment		32,523,117
	Total	1,615,656

Stamp duty calc - Residual		
Land payment		28,333,333
	Total	1,406,167

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**36,000,000**

Post CIL s106	30,000	£/ Unit (all)	36,000,000
CIL	0	£/m2	0
		Total	**36,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.87
CO2 Plus	%	11.00%	171.48
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.95
Site Costs	Base	15.00%	260.99
	BNG	0.10%	1.74
			2,002.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	150	150	150	150	150	150	50													
Market Housing			0	14,588,551	29,177,103	29,177,103	43,765,654	43,765,654	43,765,654	43,765,654	43,765,654	43,765,654	14,588,551	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	860,833	1,721,666	1,721,666	2,582,498	2,582,498	2,582,498	2,582,498	2,582,498	2,582,498	860,833	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	482,400	964,800	964,800	1,447,200	1,447,200	1,447,200	1,447,200	1,447,200	1,447,200	482,400	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	276,133	552,266	552,266	828,400	828,400	828,400	828,400	828,400	828,400	276,133	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	814,260	1,628,521	1,628,521	2,442,781	2,442,781	2,442,781	2,442,781	2,442,781	2,442,781	814,260	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**17,022,178**	**34,044,355**	**34,044,355**	**51,066,533**	**51,066,533**	**51,066,533**	**51,066,533**	**51,066,533**	**51,066,533**	**17,022,178**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,615,656																							
Easements etc.		0																							
Legals Acquisition		487,847																							
Planning Fee		181,800																							
Professional		20,000,034																							
Build Cost - BCIS Base			0	8,423,787	16,847,573	16,847,573	25,271,360	25,271,360	25,271,360	25,271,360	25,271,360	25,271,360	8,423,787	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	421,189	842,379	842,379	1,263,568	1,263,568	1,263,568	1,263,568	1,263,568	1,263,568	421,189	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,708	143,417	143,417	215,125	215,125	215,125	215,125	215,125	215,125	71,708	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	510,665	1,021,331	1,021,331	1,531,996	1,531,996	1,531,996	1,531,996	1,531,996	1,531,996	510,665	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	85,111	170,222	170,222	255,333	255,333	255,333	255,333	255,333	255,333	85,111	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**22,285,336**	**0**	**11,012,461**	**22,024,921**	**22,024,921**	**33,037,382**	**33,037,382**	**33,037,382**	**33,037,382**	**33,037,382**	**33,037,382**	**11,012,461**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**32,523,117**																							
	Interest		4,110,634	4,418,932	4,299,623	3,720,637	3,098,227	1,978,408	774,602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									61,271,915
Affordable for Rent																									2,331,887
First Homes																									3,419,894
	Cash Flow	-54,808,453	-4,110,634	1,590,786	7,719,812	8,298,797	14,930,924	16,050,744	17,254,549	18,029,151	18,029,151	18,029,151	6,009,717	0	0	0	0	0	0	0	0	0	0	0	-67,023,696
	Opening Balance	0																							
	Closing Balance	-54,808,453	-58,919,087	-57,328,302	-49,608,490	-41,309,693	-26,378,768	-10,328,025	6,926,525	24,955,676	42,984,828	61,013,979	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	0

APP11b
Site 29

Site 29	North West Bicester Phase 2

INCOME	Av Size m2		%	Number	Price	GDV	GIA
				1,200	£/m2	£	m2
	Gross	Net					
Market Housing	90.3	90.03	70.00%	840	4,630	350,125,230	75,857
Affordable Overall			30%	360			
Affordable Rent	68.4	67.00	11.10%	133	2,315	20,659,986	9,117
Social Rent	68.4	67.00	9.00%	108	1,600	11,577,600	7,392
Shared Ownership	71.9	71.00	2.40%	29	3,241	6,627,197	2,071
First Homes	72.4	71.50	7.50%	90	3,037	19,542,250	6,513
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	40.000 ha		30	/ha		**408,532,263**	**100,950**
SITE AREA - Gross	122.700 ha		10	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		37,178,886	929,472	303,006
Existing Use Value		3,067,500		25,000
Uplift	0%	0		0
Plus /ha	400,000	49,080,000		400,000
Benchmark Land Value		**52,147,500**		**425,000**
		£/m2		
Additional Profit		-22,621,845		-298

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					37,178,886	
	Land			1,848,444		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	557,683	2,406,128	
Fees						
	Planning			181,800		
	Professional		8.00%	18,987,730	19,169,530	
CONSTRUCTION						
	Build Cost		2,003	202,170,879		
	s106 / CIL / IT			0		
	Contingency		5.00%	10,108,544		
	Abnormals	%	0.00%	0		
		£		25,067,203	237,346,626	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	12,255,968		
	Legals	%	0.5%	2,042,661		
		£/unit	0	0		
	Misc.	%	0.0%	0	14,298,629	**310,399,799**

Developers Profit			
Market Housing	% Value	17.50%	**61,271,915**
Affordable Housing	% Value	6.00%	**2,331,887**
First Homes	% Value	17.50%	**3,419,894**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1,200		
No dwgs under 50	50	462	23,100
No dwgs over 50	1150	138	158,700
		Total	181,800

Stamp duty calc - Residual		
Land payment		37,178,886
	Total	1,848,444

Stamp duty calc - Residual		
Land payment		52,147,500
	Total	2,596,875

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.87
CO2 Plus	%	11.00%	171.48
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.95
Site Costs	Base	15.00%	260.99
	BNG	0.10%	1.74
			2,002.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started				50	100	100	150	150	150	150	150	150	50												
Market Housing			0	0	14,588,551	29,177,103	29,177,103	43,765,654	43,765,654	43,765,654	43,765,654	43,765,654	43,765,654	14,588,551	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	860,833	1,721,666	1,721,666	2,582,498	2,582,498	2,582,498	2,582,498	2,582,498	2,582,498	860,833	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	482,400	964,800	964,800	1,447,200	1,447,200	1,447,200	1,447,200	1,447,200	1,447,200	482,400	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	276,133	552,266	552,266	828,400	828,400	828,400	828,400	828,400	828,400	276,133	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	814,260	1,628,521	1,628,521	2,442,781	2,442,781	2,442,781	2,442,781	2,442,781	2,442,781	814,260	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**17,022,178**	**34,044,355**	**34,044,355**	**51,066,533**	**51,066,533**	**51,066,533**	**51,066,533**	**51,066,533**	**51,066,533**	**17,022,178**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,848,444																							
Easements etc.		0																							
Legals Acquisition		557,683																							
Planning Fee		181,800																							
Professional		18,987,730																							
Build Cost - BCIS Base			0	0	8,423,787	16,847,573	16,847,573	25,271,360	25,271,360	25,271,360	25,271,360	25,271,360	25,271,360	8,423,787	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	0	421,189	842,379	842,379	1,263,568	1,263,568	1,263,568	1,263,568	1,263,568	1,263,568	421,189	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	1,044,467	2,088,934	2,088,934	3,133,400	3,133,400	3,133,400	3,133,400	3,133,400	3,133,400	1,044,467	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	510,665	1,021,331	1,021,331	1,531,996	1,531,996	1,531,996	1,531,996	1,531,996	1,531,996	510,665	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	85,111	170,222	170,222	255,333	255,333	255,333	255,333	255,333	255,333	85,111	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**21,575,658**	**0**	**0**	**10,485,219**	**20,970,438**	**20,970,438**	**31,455,657**	**31,455,657**	**31,455,657**	**31,455,657**	**31,455,657**	**31,455,657**	**10,485,219**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**37,178,886**																							
	Interest		4,406,591	4,737,085	5,092,366	4,984,022	4,377,280	3,725,032	2,533,594	1,252,798	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									61,271,915
Affordable for Rent																									2,331,887
First Homes																									3,419,894
	Cash Flow	-58,754,544	-4,406,591	-4,737,085	1,444,592	8,089,895	8,696,637	15,885,844	17,077,282	18,358,078	19,610,876	19,610,876	19,610,876	6,536,959	0	0	0	0	0	0	0	0	0	0	-67,023,696
	Opening Balance	0																							
	Closing Balance	-58,754,544	-63,161,135	-67,898,220	-66,453,628	-58,363,733	-49,667,095	-33,781,251	-16,703,969	1,654,109	21,264,985	40,875,861	60,486,737	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	67,023,696	0

APP11b
Site 30

Site 30 Graven Hill

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					1,335	£/m2	£	m2
		Gross	Net					
Market Housing		90.3	90.02	70.00%	935	4,630	389,503,328	84,386
Affordable Overall				30%	400.5			
Affordable Rent		68.7	67.23	11.10%	148	2,315	23,063,894	10,175
Social Rent		68.7	67.23	9.00%	120	1,600	12,924,720	8,250
Shared Ownership		72.4	71.61	2.40%	32	3,241	7,435,691	2,321
First Homes		72.5	71.69	7.50%	100	3,034	21,775,974	7,264
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	44.500	ha		30	/ha		**454,703,606**	**112,395**
SITE AREA - Gross	124.340	ha		11	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		32,454,367	729,312	261,013
Existing Use Value		3,108,500		25,000
Uplift	0%	0		0
Plus /ha	400,000	49,736,000		400,000
Benchmark Land Value		**52,844,500**		**425,000**
		£/m2		
Additional Profit		-31,564,493		-374

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					32,454,367	
	Stamp Duty			1,612,218		
	Easements etc.			0		
	Legals /Acquisition		1.50%	486,816	2,099,034	
Fees						
	Planning			200,430		
	Professional		8.00%	22,118,050	22,318,480	
CONSTRUCTION						
	Build Cost		2,002	225,018,221		
	s106 / CIL / IT			0		
	Contingency		5.00%	11,250,911		
	Abnormals	%	0.00%	0		
		£		40,206,495	276,475,627	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	13,641,108		
	Legals	%	0.5%	2,273,518		
		£/unit	0	0		
	Misc.	%	0.0%	0	15,914,626	**349,262,135**

Developers Profit

Market Housing	% Value	17.50%	**68,163,082**
Affordable Housing	% Value	6.00%	**2,605,458**
First Homes	% Value	17.50%	**3,810,795**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	1,335		
No dwgs under 50	50	462	23,100
No dwgs over 50	1285	138	177,330
		Total	200,430

Stamp duty calc - Residual

Land payment		32,454,367
	Total	1,612,218

Stamp duty calc - Residual

Land payment		52,844,500
	Total	2,631,725

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.36
CO2 Plus	%	11.00%	171.42
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.38
Site Costs	Base	15.00%	260.91
	BNG	0.10%	1.74
			2,002.02

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started				50	100	100	150	150	150	150	150	150	150	35											
Market Housing			0	0	14,588,140	29,176,279	29,176,279	43,764,419	43,764,419	43,764,419	43,764,419	43,764,419	43,764,419	43,764,419	10,211,698	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	0	863,816	1,727,632	1,727,632	2,591,449	2,591,449	2,591,449	2,591,449	2,591,449	2,591,449	2,591,449	604,671	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	0	484,072	968,144	968,144	1,452,216	1,452,216	1,452,216	1,452,216	1,452,216	1,452,216	1,452,216	338,850	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	0	278,490	556,981	556,981	835,471	835,471	835,471	835,471	835,471	835,471	835,471	194,943	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	0	815,580	1,631,159	1,631,159	2,446,739	2,446,739	2,446,739	2,446,739	2,446,739	2,446,739	2,446,739	570,906	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**17,030,098**	**34,060,195**	**34,060,195**	**51,090,293**	**51,090,293**	**51,090,293**	**51,090,293**	**51,090,293**	**51,090,293**	**51,090,293**	**11,921,068**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		1,612,218																							
Easements etc.		0																							
Legals Acquisition		486,816																							
Planning Fee		200,430																							
Professional		22,118,050																							
Build Cost - BCIS Base			0	0	8,427,649	16,855,297	16,855,297	25,282,946	25,282,946	25,282,946	25,282,946	25,282,946	25,282,946	25,282,946	5,899,354	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	0	421,382	842,765	842,765	1,264,147	1,264,147	1,264,147	1,264,147	1,264,147	1,264,147	1,264,147	294,968	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	0	1,505,861	3,011,722	3,011,722	4,517,584	4,517,584	4,517,584	4,517,584	4,517,584	4,517,584	4,517,584	1,054,103	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	510,903	1,021,806	1,021,806	1,532,709	1,532,709	1,532,709	1,532,709	1,532,709	1,532,709	1,532,709	357,632	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	85,150	170,301	170,301	255,451	255,451	255,451	255,451	255,451	255,451	255,451	59,605	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**24,417,514**	**0**	**0**	**10,950,946**	**21,901,892**	**21,901,892**	**32,852,837**	**32,852,837**	**32,852,837**	**32,852,837**	**32,852,837**	**32,852,837**	**32,852,837**	**7,665,662**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**32,454,367**																							
	Interest		4,265,391	4,585,295	4,929,193	4,842,946	4,294,294	3,704,493	2,614,521	1,442,801	183,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									68,163,082
Affordable for Rent																									2,605,458
First Homes																									3,810,795
	Cash Flow	-56,871,882	-4,265,391	-4,585,295	1,149,959	7,315,358	7,864,010	14,532,962	15,622,934	16,794,655	18,054,254	18,237,455	18,237,455	18,237,455	4,255,406	0	0	0	0	0	0	0	0	0	0	-74,579,336
	Opening Balance	0																							
	Closing Balance	-56,871,882	-61,137,273	-65,722,568	-64,572,609	-57,257,251	-49,393,241	-34,860,279	-19,237,344	-2,442,690	15,611,564	33,849,019	52,086,474	70,323,930	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	74,579,336	0

App11c
Cover

Cherwell CIL Viability Update (February 2024)

North and West (35% Affordable Housing)

26/03/2024
12:21

Green 300

1	UNITS	**300**		Aff - rentec	67%	% of Aff	59.994	60	Modelling			Area ha			Characteristics								
	Affordable	30%		90 Shared Ow	8%		7.51	7	Density	35	units/ha	Total	12.249		Sub Area	North & West							
				First Home	25%	% of Aff	22.5	23	Net:Gross	70%		Gross	12.245	ha	Green Brov	Green							
							90	90				Net	8.571	ha	Use	Agricultural							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	210		Rounded	m2	m2	Circulation	60		Rounded	m2	7		Rounded	m2	23		Rounded	m2
Terrace	2	73	0.0%	18%	37.80	38	2,774	70	0.0%	17%	10.20	10	700	23%	1.61	2	140	23%	5.29	5	350
Terrace	3	86	0.0%	18%	37.80	38	3,268	84	0.0%	13%	7.80	8	672	18%	1.26	1	84	18%	4.14	4	336
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	7.80	8	776	7%	0.49	0	0	7%	1.61	2	194
Semi	2	81	0.0%	20%	42.00	42	3,402	79	0.0%	10%	6.00	6	474	20%	1.40	1	79	20%	4.60	5	395
Semi	3	98	0.0%	20%	42.00	42	4,116	93	0.0%	10%	6.00	6	558	10%	0.70	1	93	10%	2.30	2	186
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	21.00	21	2,730	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	14.70	15	2,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	14.70	14	616	39	10.0%	37%	22.20	22	944	22%	1.54	2	86	22%	5.06	5	215
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**210.00**	**210**	**19,006**			**100%**	**60.00**	**60**	**4,124**	**100%**	**7.00**	**7**	**482**	**100%**	**23.00**	**23**	**1,676**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	3,964	5,866,720
Terrace	3			1,480	1,480	4,360	6,452,800
Terrace	4			1,480	1,480	970	1,435,600
Semi	2			1,525	1,525	4,350	6,633,750
Semi	3			1,525	1,525	4,953	7,553,325
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	2,730	4,692,870
Det	5			1,719	1,719	2,100	3,609,900
Flat to5	1			1,705	1,705	1,860	3,171,471
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						25,287	39,416,436
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	55	1.85	102
Terrace	3	51	2.88	147
Terrace	4	10	3.96	40
Semi	2	54	1.85	100
Semi	3	51	2.88	147
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	21	3.96	83
Det	5	15	3.96	59
Flat to5	1	43	1.28	55
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**733**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
5.020	**ha**

Open Space Required	3.678
Gross - Net	3.673
Shortfall / Surplus	-0.004

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		210	19,006	90.50	18,950
Aff - rented		60	4,124	68.73	4,038
Shared Ownership		7	482	68.83	474
First Homes		23	1,676	72.85	1,656
		300	**25,287**		**25,118**

Green 150

2

UNITS	**150**	Aff - rentec	67%	% of Aff	29.997 → 30
Affordable	30%	45 Shared Ow	8%		3.75 → 4
		First Home	25%	% of Aff	11.25 → 11
					45 → 45

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha			
Total	5.990		
Gross	6.122	ha	
Net	4.286	ha	

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	30		Rounded	m2	4		Rounded	m2	11		Rounded	m2
Terrace	2	73	0.0%	18%	18.90	19	1,387	70	0.0%	17%	5.10	5	350	23%	0.92	1	70	23%	2.53	3	210
Terrace	3	86	0.0%	18%	18.90	19	1,634	84	0.0%	13%	3.90	4	336	18%	0.72	1	84	18%	1.98	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	3.90	4	388	7%	0.28	0	0	7%	0.77	1	97
Semi	2	81	0.0%	20%	21.00	21	1,701	79	0.0%	10%	3.00	3	237	20%	0.80	1	79	20%	2.20	2	158
Semi	3	98	0.0%	20%	21.00	21	2,058	93	0.0%	10%	3.00	3	279	10%	0.40	0	0	10%	1.10	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	10.50	11	1,430	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	7.35	7	980	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	7.35	7	308	39	10.0%	37%	11.10	11	472	22%	0.88	1	43	22%	2.42	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**105.00**	**105**	**9,498**			**100%**	**30.00**	**30**	**2,062**	**100%**	**4.00**	**4**	**276**	**100%**	**11.00**	**11**	**812**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	2,017	2,985,160
Terrace	3			1,480	1,480	2,222	3,288,560
Terrace	4			1,480	1,480	485	717,800
Semi	2			1,525	1,525	2,175	3,316,875
Semi	3			1,525	1,525	2,430	3,705,750
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	1,430	2,458,170
Det	5			1,719	1,719	980	1,684,620
Flat to5	1			1,705	1,705	909	1,549,163
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						12,648	19,706,098
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	28	1.85	52
Terrace	3	26	2.88	75
Terrace	4	5	3.96	20
Semi	2	27	1.85	50
Semi	3	25	2.88	72
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	11	3.96	44
Det	5	7	3.96	28
Flat to5	1	21	1.28	27
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**367**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.705
Gross - Net	1.837
Shortfall / Surplus	0.132

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		105	9,498	90.46	9,470
Aff - rented		30	2,062	68.73	2,019
Shared Ownership		4	276	68.98	272
First Homes		11	812	73.80	804
		150	**12,648**		**12,565**

Green 100

3

UNITS	**100**	Aff - rentec	67%	% of Aff	19.998	20
Affordable	30%	30 Shared Ow	8%		2.50	3
		First Home	25%	% of Aff	7.5	7
					30	30

Modelling		Area ha	
Density	35 units/ha	Total	3.998
Net:Gross	70%	Gross	4.082 ha
		Net	2.857 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	20		Rounded	m2	3		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	12.60	13	949	70	0.0%	17%	3.40	3	210	23%	0.69	1	70	23%	1.61	2	140
Terrace	3	86	0.0%	18%	12.60	13	1,118	84	0.0%	13%	2.60	3	252	18%	0.54	1	84	18%	1.26	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.60	3	291	7%	0.21	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	14.00	14	1,134	79	0.0%	10%	2.00	2	158	20%	0.60	1	79	20%	1.40	1	79
Semi	3	98	0.0%	20%	14.00	14	1,372	93	0.0%	10%	2.00	2	186	10%	0.30	0	0	10%	0.70	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	7.00	7	910	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.90	5	700	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.90	4	176	39	10.0%	37%	7.40	7	300	22%	0.66	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**70.00**	**70**	**6,359**			**100%**	**20.00**	**20**	**1,397**	**100%**	**3.00**	**3**	**233**	**100%**	**7.00**	**7**	**482**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,369	2,026,120
Terrace	3			1,480	1,480	1,538	2,276,240
Terrace	4			1,480	1,480	291	430,680
Semi	2			1,525	1,525	1,450	2,211,250
Semi	3			1,525	1,525	1,651	2,517,775
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	910	1,564,290
Det	5			1,719	1,719	700	1,203,300
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						8,471	13,188,036
							1,557 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	19	1.85	35
Terrace	3	18	2.88	52
Terrace	4	3	3.96	12
Semi	2	18	1.85	33
Semi	3	17	2.88	49
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	7	3.96	28
Det	5	5	3.96	20
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**245**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.141
Gross - Net	1.224
Shortfall / Surplus	0.084

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	70	6,359	90.84	6,343
Aff - rented	20	1,397	69.87	1,370
Shared Ownership	3	233	77.67	233
First Homes	7	482	68.83	474
	100	**8,471**		**8,420**

Green 60

4

UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12
Affordable		30%	18	Shared Ow	8%		1.50	2
				First Home	25%	% of Aff	4.5	4
							18	18

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	2.228	
Gross	2.449	ha
Net	1.714	ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	17%	2.04	2	140	23%	0.46	2	140	23%	0.92	1	70
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	13%	1.56	2	168	18%	0.36	0	0	18%	0.72	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.14	0	0	7%	0.28	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	10%	1.20	1	79	20%	0.40	0	0	20%	0.80	1	79
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%	10%	1.20	1	93	10%	0.20	0	0	10%	0.40	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	4.20	4	520	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.44	0	0	22%	0.88	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,776**			**100%**	**12.00**	**12**	**846**	**100%**	**2.00**	**2**	**140**	**100%**	**4.00**	**4**	**276**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	934	1,382,320
Terrace	3			1,480	1,480	940	1,391,200
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	806	1,229,150
Semi	3			1,525	1,525	877	1,337,425
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	520	893,880
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,038	7,833,858
							1,555 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	13	1.85	24
Terrace	3	11	2.88	32
Terrace	4	2	3.96	8
Semi	2	10	1.85	19
Semi	3	9	2.88	26
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	4	3.96	16
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.514
Gross - Net	0.735
Shortfall / Surplus	0.221

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,776	89.90	3,764
Aff - rented		12	846	70.47	830
Shared Ownership		2	140	70.00	140
First Homes		4	276	68.98	272
		60	**5,038**		**5,006**

Green 30

5

UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994	6
Affordable	30%	9 Shared Ow	8%		0.75	1
		First Home	25%	% of Aff	2.25	2
					9	9

Modelling		Area ha	
Density	35 units/ha	Total	1.114
Net:Gross	70%	Gross	1.224 ha
		Net	0.857 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	18%	3.78	5	365	70	0.0%	17%	1.02	1	70	23%	0.23	1	70	23%	0.46	2	140
Terrace	3	86	0.0%	18%	3.78	4	344	84	0.0%	13%	0.78	1	84	18%	0.18	0	0	18%	0.36	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.78	1	97	7%	0.07	0	0	7%	0.14	0	0
Semi	2	81	0.0%	20%	4.20	4	324	79	0.0%	10%	0.60	1	79	20%	0.20	0	0	20%	0.40	0	0
Semi	3	98	0.0%	20%	4.20	4	392	93	0.0%	10%	0.60	1	93	10%	0.10	0	0	10%	0.20	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	2.10	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	1.47	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	1.47	1	44	39	10.0%	37%	2.22	1	43	22%	0.22	0	0	22%	0.44	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,869**			**100%**	**6.00**	**6**	**466**	**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**140**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	645	954,600
Terrace	3			1,480	1,480	428	633,440
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	403	614,575
Semi	3			1,525	1,525	485	739,625
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	87	148,165
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,545	3,921,565
							1,541 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	9	1.85	17
Terrace	3	5	2.88	14
Terrace	4	1	3.96	4
Semi	2	5	1.85	9
Semi	3	5	2.88	14
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	2	1.28	3
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**73**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.257
Gross - Net	0.367
Shortfall / Surplus	0.110

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,869	89.00	1,865
Aff - rented		6	466	77.65	462
Shared Ownership		1	70	70.00	70
First Homes		2	140	70.00	140
		30	**2,545**		**2,537**

Green 15

6 UNITS **15** Aff - rentec 67% % of Aff 2.9997 3
Affordable 30% 4.5 Shared Ow 8% 0.38 0
First Home 25% % of Aff 1.125 1
4.5 4

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 0.561
Gross 0.612 ha
Net 0.429 ha

Characteristics
Sub Area North & West
Green Brov Green
Use Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.5		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	17%	0.51	2	140	23%	0.00	0	0	23%	0.23	1	70
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	13%	0.39	0	0	18%	0.00	0	0	18%	0.18	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.39	0	0	7%	0.00	0	0	7%	0.07	0	0
Semi	2	81	0.0%	40%	4.20	4	324	79	0.0%	10%	0.30	0	0	20%	0.00	0	0	20%	0.20	0	0
Semi	3	98	0.0%	40%	4.20	4	392	93	0.0%	10%	0.30	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	15%	1.58	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	0.53	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	37%	1.11	1	43	22%	0.00	0	0	22%	0.22	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.50**	**11**	**1,116**			**100%**	**3.00**	**3**	**183**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	210	310,800
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	324	494,100
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,369	2,163,445
							1,580 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	1.85	6
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	4	1.85	7
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**38**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.132
Gross - Net	0.184
Shortfall / Surplus	0.051

Summary

		Construction		Sale
	Units	m2	Average	m2
Market Housing	11	1,116	101.45	1,116
Aff - rented	3	183	60.97	179
Shared Ownership	0	0	70.00	0
First Homes	1	70	70.00	70
	15	**1,369**		**1,365**

Green 9

7

UNITS	9	Aff - rentec	67%	% of Aff	0	0
Affordable	0%	0 Shared Ow	8%		0.00	0
		First Home	25%	% of Aff	0	0
					0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.300
Net:Gross	100%	Gross	0.300 ha
		Net	0.300 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	2	81	0.0%	30%	2.70	2	162	79	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	40%	3.60	4	392	93	0.0%	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	30%	2.70	3	390	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	9	**944**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	390	670,410
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						944	1,515,260
							1,605 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	2	1.85	4
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	3	3.96	12
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**27**

ha per 1,000	
0.000	General Green Space
0.000	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
0.000	**ha**

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

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	9	944	104.89	944
Aff - rented	0	0	104.89	0
Shared Ownership	0	0	104.89	0
First Homes	0	0	104.89	0
	9	**944**		**944**

Brown 90

8

UNITS	**90**	Aff - rentec	67%	% of Aff	17.9982	18
Affordable	30%	27 Shared Ow	8%		2.25	2
		First Home	25%	% of Aff	6.75	7
					27	27

Modelling		Area ha	
Density	45 units/ha	Total	2.000
Net:Gross	100%	Gross	2.000 ha
		Net	2.000 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	63		Rounded	m2	m2	Circulation	18		Rounded	m2	2		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	11.34	12	876	70	0.0%	27%	4.86	5	350	43%	0.86	1	70	43%	3.01	3	210
Terrace	3	86	0.0%	18%	11.34	11	946	84	0.0%	23%	4.14	4	336	28%	0.56	1	84	28%	1.96	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.34	2	194	7%	0.14	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	12.60	13	1,053	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.60	13	1,274	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	6.30	6	636	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.41	4	560	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.41	4	176	39	10.0%	37%	6.66	7	300	22%	0.44	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**63.00**	63	**5,521**			**100%**	**18.00**	18	**1,180**	**100%**	**2.00**	2	**154**	**100%**	**7.00**	7	**464**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,506	2,228,880
Terrace	3			1,480	1,480	1,534	2,270,320
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	1,053	1,605,825
Semi	3			1,525	1,525	1,274	1,942,850
Semi	4			1,525	1,525	636	969,900
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	560	962,640
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						7,319	11,225,916
							1,534 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	21	1.85	39
Terrace	3	18	2.88	52
Terrace	4	2	3.96	8
Semi	2	13	1.85	24
Semi	3	13	2.88	37
Semi	4	6	3.96	24
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	4	3.96	16
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**216**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	1.086
Gross - Net	0.000
Shortfall / Surplus	-1.086

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		63	5,521	87.63	5,505
Aff - rented		18	1,180	65.57	1,153
Shared Ownership		2	154	77.00	154
First Homes		7	464	66.26	456
		90	**7,319**		**7,268**

Brown 60

9

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	8%		1.50	1
		First Home	25%	% of Aff	4.5	5
					18	18

Modelling		Area ha	
Density	45 units/ha	Total	1.333
Net:Gross	100%	Gross	1.333 ha
		Net	1.333 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	1		Rounded	m2	5		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	27%	3.24	3	210	43%	0.43	1	70	43%	2.15	3	210
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	23%	2.76	3	252	28%	0.28	0	0	28%	1.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.07	0	0	7%	0.35	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.22	0	0	22%	1.10	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,680**			**100%**	**12.00**	**12**	**828**	**100%**	**1.00**	**1**	**70**	**100%**	**5.00**	**5**	**337**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,074	1,589,520
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	648	988,200
Semi	3			1,525	1,525	784	1,195,600
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,915	7,535,323
							1,533 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	15	1.85	28
Terrace	3	12	2.88	35
Terrace	4	2	3.96	8
Semi	2	8	1.85	15
Semi	3	8	2.88	23
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	0.733
Gross - Net	0.000
Shortfall / Surplus	-0.733

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,680	87.62	3,668
Aff - rented		12	828	68.97	812
Shared Ownership		1	70	70.00	70
First Homes		5	337	67.38	333
		60	**4,915**		**4,883**

Brown 60 Flats

10	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics								
	Affordable	30%	18	Shared Ow	8%		1.50	2	Density	100	units/ha	Total	0.600		Sub Area	North & West							
				First Home	25%	% of Aff	4.5	4	Net:Gross	100%		Gross	0.600	ha	Green Brov	Brown							
							18	18				Net	0.600	ha	Use	PDL							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	4.20	4	176	39	10.0%	30%	3.60	4	172	30%	0.60	1	43	30%	1.20	1	43
Flat to5	2	65	10.0%	40%	16.80	17	1,216	61	10.0%	35%	4.20	4	268	35%	0.70	1	67	35%	1.40	2	134
Flat to5	3	80	10.0%	50%	21.00	21	1,848	74	10.0%	35%	4.20	4	326	35%	0.70	0	0	35%	1.40	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,240**			**100%**	**12.00**	**12**	**766**	**100%**	**2.00**	**2**	**110**	**100%**	**4.00**	**4**	**259**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	433	738,947
Flat to5	2			1,705	1,705	1,685	2,873,266
Flat to5	3			1,705	1,705	2,255	3,844,775
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,374	7,456,988
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	10	1.28	13
Flat to5	2	24	1.85	44
Flat to5	3	26	2.88	75
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**132**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.465
Gross - Net	0.000
Shortfall / Surplus	-0.465

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,240	77.13	2,945
Aff - rented		12	766	63.80	696
Shared Ownership		2	110	55.00	100
First Homes		4	259	64.63	235
		60	**4,374**		**3,976**

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Brown 30

11	UNITS	30		Aff - rentec	67%	% of Aff	5.9994	6	Density	45	units/ha	Total	0.667		Sub Area	North & West
	Affordable	30%	9	Shared Ow	8%		0.75	1	Net:Gross	100%		Gross	0.667	ha	Green Brov	Brown
				First Home	25%	% of Aff	2.25	2				Net	0.667	ha	Use	PDL
							9	9								

(Column headings printed above: "Rounded" over the rounded column; "Modelling" over Density / Net:Gross; "Area ha" over Total / Gross / Net; "Characteristics" over Sub Area / Green Brov / Use.)

	Beds	m2	Circulation	Market 21		Rounded	m2	m2	Circulation	Affordable for Rent 6		Rounded	m2	Shared Ownership 1		Rounded	m2	First Homes 2		Rounded	m2
Terrace	2	73	0.0%	15%	3.15	3	219	70	0.0%	20%	1.20	1	70	40%	0.40	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	25%	5.25	6	516	84	0.0%	35%	2.10	2	168	40%	0.40	1	84	40%	0.80	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0
Semi	2	81	0.0%	10%	2.10	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	25%	5.25	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.05	1	44	39	10.0%	25%	1.50	2	86	10%	0.10	0	0	10%	0.20	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.60	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	21.00	21	1,855			100%	6.00	6	421	100%	1.00	1	84	100%	2.00	2	154

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	359	531,320
Terrace	3			1,480	1,480	852	1,260,960
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	490	747,250
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	130	221,309
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,514	3,798,049

1,511 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	5	1.85	9
Terrace	3	10	2.88	29
Terrace	4	1	3.96	4
Semi	2	2	1.85	4
Semi	3	5	2.88	14
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	3	1.28	4
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**80**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.281
Gross - Net	0.000
Shortfall / Surplus	-0.281

Summary

	Units	Construction m2	Average	Sale m2
Market Housing	21	1,855	88.33	1,851
Aff - rented	6	421	70.13	413
Shared Ownership	1	84	84.00	84
First Homes	2	154	77.00	154
	30	**2,514**		**2,502**

Brown 30 Flats

12	UNITS	**30**		Aff - rentec	67%	% of Aff	5.9994	6		Modelling			Area ha			Characteristics						
	Affordable	30%	9	Shared Ow	8%		0.75	1		Density	75	units/ha	Total	0.400		Sub Area	North & West					
				First Home	25%	% of Aff	2.25	2		Net:Gross	100%		Gross	0.400	ha	Green Brov	Brown					
							9	9					Net	0.400	ha	Use	PDL					

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	2.10	2	88	39	10.0%	30%	1.80	2	86	30%	0.30	0	0	30%	0.60	0	0
Flat to5	2	65	10.0%	40%	8.40	8	572	61	10.0%	35%	2.10	2	134	35%	0.35	1	67	35%	0.70	1	67
Flat to5	3	80	10.0%	50%	10.50	11	968	74	10.0%	35%	2.10	2	163	35%	0.35	0	0	35%	0.70	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,628**			**100%**	**6.00**	**6**	**383**	**100%**	**1.00**	**1**	**67**	**100%**	**2.00**	**2**	**149**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	174	296,329
Flat to5	2			1,705	1,705	840	1,432,882
Flat to5	3			1,705	1,705	1,212	2,066,801
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,226	3,796,012
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	4	1.28	5
Flat to5	2	12	1.85	22
Flat to5	3	14	2.88	40
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**68**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.238
Gross - Net	0.000
Shortfall / Surplus	-0.238

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,628	77.52	1,480
Aff - rented		6	383	63.80	348
Shared Ownership		1	67	67.10	61
First Homes		2	149	74.25	135
		30	**2,226**		**2,024**

Brown 18

13

UNITS	**18**	Aff - rentec	67%	% of Aff	3.59964	4
Affordable	30%	5.4 Shared Ow	8%		0.45	1
		First Home	25%	% of Aff	1.35	1
					5.4	6

Modelling		Area ha	
Density	45 units/ha	Total	0.400
Net:Gross	100%	Gross	0.400 ha
		Net	0.400 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12.6		Rounded	m2	m2	Circulation	4		Rounded	m2	1		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	15%	1.89	1	73	70	0.0%	20%	0.80	1	70	40%	0.40	0	0	40%	0.40	0	0
Terrace	3	86	0.0%	25%	3.15	3	258	84	0.0%	35%	1.40	2	168	40%	0.40	1	84	40%	0.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	0.10	0	0	10%	0.10	0	0
Semi	2	81	0.0%	10%	1.26	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	3.78	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	2.52	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	1.00	1	43	10%	0.10	0	0	10%	0.10	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.60**	**12**	**1,122**			**100%**	**4.00**	**4**	**281**	**100%**	**1.00**	**1**	**84**	**100%**	**1.00**	**1**	**84**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	143	211,640
Terrace	3			1,480	1,480	594	879,120
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	81	123,525
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	318	484,950
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,571	2,370,180
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	1.85	4
Terrace	3	7	2.88	20
Terrace	4	0	3.96	0
Semi	2	1	1.85	2
Semi	3	4	2.88	12
Semi	4	3	3.96	12
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**50**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.177
Gross - Net	0.000
Shortfall / Surplus	-0.177

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		12	1,122	93.50	1,122
Aff - rented		4	281	70.23	277
Shared Ownership		1	84	84.00	84
First Homes		1	84	84.00	84
		18	**1,571**		**1,567**

Brown 6

14

UNITS	6	Aff - rentec	67%	% of Aff	0	0
Affordable	0%	0 Shared Ow	8%		0.00	0
		First Home	25%	% of Aff	0	0
					0	0

Modelling		Area ha	
Density	45 units/ha	Total	0.133
Net:Gross	100%	Gross	0.133 ha
		Net	0.133 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	50%	3.00	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	50%	3.00	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	6	**537**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	243	370,575
Semi	3			1,525	1,525	294	448,350
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						537	818,925
							1,525 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	3	1.85	6
Semi	3	3	2.88	9
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**14**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.050
Gross - Net	0.000
Shortfall / Surplus	-0.050

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	6	537	89.50	537
Aff - rented	0	0	89.50	0
Shared Ownership	0	0	89.50	0
First Homes	0	0	89.50	0
	6	**537**		**537**

Build to Rent Flats

15 UNITS **60** Affordable 30%

18 Aff - rentec 100% % of Aff | Shared Ow 0% | First Home 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling: Density 100 units/ha; Net:Gross 100%

Area ha: Total 0.600; Gross 0.600 ha; Net 0.600 ha

Characteristics: Sub Area North & West; Green Brov Brown; Use PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	20%	8.40	8	352	39	10.0%	20%	3.60	4	172	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	10.0%	60%	25.20	26	1,859	61	10.0%	60%	10.80	11	738	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	20%	8.40	8	704	74	10.0%	20%	3.60	3	244	20%	0.00	0	0	20%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**2,915**			**100%**	**18.00**	**18**	**1,154**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	524	892,738
Flat to5	2			1,705	1,705	2,597	4,428,056
Flat to5	3			1,705	1,705	948	1,616,681
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,069	6,937,475
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	12	1.28	15
Flat to5	2	37	1.85	68
Flat to5	3	11	2.88	32
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**115**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.407
Gross - Net	0.000
Shortfall / Surplus	-0.407

Summary

		Units	Construction m2	Construction Average	Sale m2
Market Housing		42	2,915	69.40	2,650
Aff - rented		18	1,154	64.11	1,049
Shared Ownership		0	0	64.11	0
First Homes		0	0	64.11	0
		60	**4,069**		**3,699**

Build to Rent Houses

16 UNITS **60** Affordable 30%

18 Aff - rentec 100% % of Aff
Shared Ow 0%
First Home 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 2.274
Gross 2.449 ha
Net 1.714 ha

Characteristics
Sub Area North & West
Green Brov Green
Use Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%	20%	8.40	8	584	70	0.0%	20%	3.60	4	280	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%	20%	8.40	8	688	84	0.0%	20%	3.60	4	336	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	20%	3.60	4	316	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	20%	8.40	10	980	93	0.0%	20%	3.60	4	372	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%	20%	8.40	8	848	106	0.0%	20%	3.60	2	212	20%	0.00	0	0	20%	0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,748**			**100%**	**18.00**	**18**	**1,516**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	864	1,278,720
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	964	1,470,100
Semi	3			1,525	1,525	1,352	2,061,800
Semi	4			1,525	1,525	1,060	1,616,500
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,264	7,942,640
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	12	1.85	22
Terrace	3	12	2.88	35
Terrace	4	0	3.96	0
Semi	2	12	1.85	22
Semi	3	14	2.88	40
Semi	4	10	3.96	40
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**159**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.559
Gross - Net	0.735
Shortfall / Surplus	0.175

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,748	89.24	3,748
Aff - rented		18	1,516	84.22	1,516
Shared Ownership		0	0	84.22	0
First Homes		0	0	84.22	0
		60	**5,264**		**5,264**

Sheltered Green

17	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	North & West					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Green					
								18	18				Net	0.500	ha	Use	Agricultural					

				Market					Affordable for Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

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Sheltered Brown								Rounded	Modelling			Area ha			Characteristics	
18	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Density	120	units/ha	Total	0.500		Sub Area	North & West
	Affordable	30%	18	Shared Ow	33%		6.00	6	Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown
				First Home	0%	% of Aff	0	0				Net	0.500	ha	Use	PDL
							18	18								

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

Extracare Green

19	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	North & West					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Green					
								18	18				Net	0.500	ha	Use	Agricultural					

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

Extracare Brown

20	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics								
	Affordable	30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	North & West							
				First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown							
							18	18				Net	0.500	ha	Use	PDL							

				Market					Affordable for Rent					Shared Ownership					First Homes				
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

V large 600

24

UNITS	**600**	Aff - rentec	67%	% of Aff	119.988 → 120
Affordable	30%	180 Shared Ow	8%		15.01 → 15
		First Home	25%	% of Aff	45 → 45
					180 → 180

Modelling		Area ha	
Density	30 units/ha	Total	33.333
Net:Gross	60%	Gross	33.333 ha
		Net	20.000 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	420		Rounded	m2	m2	Circulation	120		Rounded	m2	15		Rounded	m2	45		Rounded	m2
Terrace	2	73	0.0%	18%	75.60	76	5,548	70	0.0%	17%	20.40	20	1,400	23%	3.45	3	210	23%	10.35	10	700
Terrace	3	86	0.0%	18%	75.60	76	6,536	84	0.0%	13%	15.60	16	1,344	18%	2.70	3	252	18%	8.10	8	672
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	15.60	16	1,552	7%	1.05	1	97	7%	3.15	3	291
Semi	2	81	0.0%	20%	84.00	84	6,804	79	0.0%	10%	12.00	12	948	20%	3.00	3	237	20%	9.00	9	711
Semi	3	98	0.0%	20%	84.00	84	8,232	93	0.0%	10%	12.00	12	1,116	10%	1.50	2	186	10%	4.50	5	465
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	42.00	42	5,460	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	29.40	29	4,060	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	29.40	29	1,276	39	10.0%	37%	44.40	44	1,888	22%	3.30	3	129	22%	9.90	10	429
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**420.00**	**420**	**37,916**			**100%**	**120.00**	**120**	**8,248**	**100%**	**15.00**	**15**	**1,111**	**100%**	**45.00**	**45**	**3,268**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	7,858	11,629,840
Terrace	3			1,480	1,480	8,804	13,029,920
Terrace	4			1,480	1,480	1,940	2,871,200
Semi	2			1,525	1,525	8,700	13,267,500
Semi	3			1,525	1,525	9,999	15,248,475
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	5,460	9,385,740
Det	5			1,719	1,719	4,060	6,979,140
Flat to5	1			1,705	1,705	3,721	6,344,817
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						50,542	78,756,632
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	109	1.85	202
Terrace	3	103	2.88	297
Terrace	4	20	3.96	79
Semi	2	108	1.85	200
Semi	3	103	2.88	297
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	42	3.96	166
Det	5	29	3.96	115
Flat to5	1	86	1.28	110
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,465**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	7.355
Gross - Net	13.333
Shortfall / Surplus	5.978

Summary		Construction			Sale
		Units	m2	Average	m2
Market Housing		420	37,916	90.28	37,800
Aff - rented		120	8,248	68.73	8,076
Shared Ownership		15	1,111	74.05	1,099
First Homes		45	3,268	72.62	3,229
		600	**50,542**		**50,204**

V Large 1,200							Rounded	Modelling		Area ha		Characteristics
25	UNITS	1200	Aff - rentec	67%	% of Aff	239.976	240	Density	30 units/ha	Total	66.667	Sub Area North & West
	Affordable	30%	360 Shared Ow	8%		30.02	30	Net:Gross	60%	Gross	66.667 ha	Green Brov Green
			First Home	25%	% of Aff	90	90			Net	40.000 ha	Use Agricultural
						360	360					

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	840		Rounded	m2	m2	Circulation	240		Rounded	m2	30		Rounded	m2	90		Rounded	m2
Terrace	2	73	0.0%	18%	151.20	151	11,023	70	0.0%	17%	40.80	41	2,870	23%	6.90	7	490	23%	20.70	21	1,470
Terrace	3	86	0.0%	18%	151.20	151	12,986	84	0.0%	13%	31.20	31	2,604	18%	5.40	5	420	18%	16.20	16	1,344
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	31.20	31	3,007	7%	2.10	2	194	7%	6.30	6	582
Semi	2	81	0.0%	20%	168.00	168	13,608	79	0.0%	10%	24.00	24	1,896	20%	6.00	6	474	20%	18.00	18	1,422
Semi	3	98	0.0%	20%	168.00	168	16,464	93	0.0%	10%	24.00	24	2,232	10%	3.00	3	279	10%	9.00	9	837
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	84.00	84	10,920	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	58.80	59	8,260	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	58.80	59	2,596	39	10.0%	37%	88.80	89	3,818	22%	6.60	7	300	22%	19.80	20	858
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**840.00**	**840**	**75,857**			**100%**	**240.00**	**240**	**16,427**	**100%**	**30.00**	**30**	**2,157**	**100%**	**90.00**	**90**	**6,513**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	15,853	23,462,440
Terrace	3			1,480	1,480	17,354	25,683,920
Terrace	4			1,480	1,480	3,783	5,598,840
Semi	2			1,525	1,525	17,400	26,535,000
Semi	3			1,525	1,525	19,812	30,213,300
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	10,920	18,771,480
Det	5			1,719	1,719	8,260	14,198,940
Flat to5	1			1,705	1,705	7,572	12,910,942
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						100,954	157,374,862
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	220	1.85	407
Terrace	3	203	2.88	585
Terrace	4	39	3.96	154
Semi	2	216	1.85	400
Semi	3	204	2.88	588
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	84	3.96	333
Det	5	59	3.96	234
Flat to5	1	175	1.28	224
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**2,923**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	14.676
Gross - Net	26.667
Shortfall / Surplus	11.991

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		840	75,857	90.31	75,621
Aff - rented		240	16,427	68.45	16,080
Shared Ownership		30	2,157	71.91	2,130
First Homes		90	6,513	72.37	6,435
		1,200	**100,954**		**100,266**

SITE			Site 1 Green 300	Site 2 Green 150	Site 3 Green 100	Site 4 Green 60	Site 5 Green 30	Site 6 Green 15	Site 7 Green 9	Site 8 Brown 90	Site 9 Brown 60	Site 10 Brown 60 Flats	Site 11 Brown 30	Site 12 Brown 30 Flats	Site 13 Brown 18	Site 14 Brown 6	Site 15 Build to Rent Flats	Site 16 Build to Rent Houses	Site 17 Sheltered Green	Site 18 Sheltered Brown	Site 19 Extracare Green	Site 20 Extracare Brown	Site 24 V large 600	Site 25 V Large 1,200
	Sub Area		North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West
	Green Brown		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural
AREA																								
	Total	ha	12.249	5.990	3.998	2.228	1.114	0.561	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.274	0.500	0.500	0.500	0.500	33.333	66.667
	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000
UNITS																								
	Units		300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1200
UNIT SIZE																								
	Market Housing	m2	90.50	90.46	90.84	89.90	89.00	101.45	104.89	87.63	87.62	77.13	88.33	77.52	93.50	89.50	69.40	89.24	75.00	75.00	96.11	96.11	90.28	90.31
	Aff to rent	m2	68.73	68.73	69.87	70.47	77.65	60.97	104.89	65.57	68.97	63.80	70.13	63.80	70.23	89.50	64.11	84.22	75.00	75.00	95.88	95.88	68.73	68.45
	Shared Ownership	m2	68.83	68.98	77.67	70.00	70.00	70.00	104.89	77.00	70.00	55.00	84.00	67.10	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	74.05	71.91
	First Homes	m2	72.85	73.80	68.83	68.98	70.00	70.00	104.89	66.26	67.38	64.63	77.00	74.25	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	72.62	72.37
BASE CONSTRUCTION																								
	BCIS	£/m2	1,559	1,558	1,557	1,555	1,541	1,580	1,605	1,534	1,533	1,705	1,511	1,705	1,509	1,525	1,705	1,509	1,705	1,705	1,832	1,832	1,558	1,559
	Site Costs	%	15%	15%	15%	15%	15%	10%	10%	15%	15%	5%	15%	5%	10%	10%	10%	15%	10%	10%	10%	10%	15%	15%
	Abnormals / s106	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	5.0%	0.0%	5.0%	0.0%	0.0%
		£	4,419,068	2,213,143	1,486,794	879,118	441,543	239,055	193,825	1,766,742	1,196,128	1,060,297	654,303	547,480	418,584	117,292	894,145	966,438	307,975	652,985	351,275	696,285	857,000	1,721,000
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	5.0%	2.5%	5.0%	5.0%	5.0%
	Small Sites	%																						
FEES																								
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																								
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																								
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																								
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANC																								
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																								
	EUV		25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000
	Premium	% EUV								20%	20%	20%	20%	20%	20%	20%	20%			20%		20%		
	Premium	£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000									400,000	400,000		400,000		400,000	400,000
	Easements etc	£																						
VALUES																								
	Market Housing	£/m2	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,850	4,850	4,850	4,200	4,200	4,250	4,250	4,750	4,750	5,000	5,000	4,200	4,200
	Aff Rent	£/m2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,425	2,425	2,425	2,100	2,100	2,125	2,125	2,375	2,375	2,500	2,500	2,100	2,100
	Social Rent	£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
	Shared Ownership	£/m2	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	3,395	3,395	3,395	2,940	2,940	2,975	2,975	3,325	3,325	3,500	3,500	2,940	2,940
	First Homes	£/m2	2,869	2,867	2,891	2,940	2,940	2,940	0	2,940	2,940	3,390	3,167	3,386	2,940	0	0	0	0	0	0	0	2,871	2,874
GRANT																								
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																								
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.10%	0.50%	0.10%	0.50%	0.10%	0.10%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
	Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000
	Post CIL s106	£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing																							
	Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Aff Rent	37.0%	13.0%	13.0%	13.0%	13.0%	13.0%	13.0%		13.0%	13.0%	13.0%	13.0%	13.0%	13.0%		35.0%	35.0%	14.5%	24.5%	24.5%	24.5%	13.0%	13.0%
	Social Rent	30.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%				10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	Shared Ownership	8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%				10.0%	10.0%	10.0%	10.0%	2.8%	2.8%
	First Homes	25%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%		8.8%	8.8%	8.8%	8.8%	8.8%	8.8%								8.8%	8.8%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 24	Site 25
			Green 300	Green 150	Green 100	Green 60	Green 30	Green 15	Green 9	Brown 90	Brown 60	Brown 60 Flats	Brown 30	Brown 30 Flats	Brown 18	Brown 6	Build to Rent Flats	Build to Rent Houses	Sheltered Green	Sheltered Brown	Extracare Green	Extracare Brown	V large 600	V Large 1,200
			North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural
Site Area	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000
Units			300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1,200
Mix	Market Housing		65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	65.0%	65.0%	65.0%	65.0%	65.0%	65.0%	100.0%	65.0%	65.0%	65.0%	55.0%	55.0%	55.0%	65.0%	65.0%
	Affordable Overall		35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	0.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
	Affordable Rent		13.0%	13.0%	13.0%	13.0%	13.0%	13.0%	0.0%	13.0%	13.0%	13.0%	13.0%	13.0%	13.0%	0.0%	35.0%	35.0%	14.5%	24.5%	24.5%	24.5%	13.0%	13.0%
	Social Rent		10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%	0.0%	0.0%	0.0%	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
	Shared Ownership		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	0.0%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	2.8%	2.8%
	First Homes		8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	0.0%	8.8%	8.8%	8.8%	8.8%	8.8%	8.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.8%	8.8%
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000
		£ site	306,228	149,759	99,944	55,708	27,861	42,077	22,500	2,500,000	1,666,667	750,000	833,333	500,000	500,000	166,667	750,000	56,839	37,500	625,000	37,500	625,000	833,333	1,666,667
Uplift		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	400,000	400,000	250,000	400,000	250,000	400,000	400,000
		£ site	4,899,652	2,396,143	1,599,097	891,325	445,782	224,412	120,000	500,000	333,333	150,000	166,667	100,000	100,000	33,333	150,000	909,417	200,000	125,000	200,000	125,000	13,333,333	26,666,667
Benchmark Land Value		£/ha	425,000	425,000	425,000	425,000	425,000	475,000	475,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	425,000	475,000	1,500,000	475,000	1,500,000	425,000	425,000
		£ site	5,205,881	2,545,902	1,699,040	947,032	473,643	266,489	142,500	3,000,000	2,000,000	900,000	1,000,000	600,000	600,000	200,000	900,000	966,256	237,500	750,000	237,500	750,000	14,166,667	28,333,333
Residual	Gross	£/ha	704,029	539,336	549,785	591,618	607,999	905,012	1,980,921	340,073	300,027	1,755,166	1,603,160	775,725	755,587	2,320,537	-1,561,135	695,322	786,971	-2,436,813	-2,773,309	-5,579,888	178,358	143,970
	Net	£/ha	1,006,103	753,857	769,264	769,014	790,519	1,184,722	1,980,921	340,073	300,027	1,755,166	1,603,160	775,725	755,587	2,320,537	-1,561,135	922,160	786,971	-2,436,813	-2,773,309	-5,579,888	297,263	239,950

App11c
Site 1

Site 1 — **Green 300**

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
		Gross	Net					
Market Housing		90.5	90.24	65.00%	195	4,200	73,905,000	17,648
Affordable Overall				35%	105			
Affordable Rent		68.7	67.30	12.95%	39	2,100	5,490,671	2,670
Social Rent		68.7	67.30	10.50%	32	1,600	3,391,920	2,165
Shared Ownership		68.8	67.71	2.80%	8	2,940	1,672,272	578
First Homes		72.8	72.00	8.75%	26	2,869	5,422,839	1,912
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	8.571	ha		35	/ha		**89,882,702**	**24,974**
SITE AREA - Gross	12.249	ha		24	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**8,623,742**	**1,006,103**	**704,029**
Existing Use Value		306,228		25,000
Uplift	0%	0		0
Plus /ha	400,000	4,899,652		400,000
Benchmark Land Value		**5,205,881**		**425,000**

	£/m2	
Additional Profit	**4,237,679**	**240**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					8,623,742	
	Land			420,687		
	Stamp Duty			0		
	Easements etc.					
	Legals /Acquisition		1.50%	129,356	550,043	
Fees						
	Planning			57,600		
	Professional		8.00%	4,502,448	4,560,048	
CONSTRUCTION						
	Build Cost		2,003	50,011,251		
	s106 / CIL / IT			600,000		
	Contingency		2.50%	1,250,281		
	Abnormals	%	0.00%	0		
		£		4,419,068	56,280,600	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	2,696,481		
	Legals	%	0.5%	449,414		
		£/unit	0	300		
	Misc.	%	0.0%	0	3,146,195	**73,160,628**

Developers Profit

Market Housing	% Value	17.50%	**12,933,375**
Affordable Housing	% Value	6.00%	**633,292**
First Homes	% Value	17.50%	**948,997**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		8,623,742
	Total	420,687

Stamp duty calc - Residual

Land payment		5,205,881
	Total	249,794

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**600,000**

Post CIL s106	2,000	£/ Unit (all)	600,000
CIL	0	£/m2	0
		Total	**600,000**

Inf Tariff	% GDV	
	0.00%	**0**

spell

Build Cost			/m2
			1,558.76
CO2 Plus	%	11.00%	171.46
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.82
Site Costs	Base	15.00%	260.97
	BNG	0.10%	1.74
			2,002.53

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50	50																		
Market Housing			12,317,500	12,317,500	12,317,500	12,317,500	12,317,500	12,317,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			915,112	915,112	915,112	915,112	915,112	915,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			565,320	565,320	565,320	565,320	565,320	565,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			278,712	278,712	278,712	278,712	278,712	278,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			903,807	903,807	903,807	903,807	903,807	903,807	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**14,980,450**	**14,980,450**	**14,980,450**	**14,980,450**	**14,980,450**	**14,980,450**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		420,687																							
Easements etc.		0																							
Legals Acquisition		129,356																							
Planning Fee		57,600																							
Professional		4,502,448																							
Build Cost - BCIS Base			8,335,208	8,335,208	8,335,208	8,335,208	8,335,208	8,335,208	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			100,000	100,000	100,000	100,000	100,000	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			208,380	208,380	208,380	208,380	208,380	208,380	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			736,511	736,511	736,511	736,511	736,511	736,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	449,414	449,414	449,414	449,414	449,414	449,414	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	74,902	74,902	74,902	74,902	74,902	74,902	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**5,110,091**	**9,904,416**	**9,904,416**	**9,904,416**	**9,904,416**	**9,904,416**	**9,904,416**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**8,623,742**																							
	Interest		1,030,038	726,588	400,379	49,705	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									12,933,375
Affordable for Rent																									633,292
First Homes																									948,997
	Cash Flow	-13,733,834	4,045,997	4,349,447	4,675,655	5,026,329	5,076,034	5,076,034	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-14,515,664
	Opening Balance	0																							
	Closing Balance	-13,733,834	-9,687,837	-5,338,390	-662,735	4,363,595	9,439,629	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	14,515,664	0

App11c
Site 2

Site 2 | **Green 150**

INCOME	Av Size m2		%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net					
Market Housing	90.5	90.19	65.00%	98	4,200	36,933,000	8,820
Affordable Overall			35%	52.5			
Affordable Rent	68.7	67.30	12.95%	19	2,100	2,745,335	1,335
Social Rent	68.7	67.30	10.50%	16	1,600	1,695,960	1,082
Shared Ownership	69.0	68.00	2.80%	4	2,940	839,664	290
First Homes	73.8	73.09	8.75%	13	2,867	2,750,475	969
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.286 ha		35	/ha		**44,964,434**	**12,495**
SITE AREA - Gross	5.990 ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**3,230,816**	**753,857**	**539,336**
Existing Use Value		149,759		25,000
Uplift	0%	0		0
Plus /ha	400,000	2,396,143		400,000
Benchmark Land Value		**2,545,902**		**425,000**

	£/m2	
Additional Profit	**1,660,111**	**188**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					3,230,816	
	Stamp Duty			151,041		
	Easements etc.			0		
	Legals /Acquisition		1.50%	48,462	199,503	
Fees						
	Planning			36,900		
	Professional		8.00%	2,252,031	2,288,931	
CONSTRUCTION						
	Build Cost		2,002	25,011,941		
	s106 / CIL / IT			300,000		
	Contingency		2.50%	625,299		
	Abnormals	%	0.00%	0		
		£		2,213,143	28,150,383	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,348,933		
	Legals	%	0.5%	224,822		
		£/unit		0	0	
	Misc.	%	0.0%	0	1,573,755	**35,443,388**

Developers Profit

Market Housing	% Value	17.50%	**6,463,275**
Affordable Housing	% Value	6.00%	**316,858**
First Homes	% Value	17.50%	**481,333**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	150		
No dwgs under 50	50	462	23,100
No dwgs over 50	100	138	13,800
		Total	36,900

Stamp duty calc - Residual

Land payment		3,230,816
	Total	151,041

Stamp duty calc - Residual

Land payment		2,545,902
	Total	116,795

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**300,000**

Post CIL s106	2,000	£/ Unit (all)	300,000
CIL	0	£/m2	0
		Total	**300,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,558.09
CO2 Plus	%	11.00%	171.39
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.08
Site Costs	Base	15.00%	260.86
	BNG	0.10%	1.74
			2,001.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	13	12	13	12	13	12	13										
Market Housing					0	0	0	2,954,640	3,200,860	2,954,640	3,200,860	2,954,640	3,200,860	2,954,640	3,200,860	2,954,640	3,200,860	2,954,640	3,200,860	0	0	0	0	0	0
Affordable Rent					0	0	0	219,627	237,929	219,627	237,929	219,627	237,929	219,627	237,929	219,627	237,929	219,627	237,929	0	0	0	0	0	0
Social Rent					0	0	0	135,677	146,983	135,677	146,983	135,677	146,983	135,677	146,983	135,677	146,983	135,677	146,983	0	0	0	0	0	0
Shared Ownership					0	0	0	67,173	72,771	67,173	72,771	67,173	72,771	67,173	72,771	67,173	72,771	67,173	72,771	0	0	0	0	0	0
First Homes					0	0	0	220,038	238,375	220,038	238,375	220,038	238,375	220,038	238,375	220,038	238,375	220,038	238,375	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,597,155**	**3,896,918**	**3,597,155**	**3,896,918**	**3,597,155**	**3,896,918**	**3,597,155**	**3,896,918**	**3,597,155**	**3,896,918**	**3,597,155**	**3,896,918**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		151,041																							
Easements etc.		0																							
Legals Acquisition		48,462																							
Planning Fee		36,900																							
Professional		1,126,015		1,126,015																					
Build Cost - BCIS Base			0	666,985	1,389,552	2,056,537	2,112,119	2,056,537	2,112,119	2,056,537	2,112,119	2,056,537	2,112,119	2,056,537	2,112,119	1,389,552	722,567	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0
Contingency			0	16,675	34,739	51,413	52,803	51,413	52,803	51,413	52,803	51,413	52,803	51,413	52,803	34,739	18,064	0	0	0	0	0	0	0	0
Abnormals			0	59,017	122,952	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	122,952	63,935	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	107,915	116,908	107,915	116,908	107,915	116,908	107,915	116,908	107,915	116,908	107,915	116,908	0	0	0	0	0	0
Legals		0	0	0	0	0	0	17,986	19,485	17,986	19,485	17,986	19,485	17,986	19,485	17,986	19,485	17,986	19,485	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**1,362,418**	**0**	**1,876,692**	**1,563,910**	**2,314,587**	**2,377,143**	**2,440,487**	**2,513,536**	**2,440,487**	**2,513,536**	**2,440,487**	**2,513,536**	**2,440,487**	**2,513,536**	**1,689,811**	**949,625**	**125,900**	**136,392**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**3,230,816**																							
	Interest		86,123	87,738	124,571	156,230	202,558	250,927	233,945	212,393	194,688	172,400	153,944	130,893	111,659	87,814	53,698	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									6,463,275
Affordable for Rent																									316,858
First Homes																									481,333
	Cash Flow	-4,593,235	-86,123	-1,964,430	-1,688,481	-2,470,817	-2,579,701	905,740	1,149,437	944,275	1,188,695	984,268	1,229,438	1,025,775	1,271,723	1,819,530	2,893,594	3,471,254	3,760,526	0	0	0	0	0	-7,261,466
	Opening Balance	0																							
	Closing Balance	-4,593,235	-4,679,358	-6,643,788	-8,332,269	-10,803,086	-13,382,788	-12,477,048	-11,327,610	-10,383,335	-9,194,641	-8,210,373	-6,980,935	-5,955,161	-4,683,438	-2,863,908	29,686	3,500,940	7,261,466	7,261,466	7,261,466	7,261,466	7,261,466	7,261,466	0

App11c
Site 3

Site 3 | **Green 100**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 100	Price £/m2	GDV £	GIA m2
Market Housing		90.8	90.61	65.00%	65	4,200	24,737,700	5,905
Affordable Overall				35%	35			
Affordable Rent		69.9	68.50	12.95%	13	2,100	1,862,858	905
Social Rent		69.9	68.50	10.50%	11	1,600	1,150,800	734
Shared Ownership		77.7	77.67	2.80%	3	2,940	639,352	217
First Homes		68.8	67.71	8.75%	9	2,891	1,712,675	602
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		2.857 ha			/ha		**30,103,385**	**8,363**
SITE AREA - Gross		3.998 ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,197,898**	**769,264**	**549,785**
Existing Use Value		99,944		25,000
Uplift	0%	0		0
Plus /ha	400,000	1,599,097		400,000
Benchmark Land Value		**1,699,040**		**425,000**

	£/m2	
Additional Profit	**953,875**	**162**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				2,197,898	
	Stamp Duty			99,395		
	Easements etc.			0		
	Legals /Acquisition		1.50%	32,968	132,363	
Fees						
	Planning			30,000		
	Professional		8.00%	1,506,495	1,536,495	
CONSTRUCTION						
	Build Cost		2,000	16,726,234		
	s106 / CIL / IT			200,000		
	Contingency		2.50%	418,156		
	Abnormals	%	0.00%	0		
		£		1,486,794	18,831,184	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	903,102		
	Legals	%	0.5%	150,517		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,053,618	**23,751,558**

Developers Profit

Market Housing	% Value	17.50%	**4,329,098**
Affordable Housing	% Value	6.00%	**219,181**
First Homes	% Value	17.50%	**299,718**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		2,197,898
	Total	99,395

Stamp duty calc - Residual

Land payment		1,699,040
	Total	74,452

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**200,000**

Post CIL s106	2,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
		Total	**200,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,556.83
CO2 Plus	%	11.00%	171.25
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,737.68
Site Costs	Base	15.00%	260.65
	BNG	0.10%	1.74
			2,000.07

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				12	13	12	13	12	13	12	13														
Market Housing					0	0	0	2,968,524	3,215,901	2,968,524	3,215,901	2,968,524	3,215,901	2,968,524	3,215,901	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	223,543	242,171	223,543	242,171	223,543	242,171	223,543	242,171	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	138,096	149,604	138,096	149,604	138,096	149,604	138,096	149,604	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	76,722	83,116	76,722	83,116	76,722	83,116	76,722	83,116	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	205,521	222,648	205,521	222,648	205,521	222,648	205,521	222,648	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,612,406**	**3,913,440**	**3,612,406**	**3,913,440**	**3,612,406**	**3,913,440**	**3,612,406**	**3,913,440**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		99,395																							
Easements etc.		0																							
Legals Acquisition		32,968																							
Planning Fee		30,000																							
Professional		753,247		753,247																					
Build Cost - BCIS Base			0	669,049	1,393,853	2,062,902	2,118,656	2,062,902	2,118,656	2,062,902	2,118,656	1,393,853	724,803	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,726	34,846	51,573	52,966	51,573	52,966	51,573	52,966	34,846	18,120	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,472	123,899	183,371	188,327	183,371	188,327	183,371	188,327	123,899	64,428	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	108,372	117,403	108,372	117,403	108,372	117,403	108,372	117,403	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,062	19,567	18,062	19,567	18,062	19,567	18,062	19,567	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**915,611**	**0**	**1,506,495**	**1,569,265**	**2,322,513**	**2,385,283**	**2,448,947**	**2,522,254**	**2,448,947**	**2,522,254**	**1,695,700**	**952,988**	**126,434**	**136,970**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,197,898**																							
	Interest		58,378	59,473	88,835	119,924	165,720	213,551	195,740	173,326	154,761	131,578	98,107	44,438	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									4,329,098
Affordable for Rent																									219,181
First Homes																									299,718
	Cash Flow	-3,113,509	-58,378	-1,565,968	-1,658,100	-2,442,437	-2,551,003	949,908	1,195,446	990,134	1,236,426	1,785,129	2,862,345	3,441,534	3,776,470	0	0	0	0	0	0	0	0	0	-4,847,996
	Opening Balance	0																							
	Closing Balance	-3,113,509	-3,171,887	-4,737,855	-6,395,955	-8,838,392	-11,389,395	-10,439,487	-9,244,041	-8,253,907	-7,017,482	-5,232,353	-2,370,008	1,071,527	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	4,847,996	0

App11c
Site 4

Site 4 | **Green 60**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		89.9	89.62	65.00%	39	4,200	14,679,600	3,506
Affordable Overall				35%	21			
Affordable Rent		70.5	69.17	12.95%	8	2,100	1,128,593	548
Social Rent		70.5	69.17	10.50%	6	1,600	697,200	444
Shared Ownership		70.0	70.00	2.80%	2	2,940	345,744	118
First Homes		69.0	68.00	8.75%	5	2,940	1,049,580	362
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.714	ha		35	/ha		**17,900,717**	**4,977**
SITE AREA - Gross	2.228	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,318,309	769,014	591,618
Existing Use Value		55,708		25,000
Uplift	0%	0		0
Plus /ha	400,000	891,325		400,000
Benchmark Land Value		**947,032**		**425,000**

	£/m2	
Additional Profit	587,710	168

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				1,318,309	
	Stamp Duty			55,415		
	Easements etc.			0		
	Legals /Acquisition		1.50%	19,775	75,190	
Fees						
	Planning			24,480		
	Professional		8.00%	895,366	919,846	
CONSTRUCTION						
	Build Cost		1,998	9,944,346		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	248,609		
	Abnormals	%	0.00%	0		
		£		879,118	11,192,073	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	537,021		
	Legals	%	0.5%	89,504		
		£/unit	0	0		
	Misc.	%	0.0%	0	626,525	**14,131,943**

Developers Profit				
	Market Housing	% Value	17.50%	**2,568,930**
	Affordable Housing	% Value	6.00%	**130,292**
	First Homes	% Value	17.50%	**183,677**

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

Stamp duty calc - Residual		
Land payment		1,318,309
	Total	55,415

Stamp duty calc - Residual		
Land payment		947,032
	Total	36,852

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.11
CO2 Plus	%	11.00%	171.06
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,735.77
Site Costs	Base	15.00%	260.37
	BNG	0.10%	1.74
			1,997.87

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,446,600	2,446,600	2,446,600	2,446,600	2,446,600	2,446,600	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	188,099	188,099	188,099	188,099	188,099	188,099	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	116,200	116,200	116,200	116,200	116,200	116,200	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	57,624	57,624	57,624	57,624	57,624	57,624	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	174,930	174,930	174,930	174,930	174,930	174,930	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**2,983,453**	**2,983,453**	**2,983,453**	**2,983,453**	**2,983,453**	**2,983,453**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		55,415																							
Easements etc.		0																							
Legals Acquisition		19,775																							
Planning Fee		24,480																							
Professional		447,683		447,683																					
Build Cost - BCIS Base			0	552,464	1,104,927	1,657,391	1,657,391	1,657,391	1,657,391	1,104,927	552,464	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,812	27,623	41,435	41,435	41,435	41,435	27,623	13,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	48,840	97,680	146,520	146,520	146,520	146,520	97,680	48,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	89,504	89,504	89,504	89,504	89,504	89,504	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	14,917	14,917	14,917	14,917	14,917	14,917	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**547,353**	**0**	**1,069,465**	**1,243,564**	**1,865,345**	**1,865,345**	**1,969,766**	**1,969,766**	**1,347,984**	**726,203**	**104,421**	**104,421**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,318,309**																							
	Interest		34,981	35,637	56,358	80,731	117,220	154,393	138,282	121,868	93,488	52,917	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,568,930
Affordable for Rent																									130,292
First Homes																									183,677
	Cash Flow	-1,865,662	-34,981	-1,105,102	-1,299,921	-1,946,077	-1,982,566	859,293	875,405	1,513,601	2,163,762	2,826,115	2,879,032	0	0	0	0	0	0	0	0	0	0	0	-2,882,899
	Opening Balance	0																							
	Closing Balance	-1,865,662	-1,900,644	-3,005,745	-4,305,667	-6,251,743	-8,234,309	-7,375,016	-6,499,611	-4,986,010	-2,822,248	3,867	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	2,882,899	0

App11c
Site 5

Site 5 | **Green 30**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		30			
Market Housing	89.0	88.81	65.00%	20	4,200	7,273,500	1,736
Affordable Overall			35%	10.5			
Affordable Rent	77.7	77.00	12.95%	4	2,100	628,205	302
Social Rent	77.7	77.00	10.50%	3	1,600	388,080	245
Shared Ownership	70.0	70.00	2.80%	1	2,940	172,872	59
First Homes	70.0	70.00	8.75%	3	2,940	540,225	184
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.857 ha			35 /ha		**9,002,882**	**2,524**
SITE AREA - Gross	1.114 ha			27 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**677,588**	**790,519**	**607,999**
Existing Use Value		27,861		25,000
Uplift	0%	0		0
Plus /ha	400,000	445,782		400,000
Benchmark Land Value		**473,643**		**425,000**

	£/m2	
Additional Profit	**286,106**	**165**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					677,588	
	Stamp Duty			23,379		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,164	33,543	
Fees						
	Planning			13,860		
	Professional		8.00%	449,927	463,787	
CONSTRUCTION						
	Build Cost		1,980	4,997,602		
	s106 / CIL / IT			60,000		
	Contingency		2.50%	124,940		
	Abnormals	%	0.00%	0		
		£		441,543	5,624,085	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	270,086		
	Legals	%	0.5%	45,014		
		£/unit	0	0		
	Misc.	%	0.0%	0	315,101	**7,114,104**

Developers Profit			
Market Housing	% Value	17.50%	**1,272,863**
Affordable Housing	% Value	6.00%	**71,349**
First Homes	% Value	17.50%	**94,539**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		677,588
	Total	23,379

Stamp duty calc - Residual		
Land payment		473,643
	Total	13,182

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,540.95
CO2 Plus	%	11.00%	169.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,720.05
Site Costs	Base	15.00%	258.01
	BNG	0.10%	1.72
			1,979.78

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10																			
Market Housing					0	0	0	2,424,500	2,424,500	2,424,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	209,402	209,402	209,402	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	129,360	129,360	129,360	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	57,624	57,624	57,624	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	180,075	180,075	180,075	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,000,961**	**3,000,961**	**3,000,961**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		23,379																							
Easements etc.		0																							
Legals Acquisition		10,164																							
Planning Fee		13,860																							
Professional		224,963		224,963																					
Build Cost - BCIS Base			0	555,289	1,110,578	1,665,867	1,110,578	555,289	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,882	27,764	41,647	27,764	13,882	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	49,060	98,121	147,181	98,121	49,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	90,029	90,029	90,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	15,005	15,005	15,005	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**272,367**	**0**	**849,862**	**1,249,797**	**1,874,695**	**1,249,797**	**729,932**	**105,034**	**105,034**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**677,588**																							
	Interest		17,812	18,146	34,421	58,500	94,747	119,957	79,625	26,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,272,863
Affordable for Rent																									71,349
First Homes																									94,539
	Cash Flow	-949,954	-17,812	-868,007	-1,284,217	-1,933,195	-1,344,544	2,151,071	2,816,302	2,869,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,438,751
	Opening Balance	0																							
	Closing Balance	-949,954	-967,766	-1,835,773	-3,119,991	-5,053,186	-6,397,730	-4,246,658	-1,430,356	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	1,438,751	0

App11c
Site 6

Site 6	Green 15

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					15	£/m2	£	m2
		Gross	Net					
Market Housing		101.5	101.45	65.00%	10	4,200	4,154,564	989
Affordable Overall				35%	5.25			
Affordable Rent		61.0	59.67	12.95%	2	2,100	243,395	118
Social Rent		61.0	59.67	10.50%	2	1,600	150,360	96
Shared Ownership		70.0	70.00	2.80%	0	2,940	86,436	29
First Homes		70.0	70.00	8.75%	1	2,940	270,113	92
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.429	ha		35	/ha		**4,904,867**	**1,325**
SITE AREA - Gross	0.561	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**507,738**	**1,184,722**	**905,012**
Existing Use Value		42,077		75,000
Uplift	0%	0		0
Plus /ha	400,000	224,412		400,000
Benchmark Land Value		**266,489**		**475,000**

	£/m2	
Additional Profit	**302,614**	**306**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				507,738	
	Stamp Duty			14,887		
	Easements etc.			0		
	Legals /Acquisition		1.50%	7,616	22,503	
Fees						
	Planning			6,930		
	Professional		8.00%	232,510	239,440	
CONSTRUCTION						
	Build Cost		1,942	2,573,001		
	s106 / CIL / IT			30,000		
	Contingency		2.50%	64,325		
	Abnormals	%	0.00%	0		
		£		239,055	2,906,381	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	147,146		
	Legals	%	0.5%	24,524		
		£/unit	0	0		
	Misc.	%	0.0%	0	171,670	**3,847,733**

Developers Profit			
Market Housing	% Value	17.50%	**727,049**
Affordable Housing	% Value	6.00%	**28,811**
First Homes	% Value	17.50%	**47,270**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual		
Land payment		507,738
	Total	14,887

Stamp duty calc - Residual		
Land payment		266,489
	Total	2,824

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,000	£/ Unit (all)	30,000
CIL	0	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,580.43
CO2 Plus	%	11.00%	173.85
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,763.87
Site Costs	Base	10.00%	176.39
	BNG	0.10%	1.76
			1,942.02

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				5	5	5																			
Market Housing					0	0	0	1,384,855	1,384,855	1,384,855	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	81,132	81,132	81,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	50,120	50,120	50,120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	28,812	28,812	28,812	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	90,038	90,038	90,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,634,956**	**1,634,956**	**1,634,956**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		14,887																							
Easements etc.		0																							
Legals Acquisition		7,616																							
Planning Fee		6,930																							
Professional		116,255		116,255																					
Build Cost - BCIS Base			0	285,889	571,778	857,667	571,778	285,889	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	7,147	14,294	21,442	14,294	7,147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	26,562	53,123	79,685	53,123	26,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	49,049	49,049	49,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	8,175	8,175	8,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**145,688**	**0**	**439,186**	**645,862**	**968,794**	**645,862**	**380,155**	**57,223**	**57,223**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**507,738**																							
	Interest		12,252	12,481	20,950	33,453	52,245	65,335	43,032	14,256	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									727,049
Affordable for Rent																									28,811
First Homes																									47,270
	Cash Flow	-653,426	-12,252	-451,668	-666,813	-1,002,247	-698,108	1,189,467	1,534,700	1,563,476	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-803,130
	Opening Balance	0																							
	Closing Balance	-653,426	-665,678	-1,117,346	-1,784,159	-2,786,405	-3,484,513	-2,295,046	-760,346	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	803,130	0

App11c
Site 7

Site 7	Green 9

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					9	£/m2	£	m2
		Gross	Net					
Market Housing		104.9	104.89	100.00%	9	4,200	3,964,800	944
Affordable Overall				0%	0			
Affordable Rent		104.9	104.89	0.00%	0	2,100	0	0
Social Rent		104.9	104.89	0.00%	0	1,600	0	0
Shared Ownership		104.9	104.89	0.00%	0	2,940	0	0
First Homes		104.9	104.89	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.300	ha		30	/ha	**3,964,800**	**944**
SITE AREA - Gross		0.300	ha		30	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		594,276	1,980,921	1,980,921
Existing Use Value		22,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	120,000		400,000
Benchmark Land Value		**142,500**		**475,000**

	£/m2	
Additional Profit	524,543	556

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				594,276	
	Stamp Duty			19,214		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,914	28,128	
Fees						
	Planning			4,158		
	Professional		8.00%	169,613	173,771	
CONSTRUCTION						
	Build Cost		1,972	1,861,792		
	s106 / CIL / IT			18,000		
	Contingency		2.50%	46,545		
	Abnormals	%	0.00%	0		
		£		193,825	2,120,161	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	118,944		
	Legals	%	0.5%	19,824		
		£/unit	0	0		
	Misc.	%	0.0%	0	138,768	**3,055,105**

Developers Profit				
	Market Housing	% Value	17.50%	**693,840**
	Affordable Housing	% Value	6.00%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	9		
No dwgs under 50	9	462	4,158
No dwgs over 50	0	138	0
		Total	4,158

Stamp duty calc - Residual		
Land payment		594,276
	Total	19,214

Stamp duty calc - Residual		
Land payment		142,500
	Total	0

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**18,000**

Post CIL s106	2,000	£/ Unit (all)	18,000
CIL	0	£/m2	0
		Total	**18,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,605.15
CO2 Plus	%	11.00%	176.57
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,791.31
Site Costs	Base	10.00%	179.13
	BNG	0.10%	1.79
			1,972.24

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				3	3																				
Market Housing					0	0	0	1,321,600	1,321,600	1,321,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,321,600**	**1,321,600**	**1,321,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		19,214																							
Easements etc.		0																							
Legals Acquisition		8,914																							
Planning Fee		4,158																							
Professional		84,806		84,806																					
Build Cost - BCIS Base			0	206,866	413,732	620,597	413,732	206,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	2,000	4,000	6,000	4,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,172	10,343	15,515	10,343	5,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	21,536	43,072	64,608	43,072	21,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	39,648	39,648	39,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	6,608	6,608	6,608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**117,092**	**0**	**320,380**	**471,147**	**706,720**	**471,147**	**281,829**	**46,256**	**46,256**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**594,276**																							
	Interest		13,338	13,588	19,850	29,056	42,852	52,490	33,978	10,703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									693,840
Affordable for Rent																									0
First Homes																									0
	Cash Flow	-711,369	-13,338	-333,968	-490,997	-735,777	-513,999	987,281	1,241,366	1,264,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-693,840
	Opening Balance	0																							
	Closing Balance	-711,369	-724,707	-1,058,675	-1,549,672	-2,285,449	-2,799,448	-1,812,167	-570,801	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	0

App11c
Site 8

Site 8 — **Brown 90**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 90	Price £/m2	GDV £	GIA m2
Market Housing		87.6	87.38	65.00%	59	4,200	21,469,500	5,127
Affordable Overall				35%	31.5			
Affordable Rent		65.6	64.06	12.95%	12	2,100	1,567,792	764
Social Rent		65.6	64.06	10.50%	9	1,600	968,520	620
Shared Ownership		77.0	77.00	2.80%	3	2,940	570,478	194
First Homes		66.3	65.14	8.75%	8	2,940	1,508,220	522
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	2.000 ha			45	/ha		**26,084,509**	**7,226**
SITE AREA - Gross	2.000 ha			45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**680,147**	**340,073**	**340,073**
Existing Use Value	2,500,000		1,250,000
Uplift 20%	500,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**3,000,000**		**1,500,000**
	£/m2		
Additional Profit	**-2,198,962**		**-429**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND						
	Land				680,147	
	Stamp Duty			23,507		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,202	33,710	
Fees						
	Planning			28,620		
	Professional		8.00%	1,413,255	1,441,875	
CONSTRUCTION						
	Build Cost		1,977	14,289,947		
	s106 / CIL / IT			180,000		
	Contingency		5.00%	714,497		
	Abnormals	%	5.00%	714,497		
		£		1,766,742	17,665,684	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	782,535		
	Legals	%	0.5%	130,423		
		£/unit	0	0		
	Misc.	%	0.0%	0	912,958	**20,734,373**

Developers Profit

Market Housing	% Value	17.50%	**3,757,163**
Affordable Housing	% Value	6.00%	**186,407**
First Homes	% Value	17.50%	**263,939**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	90		
No dwgs under 50	50	462	23,100
No dwgs over 50	40	138	5,520
		Total	28,620

Stamp duty calc - Residual

Land payment		680,147
	Total	23,507

Stamp duty calc - Residual

Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**180,000**

Post CIL s106	2,000	£/ Unit (all)	180,000
CIL	0	£/m2	0
		Total	**180,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,533.78
CO2 Plus	%	11.00%	168.72
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,712.10
Site Costs	Base	15.00%	256.81
	BNG	0.50%	8.56
			1,977.48

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	12	12	4														
Market Housing					0	0	0	2,862,600	3,101,150	2,862,600	3,101,150	2,862,600	2,862,600	2,862,600	954,200	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	209,039	226,459	209,039	226,459	209,039	209,039	209,039	69,680	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	129,136	139,897	129,136	139,897	129,136	129,136	129,136	43,045	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	76,064	82,402	76,064	82,402	76,064	76,064	76,064	25,355	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	201,096	217,854	201,096	217,854	201,096	201,096	201,096	67,032	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,477,935**	**3,767,762**	**3,477,935**	**3,767,762**	**3,477,935**	**3,477,935**	**3,477,935**	**1,159,312**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		23,507																							
Easements etc.		0																							
Legals Acquisition		10,202																							
Planning Fee		28,620																							
Professional		706,627		706,627																					
Build Cost - BCIS Base			0	635,109	1,323,143	1,958,252	2,011,178	1,958,252	1,958,252	1,905,326	1,481,920	846,812	211,703	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	24,667	24,000	18,667	10,667	2,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	31,755	66,157	97,913	100,559	97,913	97,913	95,266	74,096	42,341	10,585	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	110,277	229,744	340,022	349,211	340,022	340,022	330,832	257,314	147,036	36,759	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	104,338	113,033	104,338	113,033	104,338	104,338	104,338	34,779	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	17,390	18,839	17,390	18,839	17,390	17,390	17,390	5,797	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**768,957**	**0**	**1,491,769**	**1,635,712**	**2,420,853**	**2,486,281**	**2,542,581**	**2,552,725**	**2,477,152**	**1,963,869**	**1,168,583**	**383,442**	**121,728**	**40,576**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**680,147**																							
	Interest		27,171	27,680	56,170	87,893	134,932	184,079	169,993	150,398	134,454	103,152	61,785	4,922	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									3,757,163
Affordable for Rent																									186,407
First Homes																									263,939
	Cash Flow	-1,449,104	-27,171	-1,519,449	-1,691,881	-2,508,746	-2,621,213	751,275	1,045,045	850,384	1,669,440	2,206,200	3,032,708	3,351,285	1,118,736	0	0	0	0	0	0	0	0	0	-4,207,508
	Opening Balance	0																							
	Closing Balance	-1,449,104	-1,476,274	-2,995,723	-4,687,605	-7,196,350	-9,817,563	-9,066,289	-8,021,244	-7,170,860	-5,501,420	-3,295,220	-262,512	3,088,773	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	4,207,508	0

App11c
Site 9

Site 9 Brown 60

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	87.6	87.33	65.00%	39	4,200	14,305,200	3,417
Affordable Overall			35%	21			
Affordable Rent	69.0	67.67	12.95%	8	2,100	1,104,117	536
Social Rent	69.0	67.67	10.50%	6	1,600	682,080	434
Shared Ownership	70.0	70.00	2.80%	2	2,940	345,744	118
First Homes	67.4	66.60	8.75%	5	2,940	1,027,971	354
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	1.333 ha		45	/ha		**17,465,112**	**4,859**
SITE AREA - Gross	1.333 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**400,036**	**300,027**	**300,027**
Existing Use Value		1,666,667		1,250,000
Uplift	20%	333,333		250,000
Plus /ha	0	0		0
Benchmark Land Value		**2,000,000**		**1,500,000**
		£/m2		
Additional Profit		**-1,523,383**		**-446**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				400,036	
	Stamp Duty			9,502		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,001	15,502	
Fees						
	Planning			24,480		
	Professional		8.00%	950,542	975,022	
CONSTRUCTION						
	Build Cost		1,977	9,605,139		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	480,257		
	Abnormals	%	5.00%	480,257		
		£		1,196,128	11,881,781	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	523,953		
	Legals	%	0.5%	87,326		
		£/unit	0	0		
	Misc.	%	0.0%	0	611,279	**13,883,620**

Developers Profit			
Market Housing	% Value	17.50%	**2,503,410**
Affordable Housing	% Value	6.00%	**127,916**
First Homes	% Value	17.50%	**179,895**

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

Stamp duty calc - Residual		
Land payment		400,036
	Total	9,502

Stamp duty calc - Residual		
Land payment		2,000,000
	Total	89,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,533.28
CO2 Plus	%	11.00%	168.66
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,711.54
Site Costs	Base	15.00%	256.73
	BNG	0.50%	8.56
			1,976.83

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,384,200	2,384,200	2,384,200	2,384,200	2,384,200	2,384,200	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	184,020	184,020	184,020	184,020	184,020	184,020	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	113,680	113,680	113,680	113,680	113,680	113,680	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	57,624	57,624	57,624	57,624	57,624	57,624	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	171,329	171,329	171,329	171,329	171,329	171,329	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**2,910,852**	**2,910,852**	**2,910,852**	**2,910,852**	**2,910,852**	**2,910,852**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		9,502																							
Easements etc.		0																							
Legals Acquisition		6,001																							
Planning Fee		24,480																							
Professional		475,271		475,271																					
Build Cost - BCIS Base			0	533,619	1,067,238	1,600,857	1,600,857	1,600,857	1,600,857	1,067,238	533,619	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	26,681	53,362	80,043	80,043	80,043	80,043	53,362	26,681	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,132	186,265	279,397	279,397	279,397	279,397	186,265	93,132	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	87,326	87,326	87,326	87,326	87,326	87,326	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	14,554	14,554	14,554	14,554	14,554	14,554	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**515,254**	**0**	**1,135,370**	**1,320,198**	**1,980,297**	**1,980,297**	**2,082,177**	**2,082,177**	**1,422,078**	**761,979**	**101,880**	**101,880**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**400,036**																							
	Interest		17,162	17,483	39,099	64,586	102,928	141,988	129,113	115,996	90,257	51,657	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,503,410
Affordable for Rent																									127,916
First Homes																									179,895
	Cash Flow	-915,289	-17,162	-1,152,854	-1,359,297	-2,044,883	-2,083,225	686,687	699,562	1,372,778	2,058,617	2,757,315	2,808,972	0	0	0	0	0	0	0	0	0	0	0	-2,811,221
	Opening Balance	0																							
	Closing Balance	-915,289	-932,451	-2,085,305	-3,444,602	-5,489,485	-7,572,710	-6,886,023	-6,186,460	-4,813,682	-2,755,065	2,249	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	2,811,221	0

App11c
Site 10

Site 10 — **Brown 60 Flats**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		77.1	70.12	65.00%	39	4,850	13,263,018	3,008
Affordable Overall				35%	21			
Affordable Rent		63.8	58.00	12.95%	8	2,425	1,092,851	496
Social Rent		63.8	58.00	10.50%	6	1,600	584,640	402
Shared Ownership		55.0	50.00	2.80%	2	3,395	285,180	92
First Homes		64.6	58.75	8.75%	5	3,390	1,045,531	339
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.600 ha				100 /ha		**16,271,219**	**4,337**
SITE AREA - Gross	0.600 ha				100 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,053,100**	**1,755,166**	**1,755,166**
Existing Use Value	750,000		1,250,000
Uplift 20%	150,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**900,000**		**1,500,000**

	£/m2	
Additional Profit	**240,601**	**80**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,053,100	
	Stamp Duty			42,155		
	Easements etc.			0		
	Legals /Acquisition		1.50%	15,796	57,951	
Fees						
	Planning			24,480		
	Professional		8.00%	825,582	850,062	
CONSTRUCTION						
	Build Cost		2,007	8,704,266		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	435,213		
	Abnormals	%	0.00%	0		
		£		1,060,297	10,319,776	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	488,137		
	Legals	%	0.5%	81,356		
		£/unit	0	0		
	Misc.	%	0.0%	0	569,493	**12,850,382**

Developers Profit

Market Housing	% Value	17.50%	**2,321,028**
Affordable Housing	% Value	6.00%	**117,760**
First Homes	% Value	17.50%	**182,968**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		1,053,100
	Total	42,155

Stamp duty calc - Residual

Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				20	20	20																			
Market Housing					0	0	0	4,421,006	4,421,006	4,421,006	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	364,284	364,284	364,284	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	194,880	194,880	194,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	95,060	95,060	95,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	348,510	348,510	348,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,423,740**	**5,423,740**	**5,423,740**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		42,155																							
Easements etc.		0																							
Legals Acquisition		15,796																							
Planning Fee		24,480																							
Professional		412,791		412,791																					
Build Cost - BCIS Base			0	967,141	1,934,281	2,901,422	1,934,281	967,141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	13,333	26,667	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	48,357	96,714	145,071	96,714	48,357	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	117,811	235,622	353,432	235,622	117,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	162,712	162,712	162,712	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	27,119	27,119	27,119	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**495,223**	**0**	**1,559,433**	**2,293,284**	**3,439,925**	**2,293,284**	**1,336,473**	**189,831**	**189,831**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,053,100**																							
	Interest		29,031	29,575	59,369	103,482	169,920	216,105	143,521	48,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,321,028
Affordable for Rent																									117,760
First Homes																									182,968
	Cash Flow	-1,548,322	-29,031	-1,589,008	-2,352,653	-3,543,407	-2,463,204	3,871,162	5,090,388	5,185,832	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,621,756
	Opening Balance	0																							
	Closing Balance	-1,548,322	-1,577,353	-3,166,362	-5,519,014	-9,062,421	-11,525,625	-7,654,464	-2,564,076	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	2,621,756	0

App11c
Site 11

Site 11 — **Brown 30**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		30			
Market Housing	88.3	88.14	65.00%	20	4,850	8,336,111	1,723
Affordable Overall			35%	10.5			
Affordable Rent	70.1	68.83	12.95%	4	2,425	648,487	272
Social Rent	70.1	68.83	10.50%	3	1,600	346,920	221
Shared Ownership	84.0	84.00	2.80%	1	3,395	239,551	71
First Homes	77.0	77.00	8.75%	3	3,167	640,041	202
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.667 ha		45	/ha		**10,211,110**	**2,489**
SITE AREA - Gross	0.667 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,068,774**	**1,603,160**	**1,603,160**
Existing Use Value		833,333		1,250,000
Uplift	20%	166,667		250,000
Plus /ha	0	0		0
Benchmark Land Value		**1,000,000**		**1,500,000**

	£/m2	
Additional Profit	**126,249**	**73**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					1,068,774	
	Stamp Duty			42,939		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,032	58,970	
Fees						
	Planning			13,860		
	Professional		8.00%	483,770	497,630	
CONSTRUCTION						
	Build Cost		1,948	4,848,017		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	242,401		
	Abnormals	%	5.00%	242,401		
		£		654,303	6,047,121	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	306,333		
	Legals	%	0.5%	51,056		
		£/unit	0	0		
	Misc.	%	0.0%	0	357,389	**8,029,883**

Developers Profit			
Market Housing	% Value	17.50%	**1,458,819**
Affordable Housing	% Value	6.00%	**74,098**
First Homes	% Value	17.50%	**112,007**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual

Land payment		1,068,774
	Total	42,939

Stamp duty calc - Residual

Land payment		1,000,000
	Total	39,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,510.88
CO2 Plus	%	11.00%	166.20
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,686.68
Site Costs	Base	15.00%	253.00
	BNG	0.50%	8.43
			1,948.11

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				6	6	6	6	6																	
Market Housing					0	0	0	1,667,222	1,667,222	1,667,222	1,667,222	1,667,222	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	129,697	129,697	129,697	129,697	129,697	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	69,384	69,384	69,384	69,384	69,384	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	47,910	47,910	47,910	47,910	47,910	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	128,008	128,008	128,008	128,008	128,008	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**2,042,222**	**2,042,222**	**2,042,222**	**2,042,222**	**2,042,222**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		42,939																							
Easements etc.		0																							
Legals Acquisition		16,032																							
Planning Fee		13,860																							
Professional		241,885		241,885																					
Build Cost - BCIS Base			0	323.201	646.402	969.603	969.603	969.603	646.402	323.201	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	4,000	8,000	12,000	12,000	12,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,160	32,320	48,480	48,480	48,480	32,320	16,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,780	119,560	179,341	179,341	179,341	119,560	59,780	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	61,267	61,267	61,267	61,267	61,267	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	10,211	10,211	10,211	10,211	10,211	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**314,715**	**0**	**645,026**	**806,283**	**1,209,424**	**1,209,424**	**1,280,902**	**877,761**	**474,619**	**71,478**	**71,478**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,068,774**																							
	Interest		25,940	26,427	39,017	54,866	78,571	102,721	90,373	70,233	42,158	5,997	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,458,819
Affordable for Rent																									74,098
First Homes																									112,007
	Cash Flow	-1,383,489	-25,940	-671,453	-845,299	-1,264,290	-1,287,996	658,599	1,074,089	1,497,369	1,928,587	1,964,748	0	0	0	0	0	0	0	0	0	0	0	0	-1,644,924
	Opening Balance	0																							
	Closing Balance	-1,383,489	-1,409,429	-2,080,882	-2,926,182	-4,190,472	-5,478,467	-4,819,868	-3,745,780	-2,248,410	-319,824	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	1,644,924	0

App11c
Site 12

Site 12 — **Brown 30 Flats**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 30	Price £/m2	GDV £	GIA m2
Market Housing		77.5	70.48	65.00%	20	4,850	6,665,286	1,512
Affordable Overall				35%	10.5			
Affordable Rent		63.8	58.00	12.95%	4	2,425	546,425	248
Social Rent		63.8	58.00	10.50%	3	1,600	292,320	201
Shared Ownership		67.1	61.00	2.80%	1	3,395	173,960	56
First Homes		74.3	67.50	8.75%	3	3,386	599,937	195
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.400 ha			75	/ha		**8,277,928**	**2,212**
SITE AREA - Gross	0.400 ha			75	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**310,290**	**775,725**	**775,725**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**
	£/m2		
Additional Profit	**-293,008**		**-194**

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* 0

Check on phasing dwgs nos **correct**

DEVELOPMENT COSTS			/unit or m2	Total	
LAND	Land				310,290
	Stamp Duty			5,014	
	Easements etc.			0	
	Legals /Acquisition		1.50%	4,654	9,669
Fees					
	Planning			13,860	
	Professional		8.00%	439,196	453,056
CONSTRUCTION					
	Build Cost		2,007	4,438,605	
	s106 / CIL / IT			60,000	
	Contingency		5.00%	221,930	
	Abnormals	%	5.00%	221,930	
		£		547,480	5,489,946
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	248,338	
	Legals	%	0.5%	41,390	
		£/unit	0	0	
	Misc.	%	0.0%	0	289,727 **6,552,688**

Developers Profit			
Market Housing	% Value	17.50%	**1,166,425**
Affordable Housing	% Value	6.00%	**60,762**
First Homes	% Value	17.50%	**104,989**

Planning fee calc	dwgs	rate	
Planning app fee			
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual	
Land payment	310,290
Total	5,014

Stamp duty calc - Residual	
Land payment	600,000
Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15																				
Market Housing					0	0	0	3,332,643	3,332,643	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	273,213	273,213	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	146,160	146,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	86,980	86,980	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	299,969	299,969	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,138,964**	**4,138,964**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		5,014																							
Easements etc.		0																							
Legals Acquisition		4,654																							
Planning Fee		13,860																							
Professional		219,598		219,598																					
Build Cost - BCIS Base			0	739,768	1,479,535	1,479,535	739,768	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	36,988	73,977	73,977	36,988	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	128,235	256,470	256,470	128,235	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	124,169	124,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	20,695	20,695	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**243,127**	**0**	**1,134,589**	**1,829,982**	**1,829,982**	**914,991**	**144,864**	**144,864**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**310,290**																							
	Interest		10,377	10,571	32,043	66,956	102,523	121,602	48,992	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,166,425
Affordable for Rent																									60,762
First Homes																									104,989
	Cash Flow	-553,417	-10,377	-1,145,160	-1,862,025	-1,896,938	-1,017,514	3,872,498	3,945,108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,332,176
	Opening Balance	0																							
	Closing Balance	-553,417	-563,793	-1,708,953	-3,570,978	-5,467,916	-6,485,430	-2,612,931	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	1,332,176	0

App11c
Site 13

Site 13 | **Brown 18**

INCOME	Av Size	m2 Gross	Net	%	Number 18	Price £/m2	GDV £	GIA m2
Market Housing		93.5	93.50	65.00%	12	4,200	4,594,590	1,094
Affordable Overall				35%	6.3			
Affordable Rent		70.2	69.25	12.95%	2	2,100	338,986	164
Social Rent		70.2	69.25	10.50%	2	1,600	209,412	133
Shared Ownership		84.0	84.00	2.80%	1	2,940	124,468	42
First Homes		84.0	84.00	8.75%	2	2,940	388,962	132
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.400 ha			45	/ha		**5,656,418**	**1,565**
SITE AREA - Gross	0.400 ha			45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**302,235**	**755,587**	**755,587**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**

	£/m2	
Additional Profit	**-279,267**	**-255**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				302,235	
	Stamp Duty			4,612		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,534	9,145	
Fees						
	Planning			8,316		
	Professional		8.00%	292,696	301,012	
CONSTRUCTION						
	Build Cost		1,861	2,912,837		
	s106 / CIL / IT			36,000		
	Contingency		5.00%	145,642		
	Abnormals	%	5.00%	145,642		
		£		418,584	3,658,705	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	169,693		
	Legals	%	0.5%	28,282		
		£/unit	0	0		
	Misc.	%	0.0%	0	197,975	**4,469,072**

Developers Profit

Market Housing	% Value	17.50%	**804,053**
Affordable Housing	% Value	6.00%	**40,372**
First Homes	% Value	17.50%	**68,068**

Planning fee calc

	dwgs	rate	
Planning app fee			
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual

Land payment		302,235
	Total	4,612

Stamp duty calc - Residual

Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**36,000**

Post CIL s106	2,000	£/ Unit (all)	36,000
CIL	0	£/m2	0
		Total	**36,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost /m2

				1,508.80
CO2 Plus	%	11.00%		165.97
	£/m2			0.00
Acc & Adpt	%	0.00%		0.00
	£/m2			9.50
Water	£/m2			0.10
Over Extra 1	%	0.00%		0.00
	£/m2			0.00
Over Extra 2	%	0.00%		0.00
	£/m2	0.00		0.00
Small Site	%	0.00%		0.00
				1,684.37
Site Costs	Base	10.00%		168.44
	BNG	0.50%		8.42
				1,861.23

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				2	4	4	4	4																	
Market Housing					0	0	0	510,510	1,021,020	1,021,020	1,021,020	1,021,020	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	37,665	75,330	75,330	75,330	75,330	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	23,268	46,536	46,536	46,536	46,536	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	13,830	27,660	27,660	27,660	27,660	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	43,218	86,436	86,436	86,436	86,436	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**628,491**	**1,256,982**	**1,256,982**	**1,256,982**	**1,256,982**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		4,612																							
Easements etc.		0																							
Legals Acquisition		4,534																							
Planning Fee		8,316																							
Professional		146,348		146,348																					
Build Cost - BCIS Base			0	107,883	323,649	539,414	647,297	647,297	431,531	215,766	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	4,000	6,667	8,000	8,000	5,333	2,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,394	16,182	26,971	32,365	32,365	21,577	10,788	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	20,897	62,692	104,486	125,384	125,384	83,589	41,795	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	18,855	37,709	37,709	37,709	37,709	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	3,142	6,285	6,285	6,285	6,285	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**163,809**	**0**	**281,856**	**406,523**	**677,538**	**813,046**	**835,043**	**586,025**	**315,010**	**43,994**	**43,994**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**302,235**																							
	Interest		8,738	8,902	14,354	22,245	35,366	51,274	56,108	44,580	27,754	5,531	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									804,053
Affordable for Rent																									40,372
First Homes																									68,068
	Cash Flow	-466,044	-8,738	-290,758	-420,877	-699,783	-848,412	-257,826	614,849	897,392	1,185,234	1,207,457	0	0	0	0	0	0	0	0	0	0	0	0	-912,494
	Opening Balance	0																							
	Closing Balance	-466,044	-474,782	-765,540	-1,186,417	-1,886,200	-2,734,612	-2,992,438	-2,377,589	-1,480,197	-294,963	912,494	912,494	912,494	912,494	912,494	912,494	912,494	912,494	912,494	912,494	912,494	912,494	912,494	0

App11c
Site 14

Site 14 | **Brown 6**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					6			
Market Housing		89.5	89.50	100.00%	6	4,200	2,255,400	537
Affordable Overall				0%	0			
Affordable Rent		89.5	89.50	0.00%	0	2,100	0	0
Social Rent		89.5	89.50	0.00%	0	1,600	0	0
Shared Ownership		89.5	89.50	0.00%	0	2,940	0	0
First Homes		89.5	89.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.133 ha			45 /ha		**2,255,400**	**537**
SITE AREA - Gross		0.133 ha			45 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**309,405**	**2,320,537**	**2,320,537**
Existing Use Value	166,667		1,250,000
Uplift 20%	33,333		250,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,500,000**

	£/m2	
Additional Profit	**136,613**	**254**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				309,405	
	Stamp Duty			4,970		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,641	9,611	
Fees						
	Planning			2,772		
	Professional		8.00%	99,236	102,008	
CONSTRUCTION						
	Build Cost		1,881	1,010,149		
	s106 / CIL / IT			12,000		
	Contingency		5.00%	50,507		
	Abnormals	%	5.00%	50,507		
		£		117,292	1,240,456	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	67,662		
	Legals	%	0.5%	11,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	78,939	**1,740,420**

Developers Profit			
Market Housing	% Value	17.50%	**394,695**
Affordable Housing	% Value	6.00%	**0**
First Homes	% Value	17.50%	**0**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual

Land payment		309,405
	Total	4,970

Stamp duty calc - Residual

Land payment		200,000
	Total	1,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**12,000**

Post CIL s106	2,000	£/ Unit (all)	12,000
CIL	0	£/m2	0
		Total	**12,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,525.00
CO2 Plus	%	11.00%	167.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,702.35
Site Costs	Base	10.00%	170.24
	BNG	0.50%	8.51
			1,881.10

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				2	2																				
Market Housing					0	0	0	751,800	751,800	751,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**751,800**	**751,800**	**751,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		4,970																							
Easements etc.		0																							
Legals Acquisition		4,641																							
Planning Fee		2,772																							
Professional		49,618		49,618																					
Build Cost - BCIS Base			0	112,239	224,478	336,716	224,478	112,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	2,667	4,000	2,667	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,612	11,224	16,836	11,224	5,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	18,644	37,289	55,933	37,289	18,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	22,554	22,554	22,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	3,759	3,759	3,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**62,002**	**0**	**187,447**	**275,657**	**413,485**	**275,657**	**164,141**	**26,313**	**26,313**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**309,405**																							
	Interest		6,964	7,094	10,742	16,112	24,167	29,789	19,329	6,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									394,695
Affordable for Rent																									0
First Homes																									0
	Cash Flow	-371,407	-6,964	-194,541	-286,399	-429,597	-299,824	557,870	706,158	719,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-394,695
	Opening Balance	0																							
	Closing Balance	-371,407	-378,370	-572,912	-859,311	-1,288,908	-1,588,732	-1,030,862	-324,704	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	0

App11c
Site 15

Site 15 — **Build to Rent Flats**

INCOME	Av Size m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing	69.4	63.10	65.00%	39	4,250	10,458,036	2,707
Affordable Overall			35%	21			
Affordable Rent	64.1	58.28	35.00%	21	2,125	2,600,646	1,346
Social Rent	64.1	58.28	0.00%	0	1,600	0	0
Shared Ownership	64.1	58.28	0.00%	0	2,975	0	0
First Homes	64.1	58.28	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600 ha		100	/ha		**13,058,682**	**4,053**
SITE AREA - Gross	0.600 ha		100	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-936,681**	**-1,561,135**	**-1,561,135**
Existing Use Value	750,000		1,250,000
Uplift 20%	150,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**900,000**		**1,500,000**
	£/m2		
Additional Profit	**-1,915,356**	**-708**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				-936,681	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-14,050	-14,050	
Fees						
	Planning			24,480		
	Professional		8.00%	813,758	838,238	
CONSTRUCTION						
	Build Cost		2,102	8,518,907		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	212,973		
	Abnormals	%	5.00%	425,945		
		£		894,145	10,171,971	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	391,760		
	Legals	%	0.5%	65,293		
		£/unit	0	0		
	Misc.	%	0.0%	0	457,054	**10,516,531**

Developers Profit

Market Housing	% Value	17.50%	**1,830,156**
Affordable Housing	% Value	6.00%	**156,039**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-936,681
	Total	0

Stamp duty calc - Residual

Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				30	30																				
Market Housing					0	0	0	5,229,018	5,229,018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	1,300,323	1,300,323	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**6,529,341**	**6,529,341**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty	0																								
Easements etc.	0																								
Legals Acquisition	-14,050																								
Planning Fee	24,480																								
Professional	406,879			406,879																					
Build Cost - BCIS Base		0	1,419,818	2,839,636	2,839,636	1,419,818	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	35,495	70,991	70,991	35,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	220,015	440,030	440,030	220,015	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	195,880	195,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	32,647	32,647	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																						
COSTS BEFORE LAND INT AND PROFIT	**417,309**	**0**	**2,102,207**	**3,390,657**	**3,390,657**	**1,695,328**	**228,527**	**228,527**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**-936,681**																								
Interest		0	0	29,678	93,809	159,143	193,915	79,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,830,156
Affordable for Rent																									156,039
First Homes																									0
Cash Flow	519,373	0	-2,102,207	-3,420,335	-3,484,466	-1,854,472	6,106,899	6,221,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,986,195
Opening Balance	0																								
Closing Balance	519,373	519,373	-1,582,835	-5,003,170	-8,487,636	-10,342,108	-4,235,209	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	1,986,195	0

App11c
Site 16

Site 16 — **Build to Rent Houses**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		89.2	89.24	65.00%	39	4,250	14,791,214	3,480
Affordable Overall				35%	21			
Affordable Rent		84.2	84.22	35.00%	21	2,125	3,758,417	1,769
Social Rent		84.2	84.22	0.00%	0	1,600	0	0
Shared Ownership		84.2	84.22	0.00%	0	2,975	0	0
First Homes		84.2	84.22	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.714	ha		35 /ha		**18,549,631**	**5,249**
SITE AREA - Gross		2.274	ha		26 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,580,846	922,160	695,322
Existing Use Value		56,839		25,000
Uplift	0%	0		0
Plus /ha	400,000	909,417		400,000
Benchmark Land Value		966,256		**425,000**
		£/m2		
Additional Profit		761,758	219	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				1,580,846	
	Stamp Duty			68,542		
	Easements etc.			0		
	Legals /Acquisition		1.50%	23,713	92,255	
Fees						
	Planning			24,480		
	Professional		8.00%	921,395	945,875	
CONSTRUCTION						
	Build Cost		1,939	10,176,587		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	254,415		
	Abnormals	%	0.00%	0		
		£		966,438	11,517,440	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	556,489		
	Legals	%	0.5%	92,748		
		£/unit	0	0		
	Misc.	%	0.0%	0	649,237	**14,785,652**

Developers Profit			
Market Housing	% Value	17.50%	**2,588,463**
Affordable Housing	% Value	6.00%	**225,505**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		1,580,846
	Total	68,542

Stamp duty calc - Residual		
Land payment		966,256
	Total	37,813

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.86
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.43
Site Costs	Base	15.00%	252.67
	BNG	0.10%	1.68
			1,938.78

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	10																	
Market Housing					0	0	0	2,958,243	3,204,763	2,958,243	3,204,763	2,465,202	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	751,683	814,324	751,683	814,324	626,403	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,709,926**	**4,019,087**	**3,709,926**	**4,019,087**	**3,091,605**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		68,542																							
Easements etc.		0																							
Legals Acquisition		23,713																							
Planning Fee		24,480																							
Professional		460,698		460,698																					
Build Cost - BCIS Base			0	678,439	1,413,415	2,091,854	2,148,391	1,978,781	1,300,342	565,366	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	23,333	15,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,961	35,335	52,296	53,710	49,470	32,509	14,134	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	64,429	134,227	198,657	204,026	187,918	123,489	53,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	111,298	120,573	111,298	120,573	92,748	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,550	20,095	18,550	20,095	15,458	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**577,433**	**0**	**1,228,527**	**1,599,644**	**2,367,474**	**2,431,459**	**2,369,350**	**1,612,341**	**769,705**	**140,668**	**108,206**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,580,846**																							
	Interest		40,468	41,226	65,034	96,247	142,442	190,703	169,142	127,187	74,443	3,118	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,588,463
Affordable for Rent																									225,505
First Homes																									0
	Cash Flow	-2,158,278	-40,468	-1,269,753	-1,664,679	-2,463,721	-2,573,901	1,149,874	2,237,603	2,813,034	3,803,976	2,980,281	0	0	0	0	0	0	0	0	0	0	0	0	-2,813,968
	Opening Balance	0																							
	Closing Balance	-2,158,278	-2,198,746	-3,468,499	-5,133,178	-7,596,899	-10,170,800	-9,020,926	-6,783,323	-3,970,289	-166,313	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	2,813,968	0

App11c
Site 17

Site 17 — **Sheltered Green**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		75.0	62.50	65.00%	39	4,750	11,578,125	2,925
Affordable Overall				35%	21			
Affordable Rent		75.0	62.50	14.50%	9	2,375	1,291,406	653
Social Rent		75.0	62.50	10.50%	6	1,600	630,000	473
Shared Ownership		75.0	62.50	10.00%	6	3,325	1,246,875	450
First Homes		75.0	62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500 ha			120	/ha		**14,746,406**	**4,500**
SITE AREA - Gross	0.500 ha			120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		393,486	786,971	786,971
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**

	£/m2	
Additional Profit	237,022	81

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				393,486	
	Stamp Duty			9,174		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,902	15,077	
Fees						
	Planning			24,480		
	Professional		8.00%	807,023	831,503	
CONSTRUCTION						
	Build Cost		2,094	9,424,202		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	235,605		
	Abnormals	%	0.00%	0		
		£		307,975	10,087,782	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	442,392		
	Legals	%	0.5%	73,732		
		£/unit	0	0		
	Misc.	%	0.0%	0	516,124	**11,843,971**

Developers Profit

Market Housing	% Value	17.50%	**2,026,172**
Affordable Housing	% Value	6.00%	**190,097**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		393,486
	Total	9,174

Stamp duty calc - Residual

Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.10%	1.90
			2,094.27

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	2,894,531	2,894,531	2,894,531	2,894,531	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	322,852	322,852	322,852	322,852	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	157,500	157,500	157,500	157,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	311,719	311,719	311,719	311,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,686,602**	**3,686,602**	**3,686,602**	**3,686,602**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		9,174																							
Easements etc.		0																							
Legals Acquisition		5,902																							
Planning Fee		24,480																							
Professional		403,511		403,511																					
Build Cost - BCIS Base			0	785,350	1,570,700	2,356,051	2,356,051	1,570,700	785,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	19,634	39,268	58,901	58,901	39,268	19,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	25,665	51,329	76,994	76,994	51,329	25,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	110,598	110,598	110,598	110,598	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,433	18,433	18,433	18,433	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**443,068**	**0**	**1,244,160**	**1,681,297**	**2,521,946**	**2,521,946**	**1,810,328**	**969,680**	**129,031**	**129,031**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**393,486**																							
	Interest		15,685	15,979	39,607	71,874	120,508	170,054	138,063	89,709	24,687	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,026,172
Affordable for Rent																									190,097
First Homes																									0
	Cash Flow	-836,554	-15,685	-1,260,139	-1,720,904	-2,593,820	-2,642,454	1,706,219	2,578,859	3,467,862	3,532,884	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,216,269
	Opening Balance	0																							
	Closing Balance	-836,554	-852,239	-2,112,378	-3,833,282	-6,427,102	-9,069,556	-7,363,336	-4,784,477	-1,316,615	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	2,216,269	0

App11c
Site 18

Site 18 — **Sheltered Brown**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing		75.0	62.50	55.00%	33	4,750	9,796,875	2,475
Affordable Overall				35%	21			
Affordable Rent		75.0	62.50	24.50%	15	2,375	2,182,031	1,103
Social Rent		75.0	62.50	10.50%	6	1,600	630,000	473
Shared Ownership		75.0	62.50	10.00%	6	3,325	1,246,875	450
First Homes		75.0	62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.500 ha			120	/ha	**13,855,781**	**4,500**
SITE AREA - Gross		0.500 ha			120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,218,406**	**-2,436,813**	**-2,436,813**
Existing Use Value		625,000		1,250,000
Uplift	20%	125,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**750,000**		**1,500,000**
		£/m2		
Additional Profit		**-2,013,431**		**-814**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					-1,218,406	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-18,276	-18,276	
Fees						
	Planning			24,480		
	Professional		8.00%	894,182	918,662	
CONSTRUCTION						
	Build Cost		2,102	9,458,441		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	472,922		
	Abnormals	%	5.00%	472,922		
		£		652,985	11,177,269	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	415,673		
	Legals	%	0.5%	69,279		
		£/unit	0	0		
	Misc.	%	0.0%	0	484,952	**11,344,201**

Developers Profit

Market Housing	% Value	17.50%	**1,714,453**
Affordable Housing	% Value	6.00%	**243,534**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-1,218,406
	Total	0

Stamp duty calc - Residual

Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	2,449,219	2,449,219	2,449,219	2,449,219	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	545,508	545,508	545,508	545,508	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	157,500	157,500	157,500	157,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	311,719	311,719	311,719	311,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,463,945**	**3,463,945**	**3,463,945**	**3,463,945**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-18,276																							
Planning Fee		24,480																							
Professional		447,091		447,091																					
Build Cost - BCIS Base			0	788,203	1,576,407	2,364,610	2,364,610	1,576,407	788,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	39,410	78,820	118,231	118,231	78,820	39,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,826	187,651	281,477	281,477	187,651	93,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	103,918	103,918	103,918	103,918	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	17,320	17,320	17,320	17,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**453,295**	**0**	**1,378,530**	**1,862,878**	**2,794,317**	**2,794,317**	**1,984,116**	**1,052,677**	**121,238**	**121,238**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-1,218,406**																							
	Interest		0	0	11,502	46,646	99,914	154,181	129,325	86,539	25,486	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,714,453
Affordable for Rent																									243,534
First Homes																									0
	Cash Flow	765,112	0	-1,378,530	-1,874,380	-2,840,964	-2,894,232	1,325,648	2,281,943	3,256,168	3,317,222	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,957,988
	Opening Balance	0																							
	Closing Balance	765,112	765,112	-613,418	-2,487,798	-5,328,762	-8,222,993	-6,897,345	-4,615,403	-1,359,234	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	1,957,988	0

App11c
Site 19

Site 19 — **Extracare Green**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
					60			
		Gross	Net					
Market Housing		96.1	73.93	55.00%	33	5,000	12,198,214	3,172
Affordable Overall				35%	21			
Affordable Rent		95.9	73.75	24.50%	15	2,500	2,710,313	1,409
Social Rent		95.9	73.75	10.50%	6	1,600	743,400	604
Shared Ownership		97.5	75.00	10.00%	6	3,500	1,575,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.500	ha		120	/ha	**17,226,927**	**5,770**
SITE AREA - Gross		0.500	ha		120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,386,655**	**-2,773,309**	**-2,773,309**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**
		£/m2		
Additional Profit		**-1,634,012**		**-515**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land			-1,386,655	
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-20,800	-20,800
Fees					
	Planning			24,480	
	Professional		8.00%	1,102,002	1,126,482
CONSTRUCTION					
	Build Cost		2,249	12,979,271	
	s106 / CIL / IT			120,000	
	Contingency		2.50%	324,482	
	Abnormals	%	0.00%	0	
		£		351,275	13,775,028
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	516,808	
	Legals	%	0.5%	86,135	
		£/unit	0	0	
	Misc.	%	0.0%	0	602,942 **14,096,998**

Developers Profit

Market Housing	% Value	17.50%	**2,134,688**
Affordable Housing	% Value	6.00%	**301,723**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-1,386,655
	Total	0

Stamp duty calc - Residual

Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.10%	2.04
			2,249.48

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,049,554	3,049,554	3,049,554	3,049,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	677,578	677,578	677,578	677,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	185,850	185,850	185,850	185,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	393,750	393,750	393,750	393,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,306,732**	**4,306,732**	**4,306,732**	**4,306,732**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-20,800																							
Planning Fee		24,480																							
Professional		551,001		551,001																					
Build Cost - BCIS Base			0	1,081,606	2,163,212	3,244,818	3,244,818	2,163,212	1,081,606	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	27,040	54,080	81,120	81,120	54,080	27,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	29,273	58,546	87,819	87,819	58,546	29,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	129,202	129,202	129,202	129,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	21,534	21,534	21,534	21,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**554,681**	**0**	**1,698,920**	**2,295,838**	**3,443,757**	**3,443,757**	**2,446,574**	**1,298,655**	**150,736**	**150,736**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-1,386,655**																							
	Interest		0	0	16,255	59,607	125,295	192,215	160,941	107,557	31,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,134,688
Affordable for Rent																									301,723
First Homes																									0
	Cash Flow	831,973	0	-1,698,920	-2,312,093	-3,503,364	-3,569,052	1,667,943	2,847,136	4,048,439	4,124,347	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,436,410
	Opening Balance	0																							
	Closing Balance	831,973	831,973	-866,947	-3,179,040	-6,682,404	-10,251,456	-8,583,512	-5,736,376	-1,687,937	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	0

App11c
Site 20

Site 20 Extracare Brown

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	96.1	73.93	55.00%	33	5,000	12,198,214	3,172
Affordable Overall			35%	21			
Affordable Rent	95.9	73.75	24.50%	15	2,500	2,710,313	1,409
Social Rent	95.9	73.75	10.50%	6	1,600	743,400	604
Shared Ownership	97.5	75.00	10.00%	6	3,500	1,575,000	585
First Homes	97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.500 ha		120	/ha		**17,226,927**	**5,770**
SITE AREA - Gross	0.500 ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-2,789,944**	**-5,579,888**	**-5,579,888**
Existing Use Value		625,000		1,250,000
Uplift	20%	125,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**750,000**		**1,500,000**

	£/m2
Additional Profit	**-3,620,043** **-1,141**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land			-2,789,944	
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-41,849	-41,849
Fees					
	Planning			24,480	
	Professional		8.00%	1,211,628	1,236,108
CONSTRUCTION					
	Build Cost		2,258	13,026,425	
	s106 / CIL / IT			120,000	
	Contingency		5.00%	651,321	
	Abnormals	%	5.00%	651,321	
		£		696,285	15,145,352
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	516,808	
	Legals	%	0.5%	86,135	
		£/unit	0	0	
	Misc.	%	0.0%	0	602,942 **14,152,610**

Developers Profit

Market Housing	% Value	17.50%	**2,134,688**
Affordable Housing	% Value	6.00%	**301,723**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-2,789,944
	Total	0

Stamp duty calc - Residual

Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.50%	10.22
			2,257.65

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,049,554	3,049,554	3,049,554	3,049,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	677,578	677,578	677,578	677,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	185,850	185,850	185,850	185,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	393,750	393,750	393,750	393,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,306,732**	**4,306,732**	**4,306,732**	**4,306,732**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-41,849																							
Planning Fee		24,480																							
Professional		605,814		605,814																					
Build Cost - BCIS Base			0	1,085,535	2,171,071	3,256,606	3,256,606	2,171,071	1,085,535	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	54,277	108,554	162,830	162,830	108,554	54,277	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	112,301	224,601	336,902	336,902	224,601	112,301	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	129,202	129,202	129,202	129,202	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	21,534	21,534	21,534	21,534	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**588,445**	**0**	**1,867,927**	**2,524,225**	**3,786,338**	**3,786,338**	**2,674,961**	**1,412,848**	**150,736**	**150,736**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-2,789,944**																							
	Interest		0	0	0	41,075	112,839	185,948	158,839	107,557	31,649	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,134,688
Affordable for Rent																									301,723
First Homes																									0
	Cash Flow	2,201,499	0	-1,867,927	-2,524,225	-3,827,413	-3,899,177	1,445,822	2,735,044	4,048,439	4,124,347	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,436,410
	Opening Balance	0																							
	Closing Balance	2,201,499	2,201,499	333,572	-2,190,653	-6,018,066	-9,917,243	-8,471,420	-5,736,376	-1,687,937	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	2,436,410	0

App11c
Site 24

Site 24 | **V large 600**

INCOME	Av Size	m2 Gross	Net	%	Number 600	Price £/m2	GDV £	GIA m2
Market Housing		90.3	90.00	65.00%	390	4,200	147,420,000	35,208
Affordable Overall				35%	210			
Affordable Rent		68.7	67.30	12.95%	78	2,100	10,981,341	5,340
Social Rent		68.7	67.30	10.50%	63	1,600	6,783,840	4,330
Shared Ownership		74.0	73.27	2.80%	17	2,940	3,618,787	1,244
First Homes		72.6	71.76	8.75%	53	2,871	10,815,723	3,813
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	20.000	ha		30	/ha		**179,619,692**	**49,935**
SITE AREA - Gross	33.333	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		5,945,265	297,263	178,358
Existing Use Value		833,333		25,000
Uplift	0%	0		0
Plus /ha	400,000	13,333,333		400,000
Benchmark Land Value		**14,166,667**		**425,000**

	£/m2
Additional Profit	-10,872,590 -309

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				5,945,265	
	Stamp Duty			286,763		
	Easements etc.			0		
	Legals /Acquisition		1.50%	89,179	375,942	
Fees						
	Planning			99,000		
	Professional		8.00%	9,905,398	10,004,398	
CONSTRUCTION						
	Build Cost		2,002	99,962,352		
	s106 / CIL / IT			18,000,000		
	Contingency		5.00%	4,998,118		
	Abnormals	%	0.00%	0		
		£		857,000	123,817,470	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	5,388,591		
	Legals	%	0.5%	898,098		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,286,689	**146,429,764**

Developers Profit				
Market Housing	% Value	17.50%		**25,798,500**
Affordable Housing	% Value	6.00%		**1,283,038**
First Homes	% Value	17.50%		**1,892,752**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	600		
No dwgs under 50	50	462	23,100
No dwgs over 50	550	138	75,900
		Total	99,000

Stamp duty calc - Residual		
Land payment		5,945,265
	Total	286,763

Stamp duty calc - Residual		
Land payment		14,166,667
	Total	697,833

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**18,000,000**

Post CIL s106	30,000	£/ Unit (all)	18,000,000
CIL	0	£/m2	0
		Total	**18,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.23
CO2 Plus	%	11.00%	171.41
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.24
Site Costs	Base	15.00%	260.89
	BNG	0.10%	1.74
			2,001.86

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	50																
Market Housing			0	12,285,000	24,570,000	24,570,000	24,570,000	24,570,000	24,570,000	12,285,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	915,112	1,830,224	1,830,224	1,830,224	1,830,224	1,830,224	915,112	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	565,320	1,130,640	1,130,640	1,130,640	1,130,640	1,130,640	565,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	301,566	603,131	603,131	603,131	603,131	603,131	301,566	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	901,310	1,802,621	1,802,621	1,802,621	1,802,621	1,802,621	901,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**14,968,308**	**29,936,615**	**29,936,615**	**29,936,615**	**29,936,615**	**29,936,615**	**14,968,308**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		286,763																							
Easements etc.		0																							
Legals Acquisition		89,179																							
Planning Fee		99,000																							
Professional		9,905,398																							
Build Cost - BCIS Base			0	8,330,196	16,660,392	16,660,392	16,660,392	16,660,392	16,660,392	8,330,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	416,510	833,020	833,020	833,020	833,020	833,020	416,510	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,417	142,833	142,833	142,833	142,833	142,833	71,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	449,049	898,098	898,098	898,098	898,098	898,098	449,049	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	74,842	149,683	149,683	149,683	149,683	149,683	74,842	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**10,380,340**	**0**	**10,842,013**	**21,684,027**	**21,684,027**	**21,684,027**	**21,684,027**	**21,684,027**	**10,842,013**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**5,945,265**																							
	Interest		1,224,420	1,316,252	1,105,499	569,467	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									25,798,500
Affordable for Rent																									1,283,038
First Homes																									1,892,752
	Cash Flow	-16,325,605	-1,224,420	2,810,042	7,147,090	7,683,122	8,252,589	8,252,589	8,252,589	4,126,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-28,974,290
	Opening Balance	0																							
	Closing Balance	-16,325,605	-17,550,025	-14,739,983	-7,592,893	90,229	8,342,818	16,595,407	24,847,995	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	28,974,290	0

App11c
Site 25

Site 25 | **V Large 1,200**

INCOME	Av Size	m2 Gross	Net	%	Number 1,200	Price £/m2	GDV £	GIA m2
Market Housing		90.3	90.03	65.00%	780	4,200	294,921,900	70,439
Affordable Overall				35%	420			
Affordable Rent		68.4	67.00	12.95%	155	2,100	21,864,780	10,637
Social Rent		68.4	67.00	10.50%	126	1,600	13,507,200	8,624
Shared Ownership		71.9	71.00	2.80%	34	2,940	7,013,664	2,416
First Homes		72.4	71.50	8.75%	105	2,874	21,579,880	7,599
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	40.000 ha			30	/ha		**358,887,424**	**99,714**
SITE AREA - Gross	66.667 ha			18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		9,598,004	239,950	143,970
Existing Use Value		1,666,667		25,000
Uplift	0%	0		0
Plus /ha	400,000	26,666,667		400,000
Benchmark Land Value		**28,333,333**		**425,000**

	£/m2	
Additional Profit	-26,813,896	-381

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				9,598,004	
	Stamp Duty			469,400		
	Easements etc.			0		
	Legals /Acquisition		1.50%	143,970	613,370	
Fees						
	Planning			181,800		
	Professional		8.00%	19,792,083	19,973,883	
CONSTRUCTION						
	Build Cost		2,003	199,695,268		
	s106 / CIL / IT			36,000,000		
	Contingency		5.00%	9,984,763		
	Abnormals	%	0.00%	0		
		£		1,721,000	247,401,032	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	10,766,623		
	Legals	%	0.5%	1,794,437		
		£/unit	0	0		
	Misc.	%	0.0%	0	12,561,060	**290,147,349**

Developers Profit				
	Market Housing	% Value	17.50%	**51,611,333**
	Affordable Housing	% Value	6.00%	**2,543,139**
	First Homes	% Value	17.50%	**3,776,479**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1,200		
No dwgs under 50	50	462	23,100
No dwgs over 50	1150	138	158,700
		Total	181,800

Stamp duty calc - Residual		
Land payment		9,598,004
	Total	469,400

Stamp duty calc - Residual		
Land payment		28,333,333
	Total	1,406,167

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**36,000,000**

Post CIL s106	30,000	£/ Unit (all)	36,000,000
CIL	0	£/m2	0
		Total	**36,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.87
CO2 Plus	%	11.00%	171.48
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.95
Site Costs	Base	15.00%	260.99
	BNG	0.10%	1.74
			2,002.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	150	150	150	150	150	150	50													
Market Housing			0	12,288,413	24,576,825	24,576,825	36,865,238	36,865,238	36,865,238	36,865,238	36,865,238	36,865,238	12,288,413	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	911,033	1,822,065	1,822,065	2,733,098	2,733,098	2,733,098	2,733,098	2,733,098	2,733,098	911,033	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	562,800	1,125,600	1,125,600	1,688,400	1,688,400	1,688,400	1,688,400	1,688,400	1,688,400	562,800	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	292,236	584,472	584,472	876,708	876,708	876,708	876,708	876,708	876,708	292,236	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	899,162	1,798,323	1,798,323	2,697,485	2,697,485	2,697,485	2,697,485	2,697,485	2,697,485	899,162	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**14,953,643**	**29,907,285**	**29,907,285**	**44,860,928**	**44,860,928**	**44,860,928**	**44,860,928**	**44,860,928**	**44,860,928**	**14,953,643**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		469,400																							
Easements etc.		0																							
Legals Acquisition		143,970																							
Planning Fee		181,800																							
Professional		19,792,083																							
Build Cost - BCIS Base			0	8,320,636	16,641,272	16,641,272	24,961,909	24,961,909	24,961,909	24,961,909	24,961,909	24,961,909	8,320,636	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	416,032	832,064	832,064	1,248,095	1,248,095	1,248,095	1,248,095	1,248,095	1,248,095	416,032	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,708	143,417	143,417	215,125	215,125	215,125	215,125	215,125	215,125	71,708	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	448,609	897,219	897,219	1,345,828	1,345,828	1,345,828	1,345,828	1,345,828	1,345,828	448,609	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	74,768	149,536	149,536	224,305	224,305	224,305	224,305	224,305	224,305	74,768	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**20,587,253**	**0**	**10,831,754**	**21,663,508**	**21,663,508**	**32,495,261**	**32,495,261**	**32,495,261**	**32,495,261**	**32,495,261**	**32,495,261**	**10,831,754**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**9,598,004**																							
	Interest		2,263,894	2,433,686	2,307,071	1,861,818	1,383,171	559,484	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									51,611,333
Affordable for Rent																									2,543,139
First Homes																									3,776,479
	Cash Flow	-30,185,257	-2,263,894	1,688,203	5,936,707	6,381,960	10,982,495	11,806,183	12,365,667	12,365,667	12,365,667	12,365,667	4,121,889	0	0	0	0	0	0	0	0	0	0	0	-57,930,950
	Opening Balance	0																							
	Closing Balance	-30,185,257	-32,449,151	-30,760,949	-24,824,242	-18,442,283	-7,459,787	4,346,395	16,712,062	29,077,728	41,443,395	53,809,061	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	57,930,950	0

App11d
Cover

Cherwell CIL Viability Update (February 2024)

North and West (30% Affordable Housing)

26/03/2024
12:25

Green 300

1	UNITS	**300**		Aff - rentec	67%	% of Aff	59.994	60	Modelling			Area ha			Characteristics								
	Affordable	30%	90	Shared Ow	8%		7.51	7	Density	35	units/ha	Total	12.249		Sub Area	North & West							
				First Home	25%	% of Aff	22.5	23	Net:Gross	70%		Gross	12.245	ha	Green Brov	Green							
							90	90				Net	8.571	ha	Use	Agricultural							

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	210		Rounded	m2	m2	Circulation	60		Rounded	m2	7		Rounded	m2	23		Rounded	m2
Terrace	2	73	0.0%	18%	37.80	38	2,774	70	0.0%	17%	10.20	10	700	23%	1.61	2	140	23%	5.29	5	350
Terrace	3	86	0.0%	18%	37.80	38	3,268	84	0.0%	13%	7.80	8	672	18%	1.26	1	84	18%	4.14	4	336
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	7.80	8	776	7%	0.49	0	0	7%	1.61	2	194
Semi	2	81	0.0%	20%	42.00	42	3,402	79	0.0%	10%	6.00	6	474	20%	1.40	1	79	20%	4.60	5	395
Semi	3	98	0.0%	20%	42.00	42	4,116	93	0.0%	10%	6.00	6	558	10%	0.70	1	93	10%	2.30	2	186
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	21.00	21	2,730	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	14.70	15	2,100	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	14.70	14	616	39	10.0%	37%	22.20	22	944	22%	1.54	2	86	22%	5.06	5	215
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**210.00**	210	**19,006**			**100%**	**60.00**	60	**4,124**	**100%**	**7.00**	7	**482**	**100%**	**23.00**	23	**1,676**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	3,964	5,866,720
Terrace	3			1,480	1,480	4,360	6,452,800
Terrace	4			1,480	1,480	970	1,435,600
Semi	2			1,525	1,525	4,350	6,633,750
Semi	3			1,525	1,525	4,953	7,553,325
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	2,730	4,692,870
Det	5			1,719	1,719	2,100	3,609,900
Flat to5	1			1,705	1,705	1,860	3,171,471
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						25,287	39,416,436
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	55	1.85	102
Terrace	3	51	2.88	147
Terrace	4	10	3.96	40
Semi	2	54	1.85	100
Semi	3	51	2.88	147
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	21	3.96	83
Det	5	15	3.96	59
Flat to5	1	43	1.28	55
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**733**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
5.020	**ha**

Open Space Required	3.678
Gross - Net	3.673
Shortfall / Surplus	-0.004

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		210	19,006	90.50	18,950
Aff - rented		60	4,124	68.73	4,038
Shared Ownership		7	482	68.83	474
First Homes		23	1,676	72.85	1,656
		300	**25,287**		**25,118**

Green 150

2

UNITS	**150**	Aff - rentec	67%	% of Aff	29.997	30
Affordable	30%	45 Shared Ow	8%		3.75	4
		First Home	25%	% of Aff	11.25	11
					45	45

Modelling		Area ha	
Density	35 units/ha	Total	5.990
Net:Gross	70%	Gross	6.122 ha
		Net	4.286 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	105		Rounded	m2	m2	Circulation	30		Rounded	m2	4		Rounded	m2	11		Rounded	m2
Terrace	2	73	0.0%	18%	18.90	19	1,387	70	0.0%	17%	5.10	5	350	23%	0.92	1	70	23%	2.53	3	210
Terrace	3	86	0.0%	18%	18.90	19	1,634	84	0.0%	13%	3.90	4	336	18%	0.72	1	84	18%	1.98	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	3.90	4	388	7%	0.28	0	0	7%	0.77	1	97
Semi	2	81	0.0%	20%	21.00	21	1,701	79	0.0%	10%	3.00	3	237	20%	0.80	1	79	20%	2.20	2	158
Semi	3	98	0.0%	20%	21.00	21	2,058	93	0.0%	10%	3.00	3	279	10%	0.40	0	0	10%	1.10	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	10.50	11	1,430	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	7.35	7	980	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	7.35	7	308	39	10.0%	37%	11.10	11	472	22%	0.88	1	43	22%	2.42	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**105.00**	**105**	**9,498**			**100%**	**30.00**	**30**	**2,062**	**100%**	**4.00**	**4**	**276**	**100%**	**11.00**	**11**	**812**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	2,017	2,985,160
Terrace	3			1,480	1,480	2,222	3,288,560
Terrace	4			1,480	1,480	485	717,800
Semi	2			1,525	1,525	2,175	3,316,875
Semi	3			1,525	1,525	2,430	3,705,750
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	1,430	2,458,170
Det	5			1,719	1,719	980	1,684,620
Flat to5	1			1,705	1,705	909	1,549,163
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						12,648	19,706,098
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	28	1.85	52
Terrace	3	26	2.88	75
Terrace	4	5	3.96	20
Semi	2	27	1.85	50
Semi	3	25	2.88	72
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	11	3.96	44
Det	5	7	3.96	28
Flat to5	1	21	1.28	27
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**367**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.705
Gross - Net	1.837
Shortfall / Surplus	0.132

Summary

		Construction		Sale
	Units	m2	Average	m2
Market Housing	105	9,498	90.46	9,470
Aff - rented	30	2,062	68.73	2,019
Shared Ownership	4	276	68.98	272
First Homes	11	812	73.80	804
	150	**12,648**		**12,565**

Green 100

3

UNITS	**100**	Aff - rentec	67%	% of Aff	19.998	20
Affordable	30%	30 Shared Ow	8%		2.50	3
		First Home	25%	% of Aff	7.5	7
					30	30

Modelling		Area ha	
Density	35 units/ha	Total	3.998
Net:Gross	70%	Gross	4.082 ha
		Net	2.857 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	70		Rounded	m2	m2	Circulation	20		Rounded	m2	3		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	12.60	13	949	70	0.0%	17%	3.40	3	210	23%	0.69	1	70	23%	1.61	2	140
Terrace	3	86	0.0%	18%	12.60	13	1,118	84	0.0%	13%	2.60	3	252	18%	0.54	1	84	18%	1.26	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.60	3	291	7%	0.21	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	14.00	14	1,134	79	0.0%	10%	2.00	2	158	20%	0.60	1	79	20%	1.40	1	79
Semi	3	98	0.0%	20%	14.00	14	1,372	93	0.0%	10%	2.00	2	186	10%	0.30	0	0	10%	0.70	1	93
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	7.00	7	910	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.90	5	700	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.90	4	176	39	10.0%	37%	7.40	7	300	22%	0.66	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**70.00**	**70**	**6,359**			**100%**	**20.00**	**20**	**1,397**	**100%**	**3.00**	**3**	**233**	**100%**	**7.00**	**7**	**482**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,369	2,026,120
Terrace	3			1,480	1,480	1,538	2,276,240
Terrace	4			1,480	1,480	291	430,680
Semi	2			1,525	1,525	1,450	2,211,250
Semi	3			1,525	1,525	1,651	2,517,775
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	910	1,564,290
Det	5			1,719	1,719	700	1,203,300
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						8,471	13,188,036
							1,557 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	19	1.85	35
Terrace	3	18	2.88	52
Terrace	4	3	3.96	12
Semi	2	18	1.85	33
Semi	3	17	2.88	49
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	7	3.96	28
Det	5	5	3.96	20
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**245**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
4.650	**ha**

Open Space Required	1.141
Gross - Net	1.224
Shortfall / Surplus	0.084

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		70	6,359	90.84	6,343
Aff - rented		20	1,397	69.87	1,370
Shared Ownership		3	233	77.67	233
First Homes		7	482	68.83	474
		100	**8,471**		**8,420**

Green 60

4

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	8%		1.50	2
		First Home	25%	% of Aff	4.5	4
					18	18

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	2.228	
Gross	2.449	ha
Net	1.714	ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	17%	2.04	2	140	23%	0.46	2	140	23%	0.92	1	70
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	13%	1.56	2	168	18%	0.36	0	0	18%	0.72	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.14	0	0	7%	0.28	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	10%	1.20	1	79	20%	0.40	0	0	20%	0.80	1	79
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%	10%	1.20	1	93	10%	0.20	0	0	10%	0.40	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	4.20	4	520	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.44	0	0	22%	0.88	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,776**			**100%**	**12.00**	**12**	**846**	**100%**	**2.00**	**2**	**140**	**100%**	**4.00**	**4**	**276**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	934	1,382,320
Terrace	3			1,480	1,480	940	1,391,200
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	806	1,229,150
Semi	3			1,525	1,525	877	1,337,425
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	520	893,880
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,038	7,833,858
							1,555 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	13	1.85	24
Terrace	3	11	2.88	32
Terrace	4	2	3.96	8
Semi	2	10	1.85	19
Semi	3	9	2.88	26
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	4	3.96	16
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.514
Gross - Net	0.735
Shortfall / Surplus	0.221

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,776	89.90	3,764
Aff - rented		12	846	70.47	830
Shared Ownership		2	140	70.00	140
First Homes		4	276	68.98	272
		60	**5,038**		**5,006**

Green 30

5

UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994 → 6
Affordable	30%	9 Shared Ow	8%		0.75 → 1
		First Home	25%	% of Aff	2.25 → 2
					9 → 9

Modelling			
Density	35	units/ha	
Net:Gross	70%		

Area ha		
Total	1.114	
Gross	1.224	ha
Net	0.857	ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	18%	3.78	5	365	70	0.0%	17%	1.02	1	70	23%	0.23	1	70	23%	0.46	2	140
Terrace	3	86	0.0%	18%	3.78	4	344	84	0.0%	13%	0.78	1	84	18%	0.18	0	0	18%	0.36	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.78	1	97	7%	0.07	0	0	7%	0.14	0	0
Semi	2	81	0.0%	20%	4.20	4	324	79	0.0%	10%	0.60	1	79	20%	0.20	0	0	20%	0.40	0	0
Semi	3	98	0.0%	20%	4.20	4	392	93	0.0%	10%	0.60	1	93	10%	0.10	0	0	10%	0.20	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	2.10	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	1.47	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	1.47	1	44	39	10.0%	37%	2.22	1	43	22%	0.22	0	0	22%	0.44	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,869**			**100%**	**6.00**	**6**	**466**	**100%**	**1.00**	**1**	**70**	**100%**	**2.00**	**2**	**140**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	645	954,600
Terrace	3			1,480	1,480	428	633,440
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	403	614,575
Semi	3			1,525	1,525	485	739,625
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	87	148,165
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,545	3,921,565
							1,541 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	9	1.85	17
Terrace	3	5	2.88	14
Terrace	4	1	3.96	4
Semi	2	5	1.85	9
Semi	3	5	2.88	14
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	2	1.28	3
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**73**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.257
Gross - Net	0.367
Shortfall / Surplus	0.110

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	21	1,869	89.00	1,865
Aff - rented	6	466	77.65	462
Shared Ownership	1	70	70.00	70
First Homes	2	140	70.00	140
	30	**2,545**		**2,537**

Green 15

6 UNITS **15** Aff - rentec 67% % of Aff 2.9997 3
Affordable 30% 4.5 Shared Ow 8% 0.38 0
First Home 25% % of Aff 1.125 1
4.5 4

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 0.561
Gross 0.612 ha
Net 0.429 ha

Characteristics
Sub Area North & West
Green Brov Green
Use Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	10.5		Rounded	m2	m2	Circulation	3		Rounded	m2	0		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	17%	0.51	2	140	23%	0.00	0	0	23%	0.23	1	70
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	13%	0.39	0	0	18%	0.00	0	0	18%	0.18	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	0.39	0	0	7%	0.00	0	0	7%	0.07	0	0
Semi	2	81	0.0%	40%	4.20	4	324	79	0.0%	10%	0.30	0	0	20%	0.00	0	0	20%	0.20	0	0
Semi	3	98	0.0%	40%	4.20	4	392	93	0.0%	10%	0.30	0	0	10%	0.00	0	0	10%	0.10	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	15%	1.58	2	260	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	5%	0.53	1	140	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	37%	1.11	1	43	22%	0.00	0	0	22%	0.22	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**10.50**	**11**	**1,116**			**100%**	**3.00**	**3**	**183**	**100%**	**0.00**	**0**	**0**	**100%**	**1.00**	**1**	**70**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	210	310,800
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	324	494,100
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	260	446,940
Det	5			1,719	1,719	140	240,660
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,369	2,163,445
							1,580 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	3	1.85	6
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	4	1.85	7
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	2	3.96	8
Det	5	1	3.96	4
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**38**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.132
Gross - Net	0.184
Shortfall / Surplus	0.051

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		11	1,116	101.45	1,116
Aff - rented		3	183	60.97	179
Shared Ownership		0	0	70.00	0
First Homes		1	70	70.00	70
		15	**1,369**		**1,365**

Green 9

7

UNITS	9	Aff - rentec	67%	% of Aff	0	0
Affordable	0%	0 Shared Ow	8%		0.00	0
		First Home	25%	% of Aff	0	0
					0	0

Modelling		Area ha	
Density	30 units/ha	Total	0.300
Net:Gross	100%	Gross	0.300 ha
		Net	0.300 ha

Characteristics	
Sub Area	North & West
Green Brov	Green
Use	Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	9		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	20%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	5%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Semi	2	81	0.0%	30%	2.70	2	162	79	0.0%	10%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	40%	3.60	4	392	93	0.0%	15%	0.00	0	0	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%	5%	0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	30%	2.70	3	390	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	0.00	0	0	10%	0.00	0	0	10%	0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**9.00**	9	**944**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	390	670,410
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						944	1,515,260
							1,605 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	2	1.85	4
Semi	3	4	2.88	12
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	3	3.96	12
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**27**

ha per 1,000	
0.000	General Green Space
0.000	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
0.000	**ha**

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

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	9	944	104.89	944
Aff - rented	0	0	104.89	0
Shared Ownership	0	0	104.89	0
First Homes	0	0	104.89	0
	9	**944**		**944**

Brown 90

8

UNITS	**90**	Aff - rentec	67%	% of Aff	17.9982	18
Affordable	30%	27 Shared Ow	8%		2.25	2
		First Home	25%	% of Aff	6.75	7
					27	27

Modelling		Area ha	
Density	45 units/ha	Total	2.000
Net:Gross	100%	Gross	2.000 ha
		Net	2.000 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	63		Rounded	m2	m2	Circulation	18		Rounded	m2	2		Rounded	m2	7		Rounded	m2
Terrace	2	73	0.0%	18%	11.34	12	876	70	0.0%	27%	4.86	5	350	43%	0.86	1	70	43%	3.01	3	210
Terrace	3	86	0.0%	18%	11.34	11	946	84	0.0%	23%	4.14	4	336	28%	0.56	1	84	28%	1.96	2	168
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	2.34	2	194	7%	0.14	0	0	7%	0.49	0	0
Semi	2	81	0.0%	20%	12.60	13	1,053	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	12.60	13	1,274	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	6.30	6	636	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	4.41	4	560	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	4.41	4	176	39	10.0%	37%	6.66	7	300	22%	0.44	0	0	22%	1.54	2	86
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**63.00**	63	**5,521**			**100%**	**18.00**	18	**1,180**	**100%**	**2.00**	2	**154**	**100%**	**7.00**	7	**464**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,506	2,228,880
Terrace	3			1,480	1,480	1,534	2,270,320
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	1,053	1,605,825
Semi	3			1,525	1,525	1,274	1,942,850
Semi	4			1,525	1,525	636	969,900
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	560	962,640
Flat to5	1			1,705	1,705	562	958,381
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						7,319	11,225,916
							1,534 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	21	1.85	39
Terrace	3	18	2.88	52
Terrace	4	2	3.96	8
Semi	2	13	1.85	24
Semi	3	13	2.88	37
Semi	4	6	3.96	24
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	4	3.96	16
Flat to5	1	13	1.28	17
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**216**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	1.086
Gross - Net	0.000
Shortfall / Surplus	-1.086

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		63	5,521	87.63	5,505
Aff - rented		18	1,180	65.57	1,153
Shared Ownership		2	154	77.00	154
First Homes		7	464	66.26	456
		90	**7,319**		**7,268**

Brown 60

9

UNITS	**60**	Aff - rentec	67%	% of Aff	11.9988	12
Affordable	30%	18 Shared Ow	8%		1.50	1
		First Home	25%	% of Aff	4.5	5
					18	18

Modelling		Area ha	
Density	45 units/ha	Total	1.333
Net:Gross	100%	Gross	1.333 ha
		Net	1.333 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	1		Rounded	m2	5		Rounded	m2
Terrace	2	73	0.0%	18%	7.56	8	584	70	0.0%	27%	3.24	3	210	43%	0.43	1	70	43%	2.15	3	210
Terrace	3	86	0.0%	18%	7.56	8	688	84	0.0%	23%	2.76	3	252	28%	0.28	0	0	28%	1.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	1.56	2	194	7%	0.07	0	0	7%	0.35	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	20%	8.40	8	784	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	10%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	2.94	3	420	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	2.94	3	132	39	10.0%	37%	4.44	4	172	22%	0.22	0	0	22%	1.10	1	43
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,680**			**100%**	**12.00**	**12**	**828**	**100%**	**1.00**	**1**	**70**	**100%**	**5.00**	**5**	**337**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	1,074	1,589,520
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	194	287,120
Semi	2			1,525	1,525	648	988,200
Semi	3			1,525	1,525	784	1,195,600
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	420	721,980
Flat to5	1			1,705	1,705	347	590,783
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,915	7,535,323
							1,533 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	15	1.85	28
Terrace	3	12	2.88	35
Terrace	4	2	3.96	8
Semi	2	8	1.85	15
Semi	3	8	2.88	23
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	3	3.96	12
Flat to5	1	8	1.28	10
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**146**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	0.733
Gross - Net	0.000
Shortfall / Surplus	-0.733

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,680	87.62	3,668
Aff - rented		12	828	68.97	812
Shared Ownership		1	70	70.00	70
First Homes		5	337	67.38	333
		60	**4,915**		**4,883**

Brown 60 Flats

10	UNITS	60		Aff - rentec	67%	% of Aff	11.9988	12		Modelling			Area ha			Characteristics						
	Affordable	30%	18	Shared Ow	8%		1.50	2		Density	100	units/ha	Total	0.600		Sub Area	North & West					
				First Home	25%	% of Aff	4.5	4		Net:Gross	100%		Gross	0.600	ha	Green Brov	Brown					
							18	18					Net	0.600	ha	Use	PDL					

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	2		Rounded	m2	4		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	4.20	4	176	39	10.0%	30%	3.60	4	172	30%	0.60	1	43	30%	1.20	1	43
Flat to5	2	65	10.0%	40%	16.80	17	1,216	61	10.0%	35%	4.20	4	268	35%	0.70	1	67	35%	1.40	2	134
Flat to5	3	80	10.0%	50%	21.00	21	1,848	74	10.0%	35%	4.20	4	326	35%	0.70	0	0	35%	1.40	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,240**			**100%**	**12.00**	**12**	**766**	**100%**	**2.00**	**2**	**110**	**100%**	**4.00**	**4**	**259**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	433	738,947
Flat to5	2			1,705	1,705	1,685	2,873,266
Flat to5	3			1,705	1,705	2,255	3,844,775
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,374	7,456,988
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	10	1.28	13
Flat to5	2	24	1.85	44
Flat to5	3	26	2.88	75
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**132**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.465
Gross - Net	0.000
Shortfall / Surplus	-0.465

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,240	77.13	2,945
Aff - rented		12	766	63.80	696
Shared Ownership		2	110	55.00	100
First Homes		4	259	64.63	235
		60	**4,374**		**3,976**

Brown 30

11

UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994	6
Affordable	30%	9 Shared Ow	8%		0.75	1
		First Home	25%	% of Aff	2.25	2
					9	9

Modelling		Area ha	
Density	45 units/ha	Total	0.667
Net:Gross	100%	Gross	0.667 ha
		Net	0.667 ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%	15%	3.15	3	219	70	0.0%	20%	1.20	1	70	40%	0.40	0	0	40%	0.80	1	70
Terrace	3	86	0.0%	25%	5.25	6	516	84	0.0%	35%	2.10	2	168	40%	0.40	1	84	40%	0.80	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.60	1	97	10%	0.10	0	0	10%	0.20	0	0
Semi	2	81	0.0%	10%	2.10	2	162	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	25%	5.25	5	490	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	4.20	4	424	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	5%	1.05	1	44	39	10.0%	25%	1.50	2	86	10%	0.10	0	0	10%	0.20	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.60	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,855**			**100%**	**6.00**	**6**	**421**	**100%**	**1.00**	**1**	**84**	**100%**	**2.00**	**2**	**154**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	359	531,320
Terrace	3			1,480	1,480	852	1,260,960
Terrace	4			1,480	1,480	97	143,560
Semi	2			1,525	1,525	162	247,050
Semi	3			1,525	1,525	490	747,250
Semi	4			1,525	1,525	424	646,600
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	130	221,309
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,514	3,798,049
							1,511 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	5	1.85	9
Terrace	3	10	2.88	29
Terrace	4	1	3.96	4
Semi	2	2	1.85	4
Semi	3	5	2.88	14
Semi	4	4	3.96	16
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	3	1.28	4
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**80**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.281
Gross - Net	0.000
Shortfall / Surplus	-0.281

Summary		Construction		
	Units	m2	Average	Sale m2
Market Housing	21	1,855	88.33	1,851
Aff - rented	6	421	70.13	413
Shared Ownership	1	84	84.00	84
First Homes	2	154	77.00	154
	30	**2,514**		**2,502**

Brown 30 Flats

12	UNITS	**30**	Aff - rentec	67%	% of Aff	5.9994	6
	Affordable	30%	9 Shared Ow	8%		0.75	1
			First Home	25%	% of Aff	2.25	2
						9	9

Modelling			
Density	75	units/ha	
Net:Gross	100%		

Area ha		
Total	0.400	
Gross	0.400	ha
Net	0.400	ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	21		Rounded	m2	m2	Circulation	6		Rounded	m2	1		Rounded	m2	2		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	10%	2.10	2	88	39	10.0%	30%	1.80	2	86	30%	0.30	0	0	30%	0.60	0	0
Flat to5	2	65	10.0%	40%	8.40	8	572	61	10.0%	35%	2.10	2	134	35%	0.35	1	67	35%	0.70	1	67
Flat to5	3	80	10.0%	50%	10.50	11	968	74	10.0%	35%	2.10	2	163	35%	0.35	0	0	35%	0.70	1	81
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**21.00**	**21**	**1,628**			**100%**	**6.00**	**6**	**383**	**100%**	**1.00**	**1**	**67**	**100%**	**2.00**	**2**	**149**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	174	296,329
Flat to5	2			1,705	1,705	840	1,432,882
Flat to5	3			1,705	1,705	1,212	2,066,801
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						2,226	3,796,012
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	4	1.28	5
Flat to5	2	12	1.85	22
Flat to5	3	14	2.88	40
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**68**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.238
Gross - Net	0.000
Shortfall / Surplus	-0.238

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		21	1,628	77.52	1,480
Aff - rented		6	383	63.80	348
Shared Ownership		1	67	67.10	61
First Homes		2	149	74.25	135
		30	**2,226**		**2,024**

Brown 18

13

UNITS		**18**		Aff - rentec	67%	% of Aff	3.59964	4
Affordable		30%	5.4	Shared Ow	8%		0.45	1
				First Home	25%	% of Aff	1.35	1
							5.4	6

Modelling			Area ha			Characteristics	
Density	45	units/ha	Total	0.400		Sub Area	North & West
Net:Gross	100%		Gross	0.400	ha	Green Brov	Brown
			Net	0.400	ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	12.6		Rounded	m2	m2	Circulation	4		Rounded	m2	1		Rounded	m2	1		Rounded	m2
Terrace	2	73	0.0%	15%	1.89	1	73	70	0.0%	20%	0.80	1	70	40%	0.40	0	0	40%	0.40	0	0
Terrace	3	86	0.0%	25%	3.15	3	258	84	0.0%	35%	1.40	2	168	40%	0.40	1	84	40%	0.40	1	84
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	10%	0.40	0	0	10%	0.10	0	0	10%	0.10	0	0
Semi	2	81	0.0%	10%	1.26	1	81	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	30%	3.78	4	392	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%	20%	2.52	3	318	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%	25%	1.00	1	43	10%	0.10	0	0	10%	0.10	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%	10%	0.40	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**12.60**	**12**	**1,122**			**100%**	**4.00**	**4**	**281**	**100%**	**1.00**	**1**	**84**	**100%**	**1.00**	**1**	**84**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	143	211,640
Terrace	3			1,480	1,480	594	879,120
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	81	123,525
Semi	3			1,525	1,525	392	597,800
Semi	4			1,525	1,525	318	484,950
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	43	73,145
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						1,571	2,370,180
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	2	1.85	4
Terrace	3	7	2.88	20
Terrace	4	0	3.96	0
Semi	2	1	1.85	2
Semi	3	4	2.88	12
Semi	4	3	3.96	12
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	1	1.28	1
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**50**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.177
Gross - Net	0.000
Shortfall / Surplus	-0.177

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		12	1,122	93.50	1,122
Aff - rented		4	281	70.23	277
Shared Ownership		1	84	84.00	84
First Homes		1	84	84.00	84
		18	**1,571**		**1,567**

Brown 6

14

UNITS	6	Aff - rentec	67%	% of Aff	0
Affordable	0%	0 Shared Ow	8%		0.00
		First Home	25%	% of Aff	0
					0

	Rounded
0	0
0.00	0
0	0
0	0

Modelling		
Density	45	units/ha
Net:Gross	100%	

Area ha		
Total	0.133	
Gross	0.133	ha
Net	0.133	ha

Characteristics	
Sub Area	North & West
Green Brov	Brown
Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	6		Rounded	m2	m2	Circulation	0		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%	50%	0.00	0	0	50%	0.00	0	0	50%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	50%	3.00	3	243	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%	50%	3.00	3	294	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**6.00**	6	**537**			**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**	**100%**	**0.00**	0	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	243	370,575
Semi	3			1,525	1,525	294	448,350
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						537	818,925
							1,525 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	3	1.85	6
Semi	3	3	2.88	9
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**14**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.050
Gross - Net	0.000
Shortfall / Surplus	-0.050

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	6	537	89.50	537
Aff - rented	0	0	89.50	0
Shared Ownership	0	0	89.50	0
First Homes	0	0	89.50	0
	6	**537**		**537**

Build to Rent Flats

15 UNITS **60** Affordable 30%

Aff - rentec 100% % of Aff 18 | Rounded 18
18 Shared Ow 0% 0.00 | 0
First Home 0% % of Aff 0 | 0
18 | 18

Modelling
Density 100 units/ha
Net:Gross 100%

Area ha
Total 0.600
Gross 0.600 ha
Net 0.600 ha

Characteristics
Sub Area North & West
Green Brov Brown
Use PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	20%	8.40	8	352	39	10.0%	20%	3.60	4	172	20%	0.00	0	0	20%	0.00	0	0
Flat to5	2	65	10.0%	60%	25.20	26	1,859	61	10.0%	60%	10.80	11	738	60%	0.00	0	0	60%	0.00	0	0
Flat to5	3	80	10.0%	20%	8.40	8	704	74	10.0%	20%	3.60	3	244	20%	0.00	0	0	20%	0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**2,915**			**100%**	**18.00**	**18**	**1,154**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	524	892,738
Flat to5	2			1,705	1,705	2,597	4,428,056
Flat to5	3			1,705	1,705	948	1,616,681
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,069	6,937,475
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	12	1.28	15
Flat to5	2	37	1.85	68
Flat to5	3	11	2.88	32
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**115**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.407
Gross - Net	0.000
Shortfall / Surplus	-0.407

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	2,915	69.40	2,650
Aff - rented		18	1,154	64.11	1,049
Shared Ownership		0	0	64.11	0
First Homes		0	0	64.11	0
		60	**4,069**		**3,699**

Build to Rent Houses

16 UNITS **60** Affordable 30%

18 Aff - rentec 100% % of Aff
Shared Ow 0%
First Home 0% % of Aff

	Rounded
18	18
0.00	0
0	0
18	18

Modelling
Density 35 units/ha
Net:Gross 70%

Area ha
Total 2.274
Gross 2.449 ha
Net 1.714 ha

Characteristics
Sub Area North & West
Green Brov Green
Use Agricultural

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	18		Rounded	m2	0		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%	20%	8.40	8	584	70	0.0%	20%	3.60	4	280	20%	0.00	0	0	20%	0.00	0	0
Terrace	3	86	0.0%	20%	8.40	8	688	84	0.0%	20%	3.60	4	336	20%	0.00	0	0	20%	0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%	20%	8.40	8	648	79	0.0%	20%	3.60	4	316	20%	0.00	0	0	20%	0.00	0	0
Semi	3	98	0.0%	20%	8.40	10	980	93	0.0%	20%	3.60	4	372	20%	0.00	0	0	20%	0.00	0	0
Semi	4	106	0.0%	20%	8.40	8	848	106	0.0%	20%	3.60	2	212	20%	0.00	0	0	20%	0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%		0.00	0	0	39	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,748**			**100%**	**18.00**	**18**	**1,516**	**100%**	**0.00**	**0**	**0**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	864	1,278,720
Terrace	3			1,480	1,480	1,024	1,515,520
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	964	1,470,100
Semi	3			1,525	1,525	1,352	2,061,800
Semi	4			1,525	1,525	1,060	1,616,500
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	0	0
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,264	7,942,640
							1,509 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	12	1.85	22
Terrace	3	12	2.88	35
Terrace	4	0	3.96	0
Semi	2	12	1.85	22
Semi	3	14	2.88	40
Semi	4	10	3.96	40
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	0	1.28	0
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**159**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.559
Gross - Net	0.735
Shortfall / Surplus	0.175

Summary

		Units	Construction m2	Construction Average	Sale m2
Market Housing		42	3,748	89.24	3,748
Aff - rented		18	1,516	84.22	1,516
Shared Ownership		0	0	84.22	0
First Homes		0	0	84.22	0
		60	**5,264**		**5,264**

Sheltered Green

17	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	North & West					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Green					
								18	18				Net	0.500	ha	Use	Agricultural					

				Market					Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**3,150**			**100%**	**12.00**	**12**	**900**	**100%**	**6.00**	**6**	**450**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	3,150	75.00	2,625
Aff - rented		12	900	75.00	750
Shared Ownership		6	450	75.00	375
First Homes		0	0	75.00	0
		60	**4,500**		**3,750**

Sheltered Brown								Rounded
18	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12
	Affordable	30%	18	Shared Ow	33%		6.00	6
				First Home	0%	% of Aff	0	0
							18	18

Modelling			Area ha			Characteristics	
Density	120	units/ha	Total	0.500		Sub Area	North & West
Net:Gross	100%		Gross	0.500	ha	Green Brov	Brown
			Net	0.500	ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	50	20.0%	50%	21.00	21	1,260	50	20.0%	50%	6.00	6	360	50%	3.00	3	180	50%	0.00	0	0
Flat to5	2	75	20.0%	50%	21.00	21	1,890	75	20.0%	50%	6.00	6	540	50%	3.00	3	270	50%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	42.00	42	3,150			100%	12.00	12	900	100%	6.00	6	450	100%	0.00	0	0

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,705	1,705	1,800	3,069,000
Flat to5	2			1,705	1,705	2,700	4,603,500
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						4,500	7,672,500
							1,705 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	30	1.28	38
Flat to5	2	30	1.85	56
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**94**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.331
Gross - Net	0.000
Shortfall / Surplus	-0.331

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	42	3,150	75.00	2,625
Aff - rented	12	900	75.00	750
Shared Ownership	6	450	75.00	375
First Homes	0	0	75.00	0
	60	**4,500**		**3,750**

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Extracare Green

19	UNITS		**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling			Area ha			Characteristics						
	Affordable		30%	18	Shared Ow	33%		6.00	6	Density	120	units/ha	Total	0.500		Sub Area	North & West					
					First Home	0%	% of Aff	0	0	Net:Gross	100%		Gross	0.500	ha	Green Brov	Green					
								18	18				Net	0.500	ha	Use	Agricultural					

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

Extracare Brown

20	UNITS	**60**		Aff - rentec	67%	% of Aff	11.9988	12	Modelling		Area ha		Characteristics	
	Affordable	30%	18	Shared Ow	33%		6.00	6	Density	120 units/ha	Total	0.500	Sub Area	North & West
				First Home	0%	% of Aff	0	0	Net:Gross	100%	Gross	0.500 ha	Green Brov	Brown
							18	18			Net	0.500 ha	Use	PDL

				Market						Affordable for Rent				Shared Ownership				First Homes			
	Beds	m2	Circulation	42		Rounded	m2	m2	Circulation	12		Rounded	m2	6		Rounded	m2	0		Rounded	m2
Terrace	2	73	0.0%		0.00	0	0	70	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	3	86	0.0%		0.00	0	0	84	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Terrace	4	97	0.0%		0.00	0	0	97	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	2	81	0.0%		0.00	0	0	79	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	3	98	0.0%		0.00	0	0	93	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%		0.00	0	0	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%		0.00	0	0	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	65	30.0%	40%	16.80	17	1,437	65	30.0%	40%	4.80	5	423	40%	2.40	2	169	40%	0.00	0	0
Flat to5	2	80	30.0%	60%	25.20	25	2,600	80	30.0%	60%	7.20	7	728	60%	3.60	4	416	60%	0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**42.00**	**42**	**4,037**			**100%**	**12.00**	**12**	**1,151**	**100%**	**6.00**	**6**	**585**	**100%**	**0.00**	**0**	**0**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	0	0
Terrace	3			1,480	1,480	0	0
Terrace	4			1,480	1,480	0	0
Semi	2			1,525	1,525	0	0
Semi	3			1,525	1,525	0	0
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	0	0
Det	5			1,719	1,719	0	0
Flat to5	1			1,832	1,832	2,028	3,715,296
Flat to5	2			1,832	1,832	3,744	6,859,008
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						5,772	10,574,304
							1,832 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	0	1.85	0
Terrace	3	0	2.88	0
Terrace	4	0	3.96	0
Semi	2	0	1.85	0
Semi	3	0	2.88	0
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	0	3.96	0
Det	5	0	3.96	0
Flat to5	1	24	1.28	31
Flat to5	2	36	1.85	67
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**97**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
0.000	Outdoor sport provision
0.000	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
3.520	**ha**

Open Space Required	0.343
Gross - Net	0.000
Shortfall / Surplus	-0.343

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		42	4,037	96.11	3,105
Aff - rented		12	1,151	95.88	885
Shared Ownership		6	585	97.50	450
First Homes		0	0	97.50	0
		60	**5,772**		**4,440**

V Large 600

24	UNITS		**600**		Aff - rentec	67%	% of Aff	119.988	120		Modelling			Area ha			Characteristics						
	Affordable		30%	180	Shared Ow	8%		15.01	15		Density	30	units/ha	Total	33.333		Sub Area	North & West					
					First Home	25%	% of Aff	45	45		Net:Gross	60%		Gross	33.333	ha	Green Brov	Green					
								180	180					Net	20.000	ha	Use	Agricultural					

				Market					Affordable for Rent					Shared Ownership					First Homes			
	Beds	m2	Circulation	420		Rounded	m2	m2	Circulation	120		Rounded	m2	15		Rounded	m2	45		Rounded	m2
Terrace	2	73	0.0%	18%	75.60	76	5,548	70	0.0%	17%	20.40	20	1,400	23%	3.45	3	210	23%	10.35	10	700
Terrace	3	86	0.0%	18%	75.60	76	6,536	84	0.0%	13%	15.60	16	1,344	18%	2.70	3	252	18%	8.10	8	672
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	15.60	16	1,552	7%	1.05	1	97	7%	3.15	3	291
Semi	2	81	0.0%	20%	84.00	84	6,804	79	0.0%	10%	12.00	12	948	20%	3.00	3	237	20%	9.00	9	711
Semi	3	98	0.0%	20%	84.00	84	8,232	93	0.0%	10%	12.00	12	1,116	10%	1.50	2	186	10%	4.50	5	465
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	42.00	42	5,460	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	29.40	29	4,060	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	29.40	29	1,276	39	10.0%	37%	44.40	44	1,888	22%	3.30	3	129	22%	9.90	10	429
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**420.00**	**420**	**37,916**			**100%**	**120.00**	**120**	**8,248**	**100%**	**15.00**	**15**	**1,111**	**100%**	**45.00**	**45**	**3,268**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	7,858	11,629,840
Terrace	3			1,480	1,480	8,804	13,029,920
Terrace	4			1,480	1,480	1,940	2,871,200
Semi	2			1,525	1,525	8,700	13,267,500
Semi	3			1,525	1,525	9,999	15,248,475
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	5,460	9,385,740
Det	5			1,719	1,719	4,060	6,979,140
Flat to5	1			1,705	1,705	3,721	6,344,817
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						50,542	78,756,632
							1,558 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	109	1.85	202
Terrace	3	103	2.88	297
Terrace	4	20	3.96	79
Semi	2	108	1.85	200
Semi	3	103	2.88	297
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	42	3.96	166
Det	5	29	3.96	115
Flat to5	1	86	1.28	110
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,465**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	7.355
Gross - Net	13.333
Shortfall / Surplus	5.978

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		420	37,916	90.28	37,800
Aff - rented		120	8,248	68.73	8,076
Shared Ownership		15	1,111	74.05	1,099
First Homes		45	3,268	72.62	3,229
		600	**50,542**		**50,204**

V Large 1,200								Rounded	Modelling			Area ha			Characteristics	
25	UNITS	1200	Aff - rentec	67%	% of Aff	239.976	240	Density	30	units/ha	Total	66.667		Sub Area	North & West
	Affordable	30%	360 Shared Ow	8%		30.02	30	Net:Gross	60%		Gross	66.667	ha	Green Brov	Green
			First Home	25%	% of Aff	90	90				Net	40.000	ha	Use	Agricultural
						360	360								

				Market						**Affordable for Rent**				**Shared Ownership**				**First Homes**			
	Beds	m2	Circulation	840		Rounded	m2	m2	Circulation	240		Rounded	m2	30		Rounded	m2	90		Rounded	m2
Terrace	2	73	0.0%	18%	151.20	151	11,023	70	0.0%	17%	40.80	41	2,870	23%	6.90	7	490	23%	20.70	21	1,470
Terrace	3	86	0.0%	18%	151.20	151	12,986	84	0.0%	13%	31.20	31	2,604	18%	5.40	5	420	18%	16.20	16	1,344
Terrace	4	97	0.0%		0.00	0	0	97	0.0%	13%	31.20	31	3,007	7%	2.10	2	194	7%	6.30	6	582
Semi	2	81	0.0%	20%	168.00	168	13,608	79	0.0%	10%	24.00	24	1,896	20%	6.00	6	474	20%	18.00	18	1,422
Semi	3	98	0.0%	20%	168.00	168	16,464	93	0.0%	10%	24.00	24	2,232	10%	3.00	3	279	10%	9.00	9	837
Semi	4	106	0.0%		0.00	0	0	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	120	0.0%		0.00	0	0	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	130	0.0%	10%	84.00	84	10,920	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	140	0.0%	7%	58.80	59	8,260	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	40	10.0%	7%	58.80	59	2,596	39	10.0%	37%	88.80	89	3,818	22%	6.60	7	300	22%	19.80	20	858
Flat to5	2	65	10.0%		0.00	0	0	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	**840.00**	**840**	**75,857**			**100%**	**240.00**	**240**	**16,427**	**100%**	**30.00**	**30**	**2,157**	**100%**	**90.00**	**90**	**6,513**

			BCIS				
			Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	15,853	23,462,440
Terrace	3			1,480	1,480	17,354	25,683,920
Terrace	4			1,480	1,480	3,783	5,598,840
Semi	2			1,525	1,525	17,400	26,535,000
Semi	3			1,525	1,525	19,812	30,213,300
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	10,920	18,771,480
Det	5			1,719	1,719	8,260	14,198,940
Flat to5	1			1,705	1,705	7,572	12,910,942
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						100,954	157,374,862
							1,559 £/m2

Occupants			Population	
	Beds	Count	per unit	
Terrace	2	220	1.85	407
Terrace	3	203	2.88	585
Terrace	4	39	3.96	154
Semi	2	216	1.85	400
Semi	3	204	2.88	588
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	84	3.96	333
Det	5	59	3.96	234
Flat to5	1	175	1.28	224
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**2,923**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	14.676
Gross - Net	26.667
Shortfall / Surplus	11.991

Summary			Construction		Sale
		Units	m2	Average	m2
Market Housing		840	75,857	90.31	75,621
Aff - rented		240	16,427	68.45	16,080
Shared Ownership		30	2,157	71.91	2,130
First Homes		90	6,513	72.37	6,435
		1,200	**100,954**		**100,266**

Banbury Canalside						Rounded	Modelling			Area ha		Characteristics	
28	UNITS	700	Aff - rentec	67% % of Aff	139.986	140	Density	70 units/ha		Total	26.000	Sub Area	Banbury
	Affordable	30%	210 Shared Ow	8%	17.51	17	Net:Gross	70%		Gross	14.286 ha	Green Brov	Brown
			First Home	25% % of Aff	52.5	53				Net	10.000 ha	Use	PDL
					210	210							

	Beds	m2	Circulation	Market 490		Rounded	m2
Terrace	2	73	0.0%	18%	88.20	88	6,424
Terrace	3	86	0.0%	18%	88.20	88	7,568
Terrace	4	97	0.0%		0.00	0	0
Semi	2	81	0.0%	20%	98.00	98	7,938
Semi	3	98	0.0%	20%	98.00	99	9,702
Semi	4	106	0.0%		0.00	0	0
Det	3	120	0.0%		0.00	0	0
Det	4	130	0.0%	10%	49.00	49	6,370
Det	5	140	0.0%	7%	34.30	34	4,760
Flat to5	1	40	10.0%	7%	34.30	34	1,496
Flat to5	2	65	10.0%		0.00	0	0
Flat to5	3	80	10.0%		0.00	0	0
Flat 6+	1	40	15.0%		0.00	0	0
Flat 6+	2	65	15.0%		0.00	0	0
Flat 6+	3	80	15.0%		0.00	0	0
				100%	490.00	490	44,258

	Beds	m2	Circulation	Affordable for Rent 140		Rounded	m2	Shared Ownership 17		Rounded	m2	First Homes 53		Rounded	m2
Terrace	2	70	0.0%	17%	23.80	24	1,680	23%	3.91	4	280	23%	12.19	12	840
Terrace	3	84	0.0%	13%	18.20	18	1,512	18%	3.06	3	252	18%	9.54	10	840
Terrace	4	97	0.0%	13%	18.20	18	1,746	7%	1.19	1	97	7%	3.71	4	388
Semi	2	79	0.0%	10%	14.00	14	1,106	20%	3.40	3	237	20%	10.60	11	869
Semi	3	93	0.0%	10%	14.00	14	1,302	10%	1.70	2	186	10%	5.30	5	465
Semi	4	106	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	3	102	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	4	115	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Det	5	119	0.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	1	39	10.0%	37%	51.80	52	2,231	22%	3.74	4	172	22%	11.66	11	472
Flat to5	2	61	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat to5	3	74	10.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	1	39	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	2	61	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
Flat 6+	3	74	15.0%		0.00	0	0		0.00	0	0		0.00	0	0
				100%	140.00	140	9,577	100%	17.00	17	1,224	100%	53.00	53	3,874

			BCIS Lower Q	Median	Used	m2	
Terrace	2			1,480	1,480	9,224	13,651,520
Terrace	3			1,480	1,480	10,172	15,054,560
Terrace	4			1,480	1,480	2,231	3,301,880
Semi	2			1,525	1,525	10,150	15,478,750
Semi	3			1,525	1,525	11,655	17,773,875
Semi	4			1,525	1,525	0	0
Det	3			1,719	1,719	0	0
Det	4			1,719	1,719	6,370	10,950,030
Det	5			1,719	1,719	4,760	8,182,440
Flat to5	1			1,705	1,705	4,370	7,451,362
Flat to5	2			1,705	1,705	0	0
Flat to5	3			1,705	1,705	0	0
Flat 6+	1			2,014	2,014	0	0
Flat 6+	2			2,014	2,014	0	0
Flat 6+	3			2,014	2,014	0	0
						58,932	91,844,417
							1,558 £/m2

Occupants	Beds	Count	Population per unit	
Terrace	2	128	1.85	237
Terrace	3	119	2.88	343
Terrace	4	23	3.96	91
Semi	2	126	1.85	233
Semi	3	120	2.88	346
Semi	4	0	3.96	0
Det	3	0	2.88	0
Det	4	49	3.96	194
Det	5	34	3.96	135
Flat to5	1	101	1.28	129
Flat to5	2	0	1.85	0
Flat to5	3	0	2.88	0
Flat 6+	1	0	1.28	0
Flat 6+	2	0	1.85	0
Flat 6+	3	0	2.88	0
			Residents	**1,707**

ha per 1,000	
2.740	General Green Space
0.780	Play Space
1.130	Outdoor sport provision
0.370	Allotments
0.000	0
0.000	0
0.000	0
0.000	0
5.020	**ha**

Open Space Required	8.570
Gross - Net	16.000
Shortfall / Surplus	7.430

Summary		Construction		Sale
	Units	m2	Average	m2
Market Housing	490	44,258	90.32	44,122
Aff - rented	140	9,577	68.41	9,374
Shared Ownership	17	1,224	71.98	1,208
First Homes	53	3,874	73.09	3,831
	700	58,932		58,535

FOR APPRAISALS

SITE			Site 1 Green 300	Site 2 Green 150	Site 3 Green 100	Site 4 Green 60	Site 5 Green 30	Site 6 Green 15	Site 7 Green 9	Site 8 Brown 90	Site 9 Brown 60	Site 10 Brown 60 Flats	Site 11 Brown 30	Site 12 Brown 30 Flats	Site 13 Brown 18	Site 14 Brown 6	Site 15 Build to Rent Flats	Site 16 Build to Rent Houses	Site 17 Sheltered Green	Site 18 Sheltered Brown	Site 19 Extracare Green	Site 20 Extracare Brown	Site 24 V Large 600	Site 25 V Large 1,200	Site 28 Banbury Canalside
	Sub Area		North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	Banbury
	Green Brown		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural	PDL
AREA																									
	Total	ha	12.249	5.990	3.998	2.228	1.114	0.561	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.274	0.500	0.500	0.500	0.500	33.333	66.667	26.000
	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667	14.286
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000	10.000
UNITS																									
	Units		300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1200	700
UNIT SIZE																									
	Market Housing	m2	90.50	90.46	90.84	89.90	89.00	101.45	104.89	87.63	87.62	77.13	88.33	77.52	93.50	89.50	69.40	89.24	75.00	75.00	96.11	96.11	90.28	90.31	90.32
	Aff to rent	m2	68.73	68.73	69.87	70.47	77.65	60.97	104.89	65.57	68.97	63.80	70.13	63.80	70.23	89.50	64.11	84.22	75.00	75.00	95.88	95.88	68.73	68.45	68.41
	Shared Ownership	m2	68.83	68.98	77.67	70.00	70.00	70.00	104.89	77.00	70.00	55.00	84.00	67.10	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	74.05	71.91	71.98
	First Homes	m2	72.85	73.80	68.83	68.98	70.00	70.00	104.89	66.26	67.38	64.63	77.00	74.25	84.00	89.50	64.11	84.22	75.00	75.00	97.50	97.50	72.62	72.37	73.09
BASE CONSTRUCTION																									
	BCIS	£/m2	1,559	1,558	1,557	1,555	1,541	1,580	1,605	1,534	1,533	1,705	1,511	1,705	1,509	1,525	1,705	1,509	1,705	1,705	1,832	1,832	1,558	1,559	1,558
	Site Costs	%	15%	15%	15%	15%	15%	10%	10%	15%	15%	5%	15%	5%	10%	10%	10%	15%	10%	10%	10%	10%	15%	15%	15%
	Abnormals / s106	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	5.0%	0.0%	5.0%	0.0%	0.0%	5.0%
		£	4,419,068	2,213,143	1,486,794	879,118	441,543	239,055	193,825	1,766,742	1,196,128	1,060,297	654,303	547,480	418,584	117,292	894,145	966,438	307,975	652,985	351,275	696,285	857,000	1,721,000	15,117,552
	Contingency	%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	2.5%	2.5%	5.0%	2.5%	5.0%	5.0%	5.0%	5.0%
	Small Sites	%																							
FEES																									
	Professional		8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
	Planning <50	£/unit	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462	462
	Planning >50	£/unit	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138	138
SALES																									
	Agents	%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
		£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Misc.	%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ACQUISITION																									
	Agents	%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
	Legal	%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
DEVELOPER'S RETURN																									
	Market Housing	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
	Affordable Housing	% Value	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
	First Homes	% Value	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%	17.5%
FINANCE																									
	Fees	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Interest		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%
	Legal and Valuation		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
LAND																									
	EUV		25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000	1,250,000
	Premium	% EUV								20%	20%	20%	20%	20%	20%	20%	20%			20%		20%			20%
	Premium	£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000									400,000	400,000		400,000		400,000	400,000	400,000
	Easements etc	£																							
VALUES																									
	Market Housing	£/m2	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,850	4,850	4,850	4,200	4,200	4,250	4,250	4,750	4,750	5,000	5,000	4,200	4,200	4,200
	Aff Rent	£/m2	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,425	2,425	2,425	2,100	2,100	2,125	2,125	2,375	2,375	2,500	2,500	2,100	2,100	2,100
	Social Rent	£/m2	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600
	Shared Ownership	£/m2	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	2,940	3,395	3,395	3,395	2,940	2,940	2,975	2,975	3,325	3,325	3,500	3,500	2,940	2,940	2,940
	First Homes	£/m2	2,869	2,867	2,891	2,940	2,940	2,940	0	2,940	2,940	3,390	3,167	3,386	2,940	0	0	0	0	0	0	0	2,871	2,874	2,873
GRANT																									
	Intermediate to Buy	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Affordable Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Social Rent	£/unit		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
POLICY REQUIREMENTS																									
	Biodiversity NG	%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.10%	0.10%	0.50%	0.10%	0.50%	0.10%	0.10%	0.10%
		£/ha		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CO2 Plus	%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%	11.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Acc & Adpt	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50
	Water	£/m2	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10
	Over Extra 1	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Over Extra 2	%		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		£/m2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CIL	£/m2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Pre CIL s106	£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000	0
	Post CIL s106	£/unit	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	30,000	30,000	0
	Inf Tariff	% GDV		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Affordable Housing																								
	Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Aff Rent	37.0%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%		11.1%	11.1%	11.1%	11.1%	11.1%	11.1%		30.0%	30.0%	11.0%	21.0%	21.0%	21.0%	11.1%	11.1%	11.1%
	Social Rent	30.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%		9.0%	9.0%	9.0%	9.0%	9.0%	9.0%				9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
	Shared Ownership	8%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%		2.4%	2.4%	2.4%	2.4%	2.4%	2.4%				10.0%	10.0%	10.0%	10.0%	2.4%	2.4%	2.4%
	First Homes	25%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%								7.5%	7.5%	7.5%

			Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20	Site 24	Site 25	Site 28
			Green 300	Green 150	Green 100	Green 60	Green 30	Green 15	Green 9	Brown 90	Brown 60	Brown 60 Flats	Brown 30	Brown 30 Flats	Brown 18	Brown 6	Build to Rent Flats	Build to Rent Houses	Sheltered Green	Sheltered Brown	Extracare Green	Extracare Brown	V Large 600	V Large 1,200	Banbury Canalside
			North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	North & West	Banbury
	Green/brown field		Green	Green	Green	Green	Green	Green	Green	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Green	Green	Brown	Green	Brown	Green	Green	Brown
	Use		Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	Agricultural	PDL	PDL	PDL	PDL	PDL	PDL	PDL	PDL	Agricultural	Agricultural	PDL	Agricultural	PDL	Agricultural	Agricultural	PDL
Site Area	Gross	ha	12.245	6.122	4.082	2.449	1.224	0.612	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	2.449	0.500	0.500	0.500	0.500	33.333	66.667	14.286
	Net	ha	8.571	4.286	2.857	1.714	0.857	0.429	0.300	2.000	1.333	0.600	0.667	0.400	0.400	0.133	0.600	1.714	0.500	0.500	0.500	0.500	20.000	40.000	10.000
Units			300	150	100	60	30	15	9	90	60	60	30	30	18	6	60	60	60	60	60	60	600	1,200	700
Mix	Market Housing		70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	70.0%	70.0%	70.0%	100.0%	70.0%	70.0%	70.0%	60.0%	60.0%	60.0%	70.0%	70.0%	70.0%
	Affordable Overall		30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	0.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
	Affordable Rent		11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	0.0%	11.1%	11.1%	11.1%	11.1%	11.1%	11.1%	0.0%	30.0%	30.0%	11.0%	21.0%	21.0%	21.0%	11.1%	11.1%	11.1%
	Social Rent		9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	0.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	0.0%	0.0%	0.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%	9.0%
	Shared Ownership		2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	0.0%	2.4%	2.4%	2.4%	2.4%	2.4%	2.4%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	2.4%	2.4%	2.4%
	First Homes		7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	0.0%	7.5%	7.5%	7.5%	7.5%	7.5%	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.5%	7.5%	7.5%
Existing Use Value		£/ha	25,000	25,000	25,000	25,000	25,000	75,000	75,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	25,000	75,000	1,250,000	75,000	1,250,000	25,000	25,000	1,250,000
		£ site	306,228	149,759	99,944	55,708	27,861	42,077	22,500	2,500,000	1,666,667	750,000	833,333	500,000	500,000	166,667	750,000	56,839	37,500	625,000	37,500	625,000	833,333	1,666,667	32,500,000
Uplift		£/ha	400,000	400,000	400,000	400,000	400,000	400,000	400,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	400,000	400,000	250,000	400,000	250,000	400,000	400,000	650,000
		£ site	4,899,652	2,396,143	1,599,097	891,325	445,782	224,412	120,000	500,000	333,333	150,000	166,667	100,000	100,000	33,333	150,000	909,417	200,000	125,000	200,000	125,000	13,333,333	26,666,667	16,900,000
Benchmark Land Value		£/ha	425,000	425,000	425,000	425,000	425,000	475,000	475,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	425,000	475,000	1,500,000	475,000	1,500,000	425,000	425,000	1,900,000
		£ site	5,205,881	2,545,902	1,699,040	947,032	473,643	266,489	142,500	3,000,000	2,000,000	900,000	1,000,000	600,000	600,000	200,000	900,000	966,256	237,500	750,000	237,500	750,000	14,166,667	28,333,333	49,400,000
Residual	Gross	£/ha	819,766	655,988	669,726	720,832	741,352	1,046,870	1,980,921	541,840	505,488	2,217,610	1,871,630	1,120,797	977,677	2,320,537	-1,169,495	832,561	1,348,574	-1,825,240	-2,004,140	-4,798,873	254,303	214,046	396,203
	Net	£/ha	1,171,499	916,908	937,087	936,972	963,904	1,370,424	1,980,921	541,840	505,488	2,217,610	1,871,630	1,120,797	977,677	2,320,537	-1,169,495	1,104,171	1,348,574	-1,825,240	-2,004,140	-4,798,873	423,838	356,743	1,030,127
		£ site	10,041,419	3,929,606	2,677,390	1,606,238	826,203	587,324	594,276	1,083,679	673,985	1,330,566	1,247,753	448,319	391,071	309,405	-701,697	1,892,864	674,287	-912,620	-1,002,070	-2,399,437	8,476,766	14,269,724	10,301,271
Additional Profit		£ site	6,012,095	2,448,088	1,494,602	912,426	450,436	392,518	524,543	-1,743,774	-1,214,402	536,102	316,862	-146,008	-181,023	136,613	-1,685,598	1,094,058	553,214	-1,697,238	-1,236,334	-3,222,496	-7,528,799	-20,221,186	-53,417,639
		£/m2	316	258	235	242	241	368	556	-316	-330	165	171	-90	-154	254	-578	292	176	-629	-357	-931	-199	-267	-1,207

App11d
Site 1

Site 1	Green 300

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					300	£/m2	£	m2
		Gross	Net					
Market Housing		90.5	90.24	70.00%	210	4,200	79,590,000	19,006
Affordable Overall				30%	90			
Affordable Rent		68.7	67.30	11.10%	33	2,100	4,706,289	2,289
Social Rent		68.7	67.30	9.00%	27	1,600	2,907,360	1,856
Shared Ownership		68.8	67.71	2.40%	7	2,940	1,433,376	496
First Homes		72.8	72.00	7.50%	23	2,869	4,648,148	1,639
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	8.571	ha		35	/ha		**93,285,173**	**25,285**
SITE AREA - Gross	12.249	ha		24	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		10,041,419	1,171,499	819,766
Existing Use Value		306,228		25,000
Uplift	0%	0		0
Plus /ha	400,000	4,899,652		400,000
Benchmark Land Value		**5,205,881**		**425,000**

	£/m2	
Additional Profit	6,012,095	316

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				10,041,419	
	Stamp Duty			491,571		
	Easements etc.			0		
	Legals /Acquisition		1.50%	150,621	642,192	
Fees						
	Planning			57,600		
	Professional		8.00%	4,553,527	4,611,127	
CONSTRUCTION						
	Build Cost		2,003	50,634,161		
	s106 / CIL / IT			600,000		
	Contingency		2.50%	1,265,854		
	Abnormals	%	0.00%	0		
		£		4,419,068	56,919,083	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	2,798,555		
	Legals	%	0.5%	466,426		
		£/unit	0	300		
	Misc.	%	0.0%	0	3,265,281	**75,479,103**

Developers Profit				
	Market Housing	% Value	17.50%	**13,928,250**
	Affordable Housing	% Value	6.00%	**542,822**
	First Homes	% Value	17.50%	**813,426**

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

Stamp duty calc - Residual		
Land payment		10,041,419
	Total	491,571

Stamp duty calc - Residual		
Land payment		5,205,881
	Total	249,794

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**600,000**

Post CIL s106	2,000	£/ Unit (all)	600,000
CIL	0	£/m2	0
		Total	**600,000**

Inf Tariff	% GDV	
	0.00%	**0**

spell

Build Cost			/m2
			1,558.76
CO2 Plus	%	11.00%	171.46
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.82
Site Costs	Base	15.00%	260.97
	BNG	0.10%	1.74
			2,002.53

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started		50	50	50	50	50	50																		
Market Housing			13,265,000	13,265,000	13,265,000	13,265,000	13,265,000	13,265,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			784,382	784,382	784,382	784,382	784,382	784,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			484,560	484,560	484,560	484,560	484,560	484,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			238,896	238,896	238,896	238,896	238,896	238,896	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			774,691	774,691	774,691	774,691	774,691	774,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**15,547,529**	**15,547,529**	**15,547,529**	**15,547,529**	**15,547,529**	**15,547,529**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		491,571																							
Easements etc.		0																							
Legals Acquisition		150,621																							
Planning Fee		57,600																							
Professional		4,553,527																							
Build Cost - BCIS Base			8,439,027	8,439,027	8,439,027	8,439,027	8,439,027	8,439,027	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			100,000	100,000	100,000	100,000	100,000	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			210,976	210,976	210,976	210,976	210,976	210,976	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			736,511	736,511	736,511	736,511	736,511	736,511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	466,426	466,426	466,426	466,426	466,426	466,426	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	77,738	77,738	77,738	77,738	77,738	77,738	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**5,253,319**	**10,030,677**	**10,030,677**	**10,030,677**	**10,030,677**	**10,030,677**	**10,030,677**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**10,041,419**																							
	Interest		1,147,105	819,374	467,064	88,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									13,928,250
Affordable for Rent																									542,822
First Homes																									813,426
	Cash Flow	-15,294,738	4,369,746	4,697,477	5,049,788	5,428,522	5,516,851	5,516,851	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-15,284,497
	Opening Balance	0																							
	Closing Balance	-15,294,738	-10,924,992	-6,227,515	-1,177,727	4,250,795	9,767,646	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	15,284,497	0

App11d
Site 2

Site 2 | **Green 150**

INCOME	Av Size m2		%	Number	Price	GDV	GIA
				150	£/m2	£	m2
	Gross	Net					
Market Housing	90.5	90.19	70.00%	105	4,200	39,774,000	9,498
Affordable Overall			30%	45			
Affordable Rent	68.7	67.30	11.10%	17	2,100	2,353,145	1,144
Social Rent	68.7	67.30	9.00%	14	1,600	1,453,680	928
Shared Ownership	69.0	68.00	2.40%	4	2,940	719,712	248
First Homes	73.8	73.09	7.50%	11	2,867	2,357,550	830
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	4.286 ha			35 /ha		**46,658,087**	**12,649**
SITE AREA - Gross	5.990 ha			25 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**3,929,606**	**916,908**	**655,988**
Existing Use Value		149,759		25,000
Uplift	0%	0		0
Plus /ha	400,000	2,396,143		400,000
Benchmark Land Value		**2,545,902**		**425,000**
		£/m2		
Additional Profit		**2,448,088**		**258**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				3,929,606	
	Stamp Duty			185,980		
	Easements etc.			0		
	Legals /Acquisition		1.50%	58,944	244,924	
Fees						
	Planning			36,900		
	Professional		8.00%	2,277,193	2,314,093	
CONSTRUCTION						
	Build Cost		2,002	25,318,800		
	s106 / CIL / IT			300,000		
	Contingency		2.50%	632,970		
	Abnormals	%	0.00%	0		
		£		2,213,143	28,464,912	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	1,399,743		
	Legals	%	0.5%	233,290		
		£/unit	0	0		
	Misc.	%	0.0%	0	1,633,033	**36,586,568**

Developers Profit

Market Housing	% Value	17.50%	**6,960,450**
Affordable Housing	% Value	6.00%	**271,592**
First Homes	% Value	17.50%	**412,571**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	150		
No dwgs under 50	50	462	23,100
No dwgs over 50	100	138	13,800
		Total	36,900

Stamp duty calc - Residual

Land payment		3,929,606
	Total	185,980

Stamp duty calc - Residual

Land payment		2,545,902
	Total	116,795

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**300,000**

Post CIL s106	2,000	£/ Unit (all)	300,000
CIL	0	£/m2	0
		Total	**300,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.09
CO2 Plus	%	11.00%	171.39
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.08
Site Costs	Base	15.00%	260.86
	BNG	0.10%	1.74
			2,001.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	13	12	13	12	13	12	13										
Market Housing					0	0	0	3,181,920	3,447,080	3,181,920	3,447,080	3,181,920	3,447,080	3,181,920	3,447,080	3,181,920	3,447,080	3,181,920	3,447,080	0	0	0	0	0	0
Affordable Rent					0	0	0	188,252	203,939	188,252	203,939	188,252	203,939	188,252	203,939	188,252	203,939	188,252	203,939	0	0	0	0	0	0
Social Rent					0	0	0	116,294	125,986	116,294	125,986	116,294	125,986	116,294	125,986	116,294	125,986	116,294	125,986	0	0	0	0	0	0
Shared Ownership					0	0	0	57,577	62,375	57,577	62,375	57,577	62,375	57,577	62,375	57,577	62,375	57,577	62,375	0	0	0	0	0	0
First Homes					0	0	0	188,604	204,321	188,604	204,321	188,604	204,321	188,604	204,321	188,604	204,321	188,604	204,321	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,732,647**	**4,043,701**	**3,732,647**	**4,043,701**	**3,732,647**	**4,043,701**	**3,732,647**	**4,043,701**	**3,732,647**	**4,043,701**	**3,732,647**	**4,043,701**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		185,980																							
Easements etc.		0																							
Legals Acquisition		58,944																							
Planning Fee		36,900																							
Professional		1,138,596		1,138,596																					
Build Cost - BCIS Base			0	675,168	1,406,600	2,081,768	2,138,032	2,081,768	2,138,032	2,081,768	2,138,032	2,081,768	2,138,032	2,081,768	2,138,032	1,406,600	731,432	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0
Contingency			0	16,879	35,165	52,044	53,451	52,044	53,451	52,044	53,451	52,044	53,451	52,044	53,451	35,165	18,286	0	0	0	0	0	0	0	0
Abnormals			0	59,017	122,952	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	181,970	186,888	122,952	63,935	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	111,979	121,311	111,979	121,311	111,979	121,311	111,979	121,311	111,979	121,311	111,979	121,311	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,663	20,219	18,663	20,219	18,663	20,219	18,663	20,219	18,663	20,219	18,663	20,219	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**1,420,421**	**0**	**1,897,661**	**1,581,384**	**2,340,448**	**2,403,704**	**2,471,091**	**2,545,233**	**2,471,091**	**2,545,233**	**2,471,091**	**2,545,233**	**2,471,091**	**2,545,233**	**1,712,027**	**963,849**	**130,643**	**141,530**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**3,929,606**																							
	Interest		100,313	102,194	139,691	171,961	219,069	268,246	249,621	226,206	206,793	182,574	162,343	137,291	116,211	90,293	54,100	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									6,960,450
Affordable for Rent																									271,592
First Homes																									412,571
	Cash Flow	-5,350,026	-100,313	-1,999,855	-1,721,075	-2,512,410	-2,622,773	993,310	1,248,846	1,035,350	1,291,675	1,078,982	1,336,125	1,124,265	1,382,257	1,930,327	3,025,752	3,602,004	3,902,171	0	0	0	0	0	-7,644,613
	Opening Balance	0																							
	Closing Balance	-5,350,026	-5,450,339	-7,450,194	-9,171,269	-11,683,679	-14,306,452	-13,313,142	-12,064,296	-11,028,945	-9,737,270	-8,658,288	-7,322,163	-6,197,898	-4,815,641	-2,885,314	140,438	3,742,442	7,644,613	7,644,613	7,644,613	7,644,613	7,644,613	7,644,613	0

App11d
Site 3

Site 3 — **Green 100**

INCOME	Av Size	m2 Gross	m2 Net	%	Number 100	Price £/m2	GDV £	GIA m2
Market Housing	90.8		90.61	70.00%	70	4,200	26,640,600	6,359
Affordable Overall				30%	30			
Affordable Rent	69.9		68.50	11.10%	11	2,100	1,596,735	776
Social Rent	69.9		68.50	9.00%	9	1,600	986,400	629
Shared Ownership	77.7		77.67	2.40%	2	2,940	548,016	186
First Homes	68.8		67.71	7.50%	8	2,891	1,468,007	516
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	2.857	ha		35	/ha		**31,239,758**	**8,466**
SITE AREA - Gross	3.998	ha		25	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**2,677,390**	**937,087**	**669,726**
Existing Use Value		99,944		25,000
Uplift	0%	0		0
Plus /ha	400,000	1,599,097		400,000
Benchmark Land Value		**1,699,040**		**425,000**

	£/m2	
Additional Profit	**1,494,602**	**235**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land				2,677,390
	Stamp Duty			123,370	
	Easements etc.			0	
	Legals /Acquisition		1.50%	40,161	163,530
Fees					
	Planning			30,000	
	Professional		8.00%	1,523,398	1,553,398
CONSTRUCTION					
	Build Cost		2,000	16,932,370	
	s106 / CIL / IT			200,000	
	Contingency		2.50%	423,309	
	Abnormals	%	0.00%	0	
		£		1,486,794	19,042,472
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	937,193	
	Legals	%	0.5%	156,199	
		£/unit	0	0	
	Misc.	%	0.0%	0	1,093,392 **24,530,182**

Developers Profit			
Market Housing	% Value	17.50%	**4,662,105**
Affordable Housing	% Value	6.00%	**187,869**
First Homes	% Value	17.50%	**256,901**

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

Stamp duty calc - Residual		
Land payment		2,677,390
	Total	123,370

Stamp duty calc - Residual		
Land payment		1,699,040
	Total	74,452

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**200,000**

Post CIL s106	2,000	£/ Unit (all)	200,000
CIL	0	£/m2	0
		Total	**200,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,556.83
CO2 Plus	%	11.00%	171.25
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,737.68
Site Costs	Base	15.00%	260.65
	BNG	0.10%	1.74
			2,000.07

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	13	12	13														
Market Housing					0	0	0	3,196,872	3,463,278	3,196,872	3,463,278	3,196,872	3,463,278	3,196,872	3,463,278	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	191,608	207,576	191,608	207,576	191,608	207,576	191,608	207,576	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	118,368	128,232	118,368	128,232	118,368	128,232	118,368	128,232	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	65,762	71,242	65,762	71,242	65,762	71,242	65,762	71,242	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	176,161	190,841	176,161	190,841	176,161	190,841	176,161	190,841	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,748,771**	**4,061,169**	**3,748,771**	**4,061,169**	**3,748,771**	**4,061,169**	**3,748,771**	**4,061,169**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		123,370																							
Easements etc.		0																							
Legals Acquisition		40,161																							
Planning Fee		30,000																							
Professional		761,699		761,699																					
Build Cost - BCIS Base			0	677,295	1,411,031	2,088,326	2,144,767	2,088,326	2,144,767	2,088,326	2,144,767	1,411,031	733,736	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	25,333	24,667	25,333	16,667	8,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,932	35,276	52,208	53,619	52,208	53,619	52,208	53,619	35,276	18,343	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,472	123,899	183,371	188,327	183,371	188,327	183,371	188,327	123,899	64,428	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	112,463	121,835	112,463	121,835	112,463	121,835	112,463	121,835	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,744	20,306	18,744	20,306	18,744	20,306	18,744	20,306	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**955,229**	**0**	**1,523,398**	**1,586,873**	**2,348,572**	**2,412,046**	**2,479,779**	**2,554,187**	**2,479,779**	**2,554,187**	**1,718,080**	**967,315**	**131,207**	**142,141**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**2,677,390**																							
	Interest		68,112	69,389	99,253	130,868	177,358	225,909	206,351	181,965	161,583	136,357	100,838	44,719	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									4,662,105
Affordable for Rent																									187,869
First Homes																									256,901
	Cash Flow	-3,632,619	-68,112	-1,592,786	-1,686,126	-2,479,440	-2,589,404	1,043,083	1,300,630	1,087,028	1,345,398	1,894,335	2,993,016	3,572,845	3,919,028	0	0	0	0	0	0	0	0	0	-5,106,875
	Opening Balance	0																							
	Closing Balance	-3,632,619	-3,700,731	-5,293,518	-6,979,644	-9,459,084	-12,048,488	-11,005,405	-9,704,775	-8,617,747	-7,272,349	-5,378,014	-2,384,998	1,187,848	5,106,875	5,106,875	5,106,875	5,106,875	5,106,875	5,106,875	5,106,875	5,106,875	5,106,875	5,106,875	0

App11d
Site 4

Site 4 | **Green 60**

INCOME	Av Size	m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		89.9	89.62	70.00%	42	4,200	15,808,800	3,776
Affordable Overall				30%	18			
Affordable Rent		70.5	69.17	11.10%	7	2,100	967,365	469
Social Rent		70.5	69.17	9.00%	5	1,600	597,600	381
Shared Ownership		70.0	70.00	2.40%	1	2,940	296,352	101
First Homes		69.0	68.00	7.50%	5	2,940	899,640	310
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.714 ha				35 /ha		**18,569,757**	**5,037**
SITE AREA - Gross	2.228 ha				27 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,606,238	936,972	720,832
Existing Use Value		55,708		25,000
Uplift	0%	0		0
Plus /ha	400,000	891,325		400,000
Benchmark Land Value		**947,032**		**425,000**

	£/m2	
Additional Profit	912,426	242

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND	Land				1,606,238
	Stamp Duty			69,812	
	Easements etc.			0	
	Legals /Acquisition		1.50%	24,094	93,905
Fees					
	Planning			24,480	
	Professional		8.00%	905,121	929,601
CONSTRUCTION					
	Build Cost		1,998	10,063,309	
	s106 / CIL / IT			120,000	
	Contingency		2.50%	251,583	
	Abnormals	%	0.00%	0	
		£		879,118	11,314,010
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	557,093	
	Legals	%	0.5%	92,849	
		£/unit	0	0	
	Misc.	%	0.0%	0	649,941 **14,593,696**

Developers Profit			
Market Housing	% Value	17.50%	**2,766,540**
Affordable Housing	% Value	6.00%	**111,679**
First Homes	% Value	17.50%	**157,437**

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

Stamp duty calc - Residual		
Land payment		1,606,238
	Total	69,812

Stamp duty calc - Residual		
Land payment		947,032
	Total	36,852

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,555.11
CO2 Plus	%	11.00%	171.06
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,735.77
Site Costs	Base	15.00%	260.37
	BNG	0.10%	1.74
			1,997.87

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,634,800	2,634,800	2,634,800	2,634,800	2,634,800	2,634,800	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	161,228	161,228	161,228	161,228	161,228	161,228	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	99,600	99,600	99,600	99,600	99,600	99,600	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	49,392	49,392	49,392	49,392	49,392	49,392	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	149,940	149,940	149,940	149,940	149,940	149,940	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,094,960**	**3,094,960**	**3,094,960**	**3,094,960**	**3,094,960**	**3,094,960**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		69,812																							
Easements etc.		0																							
Legals Acquisition		24,094																							
Planning Fee		24,480																							
Professional		452,560		452,560																					
Build Cost - BCIS Base			0	559,073	1,118,145	1,677,218	1,677,218	1,677,218	1,677,218	1,118,145	559,073	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,977	27,954	41,930	41,930	41,930	41,930	27,954	13,977	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	48,840	97,680	146,520	146,520	146,520	146,520	97,680	48,840	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	92,849	92,849	92,849	92,849	92,849	92,849	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	15,475	15,475	15,475	15,475	15,475	15,475	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**570,946**	**0**	**1,081,117**	**1,257,112**	**1,885,668**	**1,885,668**	**1,993,992**	**1,993,992**	**1,365,436**	**736,880**	**108,324**	**108,324**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,606,238**																							
	Interest		40,822	41,588	62,638	87,384	124,378	162,067	144,462	126,528	96,472	54,067	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,766,540
Affordable for Rent																									111,679
First Homes																									157,437
	Cash Flow	-2,177,184	-40,822	-1,122,704	-1,319,751	-1,973,052	-2,010,047	938,901	956,505	1,602,996	2,261,608	2,932,569	2,986,636	0	0	0	0	0	0	0	0	0	0	0	-3,035,656
	Opening Balance	0																							
	Closing Balance	-2,177,184	-2,218,006	-3,340,710	-4,660,461	-6,633,513	-8,643,559	-7,704,658	-6,748,153	-5,145,157	-2,883,549	49,020	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	3,035,656	0

App11d
Site 5

Site 5	Green 30

INCOME	Av Size	m2 Gross	Net	%	Number 30	Price £/m2	GDV £	GIA m2
Market Housing		89.0	88.81	70.00%	21	4,200	7,833,000	1,869
Affordable Overall				30%	9			
Affordable Rent		77.7	77.00	11.10%	3	2,100	538,461	259
Social Rent		77.7	77.00	9.00%	3	1,600	332,640	210
Shared Ownership		70.0	70.00	2.40%	1	2,940	148,176	50
First Homes		70.0	70.00	7.50%	2	2,940	463,050	158
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.857	ha		35	/ha		**9,315,327**	**2,545**
SITE AREA - Gross	1.114	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**826,203**	**963,904**	**741,352**
Existing Use Value		27,861		25,000
Uplift	0%	0		0
Plus /ha	400,000	445,782		400,000
Benchmark Land Value		**473,643**		**425,000**

	£/m2	
Additional Profit	**450,436**	**241**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				826,203	
	Stamp Duty			30,810		
	Easements etc.			0		
	Legals /Acquisition		1.50%	12,393	43,203	
Fees						
	Planning			13,860		
	Professional		8.00%	453,305	467,165	
CONSTRUCTION						
	Build Cost		1,980	5,038,805		
	s106 / CIL / IT			60,000		
	Contingency		2.50%	125,970		
	Abnormals	%	0.00%	0		
		£		441,543	5,666,318	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	279,460		
	Legals	%	0.5%	46,577		
		£/unit	0	0		
	Misc.	%	0.0%	0	326,036	**7,328,927**

Developers Profit			
Market Housing	% Value	17.50%	**1,370,775**
Affordable Housing	% Value	6.00%	**61,157**
First Homes	% Value	17.50%	**81,034**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		826,203
	Total	30,810

Stamp duty calc - Residual		
Land payment		473,643
	Total	13,182

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,540.95
CO2 Plus	%	11.00%	169.50
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,720.05
Site Costs	Base	15.00%	258.01
	BNG	0.10%	1.72
			1,979.78

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10																			
Market Housing					0	0	0	2,611,000	2,611,000	2,611,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	179,487	179,487	179,487	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	110,880	110,880	110,880	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	49,392	49,392	49,392	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	154,350	154,350	154,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,105,109**	**3,105,109**	**3,105,109**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		30,810																							
Easements etc.		0																							
Legals Acquisition		12,393																							
Planning Fee		13,860																							
Professional		226,653		226,653																					
Build Cost - BCIS Base			0	559,867	1,119,734	1,679,602	1,119,734	559,867	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	13,997	27,993	41,990	27,993	13,997	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	49,060	98,121	147,181	98,121	49,060	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	93,153	93,153	93,153	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	15,526	15,526	15,526	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**283,716**	**0**	**856,244**	**1,259,182**	**1,888,773**	**1,259,182**	**738,270**	**108,679**	**108,679**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**826,203**																							
	Interest		20,811	21,201	37,653	61,969	98,545	124,003	81,950	27,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,370,775
Affordable for Rent																									61,157
First Homes																									81,034
	Cash Flow	-1,109,919	-20,811	-877,445	-1,296,835	-1,950,742	-1,357,727	2,242,837	2,914,481	2,969,127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,512,965
	Opening Balance	0																							
	Closing Balance	-1,109,919	-1,130,730	-2,008,175	-3,305,010	-5,255,752	-6,613,479	-4,370,642	-1,456,162	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	1,512,965	0

App11d
Site 6

Site 6	Green 15

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		15			
Market Housing		101.5	101.45	70.00%	11	4,200	4,474,145	1,065
Affordable Overall				30%	4.5			
Affordable Rent		61.0	59.67	11.10%	2	2,100	208,625	102
Social Rent		61.0	59.67	9.00%	1	1,600	128,880	82
Shared Ownership		70.0	70.00	2.40%	0	2,940	74,088	25
First Homes		70.0	70.00	7.50%	1	2,940	231,525	79
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.429	ha		35	/ha		**5,117,263**	**1,353**
SITE AREA - Gross	0.561	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**587,324**	**1,370,424**	**1,046,870**
Existing Use Value		42,077		75,000
Uplift	0%	0		0
Plus /ha	400,000	224,412		400,000
Benchmark Land Value		**266,489**		**475,000**
		£/m2		
Additional Profit		**392,518**	**368**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				587,324	
	Stamp Duty			18,866		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,810	27,676	
Fees						
	Planning			6,930		
	Professional		8.00%	236,990	243,920	
CONSTRUCTION						
	Build Cost		1,942	2,627,630		
	s106 / CIL / IT			30,000		
	Contingency		2.50%	65,691		
	Abnormals	%	0.00%	0		
		£		239,055	2,962,376	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	153,518		
	Legals	%	0.5%	25,586		
		£/unit		0	0	
	Misc.	%	0.0%	0	179,104	**4,000,401**

Developers Profit			
Market Housing	% Value	17.50%	**782,975**
Affordable Housing	% Value	6.00%	**24,696**
First Homes	% Value	17.50%	**40,517**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	15		
No dwgs under 50	15	462	6,930
No dwgs over 50	0	138	0
		Total	6,930

Stamp duty calc - Residual		
Land payment		587,324
	Total	18,866

Stamp duty calc - Residual		
Land payment		266,489
	Total	2,824

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**30,000**

Post CIL s106	2,000	£/ Unit (all)	30,000
CIL	0	£/m2	0
		Total	**30,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,580.43
CO2 Plus	%	11.00%	173.85
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,763.87
Site Costs	Base	10.00%	176.39
	BNG	0.10%	1.76
			1,942.02

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				5	5	5																			
Market Housing					0	0	0	1,491,382	1,491,382	1,491,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	69,542	69,542	69,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	42,960	42,960	42,960	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	24,696	24,696	24,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	77,175	77,175	77,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**1,705,754**	**1,705,754**	**1,705,754**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		18,866																							
Easements etc.		0																							
Legals Acquisition		8,810																							
Planning Fee		6,930																							
Professional		118,495		118,495																					
Build Cost - BCIS Base			0	291,959	583,918	875,877	583,918	291,959	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	3,333	6,667	10,000	6,667	3,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	7,299	14,598	21,897	14,598	7,299	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	26,562	53,123	79,685	53,123	26,562	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	51,173	51,173	51,173	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	8,529	8,529	8,529	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**153,101**	**0**	**447,648**	**658,306**	**987,459**	**658,306**	**388,854**	**59,701**	**59,701**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**587,324**																							
	Interest		13,883	14,143	22,802	35,573	54,754	68,124	44,710	14,685	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									782,975
Affordable for Rent																									24,696
First Homes																									40,517
	Cash Flow	-740,426	-13,883	-461,791	-681,108	-1,023,031	-713,060	1,248,776	1,601,343	1,631,368	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-848,188
	Opening Balance	0																							
	Closing Balance	-740,426	-754,309	-1,216,100	-1,897,207	-2,920,239	-3,633,299	-2,384,524	-783,180	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	848,188	0

App11d
Site 7

Site 7	Green 9

INCOME	Av Size	m2 Gross	Net	%	Number 9	Price £/m2	GDV £	GIA m2
Market Housing		104.9	104.89	100.00%	9	4,200	3,964,800	944
Affordable Overall				0%	0			
Affordable Rent		104.9	104.89	0.00%	0	2,100	0	0
Social Rent		104.9	104.89	0.00%	0	1,600	0	0
Shared Ownership		104.9	104.89	0.00%	0	2,940	0	0
First Homes		104.9	104.89	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.300	ha		30	/ha		**3,964,800**	**944**
SITE AREA - Gross	0.300	ha		30	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		594,276	1,980,921	1,980,921
Existing Use Value		22,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	120,000		400,000
Benchmark Land Value		142,500		**475,000**
		£/m2		
Additional Profit		524,543	556	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				594,276	
	Stamp Duty			19,214		
	Easements etc.			0		
	Legals /Acquisition		1.50%	8,914	28,128	
Fees						
	Planning			4,158		
	Professional		8.00%	169,613	173,771	
CONSTRUCTION						
	Build Cost		1,972	1,861,792		
	s106 / CIL / IT			18,000		
	Contingency		2.50%	46,545		
	Abnormals	%	0.00%	0		
		£		193,825	2,120,161	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	118,944		
	Legals	%	0.5%	19,824		
		£/unit	0	0		
	Misc.	%	0.0%	0	138,768	**3,055,105**

Developers Profit				
	Market Housing	% Value	17.50%	**693,840**
	Affordable Housing	% Value	6.00%	**0**
	First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	9		
No dwgs under 50	9	462	4,158
No dwgs over 50	0	138	0
		Total	4,158

Stamp duty calc - Residual		
Land payment		594,276
	Total	19,214

Stamp duty calc - Residual		
Land payment		142,500
	Total	0

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**18,000**

Post CIL s106	2,000	£/ Unit (all)	18,000
CIL	0	£/m2	0
		Total	**18,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,605.15
CO2 Plus	%	11.00%	176.57
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,791.31
Site Costs	Base	10.00%	179.13
	BNG	0.10%	1.79
			1,972.24

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				3	3																				
Market Housing					0	0	0	1,321,600	1,321,600	1,321,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**1,321,600**	**1,321,600**	**1,321,600**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty	19,214																								
Easements etc.	0																								
Legals Acquisition	8,914																								
Planning Fee	4,158																								
Professional	84,806			84,806																					
Build Cost - BCIS Base		0	206,866	413,732	620,597	413,732	206,866	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	2,000	4,000	6,000	4,000	2,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	5,172	10,343	15,515	10,343	5,172	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	21,536	43,072	64,608	43,072	21,536	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																								
Legal and Valuation	0																								
Agents	0	0	0	0	0	0	39,648	39,648	39,648	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	6,608	6,608	6,608	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																						
COSTS BEFORE LAND INT AND PROFIT	**117,092**	**0**	**320,380**	**471,147**	**706,720**	**471,147**	**281,829**	**46,256**	**46,256**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**594,276**																								
Interest		13,338	13,588	19,850	29,056	42,852	52,490	33,978	10,703	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									693,840
Affordable for Rent																									0
First Homes																									0
Cash Flow	-711,369	-13,338	-333,968	-490,997	-735,777	-513,999	987,281	1,241,366	1,264,641	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-693,840
Opening Balance	0																								
Closing Balance	-711,369	-724,707	-1,058,675	-1,549,672	-2,285,449	-2,799,448	-1,812,167	-570,801	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	693,840	0

App11d
Site 8

Site 8 — **Brown 90**

INCOME	Av Size m2 Gross	Net	%	Number 90	Price £/m2	GDV £	GIA m2
Market Housing	87.6	87.38	70.00%	63	4,200	23,121,000	5,521
Affordable Overall			30%	27			
Affordable Rent	65.6	64.06	11.10%	10	2,100	1,343,822	655
Social Rent	65.6	64.06	9.00%	8	1,600	830,160	531
Shared Ownership	77.0	77.00	2.40%	2	2,940	488,981	166
First Homes	66.3	65.14	7.50%	7	2,940	1,292,760	447
Grant and Subsidy Affordable Rent					0	0	
Social Rent					0	0	
Shared Ownership					0	0	
SITE AREA - Net	2.000 ha		45	/ha		**27,076,722**	**7,321**
SITE AREA - Gross	2.000 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**1,083,679**	**541,840**	**541,840**
Existing Use Value	2,500,000		1,250,000
Uplift 20%	500,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**3,000,000**		**1,500,000**
	£/m2		
Additional Profit	**-1,743,774**	**-316**	

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* 0

Check on phasing dwgs nos **correct**

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,083,679	
	Stamp Duty			43,684		
	Easements etc.			0		
	Legals /Acquisition		1.50%	16,255	59,939	
Fees						
	Planning			28,620		
	Professional		8.00%	1,429,682	1,458,302	
CONSTRUCTION						
	Build Cost		1,977	14,476,616		
	s106 / CIL / IT			180,000		
	Contingency		5.00%	723,831		
	Abnormals	%	5.00%	723,831		
		£		1,766,742	17,871,020	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	812,302		
	Legals	%	0.5%	135,384		
		£/unit		0	0	
	Misc.	%	0.0%	0	947,685	**21,420,625**

Developers Profit

Market Housing	% Value	17.50%	**4,046,175**
Affordable Housing	% Value	6.00%	**159,778**
First Homes	% Value	17.50%	**226,233**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	90		
No dwgs under 50	50	462	23,100
No dwgs over 50	40	138	5,520
		Total	28,620

Stamp duty calc - Residual

Land payment		1,083,679
	Total	43,684

Stamp duty calc - Residual

Land payment		3,000,000
	Total	139,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**180,000**

Post CIL s106	2,000	£/ Unit (all)	180,000
CIL	0	£/m2	0
		Total	**180,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost — /m2 1,533.78

CO2 Plus	%	11.00%	168.72
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,712.10
Site Costs	Base	15.00%	256.81
	BNG	0.50%	8.56
			1,977.48

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				12	13	12	13	12	12	12	4														
Market Housing					0	0	0	3,082,800	3,339,700	3,082,800	3,339,700	3,082,800	3,082,800	3,082,800	1,027,600	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	179,176	194,108	179,176	194,108	179,176	179,176	179,176	59,725	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	110,688	119,912	110,688	119,912	110,688	110,688	110,688	36,896	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	65,197	70,631	65,197	70,631	65,197	65,197	65,197	21,732	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	172,368	186,732	172,368	186,732	172,368	172,368	172,368	57,456	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,610,230**	**3,911,082**	**3,610,230**	**3,911,082**	**3,610,230**	**3,610,230**	**3,610,230**	**1,203,410**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		43,684																							
Easements etc.		0																							
Legals Acquisition		16,255																							
Planning Fee		28,620																							
Professional		714,841		714,841																					
Build Cost - BCIS Base			0	643,405	1,340,427	1,983,833	2,037,450	1,983,833	1,983,833	1,930,215	1,501,279	857,874	214,468	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	24,667	24,667	24,000	18,667	10,667	2,667	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	32,170	67,021	99,192	101,872	99,192	99,192	96,511	75,064	42,894	10,723	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	110,692	230,609	341,301	350,525	341,301	341,301	332,076	258,282	147,590	36,897	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	108,307	117,332	108,307	117,332	108,307	108,307	108,307	36,102	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	18,051	19,555	18,051	19,555	18,051	18,051	18,051	6,017	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**803,400**	**0**	**1,509,108**	**1,654,724**	**2,448,992**	**2,515,181**	**2,575,350**	**2,585,880**	**2,509,161**	**1,990,179**	**1,185,381**	**391,114**	**126,358**	**42,119**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,083,679**																							
	Interest		35,383	36,046	65,018	97,263	145,005	194,884	179,134	157,645	139,956	106,563	63,095	3,920	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									4,046,175
Affordable for Rent																									159,778
First Homes																									226,233
	Cash Flow	-1,887,079	-35,383	-1,545,155	-1,719,742	-2,546,255	-2,660,186	839,996	1,146,069	943,424	1,780,947	2,318,285	3,156,021	3,479,952	1,161,291	0	0	0	0	0	0	0	0	0	-4,432,186
	Opening Balance	0																							
	Closing Balance	-1,887,079	-1,922,462	-3,467,616	-5,187,358	-7,733,613	-10,393,799	-9,553,802	-8,407,734	-7,464,310	-5,683,362	-3,365,077	-209,057	3,270,895	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	4,432,186	0

App11d
Site 9

Site 9 | **Brown 60**

INCOME	Av Size	m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		87.6	87.33	70.00%	42	4,200	15,405,600	3,680
Affordable Overall				30%	18			
Affordable Rent		69.0	67.67	11.10%	7	2,100	946,386	459
Social Rent		69.0	67.67	9.00%	5	1,600	584,640	372
Shared Ownership		70.0	70.00	2.40%	1	2,940	296,352	101
First Homes		67.4	66.60	7.50%	5	2,940	881,118	303
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	1.333	ha		45	/ha		**18,114,096**	**4,916**
SITE AREA - Gross	1.333	ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**673,985**	**505,488**	**505,488**
Existing Use Value	1,666,667		1,250,000
Uplift 20%	333,333		250,000
Plus /ha 0	0		0
Benchmark Land Value	**2,000,000**		**1,500,000**

	£/m2	
Additional Profit	**-1,214,402**	**-330**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				673,985	
	Stamp Duty			23,199		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,110	33,309	
Fees						
	Planning			24,480		
	Professional		8.00%	960,441	984,921	
CONSTRUCTION						
	Build Cost		1,977	9,717,619		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	485,881		
	Abnormals	%	5.00%	485,881		
		£		1,196,128	12,005,509	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	543,423		
	Legals	%	0.5%	90,570		
		£/unit	0	0		
	Misc.	%	0.0%	0	633,993	**14,331,717**

Developers Profit				
	Market Housing	% Value	17.50%	**2,695,980**
	Affordable Housing	% Value	6.00%	**109,643**
	First Homes	% Value	17.50%	**154,196**

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

Stamp duty calc - Residual		
Land payment		673,985
	Total	23,199

Stamp duty calc - Residual		
Land payment		2,000,000
	Total	89,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,533.28
CO2 Plus	%	11.00%	168.66
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,711.54
Site Costs	Base	15.00%	256.73
	BNG	0.50%	8.56
			1,976.83

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				10	10	10	10	10	10																
Market Housing					0	0	0	2,567,600	2,567,600	2,567,600	2,567,600	2,567,600	2,567,600	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	157,731	157,731	157,731	157,731	157,731	157,731	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	97,440	97,440	97,440	97,440	97,440	97,440	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	49,392	49,392	49,392	49,392	49,392	49,392	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	146,853	146,853	146,853	146,853	146,853	146,853	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,019,016**	**3,019,016**	**3,019,016**	**3,019,016**	**3,019,016**	**3,019,016**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		23,199																							
Easements etc.		0																							
Legals Acquisition		10,110																							
Planning Fee		24,480																							
Professional		480,220		480,220																					
Build Cost - BCIS Base			0	539,868	1,079,735	1,619,603	1,619,603	1,619,603	1,619,603	1,079,735	539,868	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	6,667	13,333	20,000	20,000	20,000	20,000	13,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	26,993	53,987	80,980	80,980	80,980	80,980	53,987	26,993	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,445	186,890	280,335	280,335	280,335	280,335	186,890	93,445	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	90,570	90,570	90,570	90,570	90,570	90,570	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	15,095	15,095	15,095	15,095	15,095	15,095	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**538,009**	**0**	**1,147,193**	**1,333,945**	**2,000,918**	**2,000,918**	**2,106,584**	**2,106,584**	**1,439,611**	**772,638**	**105,666**	**105,666**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**673,985**																							
	Interest		22,725	23,151	45,095	70,952	109,799	149,375	135,068	120,493	93,138	52,765	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,695,980
Affordable for Rent																									109,643
First Homes																									154,196
	Cash Flow	-1,211,994	-22,725	-1,170,344	-1,379,040	-2,071,870	-2,110,718	763,057	777,364	1,458,912	2,153,240	2,860,586	2,913,350	0	0	0	0	0	0	0	0	0	0	0	-2,959,818
	Opening Balance	0																							
	Closing Balance	-1,211,994	-1,234,719	-2,405,063	-3,784,103	-5,855,973	-7,966,691	-7,203,634	-6,426,270	-4,967,358	-2,814,118	46,468	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	2,959,818	0

App11d
Site 10

Site 10 — **Brown 60 Flats**

INCOME		Av Size m2 Gross	Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		77.1	70.12	70.00%	42	4,850	14,283,250	3,240
Affordable Overall				30%	18			
Affordable Rent		63.8	58.00	11.10%	7	2,425	936,729	425
Social Rent		63.8	58.00	9.00%	5	1,600	501,120	345
Shared Ownership		55.0	50.00	2.40%	1	3,395	244,440	79
First Homes		64.6	58.75	7.50%	5	3,390	896,169	291
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.600 ha			100 /ha		**16,861,708**	**4,379**
SITE AREA - Gross		0.600 ha			100 /ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,330,566**	**2,217,610**	**2,217,610**
Existing Use Value		750,000		1,250,000
Uplift	20%	150,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**900,000**		**1,500,000**

	£/m2	
Additional Profit	**536,102**	**165**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				1,330,566	
	Stamp Duty			56,028		
	Easements etc.			0		
	Legals /Acquisition		1.50%	19,958	75,987	
Fees						
	Planning			24,480		
	Professional		8.00%	832,575	857,055	
CONSTRUCTION						
	Build Cost		2,007	8,787,519		
	s106 / CIL / IT			120,000		
	Contingency		5.00%	439,376		
	Abnormals	%	0.00%	0		
		£		1,060,297	10,407,192	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	505,851		
	Legals	%	0.5%	84,309		
		£/unit	0	0		
	Misc.	%	0.0%	0	590,160	**13,260,960**

Developers Profit			
Market Housing	% Value	17.50%	**2,499,569**
Affordable Housing	% Value	6.00%	**100,937**
First Homes	% Value	17.50%	**156,830**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		1,330,566
	Total	56,028

Stamp duty calc - Residual

Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				20	20	20																			
Market Housing					0	0	0	4,761,083	4,761,083	4,761,083	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	312,243	312,243	312,243	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	167,040	167,040	167,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	81,480	81,480	81,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	298,723	298,723	298,723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**5,620,569**	**5,620,569**	**5,620,569**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		56,028																							
Easements etc.		0																							
Legals Acquisition		19,958																							
Planning Fee		24,480																							
Professional		416,288		416,288																					
Build Cost - BCIS Base			0	976,391	1,952,782	2,929,173	1,952,782	976,391	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	13,333	26,667	40,000	26,667	13,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	48,820	97,639	146,459	97,639	48,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	117,811	235,622	353,432	235,622	117,811	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	168,617	168,617	168,617	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	28,103	28,103	28,103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**516,754**	**0**	**1,572,642**	**2,312,709**	**3,469,064**	**2,312,709**	**1,353,075**	**196,720**	**196,720**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,330,566**																							
	Interest		34,637	35,287	65,435	110,026	177,134	223,818	147,999	49,077	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,499,569
Affordable for Rent																									100,937
First Homes																									156,830
	Cash Flow	-1,847,321	-34,637	-1,607,929	-2,378,145	-3,579,090	-2,489,843	4,043,677	5,275,850	5,374,773	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,757,336
	Opening Balance	0																							
	Closing Balance	-1,847,321	-1,881,958	-3,489,887	-5,868,032	-9,447,121	-11,936,964	-7,893,287	-2,617,437	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	2,757,336	0

App11d
Site 11

Site 11 — **Brown 30**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					30			
Market Housing		88.3	88.14	70.00%	21	4,850	8,977,350	1,855
Affordable Overall				30%	9			
Affordable Rent		70.1	68.83	11.10%	3	2,425	555,846	234
Social Rent		70.1	68.83	9.00%	3	1,600	297,360	189
Shared Ownership		84.0	84.00	2.40%	1	3,395	205,330	60
First Homes		77.0	77.00	7.50%	2	3,167	548,606	173
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.667 ha			45	/ha		**10,584,492**	**2,512**
SITE AREA - Gross	0.667 ha			45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**1,247,753**	**1,871,630**	**1,871,630**
Existing Use Value		833,333		1,250,000
Uplift	20%	166,667		250,000
Plus /ha	0	0		0
Benchmark Land Value		**1,000,000**		**1,500,000**

	£/m2	
Additional Profit	**316,862**	**171**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND					1,247,753	
	Stamp Duty			51,888		
	Easements etc.			0		
	Legals /Acquisition		1.50%	18,716	70,604	
Fees						
	Planning			13,860		
	Professional		8.00%	487,723	501,583	
CONSTRUCTION						
	Build Cost		1,948	4,892,942		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	244,647		
	Abnormals	%	5.00%	244,647		
		£		654,303	6,096,539	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	317,535		
	Legals	%	0.5%	52,922		
		£/unit	0	0		
	Misc.	%	0.0%	0	370,457	**8,286,936**

Developers Profit			
Market Housing	% Value	17.50%	**1,571,036**
Affordable Housing	% Value	6.00%	**63,512**
First Homes	% Value	17.50%	**96,006**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		1,247,753
	Total	51,888

Stamp duty calc - Residual		
Land payment		1,000,000
	Total	39,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,510.88
CO2 Plus	%	11.00%	166.20
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,686.68
Site Costs	Base	15.00%	253.00
	BNG	0.50%	8.43
			1,948.11

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				6	6	6	6	6																	
Market Housing					0	0	0	1,795,470	1,795,470	1,795,470	1,795,470	1,795,470	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	111,169	111,169	111,169	111,169	111,169	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	59,472	59,472	59,472	59,472	59,472	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	41,066	41,066	41,066	41,066	41,066	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	109,721	109,721	109,721	109,721	109,721	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**2,116,898**	**2,116,898**	**2,116,898**	**2,116,898**	**2,116,898**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		51,888																							
Easements etc.		0																							
Legals Acquisition		18,716																							
Planning Fee		13,860																							
Professional		243,862		243,862																					
Build Cost - BCIS Base			0	326,196	652,392	978,588	978,588	978,588	652,392	326,196	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	4,000	8,000	12,000	12,000	12,000	8,000	4,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	16,310	32,620	48,929	48,929	48,929	32,620	16,310	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	59,930	119,860	179,790	179,790	179,790	119,860	59,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	63,507	63,507	63,507	63,507	63,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	10,584	10,584	10,584	10,584	10,584	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**328,326**	**0**	**650,297**	**812,872**	**1,219,308**	**1,219,308**	**1,293,399**	**886,963**	**480,527**	**74,091**	**74,091**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,247,753**																							
	Interest		29,551	30,106	42,863	58,908	82,875	107,291	93,862	72,560	43,239	5,747	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,571,036
Affordable for Rent																									63,512
First Homes																									96,006
	Cash Flow	-1,576,079	-29,551	-680,403	-855,735	-1,278,216	-1,302,182	716,209	1,136,073	1,563,811	1,999,568	2,037,060	0	0	0	0	0	0	0	0	0	0	0	0	-1,730,555
	Opening Balance	0																							
	Closing Balance	-1,576,079	-1,605,630	-2,286,033	-3,141,768	-4,419,984	-5,722,166	-5,005,958	-3,869,884	-2,306,074	-306,506	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	1,730,555	0

App11d
Site 12

Site 12 — **Brown 30 Flats**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		30			
Market Housing	77.5	70.48	70.00%	21	4,850	7,178,000	1,628
Affordable Overall			30%	9			
Affordable Rent	63.8	58.00	11.10%	3	2,425	468,365	212
Social Rent	63.8	58.00	9.00%	3	1,600	250,560	172
Shared Ownership	67.1	61.00	2.40%	1	3,395	149,108	48
First Homes	74.3	67.50	7.50%	2	3,386	514,232	167
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400 ha		75	/ha		**8,560,265**	**2,228**
SITE AREA - Gross	0.400 ha		75	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**448,319**	**1,120,797**	**1,120,797**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**
	£/m2		
Additional Profit	**-146,008**		**-90**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				448,319	
	Stamp Duty			11,916		
	Easements etc.			0		
	Legals /Acquisition		1.50%	6,725	18,641	
Fees						
	Planning			13,860		
	Professional		8.00%	442,069	455,929	
CONSTRUCTION						
	Build Cost		2,007	4,471,257		
	s106 / CIL / IT			60,000		
	Contingency		5.00%	223,563		
	Abnormals	%	5.00%	223,563		
		£		547,480	5,525,863	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	256,808		
	Legals	%	0.5%	42,801		
		£/unit	0	0		
	Misc.	%	0.0%	0	299,609	**6,748,361**

Developers Profit				
	Market Housing	% Value	17.50%	**1,256,150**
	Affordable Housing	% Value	6.00%	**52,082**
	First Homes	% Value	17.50%	**89,991**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	30		
No dwgs under 50	30	462	13,860
No dwgs over 50	0	138	0
		Total	13,860

Stamp duty calc - Residual		
Land payment		448,319
	Total	11,916

Stamp duty calc - Residual		
Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**60,000**

Post CIL s106	2,000	£/ Unit (all)	60,000
CIL	0	£/m2	0
		Total	**60,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	5.00%	95.11
	BNG	0.50%	9.51
			2,006.77

RESIDUAL CASH FLOW FOR INTEREST

INCOME	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started			15	15																				
Market Housing				0	0	0	3,589,000	3,589,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent				0	0	0	234,182	234,182	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent				0	0	0	125,280	125,280	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership				0	0	0	74,554	74,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes				0	0	0	257,116	257,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME	**0**	**0**	**0**	**0**	**0**	**0**	**4,280,132**	**4,280,132**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																								
Stamp Duty	11,916																							
Easements etc.	0																							
Legals Acquisition	6,725																							
Planning Fee	13,860																							
Professional	221,035		221,035																					
Build Cost - BCIS Base		0	745,210	1,490,419	1,490,419	745,210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff		0	10,000	20,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency		0	37,260	74,521	74,521	37,260	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals		0	128,507	257,014	257,014	128,507	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees	0																							
Legal and Valuation	0																							
Agents	0	0	0	0	0	0	128,404	128,404	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals	0	0	0	0	0	0	21,401	21,401	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.			0																					
COSTS BEFORE LAND INT AND PROFIT	**253,535**	**0**	**1,142,012**	**1,841,954**	**1,841,954**	**920,977**	**149,805**	**149,805**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation Land	**448,319**																							
Interest		13,160	13,407	35,071	70,265	106,119	125,377	50,284	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																								
Market Housing																								1,256,150
Affordable for Rent																								52,082
First Homes																								89,991
Cash Flow	-701,854	-13,160	-1,155,418	-1,877,025	-1,912,219	-1,027,096	4,004,951	4,080,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-1,398,223
Opening Balance	0																							
Closing Balance	-701,854	-715,014	-1,870,432	-3,747,457	-5,659,676	-6,686,772	-2,681,821	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	1,398,223	0

App11d
Site 13

Site 13 | **Brown 18**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		18			
Market Housing	93.5	93.50	70.00%	13	4,200	4,948,020	1,178
Affordable Overall			30%	5.4			
Affordable Rent	70.2	69.25	11.10%	2	2,100	290,559	140
Social Rent	70.2	69.25	9.00%	2	1,600	179,496	114
Shared Ownership	84.0	84.00	2.40%	0	2,940	106,687	36
First Homes	84.0	84.00	7.50%	1	2,940	333,396	113
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.400 ha		45	/ha		**5,858,158**	**1,582**
SITE AREA - Gross	0.400 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**391,071**	**977,677**	**977,677**
Existing Use Value	500,000		1,250,000
Uplift 20%	100,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**600,000**		**1,500,000**
	£/m2		
Additional Profit	**-181,023**	**-154**	

RUN Residual MACRO ctrl+r — *Closing balance =* 0

RUN CIL MACRO ctrl+l — *Closing balance =* 0

Check on phasing dwgs nos **correct**

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				391,071	
	Stamp Duty			9,054		
	Easements etc.			0		
	Legals /Acquisition		1.50%	5,866	14,920	
Fees						
	Planning			8,316		
	Professional		8.00%	295,457	303,773	
CONSTRUCTION						
	Build Cost		1,861	2,944,211		
	s106 / CIL / IT			36,000		
	Contingency		5.00%	147,211		
	Abnormals	%	5.00%	147,211		
		£		418,584	3,693,216	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	175,745		
	Legals	%	0.5%	29,291		
		£/unit	0	0		
	Misc.	%	0.0%	0	205,036	**4,608,015**

Developers Profit			
Market Housing	% Value	17.50%	**865,904**
Affordable Housing	% Value	6.00%	**34,605**
First Homes	% Value	17.50%	**58,344**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	18		
No dwgs under 50	18	462	8,316
No dwgs over 50	0	138	0
		Total	8,316

Stamp duty calc - Residual

Land payment		391,071
	Total	9,054

Stamp duty calc - Residual

Land payment		600,000
	Total	19,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**36,000**

Post CIL s106	2,000	£/ Unit (all)	36,000
CIL	0	£/m2	0
		Total	**36,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.80
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.37
Site Costs	Base	10.00%	168.44
	BNG	0.50%	8.42
			1,861.23

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				2	4	4	4	4																	
Market Housing					0	0	0	549,780	1,099,560	1,099,560	1,099,560	1,099,560	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	32,284	64,569	64,569	64,569	64,569	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	19,944	39,888	39,888	39,888	39,888	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	11,854	23,708	23,708	23,708	23,708	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	37,044	74,088	74,088	74,088	74,088	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**650,906**	**1,301,813**	**1,301,813**	**1,301,813**	**1,301,813**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		9,054																							
Easements etc.		0																							
Legals Acquisition		5,866																							
Planning Fee		8,316																							
Professional		147,729		147,729																					
Build Cost - BCIS Base			0	109.045	327.135	545.224	654.269	654.269	436.179	218.090	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1.333	4.000	6.667	8.000	8.000	5.333	2.667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5.452	16.357	27.261	32.713	32.713	21.809	10.904	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	20.955	62.866	104.777	125.732	125.732	83.821	41.911	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	19,527	39,054	39,054	39,054	39,054	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	3,255	6,509	6,509	6,509	6,509	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**170,964**	**0**	**284,514**	**410,357**	**683,929**	**820,715**	**843,496**	**592,707**	**319,135**	**45,563**	**45,563**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**391,071**																							
	Interest		10,538	10,736	16,272	24,271	37,550	53,642	58,259	46,056	28,494	5,474	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									865,904
Affordable for Rent																									34,605
First Homes																									58,344
	Cash Flow	-562,035	-10,538	-295,250	-426,629	-708,200	-858,264	-246,232	650,847	936,622	1,227,755	1,250,776	0	0	0	0	0	0	0	0	0	0	0	0	-958,852
	Opening Balance	0																							
	Closing Balance	-562,035	-572,573	-867,823	-1,294,452	-2,002,652	-2,860,916	-3,107,148	-2,456,301	-1,519,679	-291,924	958,852	958,852	958,852	958,852	958,852	958,852	958,852	958,852	958,852	958,852	958,852	958,852	958,852	0

App11d
Site 14

Site 14 Brown 6

INCOME	Av Size m2 Gross	Net	%	Number 6	Price £/m2	GDV £	GIA m2
Market Housing	89.5	89.50	100.00%	6	4,200	2,255,400	537
Affordable Overall			0%	0			
Affordable Rent	89.5	89.50	0.00%	0	2,100	0	0
Social Rent	89.5	89.50	0.00%	0	1,600	0	0
Shared Ownership	89.5	89.50	0.00%	0	2,940	0	0
First Homes	89.5	89.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.133 ha		45	/ha		**2,255,400**	**537**
SITE AREA - Gross	0.133 ha		45	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**309,405**	**2,320,537**	**2,320,537**
Existing Use Value	166,667		1,250,000
Uplift 20%	33,333		250,000
Plus /ha 0	0		0
Benchmark Land Value	**200,000**		**1,500,000**

	£/m2	
Additional Profit	**136,613**	**254**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				309,405	
	Stamp Duty			4,970		
	Easements etc.			0		
	Legals /Acquisition		1.50%	4,641	9,611	
Fees						
	Planning			2,772		
	Professional		8.00%	99,236	102,008	
CONSTRUCTION						
	Build Cost		1,881	1,010,149		
	s106 / CIL / IT			12,000		
	Contingency		5.00%	50,507		
	Abnormals	%	5.00%	50,507		
		£		117,292	1,240,456	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	67,662		
	Legals	%	0.5%	11,277		
		£/unit	0	0		
	Misc.	%	0.0%	0	78,939	**1,740,420**

Developers Profit			
Market Housing	% Value	17.50%	**394,695**
Affordable Housing	% Value	6.00%	**0**
First Homes	% Value	17.50%	**0**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	6		
No dwgs under 50	6	462	2,772
No dwgs over 50	0	138	0
		Total	2,772

Stamp duty calc - Residual		
Land payment		309,405
	Total	4,970

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

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**12,000**

Post CIL s106	2,000	£/ Unit (all)	12,000
CIL	0	£/m2	0
		Total	**12,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,525.00
CO2 Plus	%	11.00%	167.75
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,702.35
Site Costs	Base	10.00%	170.24
	BNG	0.50%	8.51
			1,881.10

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				2	2	2																			
Market Housing					0	0	0	751,800	751,800	751,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**751,800**	**751,800**	**751,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		4,970																							
Easements etc.		0																							
Legals Acquisition		4,641																							
Planning Fee		2,772																							
Professional		49,618		49,618																					
Build Cost - BCIS Base			0	112,239	224,478	336,716	224,478	112,239	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,333	2,667	4,000	2,667	1,333	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	5,612	11,224	16,836	11,224	5,612	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	18,644	37,289	55,933	37,289	18,644	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	22,554	22,554	22,554	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	3,759	3,759	3,759	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**62,002**	**0**	**187,447**	**275,657**	**413,485**	**275,657**	**164,141**	**26,313**	**26,313**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**309,405**																							
	Interest		6,964	7,094	10,742	16,112	24,167	29,789	19,329	6,088	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									394,695
Affordable for Rent																									0
First Homes																									0
	Cash Flow	-371,407	-6,964	-194,541	-286,399	-429,597	-299,824	557,870	706,158	719,399	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-394,695
	Opening Balance	0																							
	Closing Balance	-371,407	-378,370	-572,912	-859,311	-1,288,908	-1,588,732	-1,030,862	-324,704	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	394,695	0

App11d
Site 15

Site 15 — **Build to Rent Flats**

INCOME	Av Size m2		%	Number	Price £/m2	GDV £	GIA m2
	Gross	Net		60			
Market Housing	69.4	63.10	70.00%	42	4,250	11,262,500	2,915
Affordable Overall			30%	18			
Affordable Rent	64.1	58.28	30.00%	18	2,125	2,229,125	1,154
Social Rent	64.1	58.28	0.00%	0	1,600	0	0
Shared Ownership	64.1	58.28	0.00%	0	2,975	0	0
First Homes	64.1	58.28	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent				0	0	
	Social Rent				0	0	
	Shared Ownership				0	0	
SITE AREA - Net	0.600 ha			100	/ha	**13,491,625**	**4,069**
SITE AREA - Gross	0.600 ha			100	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-701,697**	**-1,169,495**	**-1,169,495**
Existing Use Value	750,000		1,250,000
Uplift 20%	150,000		250,000
Plus /ha 0	0		0
Benchmark Land Value	**900,000**		**1,500,000**

	£/m2	
Additional Profit	**-1,685,598**	**-578**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				-701,697	
	Stamp Duty			0		
	Easements etc.			0		
	Legals /Acquisition		1.50%	-10,525	-10,525	
Fees						
	Planning			24,480		
	Professional		8.00%	816,631	841,111	
CONSTRUCTION						
	Build Cost		2,102	8,552,322		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	213,808		
	Abnormals	%	5.00%	427,616		
		£		894,145	10,207,892	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	404,749		
	Legals	%	0.5%	67,458		
		£/unit	0	0		
	Misc.	%	0.0%	0	472,207	**10,808,988**

Developers Profit				
	Market Housing	% Value	17.50%	**1,970,938**
	Affordable Housing	% Value	6.00%	**133,748**
	First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		-701,697
	Total	0

Stamp duty calc - Residual		
Land payment		900,000
	Total	34,500

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				30	30																				
Market Housing					0	0	0	5,631,250	5,631,250	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	1,114,563	1,114,563	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**6,745,813**	**6,745,813**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-10,525																							
Planning Fee		24,480																							
Professional		408,316		408,316																					
Build Cost - BCIS Base			0	1,425,387	2,850,774	2,850,774	1,425,387	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	20,000	40,000	40,000	20,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	35,635	71,269	71,269	35,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	220,294	440,587	440,587	220,294	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	202,374	202,374	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	33,729	33,729	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**422,270**	**0**	**2,109,631**	**3,402,631**	**3,402,631**	**1,701,315**	**236,103**	**236,103**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-701,697**																							
	Interest		0	0	34,316	98,759	164,410	199,392	81,074	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,970,938
Affordable for Rent																									133,748
First Homes																									0
	Cash Flow	279,427	0	-2,109,631	-3,436,947	-3,501,390	-1,865,725	6,310,317	6,428,635	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,104,685
	Opening Balance	0																							
	Closing Balance	279,427	279,427	-1,830,204	-5,267,151	-8,768,541	-10,634,267	-4,323,950	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	2,104,685	0

App11d
Site 16

Site 16 — **Build to Rent Houses**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing		89.2	89.24	70.00%	42	4,250	15,929,000	3,748
Affordable Overall				30%	18			
Affordable Rent		84.2	84.22	30.00%	18	2,125	3,221,500	1,516
Social Rent		84.2	84.22	0.00%	0	1,600	0	0
Shared Ownership		84.2	84.22	0.00%	0	2,975	0	0
First Homes		84.2	84.22	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		1.714 ha		35	/ha		**19,150,500**	**5,264**
SITE AREA - Gross		2.274 ha		26	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		1,892,864	1,104,171	832,561
Existing Use Value		56,839		25,000
Uplift	0%	0		0
Plus /ha	400,000	909,417		400,000
Benchmark Land Value		966,256		**425,000**

	£/m2	
Additional Profit	1,094,058	292

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				1,892,864	
	Stamp Duty			84,143		
	Easements etc.			0		
	Legals /Acquisition		1.50%	28,393	112,536	
Fees						
	Planning			24,480		
	Professional		8.00%	923,787	948,267	
CONSTRUCTION						
	Build Cost		1,939	10,205,761		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	255,144		
	Abnormals	%	0.00%	0		
		£		966,438	11,547,343	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	574,515		
	Legals	%	0.5%	95,753		
		£/unit	0	0		
	Misc.	%	0.0%	0	670,268	**15,171,278**

Developers Profit			
Market Housing	% Value	17.50%	**2,787,575**
Affordable Housing	% Value	6.00%	**193,290**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		1,892,864
	Total	84,143

Stamp duty calc - Residual		
Land payment		966,256
	Total	37,813

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,508.86
CO2 Plus	%	11.00%	165.97
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,684.43
Site Costs	Base	15.00%	252.67
	BNG	0.10%	1.68
			1,938.78

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				12	13	12	13	10																	
Market Housing					0	0	0	3,185,800	3,451,283	3,185,800	3,451,283	2,654,833	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	644,300	697,992	644,300	697,992	536,917	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,830,100**	**4,149,275**	**3,830,100**	**4,149,275**	**3,191,750**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		84,143																							
Easements etc.		0																							
Legals Acquisition		28,393																							
Planning Fee		24,480																							
Professional		461,894		461,894																					
Build Cost - BCIS Base			0	680,384	1,417,467	2,097,851	2,154,550	1,984,454	1,304,070	566,987	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	8,000	16,667	24,667	25,333	23,333	15,333	6,667	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	17,010	35,437	52,446	53,864	49,611	32,602	14,175	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	64,429	134,227	198,657	204,026	187,918	123,489	53,691	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	114,903	124,478	114,903	124,478	95,753	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,151	20,746	19,151	20,746	15,959	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**598,910**	**0**	**1,231,717**	**1,603,798**	**2,373,621**	**2,437,772**	**2,379,370**	**1,620,718**	**775,573**	**145,225**	**111,711**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**1,892,864**																							
	Interest		46,721	47,597	71,584	102,997	149,434	197,944	174,454	130,315	75,486	1,825	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,787,575
Affordable for Rent																									193,290
First Homes																									0
	Cash Flow	-2,491,774	-46,721	-1,279,313	-1,675,382	-2,476,618	-2,587,206	1,252,786	2,354,102	2,924,213	3,928,565	3,078,213	0	0	0	0	0	0	0	0	0	0	0	0	-2,980,865
	Opening Balance	0																							
	Closing Balance	-2,491,774	-2,538,495	-3,817,808	-5,493,190	-7,969,807	-10,557,014	-9,304,228	-6,950,126	-4,025,913	-97,348	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	2,980,865	0

App11d
Site 17

Site 17 — **Sheltered Green**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
		Gross	Net		60			
Market Housing		75.0	62.50	70.00%	42	4,750	12,468,750	3,150
Affordable Overall				30%	18			
Affordable Rent		75.0	62.50	11.00%	7	2,375	979,688	495
Social Rent		75.0	62.50	9.00%	5	1,600	540,000	405
Shared Ownership		75.0	62.50	10.00%	6	3,325	1,246,875	450
First Homes		75.0	62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net		0.500	ha		120	/ha	**15,235,313**	**4,500**
SITE AREA - Gross		0.500	ha		120	/ha		

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**674,287**	**1,348,574**	**1,348,574**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**

	£/m2	
Additional Profit	**553,214**	**176**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total		
LAND	Land				674,287	
	Stamp Duty			23,214		
	Easements etc.			0		
	Legals /Acquisition		1.50%	10,114	33,329	
Fees						
	Planning			24,480		
	Professional		8.00%	807,023	831,503	
CONSTRUCTION						
	Build Cost		2,094	9,424,202		
	s106 / CIL / IT			120,000		
	Contingency		2.50%	235,605		
	Abnormals	%	0.00%	0		
		£		307,975	10,087,782	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	457,059		
	Legals	%	0.5%	76,177		
		£/unit	0	0		
	Misc.	%	0.0%	0	533,236	**12,160,136**

Developers Profit			
Market Housing	% Value	17.50%	**2,182,031**
Affordable Housing	% Value	6.00%	**165,994**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		674,287
	Total	23,214

Stamp duty calc - Residual		
Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.10%	1.90
			2,094.27

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,117,188	3,117,188	3,117,188	3,117,188	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	244,922	244,922	244,922	244,922	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	135,000	135,000	135,000	135,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	311,719	311,719	311,719	311,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,808,828**	**3,808,828**	**3,808,828**	**3,808,828**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		23,214																							
Easements etc.		0																							
Legals Acquisition		10,114																							
Planning Fee		24,480																							
Professional		403,511		403,511																					
Build Cost - BCIS Base			0	785,350	1,570,700	2,356,051	2,356,051	1,570,700	785,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	19,634	39,268	58,901	58,901	39,268	19,634	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	25,665	51,329	76,994	76,994	51,329	25,665	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	114,265	114,265	114,265	114,265	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	19,044	19,044	19,044	19,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**461,320**	**0**	**1,244,160**	**1,681,297**	**2,521,946**	**2,521,946**	**1,814,606**	**973,957**	**133,309**	**133,309**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**674,287**																							
	Interest		21,293	21,692	45,427	77,803	126,548	176,207	142,119	91,630	24,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,182,031
Affordable for Rent																									165,994
First Homes																									0
	Cash Flow	-1,135,607	-21,293	-1,265,852	-1,726,724	-2,599,748	-2,648,493	1,818,015	2,692,751	3,583,889	3,651,087	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,348,025
	Opening Balance	0																							
	Closing Balance	-1,135,607	-1,156,900	-2,422,751	-4,149,475	-6,749,223	-9,397,717	-7,579,702	-4,886,951	-1,303,062	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	2,348,025	0

App11d
Site 18

Site 18 — **Sheltered Brown**

INCOME	Av Size	m2 Gross	m2 Net	%	Number	Price £/m2	GDV £	GIA m2
					60			
Market Housing	75.0		62.50	60.00%	36	4,750	10,687,500	2,700
Affordable Overall				30%	18			
Affordable Rent	75.0		62.50	21.00%	13	2,375	1,870,313	945
Social Rent	75.0		62.50	9.00%	5	1,600	540,000	405
Shared Ownership	75.0		62.50	10.00%	6	3,325	1,246,875	450
First Homes	75.0		62.50	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**14,344,688**	**4,500**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

	Whole Site	Per ha NET	Per ha GROSS
Residual Land Value	**-912,620**	**-1,825,240**	**-1,825,240**
Existing Use Value	625,000		1,250,000
Uplift 20%	125,000		250,000
Plus /ha	0	0	0
Benchmark Land Value	**750,000**		**1,500,000**

	£/m2
Additional Profit	**-1,697,238**	**-629**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total	
LAND					
	Land			-912,620	
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-13,689	-13,689
Fees					
	Planning			24,480	
	Professional		8.00%	894,182	918,662
CONSTRUCTION					
	Build Cost		2,102	9,458,441	
	s106 / CIL / IT			120,000	
	Contingency		5.00%	472,922	
	Abnormals	%	5.00%	472,922	
		£		652,985	11,177,269
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	430,341	
	Legals	%	0.5%	71,723	
		£/unit	0	0	
	Misc.	%	0.0%	0	502,064 **11,671,686**

Developers Profit

Market Housing	% Value	17.50%	**1,870,313**
Affordable Housing	% Value	6.00%	**219,431**
First Homes	% Value	17.50%	**0**

Planning fee calc

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

Stamp duty calc - Residual

Land payment		-912,620
	Total	0

Stamp duty calc - Residual

Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost

			/m2
			1,705.00
CO2 Plus	%	11.00%	187.55
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,902.15
Site Costs	Base	10.00%	190.22
	BNG	0.50%	9.51
			2,101.88

RESIDUAL CASH FLOW FOR INTEREST

INCOME		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	2,671,875	2,671,875	2,671,875	2,671,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	467,578	467,578	467,578	467,578	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	135,000	135,000	135,000	135,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	311,719	311,719	311,719	311,719	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**3,586,172**	**3,586,172**	**3,586,172**	**3,586,172**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-13,689																							
Planning Fee		24,480																							
Professional		447,091		447,091																					
Build Cost - BCIS Base			0	788,203	1,576,407	2,364,610	2,364,610	1,576,407	788,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	39,410	78,820	118,231	118,231	78,820	39,410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	93,826	187,651	281,477	281,477	187,651	93,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	107,585	107,585	107,585	107,585	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	17,931	17,931	17,931	17,931	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**457,881**	**0**	**1,378,530**	**1,862,878**	**2,794,317**	**2,794,317**	**1,988,394**	**1,056,955**	**125,516**	**125,516**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-912,620**																							
	Interest		0	0	17,321	52,575	105,954	160,334	133,382	88,460	25,232	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									1,870,313
Affordable for Rent																									219,431
First Homes																									0
	Cash Flow	454,738	0	-1,378,530	-1,880,199	-2,846,892	-2,900,271	1,437,443	2,395,835	3,372,196	3,435,424	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,089,744
	Opening Balance	0																							
	Closing Balance	454,738	454,738	-923,791	-2,803,991	-5,650,883	-8,551,154	-7,113,711	-4,717,876	-1,345,681	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	2,089,744	0

App11d
Site 19

Site 19 — **Extracare Green**

INCOME	Av Size	m2		%	Number	Price £/m2	GDV £	GIA m2
					60			
		Gross	Net					
Market Housing		96.1	73.93	60.00%	36	5,000	13,307,143	3,460
Affordable Overall				30%	18			
Affordable Rent		95.9	73.75	21.00%	13	2,500	2,323,125	1,208
Social Rent		95.9	73.75	9.00%	5	1,600	637,200	518
Shared Ownership		97.5	75.00	10.00%	6	3,500	1,575,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500	ha		120	/ha		**17,842,468**	**5,771**
SITE AREA - Gross	0.500	ha		120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-1,002,070**	**-2,004,140**	**-2,004,140**
Existing Use Value		37,500		75,000
Uplift	0%	0		0
Plus /ha	400,000	200,000		400,000
Benchmark Land Value		**237,500**		**475,000**
		£/m2		
Additional Profit		**-1,236,334**		**-357**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
	Land				-1,002,070
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-15,031	-15,031
Fees					
	Planning			24,480	
	Professional		8.00%	1,102,131	1,126,611
CONSTRUCTION					
	Build Cost		2,249	12,980,837	
	s106 / CIL / IT			120,000	
	Contingency		2.50%	324,521	
	Abnormals	%	0.00%	0	
		£		351,275	13,776,633
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	535,274	
	Legals	%	0.5%	89,212	
		£/unit	0	0	
	Misc.	%	0.0%	0	624,486 **14,510,629**

Developers Profit			
Market Housing	% Value	17.50%	**2,328,750**
Affordable Housing	% Value	6.00%	**272,120**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		-1,002,070
	Total	0

Stamp duty calc - Residual		
Land payment		237,500
	Total	1,750

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.10%	2.04
			2,249.48

RESIDUAL CASH FLOW FOR INTEREST

		Year 1				Year 2				Year 3				Year 4				Year 5				Year 6			
INCOME		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,326,786	3,326,786	3,326,786	3,326,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	580,781	580,781	580,781	580,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	159,300	159,300	159,300	159,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	393,750	393,750	393,750	393,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,460,617**	**4,460,617**	**4,460,617**	**4,460,617**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-15,031																							
Planning Fee		24,480																							
Professional		551,065		551,065																					
Build Cost - BCIS Base			0	1,081,736	2,163,473	3,245,209	3,245,209	2,163,473	1,081,736	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	27,043	54,087	81,130	81,130	54,087	27,043	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	29,273	58,546	87,819	87,819	58,546	29,273	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	133,819	133,819	133,819	133,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	22,303	22,303	22,303	22,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**560,514**	**0**	**1,699,118**	**2,296,106**	**3,444,158**	**3,444,158**	**2,452,227**	**1,304,174**	**156,122**	**156,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-1,002,070**																							
	Interest		0	0	23,579	67,073	132,909	199,979	166,071	110,002	31,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,328,750
Affordable for Rent																									272,120
First Homes																									0
	Cash Flow	441,556	0	-1,699,118	-2,319,685	-3,511,232	-3,577,067	1,808,411	2,990,371	4,194,494	4,273,140	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,600,870
	Opening Balance	0																							
	Closing Balance	441,556	441,556	-1,257,563	-3,577,247	-7,088,479	-10,665,546	-8,857,136	-5,866,764	-1,672,271	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	0

App11d
Site 20

Site 20	Extracare Brown

INCOME	Av Size	m2 Gross	m2 Net	%	Number 60	Price £/m2	GDV £	GIA m2
Market Housing		96.1	73.93	60.00%	36	5,000	13,307,143	3,460
Affordable Overall				30%	18			
Affordable Rent		95.9	73.75	21.00%	13	2,500	2,323,125	1,208
Social Rent		95.9	73.75	9.00%	5	1,600	637,200	518
Shared Ownership		97.5	75.00	10.00%	6	3,500	1,575,000	585
First Homes		97.5	75.00	0.00%	0	0	0	0
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	0.500 ha			120	/ha		**17,842,468**	**5,771**
SITE AREA - Gross	0.500 ha			120	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**-2,399,437**	**-4,798,873**	**-4,798,873**
Existing Use Value		625,000		1,250,000
Uplift	20%	125,000		250,000
Plus /ha	0	0		0
Benchmark Land Value		**750,000**		**1,500,000**
		£/m2		
Additional Profit		**-3,222,496**	**-931**	

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS			/unit or m2	Total	
LAND					
	Land				-2,399,437
	Stamp Duty			0	
	Easements etc.			0	
	Legals /Acquisition		1.50%	-35,992	-35,992
Fees					
	Planning			24,480	
	Professional		8.00%	1,211,767	1,236,247
CONSTRUCTION					
	Build Cost		2,258	13,027,997	
	s106 / CIL / IT			120,000	
	Contingency		5.00%	651,400	
	Abnormals	%	5.00%	651,400	
		£		696,285	15,147,082
FINANCE					
	Fees		0%	0	
	Interest		7.50%		
	Legal and Valuation			0	0
SALES					
	Agents	%	3.0%	535,274	
	Legals	%	0.5%	89,212	
		£/unit	0	0	
	Misc.	%	0.0%	0	624,486 **14,572,386**

Developers Profit			
Market Housing	% Value	17.50%	**2,328,750**
Affordable Housing	% Value	6.00%	**272,120**
First Homes	% Value	17.50%	**0**

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

Stamp duty calc - Residual		
Land payment		-2,399,437
	Total	0

Stamp duty calc - Residual		
Land payment		750,000
	Total	27,000

Pre CIL s106	2,000	£/ Unit (all)	
		Total	**120,000**

Post CIL s106	2,000	£/ Unit (all)	120,000
CIL	0	£/m2	0
		Total	**120,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,832.00
CO2 Plus	%	11.00%	201.52
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			2,043.12
Site Costs	Base	10.00%	204.31
	BNG	0.50%	10.22
			2,257.65

RESIDUAL CASH FLOW FOR INTEREST

		Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4	Year 3 Q1	Q2	Q3	Q4	Year 4 Q1	Q2	Q3	Q4	Year 5 Q1	Q2	Q3	Q4	Year 6 Q1	Q2	Q3	Q4
INCOME																									
UNITS Started				15	15	15	15																		
Market Housing					0	0	0	3,326,786	3,326,786	3,326,786	3,326,786	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent					0	0	0	580,781	580,781	580,781	580,781	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent					0	0	0	159,300	159,300	159,300	159,300	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership					0	0	0	393,750	393,750	393,750	393,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**0**	**0**	**0**	**0**	**4,460,617**	**4,460,617**	**4,460,617**	**4,460,617**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		0																							
Easements etc.		0																							
Legals Acquisition		-35,992																							
Planning Fee		24,480																							
Professional		605,883		605,883																					
Build Cost - BCIS Base			0	1,085,666	2,171,333	3,256,999	3,256,999	2,171,333	1,085,666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	10,000	20,000	30,000	30,000	20,000	10,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	54,283	108,567	162,850	162,850	108,567	54,283	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	112,307	224,614	336,921	336,921	224,614	112,307	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	0	0	0	0	133,819	133,819	133,819	133,819	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	0	0	0	0	22,303	22,303	22,303	22,303	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**594,372**	**0**	**1,868,140**	**2,524,514**	**3,786,770**	**3,786,770**	**2,680,635**	**1,418,378**	**156,122**	**156,122**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**-2,399,437**																							
	Interest		0	0	1,183	48,539	120,452	193,712	163,969	110,002	31,355	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									2,328,750
Affordable for Rent																									272,120
First Homes																									0
	Cash Flow	1,805,065	0	-1,868,140	-2,525,696	-3,835,310	-3,907,222	1,586,270	2,878,269	4,194,494	4,273,140	0	0	0	0	0	0	0	0	0	0	0	0	0	-2,600,870
	Opening Balance	0																							
	Closing Balance	1,805,065	1,805,065	-63,075	-2,588,771	-6,424,081	-10,331,303	-8,745,034	-5,866,764	-1,672,271	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	2,600,870	0

App11d
Site 24

Site 24 | **V Large 600**

INCOME	Av Size	m2 Gross	Net	%	Number 600	Price £/m2	GDV £	GIA m2
Market Housing		90.3	90.00	70.00%	420	4,200	158,760,000	37,916
Affordable Overall				30%	180			
Affordable Rent		68.7	67.30	11.10%	67	2,100	9,412,578	4,577
Social Rent		68.7	67.30	9.00%	54	1,600	5,814,720	3,711
Shared Ownership		74.0	73.27	2.40%	14	2,940	3,101,818	1,066
First Homes		72.6	71.76	7.50%	45	2,871	9,270,620	3,268
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	20.000	ha		30	/ha		**186,359,736**	**50,539**
SITE AREA - Gross	33.333	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		8,476,766	423,838	254,303
Existing Use Value		833,333		25,000
Uplift	0%	0		0
Plus /ha	400,000	13,333,333		400,000
Benchmark Land Value		**14,166,667**		**425,000**
		£/m2		
Additional Profit		**-7,528,799**		**-199**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				8,476,766	
	Stamp Duty			413,338		
	Easements etc.			0		
	Legals /Acquisition		1.50%	127,151	540,490	
Fees						
	Planning			99,000		
	Professional		8.00%	10,007,037	10,106,037	
CONSTRUCTION						
	Build Cost		2,002	101,172,346		
	s106 / CIL / IT			18,000,000		
	Contingency		5.00%	5,058,617		
	Abnormals	%	0.00%	0		
		£		857,000	125,087,964	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	5,590,792		
	Legals	%	0.5%	931,799		
		£/unit	0	0		
	Misc.	%	0.0%	0	6,522,591	**150,733,847**

Developers Profit			
Market Housing	% Value	17.50%	**27,783,000**
Affordable Housing	% Value	6.00%	**1,099,747**
First Homes	% Value	17.50%	**1,622,359**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	600		
No dwgs under 50	50	462	23,100
No dwgs over 50	550	138	75,900
		Total	99,000

Stamp duty calc - Residual		
Land payment		8,476,766
	Total	413,338

Stamp duty calc - Residual		
Land payment		14,166,667
	Total	697,833

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**18,000,000**

Post CIL s106	30,000	£/ Unit (all)	18,000,000
CIL	0	£/m2	0
		Total	**18,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.23
CO2 Plus	%	11.00%	171.41
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.24
Site Costs	Base	15.00%	260.89
	BNG	0.10%	1.74
			2,001.86

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	50																
Market Housing			0	13,230,000	26,460,000	26,460,000	26,460,000	26,460,000	26,460,000	13,230,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	784,382	1,568,763	1,568,763	1,568,763	1,568,763	1,568,763	784,382	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	484,560	969,120	969,120	969,120	969,120	969,120	484,560	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	258,485	516,970	516,970	516,970	516,970	516,970	258,485	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	772,552	1,545,103	1,545,103	1,545,103	1,545,103	1,545,103	772,552	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**15,529,978**	**31,059,956**	**31,059,956**	**31,059,956**	**31,059,956**	**31,059,956**	**15,529,978**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		413,338																							
Easements etc.		0																							
Legals Acquisition		127,151																							
Planning Fee		99,000																							
Professional		10,007,037																							
Build Cost - BCIS Base			0	8,431,029	16,862,058	16,862,058	16,862,058	16,862,058	16,862,058	8,431,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	421,551	843,103	843,103	843,103	843,103	843,103	421,551	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,417	142,833	142,833	142,833	142,833	142,833	71,417	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	465,899	931,799	931,799	931,799	931,799	931,799	465,899	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	77,650	155,300	155,300	155,300	155,300	155,300	77,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**10,646,527**	**0**	**10,967,546**	**21,935,092**	**21,935,092**	**21,935,092**	**21,935,092**	**21,935,092**	**10,967,546**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**8,476,766**																							
	Interest		1,434,247	1,541,816	1,315,269	729,550	99,901	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									27,783,000
Affordable for Rent																									1,099,747
First Homes																									1,622,359
	Cash Flow	-19,123,293	-1,434,247	3,020,616	7,809,594	8,395,314	9,024,962	9,124,864	9,124,864	4,562,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-30,505,105
	Opening Balance	0																							
	Closing Balance	-19,123,293	-20,557,540	-17,536,924	-9,727,330	-1,332,016	7,692,947	16,817,810	25,942,674	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	30,505,105	0

App11d
Site 25

Site 25 | **V Large 1,200**

INCOME	Av Size	m2 Gross	Net	%	Number 1,200	Price £/m2	GDV £	GIA m2
Market Housing		90.3	90.03	70.00%	840	4,200	317,608,200	75,857
Affordable Overall				30%	360			
Affordable Rent		68.4	67.00	11.10%	133	2,100	18,741,240	9,117
Social Rent		68.4	67.00	9.00%	108	1,600	11,577,600	7,392
Shared Ownership		71.9	71.00	2.40%	29	2,940	6,011,712	2,071
First Homes		72.4	71.50	7.50%	90	2,874	18,497,040	6,513
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	40.000	ha		30	/ha		**372,435,792**	**100,950**
SITE AREA - Gross	66.667	ha		18	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		14,269,724	356,743	214,046
Existing Use Value		1,666,667		25,000
Uplift	0%	0		0
Plus /ha	400,000	26,666,667		400,000
Benchmark Land Value		**28,333,333**		**425,000**

	£/m2
Additional Profit	-20,221,186 -267

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND	Land				14,269,724	
	Stamp Duty			702,986		
	Easements etc.			0		
	Legals /Acquisition		1.50%	214,046	917,032	
Fees						
	Planning			181,800		
	Professional		8.00%	20,000,034	20,181,834	
CONSTRUCTION						
	Build Cost		2,003	202,170,879		
	s106 / CIL / IT			36,000,000		
	Contingency		5.00%	10,108,544		
	Abnormals	%	0.00%	0		
		£		1,721,000	250,000,423	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	11,173,074		
	Legals	%	0.5%	1,862,179		
		£/unit	0	0		
	Misc.	%	0.0%	0	13,035,253	**298,404,266**

Developers Profit				
Market Housing	% Value	17.50%		**55,581,435**
Affordable Housing	% Value	6.00%		**2,179,833**
First Homes	% Value	17.50%		**3,236,982**

Planning fee calc			
Planning app fee	dwgs	rate	
No dwgs	1,200		
No dwgs under 50	50	462	23,100
No dwgs over 50	1150	138	158,700
		Total	181,800

Stamp duty calc - Residual		
Land payment		14,269,724
	Total	702,986

Stamp duty calc - Residual		
Land payment		28,333,333
	Total	1,406,167

Pre CIL s106	30,000	£/ Unit (all)	
		Total	**36,000,000**

Post CIL s106	30,000	£/ Unit (all)	36,000,000
CIL	0	£/m2	0
		Total	**36,000,000**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.87
CO2 Plus	%	11.00%	171.48
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.95
Site Costs	Base	15.00%	260.99
	BNG	0.10%	1.74
			2,002.68

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	150	150	150	150	150	150	50													
Market Housing			0	13,233,675	26,467,350	26,467,350	39,701,025	39,701,025	39,701,025	39,701,025	39,701,025	39,701,025	13,233,675	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	780,885	1,561,770	1,561,770	2,342,655	2,342,655	2,342,655	2,342,655	2,342,655	2,342,655	780,885	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	482,400	964,800	964,800	1,447,200	1,447,200	1,447,200	1,447,200	1,447,200	1,447,200	482,400	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	250,488	500,976	500,976	751,464	751,464	751,464	751,464	751,464	751,464	250,488	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	770,710	1,541,420	1,541,420	2,312,130	2,312,130	2,312,130	2,312,130	2,312,130	2,312,130	770,710	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**15,518,158**	**31,036,316**	**31,036,316**	**46,554,474**	**46,554,474**	**46,554,474**	**46,554,474**	**46,554,474**	**46,554,474**	**15,518,158**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		702,986																							
Easements etc.		0																							
Legals Acquisition		214,046																							
Planning Fee		181,800																							
Professional		20,000,034																							
Build Cost - BCIS Base			0	8,423,787	16,847,573	16,847,573	25,271,360	25,271,360	25,271,360	25,271,360	25,271,360	25,271,360	8,423,787	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	1,500,000	3,000,000	3,000,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	4,500,000	1,500,000	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	421,189	842,379	842,379	1,263,568	1,263,568	1,263,568	1,263,568	1,263,568	1,263,568	421,189	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	71,708	143,417	143,417	215,125	215,125	215,125	215,125	215,125	215,125	71,708	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	465,545	931,089	931,089	1,396,634	1,396,634	1,396,634	1,396,634	1,396,634	1,396,634	465,545	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	77,591	155,182	155,182	232,772	232,772	232,772	232,772	232,772	232,772	77,591	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**21,098,866**	**0**	**10,959,820**	**21,919,640**	**21,919,640**	**32,879,459**	**32,879,459**	**32,879,459**	**32,879,459**	**32,879,459**	**32,879,459**	**10,959,820**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**14,269,724**																							
	Interest		2,652,644	2,851,593	2,723,587	2,244,105	1,728,662	832,686	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									55,581,435
Affordable for Rent																									2,179,833
First Homes																									3,236,982
	Cash Flow	-35,368,590	-2,652,644	1,706,746	6,393,090	6,872,571	11,946,352	12,842,329	13,675,015	13,675,015	13,675,015	13,675,015	4,558,338	0	0	0	0	0	0	0	0	0	0	0	-60,998,250
	Opening Balance	0																							
	Closing Balance	-35,368,590	-38,021,234	-36,314,489	-29,921,399	-23,048,828	-11,102,475	1,739,854	15,414,868	29,089,883	42,764,897	56,439,912	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	60,998,250	0

App11d
Site 28

Site 28 **Banbury Canalside**

INCOME	Av Size	m2		%	Number	Price	GDV	GIA
					700	£/m2	£	m2
		Gross	Net					
Market Housing		90.3	90.04	70.00%	490	4,200	185,312,400	44,258
Affordable Overall				30%	210			
Affordable Rent		68.4	66.96	11.10%	78	2,100	10,925,397	5,315
Social Rent		68.4	66.96	9.00%	63	1,600	6,749,280	4,310
Shared Ownership		72.0	71.06	2.40%	17	2,940	3,509,737	1,209
First Homes		73.1	72.28	7.50%	53	2,873	10,901,496	3,837
Grant and Subsidy	Affordable Rent					0	0	
	Social Rent					0	0	
	Shared Ownership					0	0	
SITE AREA - Net	10.000	ha		70	/ha		**217,398,311**	**58,929**
SITE AREA - Gross	26.000	ha		27	/ha			

Sales per Quarter	0
Unit Build Time	3 Quarters

		Whole Site	Per ha NET	Per ha GROSS
Residual Land Value		**10,301,271**	**1,030,127**	**396,203**
Existing Use Value		32,500,000		1,250,000
Uplift	20%	6,500,000		250,000
Plus /ha	400,000	10,400,000		400,000
Benchmark Land Value		**49,400,000**		**1,900,000**
		£/m2		
Additional Profit		**-53,417,639**		**-1,207**

RUN Residual MACRO ctrl+r
Closing balance = 0

RUN CIL MACRO ctrl+l
Closing balance = 0

Check on phasing dwgs nos
correct

DEVELOPMENT COSTS

			/unit or m2	Total		
LAND						
	Land				10,301,271	
	Stamp Duty			504,564		
	Easements etc.			0		
	Legals /Acquisition		1.50%	154,519	659,083	
Fees						
	Planning			112,800		
	Professional		8.00%	11,592,208	11,705,008	
CONSTRUCTION						
	Build Cost		2,002	117,986,402		
	s106 / CIL / IT			0		
	Contingency		5.00%	5,899,320		
	Abnormals	%	5.00%	5,899,320		
		£		15,117,552	144,902,594	
FINANCE						
	Fees		0%	0		
	Interest		7.50%			
	Legal and Valuation			0	0	
SALES						
	Agents	%	3.0%	6,521,949		
	Legals	%	0.5%	1,086,992		
		£/unit	0	0		
	Misc.	%	0.0%	0	7,608,941	**175,176,896**

Developers Profit

Market Housing	% Value	17.50%	**32,429,670**
Affordable Housing	% Value	6.00%	**1,271,065**
First Homes	% Value	17.50%	**1,907,762**

Planning fee calc

Planning app fee	dwgs	rate	
No dwgs	700		
No dwgs under 50	50	462	23,100
No dwgs over 50	650	138	89,700
		Total	112,800

Stamp duty calc - Residual

Land payment		10,301,271
	Total	504,564

Stamp duty calc - Residual

Land payment		49,400,000
	Total	2,459,500

Pre CIL s106	0	£/ Unit (all)	
		Total	**0**

Post CIL s106	0	£/ Unit (all)	0
CIL	0	£/m2	0
		Total	**0**

Inf Tariff	% GDV	
	0.00%	**0**

Build Cost			/m2
			1,558.47
CO2 Plus	%	11.00%	171.43
	£/m2		0.00
Acc & Adpt	%	0.00%	0.00
	£/m2		9.50
Water	£/m2		0.10
Over Extra 1	%	0.00%	0.00
	£/m2		0.00
Over Extra 2	%	0.00%	0.00
	£/m2	0.00	0.00
Small Site	%	0.00%	0.00
			1,739.51
Site Costs	Base	15.00%	260.93
	BNG	0.10%	1.74
			2,002.17

RESIDUAL CASH FLOW FOR INTEREST

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24
INCOME																									
UNITS Started			50	100	100	100	100	100	100	50															
Market Housing			0	13,236,600	26,473,200	26,473,200	26,473,200	26,473,200	26,473,200	26,473,200	13,236,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Affordable Rent			0	780,386	1,560,771	1,560,771	1,560,771	1,560,771	1,560,771	1,560,771	780,386	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Social Rent			0	482,091	964,183	964,183	964,183	964,183	964,183	964,183	482,091	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shared Ownership			0	250,696	501,391	501,391	501,391	501,391	501,391	501,391	250,696	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Homes			0	778,678	1,557,357	1,557,357	1,557,357	1,557,357	1,557,357	1,557,357	778,678	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grant and Subsidy			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INCOME		**0**	**0**	**15,528,451**	**31,056,902**	**31,056,902**	**31,056,902**	**31,056,902**	**31,056,902**	**31,056,902**	**15,528,451**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
EXPENDITURE																									
Stamp Duty		504,564																							
Easements etc.		0																							
Legals Acquisition		154,519																							
Planning Fee		112,800																							
Professional		11,592,208																							
Build Cost - BCIS Base			0	8,427,600	16,855,200	16,855,200	16,855,200	16,855,200	16,855,200	16,855,200	8,427,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0
s106/CIL/Tariff			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency			0	421,380	842,760	842,760	842,760	842,760	842,760	842,760	421,380	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Abnormals			0	1,501,205	3,002,410	3,002,410	3,002,410	3,002,410	3,002,410	3,002,410	1,501,205	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Finance Fees		0																							
Legal and Valuation		0																							
Agents		0	0	465,854	931,707	931,707	931,707	931,707	931,707	931,707	465,854	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Legals		0	0	77,642	155,285	155,285	155,285	155,285	155,285	155,285	77,642	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Misc.				0																					
COSTS BEFORE LAND INT AND PROFIT		**12,364,090**	**0**	**10,893,681**	**21,787,362**	**21,787,362**	**21,787,362**	**21,787,362**	**21,787,362**	**21,787,362**	**10,893,681**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
For Residual Valuation	Land	**10,301,271**																							
	Interest		1,699,902	1,827,395	1,616,842	1,042,889	425,891	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers Return																									
Market Housing																									32,429,670
Affordable for Rent																									1,271,065
First Homes																									1,907,762
	Cash Flow	-22,665,361	-1,699,902	2,807,375	7,652,698	8,226,650	8,843,649	9,269,539	9,269,539	9,269,539	4,634,770	0	0	0	0	0	0	0	0	0	0	0	0	0	-35,608,497
	Opening Balance	0																							
	Closing Balance	-22,665,361	-24,365,263	-21,557,888	-13,905,190	-5,678,540	3,165,109	12,434,648	21,704,188	30,973,727	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	35,608,497	0

Appendix 12 – Appraisal Results - Varied CIL

South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

		CIL	EUV	BLV Residual Value																		
				£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	South & East	25,000	552,500	1,136,499	1,109,165	1,081,831	1,054,497	1,027,163	999,829	972,495	945,161	917,827	890,493	863,159	835,825	808,491	781,157	753,823	726,489
Site 2	Green 150	South & East	25,000	552,500	983,685	964,373	925,062	895,750	866,439	837,128	807,816	778,505	749,193	719,882	690,571	661,259	631,948	602,636	573,325	544,013
Site 3	Green 100	South & East	25,000	552,500	1,011,965	982,549	953,143	923,738	894,332	864,926	835,521	806,115	776,709	747,304	717,898	688,492	659,086	629,681	600,275	570,869
Site 4	Green 60	South & East	25,000	552,500	1,092,895	1,061,568	1,030,241	998,915	967,588	936,262	904,935	873,608	842,282	810,955	779,628	748,302	716,975	685,649	654,322	622,995
Site 5	Green 30	South & East	25,000	552,500	1,132,496	1,101,493	1,070,490	1,039,486	1,008,483	977,480	946,477	915,474	884,471	853,468	822,465	791,462	760,459	729,456	698,453	667,450
Site 6	Green 15	South & East	75,000	617,500	1,478,121	1,443,019	1,407,917	1,372,815	1,337,713	1,302,611	1,267,509	1,232,406	1,197,304	1,162,202	1,127,100	1,091,998	1,056,896	1,021,794	986,692	951,590
Site 7	Green 9	South & East	75,000	617,500	2,865,937	2,803,291	2,740,645	2,677,999	2,615,353	2,552,707	2,490,061	2,427,416	2,364,770	2,302,124	2,239,478	2,176,832	2,114,186	2,051,540	1,988,894	1,926,248
Site 8	Brown 90	South & East	1,250,000	1,950,000	1,148,906	1,097,874	1,046,841	995,809	944,777	893,744	842,712	791,680	740,647	689,615	638,583	587,551	536,518	485,486	434,454	383,421
Site 9	Brown 60	South & East	1,250,000	1,950,000	1,123,552	1,072,529	1,021,506	970,483	919,460	868,437	817,414	766,391	715,368	664,345	613,322	562,299	511,276	460,253	409,229	358,206
Site 10	Brown 60 Flats	South & East	1,250,000	1,950,000	1,755,166	1,655,354	1,555,542	1,455,729	1,355,917	1,256,105	1,156,292	1,056,480	956,668	856,855	757,043	657,231	557,418	457,606	356,087	253,382
Site 11	Brown 30	South & East	1,250,000	1,950,000	1,603,160	1,551,721	1,500,282	1,448,843	1,397,404	1,345,965	1,294,526	1,243,087	1,191,648	1,140,209	1,088,770	1,037,331	985,892	934,453	883,014	831,575
Site 12	Brown 30 Flats	South & East	1,250,000	1,950,000	775,725	700,484	625,244	547,830	470,408	392,987	314,394	235,447	156,500	77,553	-1,394	-80,341	-159,288	-238,234	-317,181	-386,128
Site 13	Brown 18	South & East	1,250,000	1,950,000	1,604,436	1,549,988	1,495,540	1,441,093	1,386,645	1,332,197	1,277,750	1,223,302	1,168,854	1,114,406	1,059,959	1,005,511	951,063	896,616	842,168	787,720
Site 14	Brown 6	South & East	1,250,000	1,950,000	3,453,292	3,373,110	3,292,928	3,212,746	3,132,564	3,052,382	2,972,199	2,892,017	2,811,835	2,731,653	2,651,471	2,571,289	2,491,107	2,410,924	2,330,742	2,250,560
Site 15	Build to Rent Flats	South & East	1,250,000	1,950,000	-1,561,135	-1,657,139	-1,753,144	-1,849,148	-1,945,152	-2,041,156	-2,137,161	-2,233,165	-2,329,169	-2,425,173	-2,521,177	-2,617,182	-2,713,186	-2,809,190	-2,905,194	-3,001,199
Site 16	Build to Rent Houses	South & East	25,000	552,500	695,322	664,847	634,371	603,895	573,420	542,944	512,468	481,993	451,517	421,041	390,565	360,090	329,614	299,138	268,663	238,187
Site 17	Sheltered Green	South & East	75,000	617,500	4,546,667	4,430,202	4,313,736	4,197,270	4,080,805	3,964,339	3,847,873	3,731,407	3,614,942	3,498,476	3,382,010	3,265,545	3,149,079	3,032,613	2,916,148	2,799,682
Site 18	Sheltered Brown	South & East	1,250,000	1,950,000	1,310,602	1,212,054	1,113,506	1,014,958	916,410	817,862	719,314	620,766	522,219	421,458	320,054	217,047	113,644	10,242	-93,161	-196,563
Site 19	Extracare Green	South & East	75,000	617,500	1,872,024	1,745,742	1,619,460	1,493,178	1,366,896	1,240,614	1,114,332	988,050	861,768	735,486	609,203	482,426	352,484	221,015	88,512	-43,990
Site 20	Extracare Brown	South & East	1,250,000	1,950,000	-752,950	-885,453	-1,017,956	-1,150,459	-1,283,356	-1,418,248	-1,553,143	-1,688,036	-1,822,930	-1,957,823	-2,092,717	-2,227,611	-2,362,504	-2,497,398	-2,632,291	-2,767,185
Site 24	V Large 600	South & East	25,000	552,500	467,327	447,288	427,250	407,212	387,174	367,135	347,097	327,059	307,020	286,982	266,944	246,906	226,867	206,829	186,791	166,752
Site 25	V Large 1200	South & East	25,000	552,500	406,922	386,877	366,832	346,787	326,742	306,697	286,652	266,607	246,562	226,517	206,472	186,428	166,383	146,338	126,293	106,248
Site 26	Land East of Oxford R	Oxford Fringe	25,000	552,500	96,565	84,244	71,922	59,601	47,279	34,957	22,636	10,314	-2,322	-15,250	-28,179	-41,107	-54,036	-66,965	-79,893	-92,822
Site 27	Land West of Oxford H	Oxford Fringe	25,000	552,500	45,662	28,187	10,713	-7,418	-25,753	-44,089	-62,424	-80,760	-99,095	-117,430	-135,766	-154,101	-172,436	-190,772	-209,107	-227,442

		CIL	EUV	BLV Residual Value																		
				£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600				
Site 1	Green 300	South & East	25,000	552,500	699,155	671,821	644,487	617,153	589,820	562,486	535,152	507,818	480,484	453,150	425,816	398,482	371,148	343,814	316,480			
Site 2	Green 150	South & East	25,000	552,500	514,702	485,391	456,079	426,768	397,456	368,145	338,834	309,522	280,211	250,899	221,588	192,276	162,965	133,654	104,342			
Site 3	Green 100	South & East	25,000	552,500	541,464	512,068	482,652	453,247	423,841	394,435	365,029	335,624	306,218	276,812	247,407	218,001	188,595	159,190	129,784			
Site 4	Green 60	South & East	25,000	552,500	591,669	560,342	529,016	497,689	466,362	435,036	403,709	372,382	341,056	309,729	278,403	247,076	215,749	184,423	153,096			
Site 5	Green 30	South & East	25,000	552,500	636,447	605,444	574,441	543,438	512,435	481,432	450,429	419,426	388,423	357,420	326,417	295,414	264,411	233,408	201,769			
Site 6	Green 15	South & East	75,000	617,500	916,488	881,386	846,284	811,181	776,079	740,977	705,875	670,773	635,671	600,569	565,467	530,365	495,263	460,161	424,463			
Site 7	Green 9	South & East	75,000	617,500	1,863,602	1,800,956	1,738,310	1,675,664	1,613,019	1,550,373	1,487,727	1,425,081	1,362,435	1,299,789	1,237,143	1,174,497	1,111,851	1,049,205	986,559			
Site 8	Brown 90	South & East	1,250,000	1,950,000	332,389	281,357	230,324	179,292	128,260	75,843	22,313	-31,233	-84,779	-138,325	-191,872	-245,418	-298,964	-352,510	-406,056			
Site 9	Brown 60	South & East	1,250,000	1,950,000	307,183	256,160	205,137	153,146	100,411	46,874	-6,662	-60,199	-113,735	-167,272	-220,808	-274,345	-327,881	-381,418	-435,049			
Site 10	Brown 60 Flats	South & East	1,250,000	1,950,000	148,719	43,990	-60,739	-165,468	-270,197	-374,926	-479,656	-584,385	-689,114	-793,843	-900,031	-1,006,650	-1,113,269	-1,219,888	-1,326,506			
Site 11	Brown 30	South & East	1,250,000	1,950,000	780,136	728,697	677,258	625,819	574,380	522,941	471,502	420,063	368,440	315,510	262,580	209,347	155,374	101,401	47,428			
Site 12	Brown 30 Flats	South & East	1,250,000	1,950,000	-475,075	-554,022	-633,050	-713,422	-793,793	-874,165	-954,536	-1,034,907	-1,115,279	-1,195,650	-1,276,021	-1,356,393	-1,436,764	-1,517,135	-1,597,507			
Site 13	Brown 18	South & East	1,250,000	1,950,000	733,272	678,825	624,359	568,333	512,307	456,281	400,255	343,623	286,493	229,364	172,234	115,104	57,974	844	-56,286			
Site 14	Brown 6	South & East	1,250,000	1,950,000	2,170,378	2,090,196	2,010,014	1,929,832	1,848,916	1,766,408	1,683,902	1,601,396	1,518,890	1,436,383	1,353,877	1,271,371	1,188,865	1,105,991	1,021,859			
Site 15	Build to Rent Flats	South & East	1,250,000	1,950,000	-3,097,203	-3,193,207	-3,289,211	-3,385,215	-3,481,220	-3,577,224	-3,673,228	-3,769,232	-3,865,237	-3,961,241	-4,057,245	-4,153,249	-4,249,253	-4,345,258	-4,441,262			
Site 16	Build to Rent Houses	South & East	25,000	552,500	207,711	177,236	146,760	116,284	85,108	53,508	21,531	-10,446	-42,423	-74,400	-106,377	-138,353	-170,330	-202,307	-234,284			
Site 17	Sheltered Green	South & East	75,000	617,500	2,683,216	2,566,751	2,450,285	2,333,819	2,217,354	2,100,888	1,984,422	1,867,957	1,751,491	1,635,025	1,518,560	1,402,094	1,285,628	1,169,163	1,052,697			
Site 18	Sheltered Brown	South & East	1,250,000	1,950,000	-299,966	-403,368	-506,771	-610,173	-713,576	-816,978	-920,380	-1,023,874	-1,234,410	-1,129,142	-1,234,410	-1,339,678	-1,444,946	-1,550,214	-1,655,482	-1,760,750		
Site 19	Extracare Green	South & East	75,000	617,500	-176,493	-308,996	-441,499	-574,002	-706,505	-839,008	-971,510	-1,104,013	-1,236,516	-1,371,083	-1,505,977	-1,640,870	-1,775,764	-1,910,657	-2,045,551			
Site 20	Extracare Brown	South & East	1,250,000	1,950,000	-2,902,078	-3,036,972	-3,171,865	-3,306,759	-3,441,652	-3,576,546	-3,711,440	-3,846,333	-3,981,227	-4,116,120	-4,251,014	-4,385,907	-4,520,801	-4,655,694	-4,790,588			
Site 24	V Large 600	South & East	25,000	552,500	146,714	126,675	106,637	86,599	66,561	46,523	26,484	6,415	-14,572	-35,598	-56,623	-77,649	-98,674	-119,699	-140,725			
Site 25	V Large 1200	South & East	25,000	552,500	86,203	66,158	46,113	26,068	6,023	-14,867	-35,900	-56,932	-77,964	-98,997	-120,029	-141,061	-162,094	-183,126	-204,158			
Site 26	Land East of Oxford R	Oxford Fringe	25,000	552,500	-105,750	-118,679	-131,607	-144,536	-157,465	-170,393	-183,322	-196,250	-209,179	-222,107	-235,036	-247,965	-261,011	-274,833	-288,654			

South and East, (30% Affordable Housing)

		CIL	EUV	BLV Residual Value																		
				£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	South & East	25,000	552,500	1,273,123	1,243,696	1,214,250	1,184,813	1,155,377	1,125,940	1,096,504	1,067,067	1,037,630	1,008,194	978,757	949,321	919,884	890,448	861,011	831,574
Site 2	Green 150	South & East	25,000	552,500	1,121,743	1,090,176	1,058,610	1,027,044	995,478	963,912	932,346	900,780	869,213	837,647	806,081	774,515	742,949	711,383	679,817	648,250
Site 3	Green 100	South & East	25,000	552,500	1,153,614	1,121,946	1,090,278	1,058,611	1,026,943	995,275	963,608	931,940	900,272	868,605	836,937	805,269	773,601	741,934	710,266	678,598
Site 4	Green 60	South & East	25,000	552,500	1,245,365	1,211,629	1,177,893	1,144,156	1,110,420	1,076,684	1,042,947	1,009,211	975,474	941,738	908,002	874,265	840,529	806,793	773,056	739,320
Site 5	Green 30	South & East	25,000	552,500	1,286,976	1,253,588	1,220,200	1,186,812	1,153,424	1,120,036	1,086,648	1,053,260	1,019,873	986,485	953,097	919,709	886,321	852,933	819,545	786,157
Site 6	Green 15	South & East	75,000	617,500	1,647,095	1,609,292	1,571,490	1,533,688	1,495,886	1,458,083	1,420,281	1,382,479	1,344,677	1,306,874	1,269,072	1,231,270	1,193,468	1,155,665	1,117,863	1,080,061
Site 7	Green 9	South & East	75,000	617,500	2,865,937	2,803,291	2,740,645	2,677,999	2,615,353	2,552,707	2,490,061	2,427,416	2,364,770	2,302,124	2,239,478	2,176,832	2,114,186	2,051,540	1,988,894	1,926,248
Site 8	Brown 90	South & East	1,250,000	1,950,000	1,368,285	1,333,327	1,278,370	1,223,412	1,168,454	1,113,496	1,058,538	1,003,580	948,622	893,664	838,707	783,749	728,791	673,833	618,875	563,917
Site 9	Brown 60	South & East	1,250,000	1,950,000	1,365,870	1,310,922	1,255,974	1,201,026	1,146,078	1,091,130	1,036,182	981,234	926,287	871,339	816,391	761,443	706,495	651,547	596,599	541,651
Site 10	Brown 60 Flats	South & East	1,250,000	1,950,000	2,217,610	2,110,120	2,002,630	1,895,140	1,787,649	1,680,159	1,572,669	1,465,179	1,357,689	1,250,199	1,142,708	1,035,218	927,728	820,238	712,748	605,257
Site 11	Brown 30	South & East	1,250,000	1,950,000	1,871,630	1,816,234	1,760,838	1,705,442	1,650,046	1,594,650	1,539,254	1,483,859	1,428,463	1,373,067	1,317,671	1,262,275	1,206,879	1,151,483	1,096,088	1,040,692
Site 12	Brown 30 Flats	South & East	1,250,000	1,950,000	1,120,797	1,039,768	958,740	877,712	796,684	715,655	634,627	551,529	468,152	384,775	299,948	214,928	129,909	44,889	-40,131	-125,151
Site 13	Brown 18	South & East	1,250,000	1,950,000	1,871,071	1,812,435	1,753,799	1,695,163	1,636,527	1,577,891	1,519,255	1,460,619	1,401,983	1,343,347	1,284,711	1,226,075	1,167,439	1,108,803	1,050,167	991,531
Site 14	Brown 6	South & East	1,250,000	1,950,000	3,463,292	3,373,110	3,282,928	3,212,746	3,132,564	3,052,382	2,972,199	2,892,017	2,811,835	2,731,653	2,651,471	2,571,289	2,491,107	2,410,924	2,330,742	2,250,560
Site 15	Build to Rent Flats	South & East	1,250,000	1,950,000	-1,169,495	-1,272,884	-1,376,273	-1,478,662	-1,583,051	-1,686,440	-1,789,830	-1,893,219	-1,996,608	-2,099,997	-2,203,386	-2,306,775	-2,410,165	-2,513,554	-2,616,943	-2,720,332
Site 16	Build to Rent Houses	South & East	25,000	552,500	832,561	799,741	766,921	734,101	701,281	668,461	635,641	602,821	570,001	537,181	504,361	471,541	438,721	405,901	373,081	340,261
Site 17	Sheltered Green	South & East	75,000	617,500	5,247,258	5,121,834	4,996,409	4,870,985	4,745,560	4,620,136	4,494,711	4,369,286	4,243,862	4,118,437	3,993,013	3,867,588	3,742,164	3,616,739	3,491,314	3,365,890
Site 18	Sheltered Brown	South & East	1,250,000	1,950,000	2,011,193	1,903,686	1,796,179	1,688,672	1,581,166	1,473,659	1,366,152	1,258,645	1,151,139	1,043,632	936,125	828,618	721,112	613,605	506,098	395,652
Site 19	Extracare Green	South & East	75,000	617,500	2,751,677	2,613,914	2,476,152	2,338,390	2,200,628	2,062,865	1,925,103	1,787,341	1,649,579	1,511,816	1,374,054	1,236,292	1,098,530	960,767	823,005	685,243
Site 20	Extracare Brown	South & East	1,250,000	1,950,000	169,791	25,243	-119,306	-263,855	-408,403	-552,952	-697,500	-842,049	-986,597	-1,131,146	-1,275,695	-1,422,459	-1,569,615	-1,716,772	-1,863,928	-2,011,085
Site 24	V Large 600	South & East	25,000	552,500	556,978	535,398	513,818	492,239	470,659	449,079	427,500	405,920	384,340	362,760	341,181	319,601	298,021	276,442	254,862	233,282
Site 25	V Large 1200	South & East	25,000	552,500	487,847	466,260	444,673	423,086	401,499	379,913	358,326	336,739	315,152	293,565	271,979	250,392	228,805	207,218	185,631	164,044
Site 29	North West Bicester H	Bicester	25,000	552,500	303,006	291,278	279,549	267,820	256,091	244,363	232,634	220,905	209,176	197,447	185,719	173,990	162,261	150,532	138,803	127,075
Site 30	Graven Hill	Heyford Park	25,000	552,500	261,013	248,138	235,262	222,387	209,512	196,636	183,761	170,885	158,010	145,135	132,259	119,384	106,508	93,633	80,758	67,882

		CIL	EUV	BLV Residual Value																		
				£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	South & East	25,000	552,500	802,138	772,701	743,265	713,828	684,392	654,955	625,518	596,082	566,645	537,209	507,772	478,336	448,899	419,462	390,026	
Site 2	Green 150	South & East	25,000	552,500	616,684	585,118	553,552	521,986	490,420	458,854	427,287	395,721	364,155	332,589	301,023	269,457	237,891	206,325	174,758	
Site 3	Green 100	South & East	25,000	552,500	646,931	615,263	583,595	551,928	520,260	488,592	456,925	425,257	393,589	361,922	330,254	298,586	266,919	235,251	203,583	
Site 4	Green 60	South & East	25,000	552,500	705,584	671,847	638,111	604,375	570,638	536,902	503,165	469,429	435,693	401,956	368,220	334,484	300,747	267,011	233,275	
Site 5	Green 30	South & East	25,000	552,500	752,769	719,382	685,994	652,606	619,218	585,830	552,442	519,054	485,666	452,278	418,891	385,503	352,115	318,727	285,339	
Site 6	Green 15	South & East	75,000	617,500	1,042,259	1,004,456	966,654	928,852	891,050	853,247	815,445	777,643	739,841	702,038	664,236	626,434	588,632	550,830	513,027	
Site 7	Green 9	South & East	75,000	617,500	1,863,602	1,800,956	1,738,310	1,675,664	1,613,019	1,550,373	1,487,727	1,425,081	1,362,435	1,299,789	1,237,143	1,174,497	1,111,851	1,049,205	986,559	
Site 8	Brown 90	South & East	1,250,000	1,950,000	508,959	454,002	399,044	344,086	289,128	234,170	179,212	124,253	67,538	9,873	-47,793	-105,458	-163,123	-220,788	-278,453	
Site 9	Brown 60	South & East	1,250,000	1,950,000	486,703	431,755	376,808	321,860	266,912	211,964	156,132	99,337	41,683	-15,972	-73,627	-131,281	-188,936	-246,591	-304,246	
Site 10	Brown 60 Flats	South & East	1,250,000	1,950,000	497,767	389,512	278,906	166,691	53,905	-58,880	-171,665	-284,450	-397,236	-510,021	-622,806	-735,592	-848,479	-963,299	-1,078,120	
Site 11	Brown 30	South & East	1,250,000	1,950,000	985,296	929,900	874,504	819,108	763,712	708,317	652,921	597,525	542,129	486,733	431,337	375,942	318,967	261,966	204,569	
Site 12	Brown 30 Flats	South & East	1,250,000	1,950,000	-210,171	-295,190	-380,210	-465,230	-550,250	-635,270	-721,624	-808,177	-894,731	-981,285	-1,067,839	-1,154,392	-1,240,946	-1,327,500	-1,414,054	
Site 13	Brown 18	South & East	1,250,000	1,950,000	932,895	874,259	815,624	756,988	698,352	639,716	579,806	519,471	459,135	398,800	337,744	276,220	214,695	153,171	91,646	
Site 14	Brown 6	South & East	1,250,000	1,950,000	2,170,378	2,090,196	2,010,014	1,929,832	1,848,915	1,766,408	1,683,902	1,601,396	1,518,890	1,436,383	1,353,877	1,271,371	1,188,865	1,105,991	1,021,859	
Site 15	Build to Rent Flats	South & East	1,250,000	1,950,000	-2,823,721	-2,927,110	-3,030,500	-3,133,889	-3,237,278	-3,340,667	-3,444,056	-3,547,445	-3,650,834	-3,754,224	-3,857,613	-3,961,002	-4,064,391	-4,167,780	-4,271,169	
Site 16	Build to Rent Houses	South & East	25,000	552,500	307,441	274,621	241,801	208,981	176,161	143,341	110,521	76,766	42,542	8,106	-26,331	-60,768	-95,205	-129,641	-164,078	
Site 17	Sheltered Green	South & East	75,000	617,500	3,240,465	3,115,041	2,989,616	2,864,192	2,738,767	2,613,342	2,487,918	2,362,493	2,237,069	2,111,644	1,986,220	1,860,795	1,735,371	1,609,946	1,484,521	
Site 18	Sheltered Brown	South & East	1,250,000	1,950,000	284,734	171,931	59,129	-53,674	-166,477	-279,279	-392,082	-504,885	-617,688	-730,490	-843,293	-956,096	-1,069,283	-1,184,121	-1,298,959	
Site 19	Extracare Green	South & East	75,000	617,500	547,481	407,101	266,663	120,115	-24,434	-168,982	-313,531	-458,080	-602,628	-747,177	-891,725	-1,036,274	-1,180,822	-1,325,992	-1,473,149	
Site 20	Extracare Brown	South & East	1,250,000	1,950,000	-2,158,242	-2,305,398	-2,452,555	-2,599,711	-2,746,868	-2,894,025	-3,041,181	-3,188,338	-3,335,494	-3,482,651	-3,629,807	-3,776,964	-3,924,121	-4,071,277	-4,218,434	
Site 24	V Large 600	South & East	25,000	552,500	211,703	190,123	168,543	146,963	125,384	103,804	82,224	60,645	39,065	17,485	-4,607	-27,249	-49,892	-72,535	-95,178	
Site 25	V Large 1200	South & East	25,000	552,500	142,458	120,871	99,284	77,697	56,110	34,524	12,937	-8,231	-31,882	-54,532	-77,182	-99,832	-122,482	-145,133	-167,783	
Site 29	North West Bicester H	Bicester	25,000	552,500	115,346	103,617	91,888	80,160	68,431	56,702	44,973	33,244	21,516	9,787	-2,122	-14,428	-26,735	-39,042	-51,348	
Site 30	Graven Hill	Heyford Park	25,000	552,500	55,007	42,131	29,256	16,381	3,505	-9,915	-23,425	-36,934	-50,444	-63,954	-77,463	-90,973	-104,483	-117,992	-131,502	

North and West (35% Affordable Housing)

		CIL	EUV	BLV Residual Value																			
				£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	North & West	25,000	552,500	704,029	676,695	649,361	622,027	594,693	567,359	540,025	512,691	485,357	458,023	430,689	403,355	376,021	348,687	321,354	294,020
Site 2	Green 150	North & West	25,000	552,500	539,336	510,025	480,713	451,402	422,090	392,779	363,468	334,156	304,845	275,533	246,222	216,911	187,599	158,288	128,976	99,665
Site 3	Green 100	North & West	25,000	552,500	549,785	520,379	490,974	461,568	432,162	402,756	373,351	343,945	314,539	285,134	255,728	226,322	196,917	167,511	138,105	108,699
Site 4	Green 60	North & West	25,000	552,500	591,618	560,292	528,965	497,638	466,312	434,985	403,658	372,332	341,005	309,679	278,352	247,025	215,699	184,372	153,045	121,719
Site 5	Green 30	North & West	25,000	552,500	607,999	576,996	545,993	514,990	483,987	452,984	421,981	390,978	359,975	328,972	297,969	266,966	235,963	204,398	172,497	140,595
Site 6	Green 15	North & West	75,000	617,500	905,012	869,910	834,808	799,706	764,604	729,502	694,400	659,297	624,195	589,093	553,991	518,889	483,787	448,685	412,655	376,535
Site 7	Green 9	North & West	75,000	617,500	1,980,921	1,918,275	1,855,629	1,792,983	1,730,337	1,667,691	1,605,045	1,542,400	1,479,754	1,417,108	1,354,462	1,291,816	1,229,170	1,166,524	1,103,878	1,041,232
Site 8	Brown 90	North & West	1,250,000	1,950,000	340,073	289,041	238,009	186,976	135,944	83,750	30,376	-23,170	-76,716	-130,263	-183,809	-237,355	-290,901	-344,447	-398,135	-452,647
Site 9	Brown 60	North & West	1,250,000	1,950,000	300,027	249,004	197,981	145,783	92,902	39,365	-14,171	-67,708	-121,244	-174,781	-228,317	-281,854	-335,390	-388,927	-443,305	-497,808
Site 10	Brown 60 Flats	North & West	1,250,000	1,950,000	1,755,166	1,655,354	1,555,542	1,455,729	1,355,917	1,256,105	1,156,292	1,056,480	956,668	856,855	757,043	657,231	557,418	457,606	356,087	253,382
Site 11	Brown 30	North & West	1,250,000	1,950,000	1,603,160	1,551,721	1,500,282	1,448,843	1,397,404	1,345,965	1,294,526	1,243,087	1,191,648	1,140,209	1,088,770	1,037,331	985,892	934,453	883,014	831,575
Site 12	Brown 30 Flats	North & West	1,250,000	1,950,000	775,725	700,484	625,244	547,830	470,408	392,987	314,394	235,447	156,500	77,553	-1,394	-80,341	-159,288	-238,234	-317,181	-396,128
Site 13	Brown 18	North & West	1,250,000	1,950,000	755,587	701,139	646,691	591,294	535,268	479,242	423,216	367,037	309,907	252,777	195,647	138,517	81,387	24,257	-32,872	-90,002
Site 14	Brown 6	North & West	1,250,000	1,950,000	2,320,537	2,240,355	2,160,173	2,079,991	1,999,809	1,919,627	1,838,414	1,755,908	1,673,401	1,590,895	1,508,389	1,425,883	1,343,376	1,260,870	1,178,364	1,095,283
Site 15	Build to Rent Flats	North & West	1,250,000	1,950,000	-1,561,135	-1,657,139	-1,753,144	-1,849,148	-1,945,152	-2,041,156	-2,137,161	-2,233,165	-2,329,169	-2,425,173	-2,521,177	-2,617,182	-2,713,186	-2,809,190	-2,905,194	-3,001,199
Site 16	Build to Rent Houses	North & West	25,000	552,500	695,322	664,847	634,371	603,895	573,420	542,944	512,468	481,993	451,517	421,041	390,565	360,090	329,614	299,138	268,663	238,187
Site 17	Sheltered Green	North & West	75,000	617,500	786,971	670,506	554,040	435,765	315,923	194,034	71,831	-50,372	-172,574	-294,777	-416,980	-539,183	-661,386	-783,589	-905,792	-1,030,160
Site 18	Sheltered Brown	North & West	1,250,000	1,950,000	-2,436,813	-2,542,153	-2,647,493	-2,752,832	-2,858,172	-2,963,512	-3,068,852	-3,174,192	-3,279,532	-3,384,872	-3,490,212	-3,595,552	-3,700,892	-3,806,231	-3,911,571	-4,016,911
Site 19	Extracare Green	North & West	75,000	617,500	-2,773,309	-2,908,295	-3,043,280	-3,178,266	-3,313,252	-3,448,237	-3,583,223	-3,718,208	-3,853,194	-3,988,179	-4,123,165	-4,258,150	-4,393,136	-4,528,122	-4,663,107	-4,798,093
Site 20	Extracare Brown	North & West	1,250,000	1,950,000	-5,579,888	-5,714,874	-5,849,859	-5,984,845	-6,119,830	-6,254,816	-6,389,801	-6,524,787	-6,659,773	-6,794,758	-6,929,744	-7,064,729	-7,199,715	-7,334,700	-7,469,686	-7,604,672
Site 24	V large 600	North & West	25,000	552,500	178,358	158,320	138,281	118,243	98,205	78,166	58,128	38,090	18,052	-2,395	-23,420	-44,446	-65,471	-86,497	-107,522	-128,547
Site 25	V Large 1,200	North & West	25,000	552,500	143,970	123,925	103,880	83,835	63,790	43,746	23,701	3,653	-17,392	-38,384	-59,416	-80,449	-101,481	-122,513	-143,546	-164,578

		CIL	EUV	BLV Residual Value																			
				£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	North & West	25,000	552,500																
Site 2	Green 150	North & West	25,000	552,500	266,686	239,352	212,018	184,684	157,350	130,016	102,682	75,348	48,014	20,680	-7,826	-36,507	-65,187	-93,868	-122,548	
Site 3	Green 100	North & West	25,000	552,500	70,353	41,022	10,582	-20,174	-50,929	-81,684	-112,440	-143,195	-173,950	-204,706	-235,724	-267,034	-298,344	-329,655	-360,965	
Site 4	Green 60	North & West	25,000	552,500	79,294	49,521	18,904	-11,861	-42,805	-73,689	-104,513	-135,368	-166,222	-197,076	-228,017	-259,428	-290,839	-322,250	-353,661	
Site 5	Green 30	North & West	25,000	552,500	89,760	57,333	24,463	-8,407	-41,277	-74,146	-107,016	-139,886	-172,756	-205,626	-238,495	-271,911	-305,374	-338,837	-372,300	
Site 6	Green 15	North & West	75,000	617,500	108,183	75,653	43,122	10,592	-21,938	-54,468	-86,999	-119,529	-152,059	-184,589	-217,120	-249,751	-282,868	-315,985	-349,103	
Site 7	Green 9	North & West	75,000	617,500	340,416	304,296	268,176	231,361	194,530	157,699	120,867	84,036	47,205	10,374	-26,458	-63,289	-100,120	-136,951	-173,783	
Site 8	Brown 90	North & West	1,250,000	1,950,000	978,586	915,940	853,294	789,411	724,949	660,488	596,026	531,564	466,464	400,722	334,980	269,256	203,527	137,795	72,063	
Site 9	Brown 60	North & West	1,250,000	1,950,000	-507,159	-561,672	-616,184	-670,696	-725,208	-779,721	-834,233	-888,745	-943,258	-997,770	-1,052,282	-1,106,795	-1,161,307	-1,215,819	-1,270,332	
Site 10	Brown 60 Flats	North & West	1,250,000	1,950,000	-552,310	-606,813	-661,315	-715,817	-770,320	-824,822	-879,325	-933,827	-988,330	-1,042,832	-1,097,334	-1,151,837	-1,206,339	-1,260,842	-1,315,344	
Site 11	Brown 30	North & West	1,250,000	1,950,000	148,719	43,990	-60,739	-165,468	-270,197	-374,926	-479,656	-584,385	-689,114	-793,843	-900,031	-1,006,650	-1,113,269	-1,219,888	-1,326,506	
Site 12	Brown 30 Flats	North & West	1,250,000	1,950,000	780,136	728,697	677,258	625,819	574,380	522,941	471,502	420,063	368,440	315,510	262,580	209,347	155,374	101,401	47,428	
Site 13	Brown 18	North & West	1,250,000	1,950,000	-475,075	-554,022	-633,050	-713,422	-793,793	-874,165	-954,536	-1,034,907	-1,115,279	-1,195,650	-1,276,021	-1,356,393	-1,436,764	-1,517,135	-1,597,507	
Site 14	Brown 6	North & West	1,250,000	1,950,000	-147,132	-204,262	-261,392	-318,522	-375,652	-432,905	-491,065	-549,226	-607,386	-665,547	-723,708	-781,868	-840,029	-898,190	-956,350	
Site 15	Build to Rent Flats	North & West	1,250,000	1,950,000	1,011,151	927,019	842,887	758,755	674,623	590,491	506,359	422,227	338,095	253,963	169,831	85,699	1,567	-82,565	-166,696	
Site 16	Build to Rent Houses	North & West	25,000	552,500	-3,097,203	-3,193,207	-3,289,211	-3,385,215	-3,481,220	-3,577,224	-3,673,228	-3,769,232	-3,865,237	-3,961,241	-4,057,245	-4,153,249	-4,249,253	-4,345,258	-4,441,262	
Site 17	Sheltered Green	North & West	75,000	617,500	207,711	177,236	146,760	116,284	85,808	53,508	21,531	-10,446	-42,423	-74,400	-106,377	-138,353	-170,330	-202,307	-234,284	
Site 18	Sheltered Brown	North & West	1,250,000	1,950,000	-1,154,568	-1,278,976	-1,403,384	-1,527,791	-1,652,199	-1,776,607	-1,901,015	-2,025,422	-2,149,830	-2,274,238	-2,398,646	-2,523,053	-2,647,461	-2,771,869	-2,896,277	
Site 19	Extracare Green	North & West	75,000	617,500	-4,122,251	-4,227,591	-4,332,931	-4,438,271	-4,543,611	-4,648,951	-4,754,291	-4,859,631	-4,964,970	-5,070,310	-5,175,650	-5,280,990	-5,386,330	-5,491,670	-5,597,010	
Site 20	Extracare Brown	North & West	1,250,000	1,950,000	-4,933,078	-5,068,064	-5,203,049	-5,338,035	-5,473,020	-5,608,006	-5,742,992	-5,877,977	-6,012,963	-6,147,948	-6,282,934	-6,417,919	-6,552,905	-6,687,891	-6,822,876	
Site 24	V large 600	North & West	25,000	552,500	-7,739,657	-7,874,643	-8,009,628	-8,144,614	-8,279,599	-8,414,585	-8,549,570	-8,684,556	-8,819,542	-8,954,527	-9,089,513	-9,224,498	-9,359,484	-9,494,469	-9,629,455	
Site 25	V Large 1,200	North & West	25,000	552,500	-149,573	-170,598	-191,624	-212,649	-233,674	-254,700	-275,725	-296,751	-317,776	-338,912	-361,390	-383,867	-406,345	-428,822	-451,300	
					-185,610	-206,643	-227,675	-248,707	-269,740	-290,772	-311,804	-332,837	-355,273	-377,758	-400,242	-422,727	-445,212	-467,697	-490,182	

North and West (30% Affordable Housing)

		CIL	EUV	BLV Residual Value																		
				£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	North & West	25,000	552,500	819,766	790,329	760,893	731,456	702,020	672,583	643,146	613,710	584,273	554,837	525,400	495,964	466,527	437,090	407,654	378,217
Site 2	Green 150	North & West	25,000	552,500	655,988	624,422	592,856	561,290	529,724	498,158	466,592	435,025	403,459	371,893	340,327	308,761	277,195	245,629	214,063	182,496
Site 3	Green 100	North & West	25,000	552,500	609,726	638,058	606,390	574,723	543,055	511,387	479,720	448,052	416,384	384,717	353,049	321,381	289,714	258,046	226,378	194,711
Site 4	Green 60	North & West	25,000	552,500	720,832	687,096	653,359	619,623	585,886	552,150	518,414	484,677	450,941	417,205	383,468	349,732	315,996	282,259	248,523	214,787
Site 5	Green 30	North & West	25,000	552,500	741,352	707,964	674,576	641,188	607,801	574,413	541,025	507,637	474,249	440,861	407,473	374,085	340,697	307,310	273,922	240,534
Site 6	Green 15	North & West	75,000	617,500	1,046,870	1,009,068	971,265	933,463	895,661	857,859	820,057	782,254	744,452	706,650	668,848	631,045	593,243	555,441	517,639	479,836
Site 7	Green 9	North & West	75,000	617,500	1,980,921	1,918,275	1,855,629	1,792,983	1,730,337	1,667,691	1,605,045	1,542,400	1,479,754	1,417,108	1,354,462	1,291,816	1,229,170	1,166,524	1,103,878	1,041,232
Site 8	Brown 90	North & West	1,250,000	1,950,000	541,840	486,882	431,924	376,966	322,008	267,050	212,092	157,135	101,515	44,372	-13,393	-70,958	-128,623	-186,288	-243,953	-301,618
Site 9	Brown 60	North & West	1,250,000	1,950,000	505,488	450,540	395,593	340,645	285,697	230,749	175,462	118,921	61,393	3,738	-53,916	-111,571	-169,226	-226,880	-284,535	-342,190
Site 10	Brown 60 Flats	North & West	1,250,000	1,950,000	2,217,610	2,110,120	2,002,630	1,895,140	1,787,649	1,680,159	1,572,669	1,465,179	1,357,689	1,250,199	1,142,708	1,035,218	927,728	820,238	712,748	605,257
Site 11	Brown 30	North & West	1,250,000	1,950,000	1,871,630	1,816,234	1,760,838	1,705,442	1,650,046	1,594,650	1,539,254	1,483,859	1,428,463	1,373,067	1,317,671	1,262,275	1,206,879	1,151,483	1,096,088	1,040,692
Site 12	Brown 30 Flats	North & West	1,250,000	1,950,000	1,120,797	1,039,768	958,740	877,712	796,684	715,655	634,627	551,529	468,152	384,775	299,948	214,928	129,909	44,889	-40,131	-125,151
Site 13	Brown 18	North & West	1,250,000	1,950,000	977,677	919,041	860,405	801,769	743,133	684,497	625,861	565,550	505,215	444,879	384,543	323,207	261,683	200,158	138,634	77,109
Site 14	Brown 6	North & West	1,250,000	1,950,000	2,320,537	2,240,355	2,160,173	2,079,991	1,999,809	1,919,627	1,838,414	1,755,908	1,673,401	1,590,895	1,508,389	1,425,883	1,343,376	1,260,870	1,178,364	1,095,283
Site 15	Build to Rent Flats	North & West	1,250,000	1,950,000	-1,169,495	-1,272,884	-1,376,273	-1,479,662	-1,583,051	-1,686,440	-1,789,830	-1,893,219	-1,996,608	-2,099,997	-2,203,386	-2,306,775	-2,410,165	-2,513,554	-2,616,943	-2,720,332
Site 16	Build to Rent Houses	North & West	25,000	552,500	832,561	799,741	766,921	734,101	701,281	668,461	635,641	602,821	570,001	537,181	504,361	471,541	438,721	405,901	373,081	340,261
Site 17	Sheltered Green	North & West	75,000	617,500	1,348,574	1,223,150	1,097,725	972,301	846,876	721,452	596,027	469,750	340,650	209,889	78,286	-53,317	-184,921	-316,524	-448,127	-579,730
Site 18	Sheltered Brown	North & West	1,250,000	1,950,000	-1,825,240	-1,940,156	-2,055,072	-2,169,989	-2,284,905	-2,399,821	-2,514,737	-2,629,654	-2,744,570	-2,859,486	-2,974,402	-3,089,319	-3,204,235	-3,319,151	-3,434,067	-3,548,984
Site 19	Extracare Green	North & West	75,000	617,500	-2,004,140	-2,151,397	-2,298,654	-2,445,911	-2,593,167	-2,740,424	-2,887,681	-3,034,938	-3,182,195	-3,329,452	-3,476,709	-3,623,966	-3,771,223	-3,918,480	-4,065,737	-4,212,994
Site 20	Extracare Brown	North & West	25,000	552,500	-4,798,873	-4,946,130	-5,093,387	-5,240,644	-5,387,901	-5,535,158	-5,682,415	-5,829,672	-5,976,929	-6,124,186	-6,271,443	-6,418,700	-6,565,957	-6,713,214	-6,860,471	-7,007,728
Site 24	V Large 600	North & West	25,000	552,500	254,303	232,723	211,144	189,564	167,984	146,404	124,825	103,245	81,665	60,085	38,506	16,926	-5,193	-27,836	-50,479	-73,122
Site 25	V Large 1,200	North & West	25,000	552,500	214,046	192,459	170,872	149,285	127,699	106,112	84,525	62,938	41,351	19,764	-2,067	-24,717	-47,368	-70,018	-92,668	-115,318
Site 28	Banbury Canalside	Banbury	1,250,000	2,470,000	396,203	363,909	331,615	299,321	267,027	234,733	202,439	170,146	137,852	105,558	73,264	40,970	8,649	-25,179	-59,064	-92,948

		CIL	EUV	BLV Residual Value																		
				£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	North & West	25,000	552,500	348,761	319,344	289,908	260,471	231,034	201,598	172,161	142,725	113,288	83,852	54,415	24,978	-5,522	-36,409	-67,296
Site 2	Green 150	North & West	25,000	552,500	150,900	119,364	87,798	56,232	24,154	-8,967	-42,088	-75,210	-108,331	-141,452	-174,573	-207,694	-241,049	-274,768	-308,487
Site 3	Green 100	North & West	25,000	552,500	163,043	131,375	99,708	68,040	35,576	2,349	-30,879	-64,107	-97,334	-130,562	-163,790	-197,017	-230,246	-264,073	-297,900
Site 4	Green 60	North & West	25,000	552,500	181,050	147,314	113,577	78,903	43,733	8,335	-27,063	-62,461	-97,860	-133,258	-168,656	-204,054	-239,453	-275,323	-311,360
Site 5	Green 30	North & West	25,000	552,500	206,648	172,292	137,937	102,970	67,937	32,905	-2,128	-37,160	-72,193	-107,226	-142,258	-177,291	-212,324	-247,356	-282,953
Site 6	Green 15	North & West	75,000	617,500	441,930	403,033	364,135	325,237	286,339	247,048	207,384	167,719	128,055	88,390	48,726	9,062	-30,603	-70,267	-109,932
Site 7	Green 9	North & West	75,000	617,500	978,586	915,940	853,294	789,411	724,949	660,488	596,026	531,564	466,454	400,722	334,990	269,258	203,527	137,795	72,063
Site 8	Brown 90	North & West	1,250,000	1,950,000	-359,284	-417,206	-475,912	-534,617	-593,323	-652,028	-710,734	-769,439	-828,145	-886,851	-945,556	-1,004,262	-1,062,967	-1,121,673	-1,180,378
Site 9	Brown 60	North & West	1,250,000	1,950,000	-399,845	-458,391	-517,086	-575,781	-634,476	-693,171	-751,866	-810,561	-869,256	-927,951	-986,646	-1,045,341	-1,104,036	-1,162,731	-1,221,426
Site 10	Brown 60 Flats	North & West	1,250,000	1,950,000	497,767	389,512	278,906	166,891	53,905	-58,880	-171,665	-284,450	-397,236	-510,021	-622,806	-735,592	-848,479	-963,299	-1,078,120
Site 11	Brown 30	North & West	1,250,000	1,950,000	985,296	929,900	874,504	819,108	763,712	708,317	652,921	597,525	542,129	486,733	431,337	375,942	318,967	261,966	204,569
Site 12	Brown 30 Flats	North & West	1,250,000	1,950,000	-210,171	-295,190	-380,210	-465,230	-550,250	-635,270	-721,624	-808,177	-894,731	-981,285	-1,067,839	-1,154,392	-1,240,946	-1,327,500	-1,414,054
Site 13	Brown 18	North & West	1,250,000	1,950,000	15,585	-45,940	-107,464	-168,989	-230,513	-292,038	-353,562	-415,086	-477,296	-539,931	-602,565	-665,200	-727,834	-790,469	-853,103
Site 14	Brown 6	North & West	1,250,000	1,950,000	1,011,151	927,019	842,887	758,755	674,623	590,491	506,359	422,227	338,095	253,963	169,831	85,699	1,567	-82,565	-166,696
Site 15	Build to Rent Flats	North & West	1,250,000	1,950,000	-2,823,721	-2,927,110	-3,030,500	-3,133,889	-3,237,278	-3,340,667	-3,444,056	-3,547,445	-3,650,834	-3,754,224	-3,857,613	-3,961,002	-4,064,391	-4,167,780	-4,271,169
Site 16	Build to Rent Houses	North & West	25,000	552,500	307,441	274,621	241,801	208,981	176,161	143,341	110,521	76,766	42,542	8,106	-26,331	-60,768	-95,205	-129,641	-164,078
Site 17	Sheltered Green	North & West	75,000	617,500	-711,333	-842,936	-975,323	-1,109,301	-1,243,279	-1,377,256	-1,511,234	-1,645,211	-1,779,189	-1,913,167	-2,047,144	-2,181,122	-2,315,099	-2,449,077	-2,583,054
Site 18	Sheltered Brown	North & West	1,250,000	1,950,000	-3,663,900	-3,778,816	-3,893,732	-4,008,649	-4,123,565	-4,238,481	-4,353,397	-4,468,314	-4,583,230	-4,698,146	-4,813,063	-4,927,979	-5,042,895	-5,157,811	-5,272,728
Site 19	Extracare Green	North & West	75,000	617,500	-4,360,251	-4,507,508	-4,654,765	-4,802,022	-4,949,279	-5,096,536	-5,243,793	-5,391,050	-5,538,307	-5,685,564	-5,832,821	-5,980,078	-6,127,335	-6,274,592	-6,421,849
Site 20	Extracare Brown	North & West	1,250,000	1,950,000	-7,154,985	-7,302,242	-7,449,499	-7,596,756	-7,744,013	-7,891,270	-8,038,527	-8,185,784	-8,333,041	-8,480,298	-8,627,555	-8,774,812	-8,922,069	-9,069,326	-9,216,583
Site 24	V Large 600	North & West	25,000	552,500	-95,764	-118,407	-141,050	-163,692	-186,335	-208,978	-231,621	-254,263	-276,906	-299,549	-322,191	-344,834	-368,870	-393,076	-417,283
Site 25	V Large 1,200	North & West	25,000	552,500	-137,969	-160,619	-183,269	-205,919	-228,569	-251,220	-273,870	-296,520	-319,170	-341,820	-365,939	-390,154	-414,368	-438,583	-462,797
Site 28	Banbury Canalside	Banbury	1,250,000	2,470,000	-126,833	-160,718	-194,603	-228,487	-262,372	-296,257	-330,141	-364,026	-397,911	-431,795	-465,680	-499,565	-534,558	-570,783	-607,008

Appendix 13 – CIL as Proportion of Residual Value

South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	South & East	0%	3%	5%	8%	11%	14%	18%	21%	25%	29%	33%	38%	43%	48%	54%	59%
Site 2	Green 150	South & East	0%	3%	6%	10%	14%	18%	22%	26%	31%	37%	43%	49%	56%	64%	72%	81%
Site 3	Green 100	South & East	0%	3%	6%	10%	13%	17%	21%	26%	30%	36%	41%	47%	54%	61%	69%	78%
Site 4	Green 60	South & East	0%	3%	6%	9%	13%	17%	21%	25%	30%	35%	40%	46%	53%	60%	67%	76%
Site 5	Green 30	South & East	0%	3%	6%	9%	12%	16%	20%	24%	28%	33%	38%	43%	49%	56%	62%	70%
Site 6	Green 15	South & East	0%	2%	5%	8%	11%	14%	17%	20%	24%	27%	31%	36%	40%	45%	50%	56%
Site 7	Green 9	South & East	0%	2%	5%	7%	10%	12%	15%	18%	21%	25%	28%	32%	36%	40%	44%	49%
Site 8	Brown 90	South & East	0%	5%	10%	15%	22%	29%	37%	45%	55%	67%	80%	98%	115%	137%	165%	201%
Site 9	Brown 60	South & East	0%	5%	10%	16%	22%	30%	38%	47%	57%	69%	84%	100%	120%	145%	175%	215%
Site 10	Brown 60 Flats	South & East	0%	6%	13%	21%	30%	40%	52%	66%	84%	105%	132%	168%	216%	285%	394%	594%
Site 11	Brown 30	South & East	0%	3%	7%	11%	15%	19%	24%	29%	35%	41%	47%	55%	63%	72%	82%	93%
Site 12	Brown 30 Flats	South & East	0%	11%	24%	41%	64%	96%	144%	225%	386%	877%	-54236%	-1035%	-569%	-412%	-334%	-286%
Site 13	Brown 18	South & East	0%	4%	7%	11%	16%	21%	26%	31%	37%	44%	52%	60%	69%	79%	91%	104%
Site 14	Brown 6	South & East	0%	2%	5%	8%	10%	13%	16%	19%	23%	27%	30%	34%	39%	43%	48%	54%
Site 15	Build to Rent Flats	South & East	0%	-5%	-10%	-15%	-19%	-22%	-25%	-28%	-31%	-33%	-36%	-38%	-40%	-42%	-43%	-45%
Site 16	Build to Rent Houses	South & East	0%	5%	10%	15%	21%	28%	36%	44%	54%	65%	78%	94%	111%	133%	160%	193%
Site 17	Sheltered Green	South & East	0%	3%	5%	8%	11%	15%	18%	22%	26%	30%	35%	39%	45%	50%	56%	63%
Site 18	Sheltered Brown	South & East	0%	8%	18%	29%	43%	61%	83%	112%	152%	211%	309%	502%	1045%	12566%	-1488%	-755%
Site 19	Extracare Green	South & East	0%	7%	16%	25%	37%	51%	68%	90%	118%	155%	208%	289%	432%	746%	2007%	-4326%
Site 20	Extracare Brown	South & East	0%	-14%	-25%	-33%	-40%	-45%	-49%	-53%	-56%	-58%	-61%	-63%	-64%	-66%	-67%	-69%
Site 24	V Large 600	South & East	0%	5%	10%	16%	22%	29%	37%	45%	55%	66%	79%	94%	112%	133%	158%	190%
Site 25	V Large 1200	South & East	0%	5%	12%	18%	26%	34%	44%	55%	69%	84%	102%	125%	152%	188%	234%	298%
Site 26	Land East of Oxford R	Oxford Fringe	0%	15%	36%	65%	110%	186%	344%	882%	-44768%	-767%	-461%	-348%	-288%	-252%	-228%	-210%
Site 27	Land West of Oxford F	Oxford Fringe	0%	65%	344%	-745%	-286%	-209%	-177%	-160%	-149%	-141%	-136%	-131%	-128%	-126%	-123%	-121%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	South & East	66%	73%	80%	89%	98%	108%	118%	131%	144%	159%	176%	195%	217%	243%	273%
Site 2	Green 150	South & East	92%	103%	116%	131%	148%	168%	191%	219%	252%	293%	346%	413%	506%	639%	847%
Site 3	Green 100	South & East	87%	98%	110%	124%	139%	157%	178%	202%	232%	267%	310%	366%	439%	538%	683%
Site 4	Green 60	South & East	85%	95%	107%	120%	135%	152%	171%	194%	221%	254%	294%	344%	408%	495%	617%
Site 5	Green 30	South & East	78%	87%	98%	109%	122%	136%	152%	171%	192%	218%	248%	285%	330%	387%	463%
Site 6	Green 15	South & East	62%	68%	75%	83%	91%	100%	110%	121%	133%	147%	162%	180%	199%	222%	249%
Site 7	Green 9	South & East	54%	59%	65%	71%	78%	85%	93%	102%	111%	121%	132%	145%	158%	174%	191%
Site 8	Brown 90	South & East	247%	310%	401%	543%	799%	1420%	5055%	-3775%	-1451%	-927%	-685%	-564%	-480%	-422%	-379%
Site 9	Brown 60	South & East	267%	340%	450%	636%	1021%	2296%	-16926%	-1958%	-1082%	-766%	-604%	-504%	-438%	-390%	-353%
Site 10	Brown 60 Flats	South & East	1079%	3875%	-2972%	-1151%	-742%	-562%	-460%	-395%	-349%	-316%	-290%	-269%	-252%	-238%	-227%
Site 11	Brown 30	South & East	106%	121%	137%	157%	180%	208%	241%	283%	337%	409%	512%	666%	931%	1478%	3269%
Site 12	Brown 30 Flats	South & East	-255%	-232%	-215%	-201%	-190%	-182%	-174%	-168%	-163%	-158%	-154%	-150%	-147%	-144%	-142%
Site 13	Brown 18	South & East	119%	137%	158%	183%	214%	252%	301%	366%	458%	596%	826%	1283%	2642%	187918%	-2915%
Site 14	Brown 6	South & East	59%	66%	72%	79%	87%	96%	105%	116%	127%	140%	155%	171%	190%	211%	236%
Site 15	Build to Rent Flats	South & East	-47%	-48%	-49%	-51%	-52%	-53%	-54%	-55%	-56%	-57%	-58%	-59%	-59%	-60%	-61%
Site 16	Build to Rent Houses	South & East	236%	294%	375%	500%	719%	1202%	3128%	-6741%	-1732%	-1029%	-748%	-597%	-503%	-439%	-392%
Site 17	Sheltered Green	South & East	70%	77%	86%	95%	106%	117%	130%	144%	160%	179%	200%	225%	255%	290%	333%
Site 18	Sheltered Brown	South & East	-528%	-417%	-352%	-308%	-277%	-254%	-237%	-222%	-210%	-201%	-192%	-185%	-179%	-173%	-169%
Site 19	Extracare Green	South & East	-1150%	-698%	-517%	-420%	-359%	-318%	-287%	-264%	-246%	-231%	-219%	-209%	-200%	-193%	-186%
Site 20	Extracare Brown	South & East	-70%	-71%	-72%	-73%	-74%	-74%	-75%	-76%	-76%	-77%	-78%	-78%	-79%	-79%	-79%
Site 24	V Large 600	South & East	230%	283%	357%	463%	635%	954%	1755%	7573%	-3479%	-1484%	-970%	-735%	-599%	-512%	-450%
Site 25	V Large 1200	South & East	392%	543%	825%	1540%	7016%	-2985%	-1295%	-854%	-651%	-534%	-458%	-404%	-365%	-335%	-311%
Site 26	Land East of Oxford R	Oxford Fringe	-197%	-186%	-178%	-171%	-165%	-160%	-156%	-152%	-149%	-146%	-144%	-141%	-139%	-137%	-135%
Site 27	Land West of Oxford F	Oxford Fringe	-120%	-119%	-117%	-116%	-115%	-115%	-114%	-113%	-112%	-111%	-111%	-110%	-109%	-109%	-108%

South and East (30% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	South & East	0%	2%	5%	8%	11%	14%	17%	20%	24%	28%	32%	36%	40%	45%	50%	56%
Site 2	Green 150	South & East	0%	3%	6%	9%	13%	16%	20%	25%	29%	34%	39%	45%	51%	58%	65%	73%
Site 3	Green 100	South & East	0%	3%	6%	9%	12%	16%	20%	24%	28%	33%	38%	43%	49%	56%	63%	70%
Site 4	Green 60	South & East	0%	3%	6%	9%	12%	16%	19%	24%	28%	32%	37%	43%	48%	55%	61%	69%
Site 5	Green 30	South & East	0%	3%	5%	8%	12%	15%	19%	22%	26%	31%	35%	40%	45%	51%	57%	64%
Site 6	Green 15	South & East	0%	2%	5%	7%	10%	13%	16%	19%	23%	26%	30%	34%	38%	43%	48%	53%
Site 7	Green 9	South & East	0%	2%	5%	7%	10%	12%	15%	18%	21%	25%	28%	32%	36%	40%	44%	49%
Site 8	Brown 90	South & East	0%	4%	9%	14%	19%	25%	31%	39%	47%	56%	66%	77%	91%	107%	125%	147%
Site 9	Brown 60	South & East	0%	4%	9%	14%	19%	25%	32%	39%	48%	57%	68%	80%	94%	110%	130%	153%
Site 10	Brown 60 Flats	South & East	0%	5%	11%	17%	24%	32%	41%	52%	64%	78%	94%	115%	140%	171%	212%	268%
Site 11	Brown 30	South & East	0%	3%	6%	10%	13%	17%	22%	26%	31%	36%	42%	48%	55%	63%	71%	80%
Site 12	Brown 30 Flats	South & East	0%	8%	17%	28%	41%	57%	77%	103%	139%	190%	271%	417%	752%	2357%	-2840%	-976%
Site 13	Brown 18	South & East	0%	3%	7%	10%	14%	19%	23%	28%	34%	39%	46%	53%	61%	69%	79%	89%
Site 14	Brown 6	South & East	0%	2%	5%	8%	10%	13%	16%	19%	23%	27%	30%	34%	39%	43%	48%	54%
Site 15	Build to Rent Flats	South & East	0%	-8%	-14%	-20%	-25%	-29%	-33%	-36%	-39%	-42%	-44%	-46%	-48%	-50%	-52%	-54%
Site 16	Build to Rent Houses	South & East	0%	4%	9%	13%	19%	25%	31%	38%	46%	55%	65%	77%	90%	106%	124%	145%
Site 17	Sheltered Green	South & East	0%	2%	5%	8%	11%	14%	17%	20%	24%	28%	32%	36%	40%	45%	51%	56%
Site 18	Sheltered Brown	South & East	0%	6%	12%	19%	27%	37%	47%	60%	75%	93%	115%	143%	180%	229%	299%	409%
Site 19	Extracare Green	South & East	0%	5%	11%	18%	25%	34%	43%	54%	67%	82%	101%	123%	151%	187%	235%	303%
Site 20	Extracare Brown	South & East	0%	548%	-232%	-157%	-136%	-125%	-119%	-115%	-112%	-110%	-108%	-107%	-106%	-105%	-104%	-103%
Site 24	V Large 600	South & East	0%	4%	9%	14%	19%	25%	32%	39%	47%	56%	67%	78%	92%	107%	125%	146%
Site 25	V Large 1200	South & East	0%	5%	10%	16%	23%	30%	38%	47%	58%	70%	84%	100%	119%	143%	172%	208%
Site 29	North West Bicester H	Bicester	0%	4%	9%	14%	19%	25%	32%	39%	47%	56%	67%	78%	91%	107%	125%	146%
Site 30	Graven Hill	Heyford Park	0%	5%	12%	18%	26%	35%	44%	56%	69%	84%	103%	125%	153%	188%	235%	300%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	South & East	62%	68%	75%	83%	91%	100%	109%	120%	131%	144%	159%	175%	194%	215%	239%
Site 2	Green 150	South & East	82%	92%	103%	115%	129%	145%	163%	184%	209%	238%	274%	318%	373%	446%	544%
Site 3	Green 100	South & East	79%	88%	98%	110%	122%	137%	153%	172%	194%	220%	250%	288%	334%	392%	469%
Site 4	Green 60	South & East	77%	86%	96%	107%	119%	133%	148%	166%	187%	211%	239%	274%	316%	368%	436%
Site 5	Green 30	South & East	71%	79%	88%	98%	108%	120%	134%	149%	166%	185%	208%	235%	267%	305%	353%
Site 6	Green 15	South & East	58%	64%	71%	78%	85%	93%	102%	112%	123%	135%	149%	164%	181%	200%	222%
Site 7	Green 9	South & East	54%	59%	65%	71%	78%	85%	93%	102%	111%	121%	132%	145%	158%	174%	191%
Site 8	Brown 90	South & East	174%	207%	249%	305%	382%	495%	678%	1022%	1962%	13981%	-3004%	-1414%	-948%	-725%	-595%
Site 9	Brown 60	South & East	181%	217%	264%	326%	414%	547%	778%	1278%	3178%	-8640%	-1949%	-1135%	-818%	-649%	-544%
Site 10	Brown 60 Flats	South & East	347%	471%	697%	1231%	4006%	-3851%	-1384%	-873%	-652%	-529%	-451%	-396%	-356%	-325%	-300%
Site 11	Brown 30	South & East	90%	102%	115%	129%	146%	165%	188%	214%	246%	286%	335%	400%	489%	616%	816%
Site 12	Brown 30 Flats	South & East	-620%	-469%	-385%	-332%	-296%	-269%	-248%	-232%	-218%	-207%	-198%	-190%	-184%	-178%	-173%
Site 13	Brown 18	South & East	101%	115%	130%	148%	169%	193%	224%	261%	308%	369%	453%	576%	768%	1115%	1928%
Site 14	Brown 6	South & East	59%	66%	72%	79%	87%	96%	105%	116%	127%	140%	155%	171%	190%	211%	236%
Site 15	Build to Rent Flats	South & East	-55%	-56%	-58%	-59%	-60%	-61%	-62%	-63%	-64%	-65%	-65%	-66%	-67%	-68%	-68%
Site 16	Build to Rent Houses	South & East	172%	204%	245%	300%	374%	483%	656%	988%	1860%	10169%	-3256%	-1465%	-970%	-738%	-603%
Site 17	Sheltered Green	South & East	62%	69%	76%	84%	92%	101%	111%	123%	135%	149%	165%	183%	203%	227%	255%
Site 18	Sheltered Brown	South & East	607%	1068%	3288%	-3823%	-1297%	-812%	-606%	-492%	-420%	-370%	-333%	-305%	-283%	-265%	-249%
Site 19	Extracare Green	South & East	404%	578%	941%	2189%	-11328%	-1720%	-971%	-695%	-551%	-463%	-404%	-361%	-328%	-303%	-282%
Site 20	Extracare Brown	South & East	-103%	-102%	-102%	-101%	-101%	-100%	-100%	-100%	-100%	-99%	-99%	-99%	-99%	-99%	-98%
Site 24	V Large 600	South & East	172%	203%	243%	294%	363%	460%	609%	863%	1398%	3253%	-12840%	-2254%	-1277%	-910%	-717%
Site 25	V Large 1200	South & East	256%	320%	413%	557%	811%	1384%	3870%	-5670%	-1713%	-1043%	-767%	-615%	-520%	-455%	-407%
Site 29	North West Bicester H	Bicester	172%	203%	242%	293%	361%	458%	605%	855%	1379%	3158%	-15151%	-2314%	-1295%	-918%	-722%
Site 30	Graven Hill	Heyford Park	395%	548%	835%	1574%	7745%	-2875%	-1275%	-845%	-646%	-531%	-456%	-403%	-364%	-334%	-310%

North and West (35% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	North & West	0%	4%	9%	14%	19%	25%	32%	39%	47%	57%	67%	79%	92%	107%	126%	147%
Site 2	Green 150	North & West	0%	6%	12%	20%	28%	37%	49%	62%	77%	96%	120%	149%	188%	242%	320%	443%
Site 3	Green 100	North & West	0%	6%	12%	19%	27%	37%	47%	60%	75%	93%	116%	144%	180%	229%	299%	408%
Site 4	Green 60	North & West	0%	6%	12%	19%	27%	36%	47%	59%	74%	91%	113%	140%	175%	222%	288%	388%
Site 5	Green 30	North & West	0%	5%	11%	18%	26%	34%	44%	56%	69%	85%	105%	128%	158%	198%	253%	332%
Site 6	Green 15	North & West	0%	4%	8%	13%	18%	24%	30%	37%	45%	54%	64%	75%	87%	102%	120%	140%
Site 7	Green 9	North & West	0%	3%	7%	11%	15%	19%	24%	29%	34%	40%	46%	54%	61%	70%	80%	91%
Site 8	Brown 90	North & West	0%	18%	43%	82%	151%	306%	1013%	-1549%	-535%	-354%	-279%	-238%	-211%	-193%	-180%	-170%
Site 9	Brown 60	North & West	0%	21%	52%	105%	221%	651%	-2170%	-530%	-338%	-264%	-224%	-200%	-183%	-171%	-162%	-154%
Site 10	Brown 60 Flats	North & West	0%	6%	13%	21%	30%	40%	52%	66%	84%	105%	132%	168%	216%	285%	394%	594%
Site 11	Brown 30	North & West	0%	3%	7%	11%	15%	19%	24%	29%	35%	41%	47%	55%	63%	72%	82%	93%
Site 12	Brown 30 Flats	North & West	0%	11%	24%	41%	64%	96%	144%	225%	386%	877%	-54236%	-1035%	-569%	-412%	-334%	-286%
Site 13	Brown 18	North & West	0%	8%	17%	28%	41%	57%	78%	104%	141%	195%	280%	434%	806%	2931%	-2330%	-912%
Site 14	Brown 6	North & West	0%	4%	7%	12%	16%	21%	26%	32%	39%	46%	53%	62%	72%	83%	96%	110%
Site 15	Build to Rent Flats	North & West	0%	-5%	-10%	-15%	-19%	-22%	-25%	-28%	-31%	-33%	-36%	-38%	-40%	-42%	-43%	-45%
Site 16	Build to Rent Houses	North & West	0%	5%	10%	15%	21%	28%	36%	44%	54%	65%	78%	94%	111%	133%	160%	193%
Site 17	Sheltered Green	North & West	0%	17%	42%	81%	148%	301%	977%	-1626%	-542%	-357%	-261%	-239%	-212%	-194%	-181%	-170%
Site 18	Sheltered Brown	North & West	0%	-4%	-7%	-11%	-14%	-17%	-19%	-22%	-24%	-26%	-28%	-30%	-32%	-34%	-35%	-37%
Site 19	Extracare Green	North & West	0%	-4%	-8%	-12%	-15%	-18%	-21%	-24%	-26%	-29%	-31%	-33%	-35%	-36%	-38%	-40%
Site 20	Extracare Brown	North & West	0%	-2%	-4%	-6%	-8%	-10%	-12%	-14%	-15%	-17%	-18%	-20%	-21%	-22%	-24%	-25%
Site 24	V large 600	North & West	0%	13%	31%	54%	86%	135%	216%	368%	936%	-7938%	-902%	-523%	-387%	-317%	-275%	-247%
Site 25	V Large 1,200	North & West	0%	17%	41%	76%	133%	242%	535%	4049%	-974%	-495%	-366%	-289%	-250%	-224%	-206%	-193%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	North & West	173%	205%	245%	296%	366%	465%	617%	880%	1440%	3484%	-8573%	-2131%	-1238%	-890%	-705%
Site 2	Green 150	North & West	670%	1220%	5009%	-2773%	-1156%	-757%	-576%	-473%	-406%	-360%	-325%	-298%	-276%	-259%	-245%
Site 3	Green 100	North & West	596%	1014%	2813%	-469?%	-1380%	-842%	-622%	-502%	-427%	-375%	-337%	-307%	-284%	-266%	-251%
Site 4	Green 60	North & West	561%	933%	2316%	-7113%	-1525%	-891%	-647%	-517%	-437%	-383%	-343%	-312%	-289%	-269%	-254%
Site 5	Green 30	North & West	461%	700%	1300%	5587%	-2839%	-1201%	-788%	-599%	-492%	-422%	-373%	-337%	-308%	-286%	-268%
Site 6	Green 15	North & West	166%	197%	237%	290%	363%	470%	642%	965%	1793%	8498%	-3465%	-1504%	-986%	-747%	-609%
Site 7	Green 9	North & West	103%	117%	133%	151%	174%	200%	232%	272%	324%	393%	488%	631%	866%	1324%	2620%
Site 8	Brown 90	North & West	-162%	-155%	-150%	-145%	-141%	-138%	-135%	-133%	-130%	-128%	-127%	-125%	-124%	-122%	-121%
Site 9	Brown 60	North & West	-148%	-144%	-140%	-136%	-133%	-131%	-128%	-126%	-124%	-123%	-121%	-120%	-119%	-118%	-117%
Site 10	Brown 60 Flats	North & West	1079%	3875%	-2972%	-1151%	-742%	-562%	-460%	-395%	-349%	-316%	-290%	-269%	-252%	-238%	-227%
Site 11	Brown 30	North & West	106%	121%	137%	157%	180%	208%	241%	283%	337%	409%	512%	666%	931%	1478%	3269%
Site 12	Brown 30 Flats	North & West	-255%	-232%	-215%	-201%	-190%	-182%	-174%	-168%	-163%	-158%	-154%	-150%	-147%	-144%	-142%
Site 13	Brown 18	North & West	-595%	-455%	-377%	-326%	-291%	-265%	-245%	-229%	-216%	-205%	-197%	-189%	-182%	-177%	-172%
Site 14	Brown 6	North & West	127%	148%	172%	202%	239%	286%	350%	439%	572%	793%	1233%	2538%	143886%	-2820%	-1450%
Site 15	Build to Rent Flats	North & West	-47%	-48%	-49%	-51%	-52%	-53%	-54%	-55%	-56%	-57%	-58%	-59%	-59%	-60%	-61%
Site 16	Build to Rent Houses	North & West	236%	294%	375%	500%	719%	1202%	3128%	-6741%	-1732%	-1029%	-748%	-597%	-503%	-439%	-392%
Site 17	Sheltered Green	North & West	-162%	-156%	-150%	-146%	-142%	-138%	-135%	-133%	-131%	-129%	-127%	-125%	-124%	-122%	-121%
Site 18	Sheltered Brown	North & West	-38%	-40%	-41%	-42%	-44%	-45%	-46%	-47%	-48%	-49%	-50%	-51%	-51%	-52%	-53%
Site 19	Extracare Green	North & West	-41%	-43%	-44%	-45%	-46%	-48%	-49%	-50%	-51%	-52%	-52%	-53%	-54%	-55%	-56%
Site 20	Extracare Brown	North & West	-26%	-27%	-29%	-30%	-31%	-32%	-33%	-34%	-34%	-35%	-35%	-36%	-37%	-38%	-39%	-40%
Site 24	V large 600	North & West	-226%	-211%	-198%	-189%	-181%	-174%	-169%	-164%	-160%	-156%	-152%	-149%	-146%	-143%	-140%
Site 25	V Large 1,200	North & West	-182%	-174%	-167%	-161%	-157%	-153%	-149%	-146%	-143%	-140%	-137%	-135%	-133%	-131%	-129%

North and West (30% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	North & West	0%	4%	8%	13%	18%	23%	29%	35%	42%	50%	59%	69%	80%	92%	107%	123%
Site 2	Green 150	North & West	0%	5%	11%	17%	24%	32%	41%	51%	63%	77%	93%	113%	137%	168%	207%	261%
Site 3	Green 100	North & West	0%	5%	10%	17%	23%	31%	40%	50%	61%	74%	90%	109%	132%	160%	197%	245%
Site 4	Green 60	North & West	0%	5%	10%	16%	23%	31%	39%	49%	60%	73%	88%	107%	129%	156%	191%	237%
Site 5	Green 30	North & West	0%	5%	10%	16%	22%	29%	37%	46%	57%	68%	82%	99%	118%	142%	171%	209%
Site 6	Green 15	North & West	0%	4%	8%	12%	17%	22%	28%	34%	41%	48%	57%	66%	77%	89%	103%	119%
Site 7	Green 9	North & West	0%	3%	7%	11%	15%	19%	24%	29%	34%	40%	46%	54%	61%	70%	80%	91%
Site 8	Brown 90	North & West	0%	11%	26%	44%	69%	103%	156%	246%	435%	1120%	-4153%	-856%	-515%	-385%	-317%	-275%
Site 9	Brown 60	North & West	0%	12%	28%	49%	77%	120%	189%	325%	719%	13289%	-1024%	-544%	-391%	-316%	-272%	-242%
Site 10	Brown 60 Flats	North & West	0%	5%	11%	17%	24%	32%	41%	52%	64%	78%	94%	115%	140%	171%	212%	268%
Site 11	Brown 30	North & West	0%	3%	6%	10%	13%	17%	22%	26%	31%	36%	42%	48%	55%	63%	71%	80%
Site 12	Brown 30 Flats	North & West	0%	8%	17%	28%	41%	57%	77%	103%	139%	190%	271%	417%	752%	2357%	-2840%	-976%
Site 13	Brown 18	North & West	0%	6%	14%	22%	32%	43%	56%	73%	93%	119%	153%	200%	270%	383%	595%	1146%
Site 14	Brown 6	North & West	0%	4%	7%	12%	16%	21%	26%	32%	39%	46%	53%	62%	72%	83%	96%	110%
Site 15	Build to Rent Flats	North & West	0%	-8%	-14%	-20%	-25%	-29%	-33%	-36%	-39%	-42%	-44%	-46%	-48%	-50%	-52%	-54%
Site 16	Build to Rent Houses	North & West	0%	4%	9%	13%	19%	25%	31%	38%	46%	55%	65%	77%	90%	106%	124%	145%
Site 17	Sheltered Green	North & West	0%	10%	23%	39%	60%	87%	127%	188%	296%	540%	1609%	-2600%	-818%	-517%	-394%	-326%
Site 18	Sheltered Brown	North & West	0%	-6%	-11%	-15%	-19%	-23%	-26%	-29%	-31%	-34%	-36%	-38%	-40%	-42%	-44%	-46%
Site 19	Extracare Green	North & West	0%	-6%	-12%	-17%	-21%	-25%	-29%	-32%	-35%	-37%	-40%	-42%	-44%	-46%	-48%	-49%
Site 20	Extracare Brown	North & West	0%	-3%	-5%	-8%	-10%	-13%	-15%	-17%	-19%	-20%	-22%	-24%	-25%	-27%	-28%	-30%
Site 24	V Large 600	North & West	0%	10%	22%	36%	54%	78%	109%	154%	223%	341%	591%	1478%	-5257%	-1062%	-631%	-467%
Site 25	V Large 1,200	North & West	0%	12%	27%	46%	71%	107%	162%	253%	440%	1036%	-1100%	-1013%	-577%	-423%	-344%	-296%
Site 28	Banbury Canalside	Banbury	0%	9%	21%	34%	51%	73%	101%	140%	198%	290%	465%	914%	4724%	-1758%	-807%	-549%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	North & West	142%	165%	193%	226%	269%	323%	397%	500%	657%	925%	1483%	3354%	-15735%	-2472%	-1383%
Site 2	Green 150	North & West	336%	452%	650%	1071%	2626%	-7426%	-16658%	-970%	-703%	-560%	-472%	-412%	-368%	-335%	-308%
Site 3	Green 100	North & West	312%	412%	574%	888%	1788%	28446%	-2267%	-1141%	-784%	-609%	-505%	-436%	-387%	-349%	-320%
Site 4	Green 60	North & West	300%	391%	537%	816%	1550%	8539%	-2755%	-1248%	-831%	-636%	-522%	-448%	-396%	-357%	-327%
Site 5	Green 30	North & West	260%	331%	438%	619%	987%	2141%	-34678%	-20776%	-1115%	-782%	-613%	-511%	-442%	-393%	-356%
Site 6	Green 15	North & West	137%	160%	188%	222%	265%	323%	403%	521%	712%	1074%	2028%	11315%	-34753%	-1667%	-1036%
Site 7	Green 9	North & West	103%	117%	133%	151%	174%	200%	232%	272%	324%	393%	488%	631%	866%	1324%	2620%
Site 8	Brown 90	North & West	-246%	-225%	-209%	-196%	-186%	-178%	-171%	-165%	-160%	-156%	-152%	-148%	-145%	-143%	-140%
Site 9	Brown 60	North & West	-221%	-205%	-192%	-182%	-174%	-167%	-162%	-157%	-152%	-149%	-145%	-143%	-140%	-138%	-136%
Site 10	Brown 60 Flats	North & West	347%	471%	697%	1231%	4006%	-3851%	-13844%	-8734%	-652%	-529%	-451%	-396%	-356%	-325%	-300%
Site 11	Brown 30	North & West	90%	102%	115%	129%	146%	165%	188%	214%	246%	286%	335%	400%	489%	616%	816%
Site 12	Brown 30 Flats	North & West	-620%	-469%	-385%	-332%	-296%	-269%	-248%	-232%	-218%	-207%	-198%	-190%	-184%	-178%	-173%
Site 13	Brown 18	North & West	6047%	-21807%	-987%	-662%	-511%	-424%	-367%	-326%	-296%	-273%	-254%	-239%	-227%	-216%	-207%
Site 14	Brown 6	North & West	127%	148%	172%	202%	239%	286%	350%	439%	572%	793%	1233%	2538%	14386%	-2629%	-1450%
Site 15	Build to Rent Flats	North & West	-55%	-56%	-58%	-59%	-60%	-61%	-62%	-63%	-64%	-65%	-66%	-66%	-67%	-68%	-68%
Site 16	Build to Rent Houses	North & West	172%	204%	245%	300%	374%	483%	656%	988%	1860%	10169%	-3256%	-1465%	-970%	-738%	-603%
Site 17	Sheltered Green	North & West	-283%	-254%	-233%	-216%	-203%	-192%	-183%	-176%	-170%	-165%	-160%	-156%	-152%	-149%	-146%
Site 18	Sheltered Brown	North & West	-47%	-49%	-50%	-51%	-52%	-54%	-55%	-56%	-57%	-57%	-58%	-59%	-60%	-61%	-61%
Site 19	Extracare Green	North & West	-51%	-52%	-54%	-55%	-56%	-57%	-58%	-59%	-60%	-61%	-62%	-62%	-63%	-64%	-65%
Site 20	Extracare Brown	North & West	-31%	-32%	-33%	-35%	-36%	-37%	-38%	-39%	-40%	-41%	-42%	-43%	-43%	-44%	-45%
Site 24	V Large 600	North & West	-380%	-327%	-290%	-264%	-244%	-229%	-216%	-206%	-197%	-190%	-184%	-178%	-173%	-168%	-164%
Site 25	V Large 1,200	North & West	-264%	-241%	-224%	-210%	-199%	-190%	-183%	-177%	-171%	-166%	-162%	-157%	-154%	-150%	-148%
Site 28	Banbury Canalside	Banbury	-429%	-360%	-315%	-283%	-260%	-241%	-227%	-215%	-205%	-197%	-190%	-184%	-178%	-173%	-168%

Appendix 14 – CIL as a proportion of GDV

South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	South & East	0.00%	0.36%	0.72%	1.08%	1.43%	1.79%	2.15%	2.51%	2.87%	3.23%	3.58%	3.94%	4.30%	4.66%	5.02%	5.38%
Site 2	Green 150	South & East	0.00%	0.36%	0.72%	1.07%	1.43%	1.79%	2.15%	2.51%	2.86%	3.22%	3.58%	3.94%	4.30%	4.65%	5.01%	5.37%
Site 3	Green 100	South & East	0.00%	0.36%	0.72%	1.07%	1.43%	1.79%	2.15%	2.51%	2.86%	3.22%	3.58%	3.94%	4.29%	4.65%	5.01%	5.37%
Site 4	Green 60	South & East	0.00%	0.36%	0.71%	1.07%	1.43%	1.79%	2.14%	2.50%	2.86%	3.22%	3.57%	3.93%	4.29%	4.65%	5.00%	5.36%
Site 5	Green 30	South & East	0.00%	0.35%	0.70%	1.05%	1.40%	1.76%	2.11%	2.46%	2.81%	3.16%	3.51%	3.86%	4.21%	4.56%	4.92%	5.27%
Site 6	Green 15	South & East	0.00%	0.37%	0.73%	1.10%	1.47%	1.83%	2.20%	2.57%	2.94%	3.30%	3.67%	4.04%	4.40%	4.77%	5.14%	5.50%
Site 7	Green 9	South & East	0.00%	0.43%	0.86%	1.30%	1.73%	2.16%	2.59%	3.02%	3.46%	3.89%	4.32%	4.75%	5.18%	5.62%	6.05%	6.48%
Site 8	Brown 90	South & East	0.00%	0.36%	0.72%	1.08%	1.43%	1.79%	2.15%	2.51%	2.87%	3.23%	3.58%	3.94%	4.30%	4.66%	5.02%	5.38%
Site 9	Brown 60	South & East	0.00%	0.36%	0.71%	1.07%	1.43%	1.78%	2.14%	2.50%	2.85%	3.21%	3.57%	3.92%	4.28%	4.64%	4.99%	5.35%
Site 10	Brown 60 Flats	South & East	0.00%	0.37%	0.74%	1.11%	1.48%	1.85%	2.22%	2.59%	2.96%	3.33%	3.70%	4.07%	4.44%	4.81%	5.18%	5.55%
Site 11	Brown 30	South & East	0.00%	0.34%	0.67%	1.01%	1.35%	1.69%	2.02%	2.36%	2.70%	3.04%	3.37%	3.71%	4.05%	4.39%	4.72%	5.06%
Site 12	Brown 30 Flats	South & East	0.00%	0.37%	0.73%	1.10%	1.46%	1.83%	2.19%	2.56%	2.92%	3.29%	3.65%	4.02%	4.38%	4.75%	5.11%	5.48%
Site 13	Brown 18	South & East	0.00%	0.35%	0.71%	1.06%	1.42%	1.77%	2.12%	2.48%	2.83%	3.19%	3.54%	3.89%	4.25%	4.60%	4.96%	5.31%
Site 14	Brown 6	South & East	0.00%	0.43%	0.86%	1.30%	1.73%	2.16%	2.59%	3.02%	3.46%	3.89%	4.32%	4.75%	5.18%	5.62%	6.05%	6.48%
Site 15	Build to Rent Flats	South & East	0.00%	0.41%	0.83%	1.24%	1.66%	2.07%	2.49%	2.90%	3.32%	3.73%	4.15%	4.56%	4.97%	5.39%	5.80%	6.22%
Site 16	Build to Rent Houses	South & East	0.00%	0.38%	0.75%	1.13%	1.50%	1.88%	2.25%	2.63%	3.00%	3.38%	3.75%	4.13%	4.50%	4.88%	5.25%	5.63%
Site 17	Sheltered Green	South & East	0.00%	0.33%	0.67%	1.00%	1.33%	1.66%	2.00%	2.33%	2.66%	3.00%	3.33%	3.66%	4.00%	4.33%	4.66%	4.99%
Site 18	Sheltered Brown	South & East	0.00%	0.30%	0.60%	0.90%	1.20%	1.50%	1.80%	2.10%	2.40%	2.70%	3.00%	3.30%	3.60%	3.90%	4.20%	4.50%
Site 19	Extracare Green	South & East	0.00%	0.31%	0.62%	0.93%	1.24%	1.55%	1.85%	2.16%	2.47%	2.78%	3.09%	3.40%	3.71%	4.02%	4.33%	4.64%
Site 20	Extracare Brown	South & East	0.00%	0.31%	0.62%	0.93%	1.24%	1.55%	1.85%	2.16%	2.47%	2.78%	3.09%	3.40%	3.71%	4.02%	4.33%	4.64%
Site 24	V Large 600	South & East	0.00%	0.36%	0.72%	1.07%	1.43%	1.79%	2.15%	2.50%	2.86%	3.22%	3.58%	3.94%	4.29%	4.65%	5.01%	5.37%
Site 25	V Large 1200	South & East	0.00%	0.36%	0.72%	1.07%	1.43%	1.79%	2.15%	2.51%	2.87%	3.22%	3.58%	3.94%	4.30%	4.66%	5.02%	5.37%
Site 26	Land East of Oxford R	Oxford Fringe	0.00%	0.32%	0.63%	0.95%	1.27%	1.58%	1.90%	2.21%	2.53%	2.85%	3.16%	3.48%	3.80%	4.11%	4.43%	4.75%
Site 27	Land West of Oxford H	Oxford Fringe	0.00%	0.32%	0.63%	0.95%	1.26%	1.58%	1.90%	2.21%	2.53%	2.84%	3.16%	3.48%	3.79%	4.11%	4.42%	4.74%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	South & East	5.73%	0	6.45%	6.81%	7.17%	7.53%	7.88%	8.24%	8.60%	8.96%	9.32%	9.68%	10.04%	10.39%	10.75%
Site 2	Green 150	South & East	5.73%	6.09%	6.44%	6.80%	7.16%	7.52%	7.88%	8.23%	8.59%	8.95%	9.31%	9.67%	10.03%	10.38%	10.74%
Site 3	Green 100	South & East	5.73%	6.08%	6.44%	6.80%	7.16%	7.52%	7.87%	8.23%	8.59%	8.95%	9.30%	9.66%	10.02%	10.38%	10.74%
Site 4	Green 60	South & East	5.72%	6.07%	6.43%	6.79%	7.15%	7.50%	7.86%	8.22%	8.58%	8.93%	9.29%	9.65%	10.01%	10.36%	10.72%
Site 5	Green 30	South & East	5.62%	5.97%	6.32%	6.67%	7.02%	7.37%	7.73%	8.08%	8.43%	8.78%	9.13%	9.48%	9.83%	10.18%	10.53%
Site 6	Green 15	South & East	5.87%	6.24%	6.60%	6.97%	7.34%	7.71%	8.07%	8.44%	8.81%	9.17%	9.54%	9.91%	10.27%	10.64%	11.01%
Site 7	Green 9	South & East	6.91%	7.34%	7.78%	8.21%	8.64%	9.07%	9.50%	9.94%	10.37%	10.80%	11.23%	11.66%	12.10%	12.53%	12.96%
Site 8	Brown 90	South & East	5.73%	6.09%	6.45%	6.81%	7.17%	7.53%	7.89%	8.24%	8.60%	8.96%	9.32%	9.68%	10.04%	10.39%	10.75%
Site 9	Brown 60	South & East	5.71%	6.06%	6.42%	6.78%	7.13%	7.49%	7.85%	8.20%	8.56%	8.92%	9.27%	9.63%	9.99%	10.34%	10.70%
Site 10	Brown 60 Flats	South & East	5.92%	6.29%	6.66%	7.03%	7.39%	7.76%	8.13%	8.50%	8.87%	9.24%	9.61%	9.98%	10.35%	10.72%	11.09%
Site 11	Brown 30	South & East	5.40%	5.74%	6.07%	6.41%	6.75%	7.08%	7.42%	7.76%	8.10%	8.43%	8.77%	9.11%	9.45%	9.78%	10.12%
Site 12	Brown 30 Flats	South & East	5.84%	6.21%	6.57%	6.94%	7.30%	7.67%	8.04%	8.40%	8.77%	9.13%	9.50%	9.86%	10.23%	10.59%	10.96%
Site 13	Brown 18	South & East	5.67%	6.02%	6.37%	6.73%	7.08%	7.44%	7.79%	8.14%	8.50%	8.85%	9.21%	9.56%	9.91%	10.27%	10.62%
Site 14	Brown 6	South & East	6.91%	7.34%	7.78%	8.21%	8.64%	9.07%	9.50%	9.94%	10.37%	10.80%	11.23%	11.66%	12.10%	12.53%	12.96%
Site 15	Build to Rent Flats	South & East	6.63%	7.05%	7.46%	7.88%	8.29%	8.71%	9.12%	9.53%	9.95%	10.36%	10.78%	11.19%	11.61%	12.02%	12.44%
Site 16	Build to Rent Houses	South & East	6.00%	6.38%	6.75%	7.13%	7.50%	7.88%	8.26%	8.63%	9.01%	9.38%	9.76%	10.13%	10.51%	10.88%	11.26%
Site 17	Sheltered Green	South & East	5.33%	5.66%	5.99%	6.33%	6.66%	6.99%	7.33%	7.66%	7.99%	8.32%	8.66%	8.99%	9.32%	9.66%	9.99%
Site 18	Sheltered Brown	South & East	4.80%	5.10%	5.40%	5.70%	6.00%	6.30%	6.60%	6.90%	7.20%	7.50%	7.80%	8.10%	8.40%	8.70%	9.00%
Site 19	Extracare Green	South & East	4.94%	5.25%	5.56%	5.87%	6.18%	6.49%	6.80%	7.11%	7.42%	7.73%	8.04%	8.34%	8.65%	8.96%	9.27%
Site 20	Extracare Brown	South & East	4.94%	5.25%	5.56%	5.87%	6.18%	6.49%	6.80%	7.11%	7.42%	7.73%	8.04%	8.34%	8.65%	8.96%	9.27%
Site 24	V Large 600	South & East	5.72%	6.08%	6.44%	6.80%	7.16%	7.51%	7.87%	8.23%	8.59%	8.94%	9.30%	9.66%	10.02%	10.38%	10.73%
Site 25	V Large 1200	South & East	5.73%	6.09%	6.45%	6.81%	7.16%	7.52%	7.88%	8.24%	8.60%	8.96%	9.31%	9.67%	10.03%	10.39%	10.75%
Site 26	Land East of Oxford R	Oxford Fringe	5.06%	5.38%	5.69%	6.01%	6.33%	6.64%	6.96%	7.28%	7.59%	7.91%	8.22%	8.54%	8.86%	9.17%	9.49%
Site 27	Land West of Oxford H	Oxford Fringe	5.06%	5.37%	5.69%	6.00%	6.32%	6.63%	6.95%	7.27%	7.58%	7.90%	8.21%	8.53%	8.85%	9.16%	9.48%

South and East, (30% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	South & East	0.00%	0.37%	0.74%	1.11%	1.49%	1.86%	2.23%	2.60%	2.97%	3.34%	3.71%	4.09%	4.46%	4.83%	5.20%	5.57%
Site 2	Green 150	South & East	0.00%	0.37%	0.74%	1.11%	1.48%	1.86%	2.23%	2.60%	2.97%	3.34%	3.71%	4.08%	4.45%	4.83%	5.20%	5.57%
Site 3	Green 100	South & East	0.00%	0.37%	0.74%	1.11%	1.48%	1.86%	2.23%	2.60%	2.97%	3.34%	3.71%	4.08%	4.45%	4.82%	5.19%	5.57%
Site 4	Green 60	South & East	0.00%	0.37%	0.74%	1.11%	1.48%	1.85%	2.22%	2.59%	2.96%	3.34%	3.71%	4.08%	4.45%	4.82%	5.19%	5.56%
Site 5	Green 30	South & East	0.00%	0.37%	0.73%	1.10%	1.46%	1.83%	2.19%	2.56%	2.92%	3.29%	3.65%	4.02%	4.38%	4.75%	5.11%	5.48%
Site 6	Green 15	South & East	0.00%	0.38%	0.76%	1.14%	1.51%	1.89%	2.27%	2.65%	3.03%	3.41%	3.79%	4.16%	4.54%	4.92%	5.30%	5.68%
Site 7	Green 9	South & East	0.00%	0.43%	0.86%	1.30%	1.73%	2.16%	2.59%	3.02%	3.46%	3.89%	4.32%	4.75%	5.18%	5.62%	6.05%	6.48%
Site 8	Brown 90	South & East	0.00%	0.37%	0.74%	1.11%	1.49%	1.86%	2.23%	2.60%	2.97%	3.34%	3.72%	4.09%	4.46%	4.83%	5.20%	5.57%
Site 9	Brown 60	South & East	0.00%	0.37%	0.74%	1.11%	1.48%	1.85%	2.22%	2.59%	2.96%	3.33%	3.70%	4.07%	4.44%	4.81%	5.18%	5.55%
Site 10	Brown 60 Flats	South & East	0.00%	0.38%	0.77%	1.15%	1.54%	1.92%	2.31%	2.69%	3.07%	3.46%	3.84%	4.23%	4.61%	5.00%	5.38%	5.76%
Site 11	Brown 30	South & East	0.00%	0.35%	0.70%	1.05%	1.40%	1.75%	2.10%	2.45%	2.80%	3.15%	3.51%	3.86%	4.21%	4.56%	4.91%	5.26%
Site 12	Brown 30 Flats	South & East	0.00%	0.38%	0.76%	1.14%	1.52%	1.90%	2.28%	2.66%	3.04%	3.42%	3.80%	4.18%	4.56%	4.94%	5.33%	5.71%
Site 13	Brown 18	South & East	0.00%	0.37%	0.74%	1.10%	1.47%	1.84%	2.21%	2.57%	2.94%	3.31%	3.68%	4.04%	4.41%	4.78%	5.15%	5.51%
Site 14	Brown 6	South & East	0.00%	0.43%	0.86%	1.30%	1.73%	2.16%	2.59%	3.02%	3.46%	3.89%	4.32%	4.75%	5.18%	5.62%	6.05%	6.48%
Site 15	Build to Rent Flats	South & East	0.00%	0.43%	0.86%	1.30%	1.73%	2.16%	2.59%	3.02%	3.46%	3.89%	4.32%	4.75%	5.19%	5.62%	6.05%	6.48%
Site 16	Build to Rent Houses	South & East	0.00%	0.39%	0.78%	1.17%	1.57%	1.96%	2.35%	2.74%	3.13%	3.52%	3.91%	4.31%	4.70%	5.09%	5.48%	5.87%
Site 17	Sheltered Green	South & East	0.00%	0.35%	0.69%	1.04%	1.39%	1.73%	2.08%	2.43%	2.77%	3.12%	3.47%	3.81%	4.16%	4.51%	4.85%	5.20%
Site 18	Sheltered Brown	South & East	0.00%	0.32%	0.63%	0.95%	1.26%	1.58%	1.89%	2.21%	2.53%	2.84%	3.16%	3.47%	3.79%	4.10%	4.42%	4.74%
Site 19	Extracare Green	South & East	0.00%	0.33%	0.65%	0.98%	1.30%	1.63%	1.95%	2.28%	2.60%	2.93%	3.25%	3.58%	3.90%	4.23%	4.55%	4.88%
Site 20	Extracare Brown	South & East	0.00%	0.33%	0.65%	0.98%	1.30%	1.63%	1.95%	2.28%	2.60%	2.93%	3.25%	3.58%	3.90%	4.23%	4.55%	4.88%
Site 24	V Large 600	South & East	0.00%	0.37%	0.74%	1.11%	1.48%	1.85%	2.23%	2.60%	2.97%	3.34%	3.71%	4.08%	4.45%	4.82%	5.19%	5.56%
Site 25	V Large 1200	South & East	0.00%	0.37%	0.74%	1.11%	1.49%	1.86%	2.23%	2.60%	2.97%	3.34%	3.71%	4.08%	4.46%	4.83%	5.20%	5.57%
Site 29	North West Bicester H	Bicester	0.00%	0.37%	0.74%	1.11%	1.49%	1.86%	2.23%	2.60%	2.97%	3.34%	3.71%	4.08%	4.46%	4.83%	5.20%	5.57%
Site 30	Graven Hill	Heyford Park	0.00%	0.37%	0.74%	1.11%	1.48%	1.86%	2.23%	2.60%	2.97%	3.34%	3.71%	4.08%	4.45%	4.83%	5.20%	5.57%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	South & East	5.94%	0	6.69%	7.06%	7.43%	7.80%	8.17%	8.54%	8.92%	9.29%	9.66%	10.03%	10.40%	10.77%	11.14%
Site 2	Green 150	South & East	5.94%	6.31%	6.68%	7.05%	7.42%	7.79%	8.17%	8.54%	8.91%	9.28%	9.65%	10.02%	10.39%	10.76%	11.14%
Site 3	Green 100	South & East	5.94%	6.31%	6.68%	7.05%	7.42%	7.79%	8.16%	8.53%	8.90%	9.28%	9.65%	10.02%	10.39%	10.76%	11.13%
Site 4	Green 60	South & East	5.93%	6.30%	6.67%	7.04%	7.41%	7.78%	8.15%	8.52%	8.89%	9.26%	9.64%	10.01%	10.38%	10.75%	11.12%
Site 5	Green 30	South & East	5.84%	6.21%	6.57%	6.94%	7.30%	7.67%	8.03%	8.40%	8.77%	9.13%	9.50%	9.86%	10.23%	10.59%	10.96%
Site 6	Green 15	South & East	6.06%	6.44%	6.81%	7.19%	7.57%	7.95%	8.33%	8.71%	9.09%	9.46%	9.84%	10.22%	10.60%	10.98%	11.36%
Site 7	Green 9	South & East	6.91%	7.34%	7.78%	8.21%	8.64%	9.07%	9.50%	9.94%	10.37%	10.80%	11.23%	11.66%	12.10%	12.53%	12.96%
Site 8	Brown 90	South & East	5.94%	6.32%	6.69%	7.06%	7.43%	7.80%	8.17%	8.55%	8.92%	9.29%	9.66%	10.03%	10.40%	10.77%	11.15%
Site 9	Brown 60	South & East	5.92%	6.29%	6.66%	7.03%	7.40%	7.77%	8.14%	8.51%	8.88%	9.25%	9.62%	9.99%	10.36%	10.73%	11.10%
Site 10	Brown 60 Flats	South & East	6.15%	6.53%	6.92%	7.30%	7.68%	8.07%	8.45%	8.84%	9.22%	9.61%	9.99%	10.37%	10.76%	11.14%	11.53%
Site 11	Brown 30	South & East	5.61%	5.96%	6.31%	6.66%	7.01%	7.36%	7.71%	8.06%	8.41%	8.76%	9.11%	9.46%	9.81%	10.16%	10.52%
Site 12	Brown 30 Flats	South & East	6.09%	6.47%	6.85%	7.23%	7.61%	7.99%	8.37%	8.75%	9.13%	9.51%	9.89%	10.27%	10.65%	11.03%	11.41%
Site 13	Brown 18	South & East	5.88%	6.25%	6.62%	6.98%	7.35%	7.72%	8.09%	8.46%	8.82%	9.19%	9.56%	9.93%	10.29%	10.66%	11.03%
Site 14	Brown 6	South & East	6.91%	7.34%	7.78%	8.21%	8.64%	9.07%	9.50%	9.94%	10.37%	10.80%	11.23%	11.66%	12.10%	12.53%	12.96%
Site 15	Build to Rent Flats	South & East	6.91%	7.35%	7.78%	8.21%	8.64%	9.07%	9.51%	9.94%	10.37%	10.80%	11.24%	11.67%	12.10%	12.53%	12.96%
Site 16	Build to Rent Houses	South & East	6.26%	6.65%	7.05%	7.44%	7.83%	8.22%	8.61%	9.00%	9.39%	9.79%	10.18%	10.57%	10.96%	11.35%	11.74%
Site 17	Sheltered Green	South & East	5.55%	5.89%	6.24%	6.59%	6.93%	7.28%	7.63%	7.97%	8.32%	8.67%	9.01%	9.36%	9.71%	10.05%	10.40%
Site 18	Sheltered Brown	South & East	5.05%	5.37%	5.68%	6.00%	6.31%	6.63%	6.95%	7.26%	7.58%	7.89%	8.21%	8.52%	8.84%	9.15%	9.47%
Site 19	Extracare Green	South & East	5.20%	5.53%	5.85%	6.18%	6.50%	6.83%	7.15%	7.48%	7.80%	8.13%	8.45%	8.78%	9.10%	9.43%	9.75%
Site 20	Extracare Brown	South & East	5.20%	5.53%	5.85%	6.18%	6.50%	6.83%	7.15%	7.48%	7.80%	8.13%	8.45%	8.78%	9.10%	9.43%	9.75%
Site 24	V Large 600	South & East	5.94%	6.31%	6.68%	7.05%	7.42%	7.79%	8.16%	8.53%	8.90%	9.27%	9.65%	10.02%	10.39%	10.76%	11.13%
Site 25	V Large 1200	South & East	5.94%	6.31%	6.68%	7.06%	7.43%	7.80%	8.17%	8.54%	8.91%	9.28%	9.66%	10.03%	10.40%	10.77%	11.14%
Site 29	North West Bicester H	Bicester	5.94%	6.31%	6.68%	7.06%	7.43%	7.80%	8.17%	8.54%	8.91%	9.28%	9.66%	10.03%	10.40%	10.77%	11.14%
Site 30	Graven Hill	Heyford Park	5.94%	6.31%	6.68%	7.05%	7.42%	7.79%	8.17%	8.54%	8.91%	9.28%	9.65%	10.02%	10.39%	10.76%	11.14%

North and West (35% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	North & West	0.00%	0.39%	0.79%	1.18%	1.57%	1.96%	2.36%	2.75%	3.14%	3.53%	3.93%	4.32%	4.71%	5.11%	5.50%	5.89%
Site 2	Green 150	North & West	0.00%	0.39%	0.78%	1.18%	1.57%	1.96%	2.35%	2.75%	3.14%	3.53%	3.92%	4.32%	4.71%	5.10%	5.49%	5.88%
Site 3	Green 100	North & West	0.00%	0.39%	0.78%	1.18%	1.57%	1.96%	2.35%	2.75%	3.14%	3.53%	3.92%	4.32%	4.71%	5.10%	5.49%	5.88%
Site 4	Green 60	North & West	0.00%	0.39%	0.78%	1.18%	1.57%	1.96%	2.35%	2.74%	3.13%	3.53%	3.92%	4.31%	4.70%	5.09%	5.48%	5.88%
Site 5	Green 30	North & West	0.00%	0.39%	0.77%	1.16%	1.54%	1.93%	2.31%	2.70%	3.08%	3.47%	3.86%	4.24%	4.63%	5.01%	5.40%	5.78%
Site 6	Green 15	North & West	0.00%	0.40%	0.81%	1.21%	1.61%	2.02%	2.42%	2.82%	3.23%	3.63%	4.03%	4.44%	4.84%	5.24%	5.65%	6.05%
Site 7	Green 9	North & West	0.00%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%	5.24%	5.71%	6.19%	6.67%	7.14%
Site 8	Brown 90	North & West	0.00%	0.39%	0.79%	1.18%	1.57%	1.97%	2.36%	2.75%	3.14%	3.54%	3.93%	4.32%	4.72%	5.11%	5.50%	5.90%
Site 9	Brown 60	North & West	0.00%	0.39%	0.78%	1.17%	1.57%	1.96%	2.35%	2.74%	3.13%	3.52%	3.91%	4.30%	4.70%	5.09%	5.48%	5.87%
Site 10	Brown 60 Flats	North & West	0.00%	0.37%	0.74%	1.11%	1.48%	1.85%	2.22%	2.59%	2.96%	3.33%	3.70%	4.07%	4.44%	4.81%	5.18%	5.55%
Site 11	Brown 30	North & West	0.00%	0.34%	0.67%	1.01%	1.35%	1.69%	2.02%	2.36%	2.70%	3.04%	3.37%	3.71%	4.05%	4.39%	4.72%	5.06%
Site 12	Brown 30 Flats	North & West	0.00%	0.37%	0.73%	1.10%	1.46%	1.83%	2.19%	2.56%	2.92%	3.29%	3.65%	4.02%	4.38%	4.75%	5.11%	5.48%
Site 13	Brown 18	North & West	0.00%	0.39%	0.77%	1.16%	1.55%	1.93%	2.32%	2.71%	3.09%	3.48%	3.87%	4.25%	4.64%	5.03%	5.42%	5.80%
Site 14	Brown 6	North & West	0.00%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%	5.24%	5.71%	6.19%	6.67%	7.14%
Site 15	Build to Rent Flats	North & West	0.00%	0.41%	0.83%	1.24%	1.66%	2.07%	2.49%	2.90%	3.32%	3.73%	4.15%	4.56%	4.97%	5.39%	5.80%	6.22%
Site 16	Build to Rent Houses	North & West	0.00%	0.38%	0.75%	1.13%	1.50%	1.88%	2.25%	2.63%	3.00%	3.38%	3.75%	4.13%	4.50%	4.88%	5.25%	5.63%
Site 17	Sheltered Green	North & West	0.00%	0.40%	0.79%	1.19%	1.59%	1.98%	2.38%	2.78%	3.17%	3.57%	3.97%	4.36%	4.76%	5.16%	5.55%	5.95%
Site 18	Sheltered Brown	North & West	0.00%	0.36%	0.71%	1.07%	1.43%	1.79%	2.14%	2.50%	2.86%	3.22%	3.57%	3.93%	4.29%	4.64%	5.00%	5.36%
Site 19	Extracare Green	North & West	0.00%	0.37%	0.74%	1.10%	1.47%	1.84%	2.21%	2.58%	2.95%	3.31%	3.68%	4.05%	4.42%	4.79%	5.15%	5.52%
Site 20	Extracare Brown	North & West	0.00%	0.37%	0.74%	1.10%	1.47%	1.84%	2.21%	2.58%	2.95%	3.31%	3.68%	4.05%	4.42%	4.79%	5.15%	5.52%
Site 24	V large 600	North & West	0.00%	0.39%	0.78%	1.18%	1.57%	1.96%	2.35%	2.74%	3.14%	3.53%	3.92%	4.31%	4.70%	5.10%	5.49%	5.88%
Site 25	V Large 1,200	North & West	0.00%	0.39%	0.79%	1.18%	1.57%	1.96%	2.36%	2.75%	3.14%	3.53%	3.93%	4.32%	4.71%	5.10%	5.50%	5.89%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	North & West	6.28%	0	7.07%	7.46%	7.85%	8.25%	8.64%	9.03%	9.42%	9.82%	10.21%	10.60%	11.00%	11.39%	11.78%
Site 2	Green 150	North & West	6.28%	6.67%	7.06%	7.45%	7.85%	8.24%	8.63%	9.02%	9.41%	9.81%	10.20%	10.59%	10.98%	11.38%	11.77%
Site 3	Green 100	North & West	6.28%	6.67%	7.06%	7.45%	7.85%	8.24%	8.63%	9.02%	9.42%	9.81%	10.20%	10.59%	10.98%	11.38%	11.77%
Site 4	Green 60	North & West	6.27%	6.66%	7.05%	7.44%	7.83%	8.23%	8.62%	9.01%	9.40%	9.79%	10.19%	10.58%	10.97%	11.36%	11.75%
Site 5	Green 30	North & West	6.17%	6.55%	6.94%	7.33%	7.71%	8.10%	8.48%	8.87%	9.25%	9.64%	10.02%	10.41%	10.80%	11.18%	11.57%
Site 6	Green 15	North & West	6.45%	6.86%	7.26%	7.66%	8.07%	8.47%	8.87%	9.28%	9.68%	10.08%	10.49%	10.89%	11.29%	11.70%	12.10%
Site 7	Green 9	North & West	7.62%	8.10%	8.57%	9.05%	9.52%	10.00%	10.48%	10.95%	11.43%	11.90%	12.38%	12.86%	13.33%	13.81%	14.29%
Site 8	Brown 90	North & West	6.29%	6.68%	7.08%	7.47%	7.86%	8.25%	8.65%	9.04%	9.43%	9.83%	10.22%	10.61%	11.01%	11.40%	11.79%
Site 9	Brown 60	North & West	6.26%	6.65%	7.04%	7.43%	7.83%	8.22%	8.61%	9.00%	9.39%	9.78%	10.17%	10.57%	10.96%	11.35%	11.74%
Site 10	Brown 60 Flats	North & West	5.92%	6.29%	6.66%	7.03%	7.39%	7.76%	8.13%	8.50%	8.87%	9.24%	9.61%	9.98%	10.35%	10.72%	11.09%
Site 11	Brown 30	North & West	5.40%	5.74%	6.07%	6.41%	6.75%	7.08%	7.42%	7.76%	8.10%	8.43%	8.77%	9.11%	9.45%	9.78%	10.12%
Site 12	Brown 30 Flats	North & West	5.84%	6.21%	6.57%	6.94%	7.30%	7.67%	8.04%	8.40%	8.77%	9.13%	9.50%	9.86%	10.23%	10.59%	10.96%
Site 13	Brown 18	North & West	6.19%	6.58%	6.96%	7.35%	7.74%	8.12%	8.51%	8.90%	9.28%	9.67%	10.06%	10.44%	10.83%	11.22%	11.60%
Site 14	Brown 6	North & West	7.62%	8.10%	8.57%	9.05%	9.52%	10.00%	10.48%	10.95%	11.43%	11.90%	12.38%	12.86%	13.33%	13.81%	14.29%
Site 15	Build to Rent Flats	North & West	6.63%	7.05%	7.46%	7.88%	8.29%	8.71%	9.12%	9.53%	9.95%	10.36%	10.78%	11.19%	11.61%	12.02%	12.44%
Site 16	Build to Rent Houses	North & West	6.00%	6.38%	6.75%	7.13%	7.50%	7.88%	8.26%	8.63%	9.01%	9.38%	9.76%	10.13%	10.51%	10.88%	11.26%
Site 17	Sheltered Green	North & West	6.35%	6.74%	7.14%	7.54%	7.93%	8.33%	8.73%	9.12%	9.52%	9.92%	10.31%	10.71%	11.11%	11.50%	11.90%
Site 18	Sheltered Brown	North & West	5.72%	6.07%	6.43%	6.79%	7.15%	7.50%	7.86%	8.22%	8.57%	8.93%	9.29%	9.65%	10.00%	10.36%	10.72%
Site 19	Extracare Green	North & West	5.89%	6.26%	6.63%	7.00%	7.36%	7.73%	8.10%	8.47%	8.84%	9.21%	9.57%	9.94%	10.31%	10.68%	11.05%
Site 20	Extracare Brown	North & West	5.89%	6.26%	6.63%	7.00%	7.36%	7.73%	8.10%	8.47%	8.84%	9.21%	9.57%	9.94%	10.31%	10.68%	11.05%
Site 24	V large 600	North & West	6.27%	6.66%	7.06%	7.45%	7.84%	8.23%	8.62%	9.02%	9.41%	9.80%	10.19%	10.58%	10.98%	11.37%	11.76%
Site 25	V Large 1,200	North & West	6.28%	6.67%	7.07%	7.46%	7.85%	8.24%	8.64%	9.03%	9.42%	9.81%	10.21%	10.60%	10.99%	11.38%	11.78%

North and West (30% Affordable Housing)

			£0	£20	£40	£60	£80	£100	£120	£140	£160	£180	£200	£220	£240	£260	£280	£300
Site 1	Green 300	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.04%	2.44%	2.85%	3.26%	3.67%	4.07%	4.48%	4.89%	5.30%	5.70%	6.11%
Site 2	Green 150	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.04%	2.44%	2.85%	3.26%	3.66%	4.07%	4.48%	4.89%	5.29%	5.70%	6.11%
Site 3	Green 100	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.04%	2.44%	2.85%	3.26%	3.66%	4.07%	4.48%	4.89%	5.29%	5.70%	6.11%
Site 4	Green 60	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.03%	2.44%	2.85%	3.25%	3.66%	4.07%	4.47%	4.88%	5.29%	5.69%	6.10%
Site 5	Green 30	North & West	0.00%	0.40%	0.80%	1.20%	1.61%	2.01%	2.41%	2.81%	3.21%	3.61%	4.01%	4.41%	4.82%	5.22%	5.62%	6.02%
Site 6	Green 15	North & West	0.00%	0.42%	0.83%	1.25%	1.67%	2.08%	2.50%	2.91%	3.33%	3.75%	4.16%	4.58%	5.00%	5.41%	5.83%	6.25%
Site 7	Green 9	North & West	0.00%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%	5.24%	5.71%	6.19%	6.67%	7.14%
Site 8	Brown 90	North & West	0.00%	0.41%	0.82%	1.22%	1.63%	2.04%	2.45%	2.85%	3.26%	3.67%	4.08%	4.49%	4.89%	5.30%	5.71%	6.12%
Site 9	Brown 60	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.03%	2.44%	2.84%	3.25%	3.66%	4.06%	4.47%	4.88%	5.28%	5.69%	6.09%
Site 10	Brown 60 Flats	North & West	0.00%	0.38%	0.77%	1.15%	1.54%	1.92%	2.31%	2.69%	3.07%	3.46%	3.84%	4.23%	4.61%	5.00%	5.38%	5.76%
Site 11	Brown 30	North & West	0.00%	0.35%	0.70%	1.05%	1.40%	1.75%	2.10%	2.45%	2.80%	3.15%	3.51%	3.86%	4.21%	4.56%	4.91%	5.26%
Site 12	Brown 30 Flats	North & West	0.00%	0.38%	0.76%	1.14%	1.52%	1.90%	2.28%	2.66%	3.04%	3.42%	3.80%	4.18%	4.56%	4.94%	5.33%	5.71%
Site 13	Brown 18	North & West	0.00%	0.40%	0.80%	1.21%	1.61%	2.01%	2.41%	2.82%	3.22%	3.62%	4.02%	4.42%	4.83%	5.23%	5.63%	6.03%
Site 14	Brown 6	North & West	0.00%	0.48%	0.95%	1.43%	1.90%	2.38%	2.86%	3.33%	3.81%	4.29%	4.76%	5.24%	5.71%	6.19%	6.67%	7.14%
Site 15	Build to Rent Flats	North & West	0.00%	0.43%	0.86%	1.30%	1.73%	2.16%	2.59%	3.02%	3.46%	3.89%	4.32%	4.75%	5.19%	5.62%	6.05%	6.48%
Site 16	Build to Rent Houses	North & West	0.00%	0.39%	0.78%	1.17%	1.57%	1.96%	2.35%	2.74%	3.13%	3.52%	3.91%	4.31%	4.70%	5.09%	5.48%	5.87%
Site 17	Sheltered Green	North & West	0.00%	0.41%	0.83%	1.24%	1.65%	2.07%	2.48%	2.89%	3.31%	3.72%	4.14%	4.55%	4.96%	5.38%	5.79%	6.20%
Site 18	Sheltered Brown	North & West	0.00%	0.38%	0.75%	1.13%	1.51%	1.88%	2.26%	2.64%	3.01%	3.39%	3.76%	4.14%	4.52%	4.89%	5.27%	5.65%
Site 19	Extracare Green	North & West	0.00%	0.39%	0.78%	1.16%	1.55%	1.94%	2.33%	2.71%	3.10%	3.49%	3.88%	4.27%	4.65%	5.04%	5.43%	5.82%
Site 20	Extracare Brown	North & West	0.00%	0.39%	0.78%	1.16%	1.55%	1.94%	2.33%	2.71%	3.10%	3.49%	3.88%	4.27%	4.65%	5.04%	5.43%	5.82%
Site 24	V Large 600	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.03%	2.44%	2.85%	3.26%	3.66%	4.07%	4.48%	4.88%	5.29%	5.70%	6.10%
Site 25	V Large 1,200	North & West	0.00%	0.41%	0.81%	1.22%	1.63%	2.04%	2.44%	2.85%	3.26%	3.67%	4.07%	4.48%	4.89%	5.30%	5.70%	6.11%
Site 28	Banbury Canalside	Banbury	0.00%	0.41%	0.81%	1.22%	1.63%	2.04%	2.44%	2.85%	3.26%	3.66%	4.07%	4.48%	4.89%	5.29%	5.70%	6.11%

			£320	£340	£360	£380	£400	£420	£440	£460	£480	£500	£520	£540	£560	£580	£600
Site 1	Green 300	North & West	6.52%	0	7.33%	7.74%	8.15%	8.56%	8.96%	9.37%	9.78%	10.19%	10.59%	11.00%	11.41%	11.82%	12.22%
Site 2	Green 150	North & West	6.51%	6.92%	7.33%	7.74%	8.14%	8.55%	8.96%	9.36%	9.77%	10.18%	10.59%	10.99%	11.40%	11.81%	12.21%
Site 3	Green 100	North & West	6.51%	6.92%	7.33%	7.74%	8.14%	8.55%	8.96%	9.36%	9.77%	10.18%	10.58%	10.99%	11.40%	11.81%	12.21%
Site 4	Green 60	North & West	6.51%	6.91%	7.32%	7.73%	8.13%	8.54%	8.95%	9.35%	9.76%	10.17%	10.57%	10.98%	11.39%	11.79%	12.20%
Site 5	Green 30	North & West	6.42%	6.82%	7.22%	7.62%	8.03%	8.43%	8.83%	9.23%	9.63%	10.03%	10.43%	10.83%	11.24%	11.64%	12.04%
Site 6	Green 15	North & West	6.66%	7.08%	7.49%	7.91%	8.33%	8.74%	9.16%	9.58%	9.99%	10.41%	10.82%	11.24%	11.66%	12.07%	12.49%
Site 7	Green 9	North & West	7.62%	8.10%	8.57%	9.05%	9.52%	10.00%	10.48%	10.95%	11.43%	11.90%	12.38%	12.86%	13.33%	13.81%	14.29%
Site 8	Brown 90	North & West	6.52%	6.93%	7.34%	7.75%	8.16%	8.56%	8.97%	9.38%	9.79%	10.20%	10.60%	11.01%	11.42%	11.83%	12.23%
Site 9	Brown 60	North & West	6.50%	6.91%	7.31%	7.72%	8.13%	8.53%	8.94%	9.35%	9.75%	10.16%	10.56%	10.97%	11.38%	11.78%	12.19%
Site 10	Brown 60 Flats	North & West	6.15%	6.53%	6.92%	7.30%	7.68%	8.07%	8.45%	8.84%	9.22%	9.61%	9.99%	10.37%	10.76%	11.14%	11.53%
Site 11	Brown 30	North & West	5.61%	5.96%	6.31%	6.66%	7.01%	7.36%	7.71%	8.06%	8.41%	8.76%	9.11%	9.46%	9.81%	10.16%	10.52%
Site 12	Brown 30 Flats	North & West	6.09%	6.47%	6.85%	7.23%	7.61%	7.99%	8.37%	8.75%	9.13%	9.51%	9.89%	10.27%	10.65%	11.03%	11.41%
Site 13	Brown 18	North & West	6.44%	6.84%	7.24%	7.64%	8.04%	8.45%	8.85%	9.25%	9.65%	10.06%	10.46%	10.86%	11.26%	11.66%	12.07%
Site 14	Brown 6	North & West	7.62%	8.10%	8.57%	9.05%	9.52%	10.00%	10.48%	10.95%	11.43%	11.90%	12.38%	12.86%	13.33%	13.81%	14.29%
Site 15	Build to Rent Flats	North & West	6.91%	7.35%	7.78%	8.21%	8.64%	9.07%	9.51%	9.94%	10.37%	10.80%	11.24%	11.67%	12.10%	12.53%	12.96%
Site 16	Build to Rent Houses	North & West	6.26%	6.65%	7.05%	7.44%	7.83%	8.22%	8.61%	9.00%	9.39%	9.79%	10.18%	10.57%	10.96%	11.35%	11.74%
Site 17	Sheltered Green	North & West	6.62%	7.03%	7.44%	7.86%	8.27%	8.68%	9.10%	9.51%	9.92%	10.34%	10.75%	11.16%	11.58%	11.99%	12.41%
Site 18	Sheltered Brown	North & West	6.02%	6.40%	6.78%	7.15%	7.53%	7.91%	8.28%	8.66%	9.03%	9.41%	9.79%	10.16%	10.54%	10.92%	11.29%
Site 19	Extracare Green	North & West	6.21%	6.59%	6.98%	7.37%	7.76%	8.14%	8.53%	8.92%	9.31%	9.70%	10.08%	10.47%	10.86%	11.25%	11.63%
Site 20	Extracare Brown	North & West	6.21%	6.59%	6.98%	7.37%	7.76%	8.14%	8.53%	8.92%	9.31%	9.70%	10.08%	10.47%	10.86%	11.25%	11.63%
Site 24	V Large 600	North & West	6.51%	6.92%	7.32%	7.73%	8.14%	8.55%	8.95%	9.36%	9.77%	10.17%	10.58%	10.99%	11.39%	11.80%	12.21%
Site 25	V Large 1,200	North & West	6.52%	6.93%	7.33%	7.74%	8.15%	8.55%	8.96%	9.37%	9.78%	10.18%	10.59%	11.00%	11.41%	11.81%	12.22%
Site 28	Banbury Canalside	Banbury	6.51%	6.92%	7.33%	7.74%	8.14%	8.55%	8.96%	9.36%	9.77%	10.18%	10.59%	10.99%	11.40%	11.81%	12.21%

Appendix 15 – Impact of Changes in Costs and Values

South and East, Including Oxford Fringe and Kidlington (35% / 50% Affordable Housing)

			EUV	BLV	Residual Value						
		CHANGE IN VALUE			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	South & East	25,000	425,000	506,317	740,828	**972,495**	1,202,244	1,431,993	1,658,649	1,885,180
Site 2	Green 150	South & East	25,000	425,000	328,837	569,670	**807,816**	1,044,314	1,280,812	1,513,325	1,745,675
Site 3	Green 100	South & East	25,000	425,000	337,454	587,573	**835,521**	1,082,136	1,328,751	1,571,070	1,813,215
Site 4	Green 60	South & East	25,000	425,000	364,370	636,729	**904,935**	1,170,591	1,436,247	1,697,794	1,959,174
Site 5	Green 30	South & East	25,000	425,000	381,729	664,103	**946,477**	1,228,852	1,511,226	1,776,806	2,041,704
Site 6	Green 15	South & East	75,000	475,000	650,417	958,963	**1,267,509**	1,576,054	1,884,600	2,176,466	2,467,654
Site 7	Green 9	South & East	75,000	475,000	1,537,126	2,013,594	**2,490,061**	2,966,529	3,442,997	3,919,465	4,395,933
Site 8	Brown 90	South & East	1,250,000	1,500,000	276,782	714,620	**1,148,906**	1,583,191	2,017,477	2,440,098	2,862,246
Site 9	Brown 60	South & East	1,250,000	1,500,000	235,966	681,014	**1,123,552**	1,566,090	2,008,629	2,434,686	2,860,073
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	9,330	891,125	**1,755,166**	2,602,994	3,450,822	4,298,650	5,146,478
Site 11	Brown 30	South & East	1,250,000	1,500,000	668,913	1,136,037	**1,603,160**	2,070,284	2,522,917	2,974,957	3,426,997
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	-608,559	91,765	**775,725**	1,414,850	2,053,976	2,693,101	3,332,226
Site 13	Brown 18	South & East	1,250,000	1,500,000	686,130	1,151,573	**1,604,436**	2,057,298	2,510,161	2,963,023	3,415,886
Site 14	Brown 6	South & East	1,250,000	1,500,000	2,233,605	2,843,449	**3,453,292**	4,063,136	4,672,979	5,282,823	5,892,667
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-3,167,296	-2,364,215	**-1,561,135**	-758,055	17,550	770,621	1,508,084
Site 16	Build to Rent Houses	South & East	25,000	425,000	28,759	302,583	**573,420**	844,257	1,115,094	1,385,931	1,656,768
Site 17	Sheltered Green	South & East	75,000	475,000	1,592,056	2,719,964	**3,847,873**	4,975,782	6,103,691	7,231,599	8,359,508
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	-887,308	233,583	**1,310,602**	2,378,868	3,447,135	4,515,402	5,583,668
Site 19	Extracare Green	South & East	75,000	475,000	-1,115,697	281,425	**1,619,460**	2,950,989	4,282,518	5,614,048	6,945,577
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	-3,634,451	-2,184,446	**-752,950**	633,647	1,965,176	3,296,705	4,628,234
Site 24	V Large 600	South & East	25,000	425,000	155,062	312,565	**467,327**	620,909	774,400	922,942	1,071,399
Site 25	V Large 1200	South & East	25,000	425,000	123,081	267,513	**406,922**	545,267	683,555	817,371	951,108
Site 26	Land East of Oxford R	Oxford Fringe	25,000	425,000	-122,261	-7,763	**96,565**	197,056	297,446	392,911	488,278
Site 27	Land West of Oxford F	Oxford Fringe	25,000	425,000	-280,470	-111,683	**45,662**	193,234	339,335	478,712	614,682

			EUV	BLV	Residual Value						
		CHANGE IN BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	South & East	25,000	425,000	1,319,439	1,145,967	**972,495**	799,023	625,551	450,437	271,478
Site 2	Green 150	South & East	25,000	425,000	1,181,082	994,449	**807,816**	621,183	434,550	247,917	61,284
Site 3	Green 100	South & East	25,000	425,000	1,222,108	1,028,814	**835,521**	642,227	448,933	255,639	62,340
Site 4	Green 60	South & East	25,000	425,000	1,324,372	1,114,653	**904,935**	695,217	485,498	275,780	64,673
Site 5	Green 30	South & East	25,000	425,000	1,378,726	1,162,602	**946,477**	730,353	514,229	298,104	76,736
Site 6	Green 15	South & East	75,000	475,000	1,709,638	1,488,573	**1,267,509**	1,046,444	825,379	604,314	381,442
Site 7	Green 9	South & East	75,000	475,000	3,088,392	2,789,227	**2,490,061**	2,190,896	1,891,730	1,592,565	1,293,400
Site 8	Brown 90	South & East	1,250,000	1,500,000	1,861,669	1,505,287	**1,148,906**	792,524	436,143	78,450	-295,420
Site 9	Brown 60	South & East	1,250,000	1,500,000	1,850,103	1,486,828	**1,123,552**	760,277	397,002	27,629	-353,541
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	3,188,391	2,471,778	**1,755,166**	1,038,554	319,196	-431,354	-1,196,356
Site 11	Brown 30	South & East	1,250,000	1,500,000	2,342,714	1,972,937	**1,603,160**	1,233,384	863,607	493,831	114,648
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	1,934,009	1,354,867	**775,725**	180,405	-427,266	-1,049,629	-1,679,395
Site 13	Brown 18	South & East	1,250,000	1,500,000	2,342,167	1,973,301	**1,604,436**	1,235,570	866,705	494,154	109,465
Site 14	Brown 6	South & East	1,250,000	1,500,000	4,236,947	3,845,120	**3,453,292**	3,061,465	2,669,638	2,277,810	1,885,983
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-10,323	-773,652	**-1,561,135**	-2,348,619	-3,136,102	-3,923,586	-4,711,070
Site 16	Build to Rent Houses	South & East	25,000	425,000	998,067	785,744	**573,420**	361,096	148,772	-71,233	-294,822
Site 17	Sheltered Green	South & East	75,000	475,000	5,650,330	4,749,102	**3,847,873**	2,946,645	2,045,416	1,144,188	234,238
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	3,251,973	2,281,287	**1,310,602**	335,276	-682,532	-1,725,617	-2,781,128
Site 19	Extracare Green	South & East	75,000	475,000	4,102,722	2,861,091	**1,619,460**	374,288	-927,043	-2,260,328	-3,610,461
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	1,976,764	639,441	**-752,950**	-2,188,628	-3,642,815	-5,097,001	-6,564,512
Site 24	V Large 600	South & East	25,000	425,000	707,557	587,497	**467,327**	347,157	226,986	103,306	-22,706
Site 25	V Large 1200	South & East	25,000	425,000	624,211	515,602	**406,922**	298,241	187,427	75,150	-41,514
Site 26	Land East of Oxford R	Oxford Fringe	25,000	425,000	278,765	187,820	**96,565**	3,642	-96,025	-200,318	-317,233
Site 27	Land West of Oxford F	Oxford Fringe	25,000	425,000	303,724	175,429	**45,662**	-92,449	-237,076	-391,048	-569,844

South and East, (30% Affordable Housing)

			EUV	BLV	Residual Value						
		CHANGE IN VALUE			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	South & East	25,000	425,000	578,473	823,988	**1,067,067**	1,308,501	1,549,935	1,788,719	2,026,957
Site 2	Green 150	South & East	25,000	425,000	398,828	650,955	**900,780**	1,149,191	1,397,603	1,642,598	1,887,455
Site 3	Green 100	South & East	25,000	425,000	410,550	672,175	**931,940**	1,190,562	1,449,184	1,704,125	1,958,915
Site 4	Green 60	South & East	25,000	425,000	443,721	728,246	**1,009,211**	1,287,990	1,566,770	1,842,027	2,117,141
Site 5	Green 30	South & East	25,000	425,000	465,763	759,512	**1,053,260**	1,347,009	1,640,757	1,920,111	2,198,880
Site 6	Green 15	South & East	75,000	475,000	736,191	1,059,335	**1,382,479**	1,705,623	2,028,767	2,337,614	2,645,880
Site 7	Green 9	South & East	75,000	475,000	1,474,480	1,950,948	**2,427,416**	2,903,883	3,380,351	3,856,819	4,333,287
Site 8	Brown 90	South & East	1,250,000	1,500,000	475,836	933,583	**1,388,285**	1,842,987	2,297,689	2,742,394	3,186,692
Site 9	Brown 60	South & East	1,250,000	1,500,000	438,722	903,371	**1,365,870**	1,828,368	2,290,867	2,739,238	3,187,035
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	417,119	1,318,119	**2,217,610**	3,103,204	3,988,799	4,874,393	5,759,987
Site 11	Brown 30	South & East	1,250,000	1,500,000	893,649	1,382,639	**1,871,630**	2,360,620	2,837,189	3,313,250	3,789,312
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	-299,072	425,733	**1,120,797**	1,789,251	2,457,706	3,126,161	3,794,616
Site 13	Brown 18	South & East	1,250,000	1,500,000	905,418	1,393,636	**1,871,071**	2,348,506	2,825,941	3,303,376	3,780,812
Site 14	Brown 6	South & East	1,250,000	1,500,000	2,233,605	2,843,449	**3,453,292**	4,063,136	4,672,979	5,282,823	5,892,667
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	-2,821,028	-1,995,261	**-1,169,495**	-357,110	434,383	1,192,679	1,950,974
Site 16	Build to Rent Houses	South & East	25,000	425,000	111,839	390,150	**668,461**	946,772	1,225,084	1,503,395	1,781,706
Site 17	Sheltered Green	South & East	75,000	475,000	2,030,076	3,199,681	**4,369,286**	5,538,892	6,708,497	7,878,102	9,047,707
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	-239,706	901,230	**2,011,193**	3,121,156	4,231,119	5,341,082	6,451,045
Site 19	Extracare Green	South & East	75,000	475,000	-470,475	954,860	**2,338,390**	3,721,919	5,105,449	6,488,978	7,872,507
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	-2,790,031	-1,283,399	**169,791**	1,565,067	2,948,597	4,332,126	5,715,655
Site 24	V Large 600	South & East	25,000	425,000	230,778	394,660	**556,978**	718,284	878,113	1,034,545	1,190,904
Site 25	V Large 1200	South & East	25,000	425,000	192,216	341,608	**487,847**	633,174	777,244	918,208	1,059,104
Site 29	North West Bicester P	Bicester	25,000	425,000	154,469	229,094	**303,006**	375,599	447,696	518,943	590,155
Site 30	Graven Hill	Heyford Park	25,000	425,000	100,400	181,484	**261,013**	338,971	416,928	493,980	570,986

			EUV	BLV	Residual Value						
		CHANGE IN BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	South & East	25,000	425,000	1,418,332	1,242,700	**1,067,067**	891,434	715,802	540,169	360,041
Site 2	Green 150	South & East	25,000	425,000	1,278,625	1,089,702	**900,780**	711,857	522,934	334,012	145,089
Site 3	Green 100	South & East	25,000	425,000	1,323,292	1,127,616	**931,940**	736,264	540,588	344,912	149,236
Site 4	Green 60	South & East	25,000	425,000	1,433,665	1,221,438	**1,009,211**	796,984	584,756	372,529	160,302
Site 5	Green 30	South & East	25,000	425,000	1,489,073	1,271,167	**1,053,260**	835,354	617,448	399,542	180,398
Site 6	Green 15	South & East	75,000	475,000	1,833,996	1,608,237	**1,382,479**	1,156,720	930,962	705,203	479,445
Site 7	Green 9	South & East	75,000	475,000	3,025,747	2,726,581	**2,427,416**	2,128,250	1,829,085	1,529,919	1,230,754
Site 8	Brown 90	South & East	1,250,000	1,500,000	2,110,359	1,749,322	**1,388,285**	1,027,248	666,211	305,174	-63,787
Site 9	Brown 60	South & East	1,250,000	1,500,000	2,100,929	1,733,399	**1,365,870**	998,340	630,811	263,282	-117,142
Site 10	Brown 60 Flats	South & East	1,250,000	1,500,000	3,664,543	2,941,077	**2,217,610**	1,494,144	770,677	32,295	-726,810
Site 11	Brown 30	South & East	1,250,000	1,500,000	2,618,036	2,244,833	**1,871,630**	1,498,426	1,125,223	752,020	378,816
Site 12	Brown 30 Flats	South & East	1,250,000	1,500,000	2,287,601	1,704,199	**1,120,797**	534,855	-74,137	-687,618	-1,322,017
Site 13	Brown 18	South & East	1,250,000	1,500,000	2,616,748	2,243,910	**1,871,071**	1,498,233	1,125,394	752,556	372,561
Site 14	Brown 6	South & East	1,250,000	1,500,000	4,236,947	3,845,120	**3,453,292**	3,061,465	2,669,638	2,277,810	1,885,983
Site 15	Build to Rent Flats	South & East	1,250,000	1,500,000	370,534	-389,926	**-1,169,495**	-1,960,067	-2,750,639	-3,541,212	-4,331,784
Site 16	Build to Rent Houses	South & East	25,000	425,000	1,094,326	881,394	**668,461**	455,529	242,596	26,575	-196,847
Site 17	Sheltered Green	South & East	75,000	475,000	6,171,743	5,270,515	**4,369,286**	3,468,058	2,566,830	1,665,601	764,373
Site 18	Sheltered Brown	South & East	1,250,000	1,500,000	3,952,564	2,981,879	**2,011,193**	1,040,507	52,571	-965,932	-2,018,200
Site 19	Extracare Green	South & East	75,000	475,000	4,821,951	3,580,171	**2,338,390**	1,096,609	-173,013	-1,479,133	-2,824,986
Site 20	Extracare Brown	South & East	1,250,000	1,500,000	2,856,507	1,519,022	**169,791**	-1,233,579	-2,685,492	-4,139,854	-5,594,217
Site 24	V Large 600	South & East	25,000	425,000	798,921	678,603	**556,978**	435,353	313,728	191,127	64,967
Site 25	V Large 1200	South & East	25,000	425,000	706,795	597,875	**487,847**	377,819	267,579	153,911	40,243
Site 29	North West Bicester P	Bicester	25,000	425,000	412,992	358,247	**303,006**	246,945	190,883	134,822	77,179
Site 30	Graven Hill	Heyford Park	25,000	425,000	379,902	320,458	**261,013**	200,693	139,598	78,502	15,257

North and West (35% Affordable Housing)

			EUV	BLV	Residual Value						
		CHANGE IN VALUE			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	North & West	25,000	425,000	238,636	459,427	**676,695**	889,091	1,099,240	1,307,652	1,516,063
Site 2	Green 150	North & West	25,000	425,000	68,798	289,650	**510,025**	728,130	944,157	1,158,691	1,373,225
Site 3	Green 100	North & West	25,000	425,000	62,741	291,947	**520,379**	746,978	971,896	1,195,607	1,419,319
Site 4	Green 60	North & West	25,000	425,000	58,561	310,275	**560,292**	806,799	1,050,093	1,291,077	1,532,060
Site 5	Green 30	North & West	25,000	425,000	58,602	320,847	**576,996**	833,146	1,089,295	1,345,444	1,601,594
Site 6	Green 15	North & West	75,000	475,000	306,202	590,020	**869,910**	1,149,800	1,429,691	1,709,581	1,989,472
Site 7	Green 9	North & West	75,000	475,000	1,053,841	1,486,058	**1,918,275**	2,350,492	2,782,709	3,214,926	3,647,144
Site 8	Brown 90	North & West	1,250,000	1,500,000	-498,521	-70,948	**340,073**	736,194	1,130,146	1,524,098	1,918,051
Site 9	Brown 60	North & West	1,250,000	1,500,000	-555,278	-120,710	**300,027**	702,998	1,104,436	1,505,875	1,907,313
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	9,330	891,125	**1,755,166**	2,602,994	3,450,822	4,298,650	5,146,478
Site 11	Brown 30	North & West	1,250,000	1,500,000	668,913	1,136,037	**1,603,160**	2,070,284	2,522,917	2,974,957	3,426,997
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	-608,559	91,765	**775,725**	1,414,850	2,053,976	2,693,101	3,332,226
Site 13	Brown 18	North & West	1,250,000	1,500,000	-160,591	303,177	**755,587**	1,174,070	1,584,874	1,995,678	2,406,482
Site 14	Brown 6	North & West	1,250,000	1,500,000	1,194,970	1,764,211	**2,320,537**	2,873,743	3,426,949	3,980,155	4,533,361
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-3,167,296	-2,364,215	**-1,561,135**	-758,055	17,550	770,621	1,508,084
Site 16	Build to Rent Houses	North & West	25,000	425,000	28,759	302,583	**573,420**	844,257	1,115,094	1,385,931	1,656,768
Site 17	Sheltered Green	North & West	75,000	475,000	-1,304,162	-303,380	**670,506**	1,610,430	2,550,354	3,490,278	4,430,202
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-4,389,367	-3,406,245	**-2,436,813**	-1,467,381	-513,678	418,071	1,310,602
Site 19	Extracare Green	North & West	75,000	475,000	-5,203,267	-3,981,647	**-2,773,309**	-1,564,972	-384,984	762,416	1,872,024
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-8,041,876	-6,810,882	**-5,579,888**	-4,359,453	-3,151,116	-1,942,778	-752,950
Site 24	V large 600	North & West	25,000	425,000	-126,962	30,110	**178,358**	320,306	460,693	600,011	739,329
Site 25	V Large 1,200	North & West	25,000	425,000	-134,385	10,951	**143,970**	274,485	400,945	526,443	651,940

			EUV	BLV	Residual Value						
		CHANGE IN BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	North & West	25,000	425,000	1,023,639	850,167	**676,695**	500,804	321,845	142,886	-43,592
Site 2	Green 150	North & West	25,000	425,000	883,291	696,658	**510,025**	323,392	136,759	-54,058	-250,333
Site 3	Green 100	North & West	25,000	425,000	906,967	713,673	**520,379**	327,085	133,792	-65,021	-268,806
Site 4	Green 60	North & West	25,000	425,000	979,728	770,010	**560,292**	350,573	140,855	-76,899	-298,301
Site 5	Green 30	North & West	25,000	425,000	1,009,245	793,121	**576,996**	360,872	142,441	-84,176	-312,739
Site 6	Green 15	North & West	75,000	475,000	1,312,040	1,090,975	**869,910**	648,845	427,263	198,459	-33,495
Site 7	Green 9	North & West	75,000	475,000	2,516,606	2,217,441	**1,918,275**	1,619,110	1,319,944	1,020,779	718,375
Site 8	Brown 90	North & West	1,250,000	1,500,000	1,052,836	696,455	**340,073**	-22,284	-396,344	-783,852	-1,171,361
Site 9	Brown 60	North & West	1,250,000	1,500,000	1,026,577	663,302	**300,027**	-74,123	-457,374	-852,385	-1,247,395
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	3,188,391	2,471,778	**1,755,166**	1,038,554	319,196	-431,354	-1,196,356
Site 11	Brown 30	North & West	1,250,000	1,500,000	2,342,714	1,972,937	**1,603,160**	1,233,384	863,607	493,831	114,648
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	1,934,009	1,354,867	**775,725**	180,405	-427,266	-1,049,629	-1,679,395
Site 13	Brown 18	North & West	1,250,000	1,500,000	1,493,317	1,124,452	**755,587**	379,814	-7,127	-394,163	-793,973
Site 14	Brown 6	North & West	1,250,000	1,500,000	3,104,192	2,712,365	**2,320,537**	1,928,710	1,527,082	1,123,876	712,747
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-10,323	-773,652	**-1,561,135**	-2,348,619	-3,136,102	-3,923,586	-4,711,070
Site 16	Build to Rent Houses	North & West	25,000	425,000	998,067	785,744	**573,420**	361,096	148,772	-71,233	-294,822
Site 17	Sheltered Green	North & West	75,000	475,000	2,472,962	1,571,734	**670,506**	-262,778	-1,217,017	-2,197,001	-3,176,984
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-344,823	-1,381,302	**-2,436,813**	-3,492,323	-4,558,505	-5,630,683	-6,702,861
Site 19	Extracare Green	North & West	75,000	475,000	-107,930	-1,423,177	**-2,773,309**	-4,123,442	-5,484,184	-6,855,637	-8,227,089
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-2,659,417	-4,113,604	**-5,579,888**	-7,057,038	-8,534,188	-10,011,338	-11,488,487
Site 24	V large 600	North & West	25,000	425,000	418,831	298,661	**178,358**	53,708	-74,748	-211,482	-354,960
Site 25	V Large 1,200	North & West	25,000	425,000	364,099	255,418	**143,970**	31,694	-88,932	-215,111	-354,983

North and West (30% Affordable Housing)

			EUV	BLV	Residual Value						
		CHANGE IN VALUE			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	North & West	25,000	425,000	246,465	477,163	**702,020**	924,446	1,144,948	1,363,959	1,582,971
Site 2	Green 150	North & West	25,000	425,000	68,620	299,377	**529,724**	758,126	984,747	1,210,089	1,435,430
Site 3	Green 100	North & West	25,000	425,000	65,092	304,405	**543,055**	780,133	1,015,771	1,250,375	1,484,978
Site 4	Green 60	North & West	25,000	425,000	63,167	325,256	**585,886**	843,509	1,098,378	1,351,266	1,604,155
Site 5	Green 30	North & West	25,000	425,000	69,272	341,333	**607,801**	874,268	1,140,735	1,407,202	1,673,670
Site 6	Green 15	North & West	75,000	475,000	305,447	602,528	**895,661**	1,188,794	1,481,927	1,775,060	2,068,193
Site 7	Green 9	North & West	75,000	475,000	865,903	1,298,120	**1,730,337**	2,162,554	2,594,772	3,026,989	3,459,206
Site 8	Brown 90	North & West	1,250,000	1,500,000	-318,068	121,725	**541,840**	956,171	1,368,644	1,781,116	2,193,589
Site 9	Brown 60	North & West	1,250,000	1,500,000	-368,988	76,821	**505,488**	926,347	1,345,892	1,765,436	2,184,981
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	417,119	1,318,119	**2,217,610**	3,103,204	3,988,799	4,874,393	5,759,987
Site 11	Brown 30	North & West	1,250,000	1,500,000	893,649	1,382,639	**1,871,630**	2,360,620	2,837,189	3,313,250	3,789,312
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	-299,072	425,733	**1,120,797**	1,789,251	2,457,706	3,126,161	3,794,616
Site 13	Brown 18	North & West	1,250,000	1,500,000	35,013	514,741	**977,677**	1,417,353	1,850,448	2,283,542	2,716,637
Site 14	Brown 6	North & West	1,250,000	1,500,000	1,194,970	1,764,211	**2,320,537**	2,873,743	3,426,949	3,980,155	4,533,361
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	-2,821,028	-1,995,261	**-1,169,495**	-357,110	434,383	1,192,679	1,950,974
Site 16	Build to Rent Houses	North & West	25,000	425,000	111,839	390,150	**668,461**	946,772	1,225,084	1,503,395	1,781,706
Site 17	Sheltered Green	North & West	75,000	475,000	-1,183,357	-154,780	**846,876**	1,821,547	2,796,218	3,770,889	4,745,560
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	-3,843,423	-2,832,510	**-1,825,240**	-822,026	148,508	1,086,224	2,011,193
Site 19	Extracare Green	North & West	75,000	475,000	-4,515,813	-3,259,666	**-2,004,140**	-762,671	444,223	1,598,735	2,751,677
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-7,354,679	-6,075,611	**-4,798,873**	-3,543,347	-2,287,820	-1,039,945	169,791
Site 24	V Large 600	North & West	25,000	425,000	-56,693	101,506	**254,303**	402,769	550,010	696,335	841,893
Site 25	V Large 1,200	North & West	25,000	425,000	-71,029	75,128	**214,046**	348,913	481,569	613,400	744,586
Site 28	Banbury Canalside	Banbury	1,250,000	1,900,000	-57,399	174,306	**396,203**	615,990	828,374	1,039,386	1,250,399

			EUV	BLV	Residual Value						
		CHANGE IN BCIS			-10%	-5%	0%	+5%	+10%	+15%	+20%
Site 1	Green 300	North & West	25,000	425,000	1,053,285	877,652	**702,020**	526,282	345,095	163,907	-19,456
Site 2	Green 150	North & West	25,000	425,000	907,569	718,647	**529,724**	340,801	151,879	-40,596	-238,948
Site 3	Green 100	North & West	25,000	425,000	934,407	738,731	**543,055**	347,379	151,703	-48,727	-254,415
Site 4	Green 60	North & West	25,000	425,000	1,010,341	798,114	**585,886**	373,659	161,432	-57,940	-281,148
Site 5	Green 30	North & West	25,000	425,000	1,043,613	825,707	**607,801**	389,894	170,471	-57,463	-286,701
Site 6	Green 15	North & West	75,000	475,000	1,347,178	1,121,419	**895,661**	669,903	444,102	210,705	-26,175
Site 7	Green 9	North & West	75,000	475,000	2,328,668	2,029,503	**1,730,337**	1,431,172	1,132,006	832,827	524,990
Site 8	Brown 90	North & West	1,250,000	1,500,000	1,263,914	902,877	**541,840**	180,803	-194,285	-579,166	-971,737
Site 9	Brown 60	North & West	1,250,000	1,500,000	1,240,547	873,018	**505,488**	136,523	-248,638	-642,381	-1,042,017
Site 10	Brown 60 Flats	North & West	1,250,000	1,500,000	3,664,543	2,941,077	**2,217,610**	1,494,144	770,677	32,295	-726,810
Site 11	Brown 30	North & West	1,250,000	1,500,000	2,618,036	2,244,833	**1,871,630**	1,498,426	1,125,223	752,020	378,816
Site 12	Brown 30 Flats	North & West	1,250,000	1,500,000	2,287,601	1,704,199	**1,120,797**	534,855	-74,137	-687,618	-1,322,017
Site 13	Brown 18	North & West	1,250,000	1,500,000	1,723,354	1,350,515	**977,677**	604,254	217,566	-173,638	-569,274
Site 14	Brown 6	North & West	1,250,000	1,500,000	3,104,192	2,712,365	**2,320,537**	1,928,710	1,527,082	1,123,876	712,747
Site 15	Build to Rent Flats	North & West	1,250,000	1,500,000	370,534	-389,926	**-1,169,495**	-1,960,067	-2,750,639	-3,541,212	-4,331,784
Site 16	Build to Rent Houses	North & West	25,000	425,000	1,094,326	881,394	**668,461**	455,529	242,596	26,575	-196,847
Site 17	Sheltered Green	North & West	75,000	475,000	2,649,333	1,748,104	**846,876**	-77,719	-1,024,926	-1,997,211	-2,977,195
Site 18	Sheltered Brown	North & West	1,250,000	1,500,000	244,445	-774,058	**-1,825,240**	-2,880,750	-3,936,261	-5,007,643	-6,079,821
Site 19	Extracare Green	North & West	75,000	475,000	623,474	-669,455	**-2,004,140**	-3,354,435	-4,704,731	-6,072,532	-7,444,150
Site 20	Extracare Brown	North & West	1,250,000	1,500,000	-1,890,149	-3,344,511	**-4,798,873**	-6,273,871	-7,751,199	-9,228,527	-10,705,855
Site 24	V Large 600	North & West	25,000	425,000	497,553	375,928	**254,303**	130,251	3,983	-130,596	-269,546
Site 25	V Large 1,200	North & West	25,000	425,000	435,210	325,182	**214,046**	100,378	-15,637	-139,958	-272,154
Site 28	Banbury Canalside	Banbury	1,250,000	1,900,000	768,718	585,238	**396,203**	207,060	13,779	-192,613	-409,731

Appendix 16 – Non-residential Appraisals

Employment North

Greenfield

Results			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2		2,000	200	2,000	4,000	400	5,000
	£/m2		1,860	1,530	1,860	1,810	1,600	2,290
	Capital Value		**3,348,000**	**275,400**	**3,348,000**	**6,878,000**	**640,000**	**11,450,000**
	Buyers Costs		150,660	12,393	150,660	309,510	28,800	515,250
	Capital Value		**3,197,340**	**263,007**	**3,197,340**	**6,568,490**	**611,200**	**10,934,750**
Costs	Land Used	Coverage	350%	140%	75%	40%	40%	35%
		ha	0.057	0.014	0.267	1.000	0.100	1.429
		£/ha	75,000	75,000	75,000	25,000	75,000	25,000
		Uplift £/ha	400,000	400,000	400,000	400,000	400,000	400,000
		Site Cost	**27,143**	**6,786**	**126,667**	**425,000**	**47,500**	**614,286**
	Stamp Duty (on VT)	4.00%	1,086	271	5,067	17,000	1,900	24,571
	Acquisition	1.50%	407	102	1,900	6,375	713	9,214
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,373	2,190	2,373	949	1,489	731
		£	4,746,680	437,992	4,746,680	3,797,280	595,728	3,655,800
	Infrastructure	15.00%	712,002	65,699	712,002	569,592	89,359	548,370
	BNG	47,885	2,736	684	12,769	47,885	4,789	68,407
	Abnormals	0.00%	0	0	0	0	0	0
	Fees	8.00%	436,695	40,295	436,695	349,350	54,807	336,334
	S106	0.00%	0	0	0	0	0	0
	CIL		0	0	0	0	0	0
	Contingency	2.50%	136,467	12,592	136,467	109,172	17,127	105,104
	Finance Costs	0.00%	0	0	0	0	0	0
	Sales	2.50%	41,850	3,443	41,850	85,975	8,000	143,125
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal		**6,097,923**	**581,078**	**6,113,430**	**5,002,629**	**792,422**	**4,910,926**
	Interest	7.50%	228,672	21,790	229,254	187,599	29,716	184,160
	Profit % GDV	15.00%	479,601	39,451	479,601	985,274	91,680	1,640,213
	COSTS		**6,806,196**	**642,320**	**6,822,284**	**6,175,501**	**913,818**	**6,735,298**
Residual Land Worth		**Site**	**-3,608,856**	**-379,313**	**-3,624,944**	**392,989**	**-302,618**	**4,199,452**
	Existing Use Value	£/ha	75,000	75,000	75,000	25,000	75,000	25,000
	Viability Threshold	£/ha	475,000	475,000	475,000	425,000	475,000	430,000
	Residual Value	£/ha	-63,154,977	-26,551,882	-13,593,541	392,989	-3,026,182	2,939,616

Brownfield

Results			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2	0.00%	2,000	200	2,000	4,000	400	5,000
	£/m2	0.00%	1,860	1,530	1,860	1,810	1,600	2,290
	Capital Value	0.00%	**3,348,000**	**275,400**	**3,348,000**	**6,878,000**	**640,000**	**11,450,000**
	Buyers Costs	0.00%	150,660	12,393	150,660	309,510	28,800	515,250
	Capital Value	**0.00%**	**3,197,340**	**263,007**	**3,197,340**	**6,568,490**	**611,200**	**10,934,750**
Costs	Land Used	Coverage	350%	140%	50%	40%	40%	35%
		ha	0.057	0.014	0.400	1.000	0.100	1.429
		£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
		Uplift £/ha	0	0	0	0	0	0
		0.00%	250,000	250,000	250,000	250,000	250,000	250,000
		Site Cost	**85,714**	**21,429**	**600,000**	**1,500,000**	**150,000**	**2,142,857**
	Stamp Duty (on VT)	4.00%	3,429	857	24,000	60,000	6,000	85,714
	Acquisition	1.50%	1,286	321	9,000	22,500	2,250	32,143
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,373	2,190	2,373	949	1,489	731
		£	4,746,680	437,992	4,746,680	3,797,280	595,728	3,655,800
	Infrastructure	15.00%	712,002	65,699	712,002	569,592	89,359	548,370
	BNG	47,885	2,736	684	19,154	47,885	4,789	68,407
	Abnormals	5.00%	272,934	25,185	272,934	218,344	34,254	210,209
	Fees	8.00%	458,529	42,310	458,529	366,817	57,547	353,150
	S106	0.00%	0	0	0	0	0	0
	CIL	0.00%	0	0	0	0	0	0
	Contingency	5.00%	286,581	26,444	286,581	229,261	35,967	110,359
	Finance Costs	0.00%	0	0	0	0	0	0
	Sales	2.50%	41,850	3,443	41,850	85,975	8,000	143,125
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**6,546,027**	**622,934**	**6,590,730**	**5,417,654**	**853,894**	**5,227,278**
	Interest	7.00%	229,111	21,803	230,676	189,618	32,021	182,955
	Profit % GDV	15.00%	479,601	39,451	479,601	985,274	91,680	1,640,213
	COSTS	**0.00%**	**7,254,739**	**684,188**	**7,301,007**	**6,592,545**	**977,596**	**7,050,445**
Residual Land Worth		**Site**	**-4,057,399**	**-421,181**	**-4,103,667**	**-24,055**	**-366,396**	**3,884,305**
	Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
	Viability Threshold	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Residual Value	£/ha	-71,004,477	-29,482,672	-10,259,167	-24,055	-3,663,955	2,719,014

Employment South

Greenfield

Results			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2	0.00%	2,000	200	2,000	4,000	400	5,000
	£/m2	0.00%	2,500	2,040	2,500	2,175	1,600	2,290
	Capital Value	0.00%	**4,500,000**	**367,200**	**4,500,000**	**8,265,000**	**640,000**	**11,450,000**
	Buyers Costs	0.00%	202,500	16,524	202,500	371,925	28,800	515,250
	Capital Value	**0.00%**	**4,297,500**	**350,676**	**4,297,500**	**7,893,075**	**611,200**	**10,934,750**
Costs	Land Used	Coverage	350%	140%	75%	40%	40%	35%
		ha	0.057	0.014	0.267	1.000	0.100	1.429
		£/ha	75,000	75,000	75,000	25,000	75,000	25,000
		Uplift £/ha	400,000	400,000	400,000	400,000	400,000	400,000
		Site Cost	**27,143**	**6,786**	**126,667**	**425,000**	**47,500**	**614,286**
	Stamp Duty (on VT)	4.00%	1,086	271	5,067	17,000	1,900	24,571
	Acquisition	1.50%	407	102	1,900	6,375	713	9,214
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,373	2,190	2,373	949	1,489	731
		£	4,746,680	437,992	4,746,680	3,797,280	595,728	3,655,800
	Infrastructure	15.00%	712,002	65,699	712,002	569,592	89,359	548,370
	BNG	47,885	2,736	684	12,769	47,885	4,789	68,407
	Abnormals	0.00%	0	0	0	0	0	0
	Fees	8.00%	436,695	40,295	436,695	349,350	54,807	336,334
	S106	0.00%	0	0	0	0	0	0
	CIL	0.00%	0	0	0	0	0	0
	Contingency	2.50%	136,467	12,592	136,467	109,172	17,127	105,104
	Finance Costs	0.00%	0	0	0	0	0	0
	Sales	2.50%	56,250	4,590	56,250	103,313	8,000	143,125
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**6,112,323**	**582,226**	**6,127,830**	**5,019,966**	**792,422**	**4,910,926**
	Interest	7.50%	229,212	21,833	229,794	188,249	29,716	184,160
	Profit % GDV	15.00%	644,625	52,601	644,625	1,183,961	91,680	1,640,213
		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
	COSTS	**0.00%**	**6,986,160**	**656,660**	**7,002,248**	**6,392,176**	**913,818**	**6,735,298**
Residual Land Worth		**Site**	**-2,688,660**	**-305,984**	**-2,704,748**	**1,500,899**	**-302,618**	**4,199,452**
	Existing Use Value	£/ha	75,000	75,000	75,000	25,000	75,000	25,000
	Viability Threshold	£/ha	475,000	475,000	475,000	425,000	475,000	430,000
	Residual Value	£/ha	-47,051,547	-21,418,914	-10,142,806	1,500,899	-3,026,182	2,939,616

Brownfield

Results			Offices - Central	Offices - Small	Offices - Park	Industrial	Industrial - Small	Distribution
	CIL	**£/m2**	**0**	**0**	**0**	**0**	**0**	**0**
Income	m2	0.00%	2,000	200	2,000	4,000	400	5,000
	£/m2	0.00%	2,500	2,040	2,500	2,175	1,600	2,290
	Capital Value	0.00%	**4,500,000**	**367,200**	**4,500,000**	**8,265,000**	**640,000**	**11,450,000**
	Buyers Costs	0.00%	202,500	16,524	202,500	371,925	28,800	515,250
	Capital Value	**0.00%**	**4,297,500**	**350,676**	**4,297,500**	**7,893,075**	**611,200**	**10,934,750**
Costs	Land Used	Coverage	350%	140%	50%	40%	40%	35%
		ha	0.057	0.014	0.400	1.000	0.100	1.429
		£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
		Uplift £/ha	0	0	0	0	0	0
		0.00%	250,000	250,000	250,000	250,000	250,000	250,000
		Site Cost	**85,714**	**21,429**	**600,000**	**1,500,000**	**150,000**	**2,142,857**
	Stamp Duty (on VT)	4.00%	3,429	857	24,000	60,000	6,000	85,714
	Acquisition	1.50%	1,286	321	9,000	22,500	2,250	32,143
	Strategic Promotion	0.00%	0	0	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000	10,000	10,000
	Construction	/m2	2,373	2,190	2,373	949	1,489	731
		£	4,746,680	437,992	4,746,680	3,797,280	595,728	3,655,800
	Infrastructure	15.00%	712,002	65,699	712,002	569,592	89,359	548,370
	BNG	47,885	2,736	684	19,154	47,885	4,789	68,407
	Abnormals	5.00%	272,934	25,185	272,934	218,344	34,254	210,209
	Fees	8.00%	458,529	42,310	458,529	366,817	57,547	353,150
	S106	0.00%	0	0	0	0	0	0
	CIL	0.00%	0	0	0	0	0	0
	Contingency	5.00%	286,581	26,444	286,581	229,261	35,967	110,359
	Finance Costs	0.00%	0	0	0	0	0	0
	Sales	2.50%	56,250	4,590	56,250	103,313	8,000	143,125
	Misc. Financial	0.00%	10,000	10,000	10,000	10,000	10,000	10,000
	Subtotal	**0.00%**	**6,560,427**	**624,082**	**6,605,130**	**5,434,991**	**853,894**	**5,227,278**
	Interest	7.00%	229,615	21,843	231,180	190,225	32,021	182,955
	Profit % GDV	15.00%	644,625	52,601	644,625	1,183,961	91,680	1,640,213
	COSTS	**0.00%**	**7,434,667**	**698,526**	**7,480,935**	**6,809,177**	**977,596**	**7,050,445**
Residual Land Worth		**Site**	**-3,137,167**	**-347,850**	**-3,183,435**	**1,083,898**	**-366,396**	**3,884,305**
	Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
	Viability Threshold	£/ha	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
	Residual Value	£/ha	-54,900,417	-24,349,503	-7,958,587	1,083,898	-3,663,955	2,719,014

Retail

Greenfield

Results			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse
	CIL	**£/m2**	**0**	**0**	**0**	**0**
Income	m2	0.00%	150	150	2,000	2,500
	£/m2	0.00%	5,340	2,040	4,545	2,835
	Capital Value	0.00%	**801,000**	**306,000**	**9,090,000**	**7,087,500**
	Buyers Costs	0.00%	36,045	13,770	409,050	318,938
	Capital Value	**0.00%**	**764,955**	**292,230**	**8,680,950**	**6,768,563**
Costs	Land Used	Coverage	80%	80%	33%	50%
		ha	0.019	0.019	0.606	0.500
		£/ha	75,000	75,000	25,000	75,000
		Uplift £/ha	400,000	400,000	400,000	400,000
		Site Cost	**8,906**	**8,906**	**257,576**	**237,500**
	Stamp Duty (on VT)	4.00%	356	356	10,303	9,500
	Acquisition	1.50%	134	134	3,864	3,563
	Strategic Promotion	0.00%	0	0	0	0
	Pre Planning		10,000	10,000	10,000	10,000
	Construction	/m2	1,613	1,590	1,812	1,059
		£	241,998	238,500	3,624,480	2,648,700
	Infrastructure	15.00%	36,300	35,775	543,672	397,305
	BNG	47,885	898	898	29,021	23,943
	Abnormals	0.00%	0	0	0	0
	Fees	8.00%	22,264	21,942	333,452	243,680
	S106	0.00%	0	0	0	0
	CIL	0.00%	0	0	0	0
	Contingency	2.50%	6,957	6,857	104,204	76,150
	Finance Costs	0.00%	0	0	0	0
	Sales	2.50%	10,013	3,825	113,625	88,594
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000
	Subtotal	**0.00%**	**338,919**	**343,287**	**4,797,621**	**3,526,434**
	Interest	7.50%	12,709	12,873	179,911	132,241
	Profit % GDV	15.00%	114,743	43,835	1,302,143	1,015,284
		0.00%	0.00%	0.00%	0.00%	0.00%
	COSTS	**0.00%**	**466,372**	**399,994**	**6,279,674**	**4,673,960**
Residual Land Worth		**Site**	**298,583**	**-107,764**	**2,401,276**	**2,094,603**
	Existing Use Value	£/ha	75,000	75,000	25,000	75,000
	Viability Threshold	£/ha	475,000	475,000	425,000	475,000
	Residual Value	£/ha	15,924,434	-5,747,430	3,962,105	4,189,205

Brownfield

Results			Prime Retail Central	Secondary Retail	Supermarket	Retail Warehouse		
	CIL	**£/m2**	**0**	**0**	**0**	**0**		
Income	m2	0.00%	150	150	2,000	2,500		
	£/m2	0.00%	5,340	2,040	4,545	2,835		
	Capital Value	0.00%	**801,000**	**306,000**	**9,090,000**	**7,087,500**		
	Buyers Costs	0.00%	36,045	13,770	409,050	318,938		
	Capital Value	**0.00%**	**764,955**	**292,230**	**8,680,950**	**6,768,563**		
Costs	Land Used	Coverage	80%	80%	33%	50%		
		ha	0.019	0.019	0.606	0.500		
		£/ha	2,500,000	1,250,000	1,250,000	1,250,000		
		Uplift £/ha	0	0	0	0		
		0.00%	250,000	250,000	250,000	250,000		
		Site Cost	**56,250**	**28,125**	**909,091**	**750,000**		
	Stamp Duty (on VT)	4.00%	2,250	1,125	36,364	30,000		
	Acquisition	1.50%	844	422	13,636	11,250		
	Strategic Promotion	0.00%	0	0	0	0		
	Pre Planning		10,000	10,000	10,000	10,000		
	Construction	/m2	1,613	1,590	1,812	1,059		
		£	241,998	238,500	3,624,480	2,648,700		
	Infrastructure	15.00%	36,300	35,775	543,672	397,305		
	BNG	47,885	898	898	29,021	23,943		
	Abnormals	5.00%	13,915	13,714	208,408	152,300		
	Fees	8.00%	23,377	23,039	350,125	255,864		
	S106	0.00%	0	0	0	0		
	CIL	0.00%	0	0	0	0		
	Contingency	5.00%	14,611	14,399	218,828	159,915		
	Finance Costs	0.00%	0	0	0	0		
	Sales	2.50%	10,013	3,825	113,625	88,594		
	Misc. Financial	0.00%	10,000	25,000	25,000	25,000		
	Subtotal	**0.00%**	**364,204**	**366,697**	**5,173,159**	**3,802,871**		
	Interest	7.00%	12,747	12,834	181,061	133,100		
	Profit % GDV	15.00%	114,743	43,835	1,302,143	1,015,284		
	COSTS	**0.00%**	**491,695**	**423,366**	**6,656,362**	**4,951,256**		
Residual Land Worth		**Site**	**273,260**	**-131,136**	**2,024,588**	**1,817,306**		
	Existing Use Value	£/ha	2,500,000	1,250,000	1,250,000	1,250,000		
	Viability Threshold	£/ha	3,000,000	1,500,000	1,500,000	1,500,000		
	Residual Value	£/ha	14,573,882	-6,993,915	3,340,571	3,634,613		

Appendix 17 – Non Residential CIL Analysis

Employment Uses

Greenfield

Greenfield - North
Industrial

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	392,869	309,989	268,489	226,989	185,489	143,989	102,489	60,989	19,489	-22,011	-63,511	-105,011	-146,511	-188,011	-229,511	-271,011	-312,511	-354,011	-395,511	-437,011	-520,011	-603,011	-686,011	-769,011	-852,011	-935,011	-1,018,011	-1,101,011	-1,184,011	-1,267,011
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Residual Value	£/ha	2,869,616	2,869,616	2,830,678	2,794,368	2,758,054	2,721,741	2,685,428	2,649,116	2,612,804	2,576,491	2,540,179	2,503,866	2,467,554	2,431,241	2,394,928	2,358,616	2,322,304	2,285,991	2,249,679	2,213,366	2,140,741	2,068,116	1,995,491	1,922,866	1,850,241	1,777,616	1,704,991	1,632,366	1,559,741	1,487,116
Additional Profit		-32,011																													
		-8																													
CIL as %	£dual Value	0.0%	25.8%	44.7%	78.5%	107.8%	166.7%	270.2%	554.7%	1987.2%	-5817.8%	-4002.8%	-4457.1%	-3543.9%	-2977.8%	-2661.4%	-2496.2%	-2477.6%	-3003.4%	-1902.2%	-1693.1%	-1569.2%	-1459.2%	-1351.6%	-1346.5%	-1460.8%	-1358.8%	-1339.6%	-1290.8%	-1224.4%	-1268.3%
Distribution	GDV	0.0%	1.3%	1.7%	2.2%	2.7%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	4,199,462	4,095,702	4,043,827	3,991,952	3,940,077	3,888,202	3,836,327	3,784,452	3,732,577	3,680,702	3,628,827	3,576,952	3,525,077	3,473,202	3,421,327	3,369,452	3,317,577	3,265,702	3,213,827	3,161,952	3,058,202	2,954,452	2,850,702	2,746,952	2,643,202	2,539,452	2,435,702	2,331,952	2,228,202	2,124,452
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000
Residual Value	£/ha	2,869,616	2,869,616	2,830,678	2,794,368	2,758,054	2,721,741	2,685,428	2,649,116	2,612,804	2,576,491	2,540,179	2,503,866	2,467,554	2,431,241	2,394,928	2,358,616	2,322,304	2,285,991	2,249,679	2,213,366	2,140,741	2,068,116	1,995,491	1,922,866	1,850,241	1,777,616	1,704,991	1,632,366	1,559,741	1,487,116
Additional Profit		3,585,166																													
		717																													
CIL as %	£dual Value	0.0%	2.4%	3.7%	5.0%	8.3%	7.7%	9.1%	10.6%	12.1%	13.6%	15.2%	16.8%	18.4%	20.2%	21.9%	23.7%	25.6%	27.6%	29.6%	31.6%	36.0%	40.6%	45.6%	51.0%	56.7%	63.0%	69.8%	77.2%	85.3%	94.1%
	GDV	0.0%	0.0%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

Greenfield - South
Industrial

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	1,500,899	1,417,899	1,376,399	1,334,899	1,293,399	1,251,899	1,210,399	1,168,899	1,127,399	1,085,899	1,044,399	1,002,899	961,399	919,899	878,399	836,899	795,399	753,899	712,399	670,899	587,899	504,899	421,899	338,899	255,899	172,899	89,899	6,899	-76,101	-159,101
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Residual Value	£/ha	1,500,899	1,417,899	1,376,399	1,334,899	1,293,399	1,251,899	1,210,399	1,168,899	1,127,399	1,085,899	1,044,399	1,002,899	961,399	919,899	878,399	836,899	795,399	753,899	712,399	670,899	587,899	504,899	421,899	338,899	255,899	172,899	89,899	6,899	-76,101	-159,101
Additional Profit		1,075,839																													
		269																													
CIL as %	£dual Value	0.0%	5.6%	8.7%	12.0%	15.5%	19.2%	23.1%	27.4%	31.9%	36.8%	42.1%	47.9%	54.1%	60.9%	68.3%	76.5%	85.5%	95.5%	106.7%	119.2%	149.7%	190.1%	246.5%	330.5%	468.9%	740.3%	1512.8%	20872.7%	-1997.3%	-1026.7%
Distribution	GDV	0.0%	1.0%	1.5%	1.9%	2.4%	2.9%	3.4%	3.9%	4.4%	4.8%	5.3%	5.8%	6.3%	6.8%	7.3%	7.7%	8.2%	8.7%	9.2%	9.7%	10.8%	11.9%	12.9%	14.0%	15.3%	16.5%	17.4%	18.4%	19.4%	20.3%

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	4,199,462	4,095,702	4,043,827	3,991,952	3,940,077	3,888,202	3,836,327	3,784,452	3,732,577	3,680,702	3,628,827	3,576,952	3,525,077	3,473,202	3,421,327	3,369,452	3,317,577	3,265,702	3,213,827	3,161,952	3,058,202	2,954,452	2,850,702	2,746,952	2,643,202	2,539,452	2,435,702	2,331,952	2,228,202	2,124,452
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000
Residual Value	£/ha	2,869,616	2,869,616	2,830,678	2,794,368	2,758,054	2,721,741	2,685,428	2,649,116	2,612,804	2,576,491	2,540,179	2,503,866	2,467,554	2,431,241	2,394,928	2,358,616	2,322,304	2,285,991	2,249,679	2,213,366	2,140,741	2,068,116	1,995,491	1,922,866	1,850,241	1,777,616	1,704,991	1,632,366	1,559,741	1,487,116
Additional Profit		3,585,166																													
		717																													
CIL as %	£dual Value	0.0%	2.4%	3.7%	5.0%	8.3%	7.7%	9.1%	10.6%	12.1%	13.6%	15.2%	16.8%	18.4%	20.2%	21.9%	23.7%	25.6%	27.6%	29.6%	31.6%	36.0%	40.6%	45.6%	51.0%	56.7%	63.0%	69.8%	77.2%	85.3%	94.1%
	GDV	0.0%	0.0%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

Brownfield

Brownfield - North
Industrial

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	£/ha	-24,059	-106,885	-140,286	-189,665	-231,059	-272,455	-313,855	-355,255	-396,655	-438,056	-479,456	-520,855	-562,256	-603,656	-645,056	-686,456	-727,856	-769,256	-810,656	-852,056	-934,856	-1,017,658	-1,100,459	-1,183,258	-1,266,059	-1,348,859	-1,431,658	-1,514,459	-1,597,259	-1,680,059
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	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	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
Residual Value	£/ha	2,719,014	2,646,964	2,616,338	2,574,114	2,537,888	2,501,664	2,465,439	2,429,214	2,392,989	2,356,764	2,320,539	2,284,314	2,248,089	2,211,864	2,175,639	2,139,414	2,103,189	2,066,964	2,030,739	1,994,514	1,922,064	1,849,614	1,777,164	1,704,714	1,632,264	1,559,814	1,487,364	1,414,914	1,342,464	1,270,014	1,197,564
Additional Profit	£/ha	1,741,448	348																												
CIL as %	£/ha	0.0%	2.6%	4.0%	5.4%	6.9%	8.4%	9.9%	11.5%	13.2%	14.9%	16.8%	18.4%	20.2%	22.2%	24.1%	26.2%	28.3%	30.5%	32.7%	35.1%	40.1%	45.4%	51.2%	57.5%	64.3%	71.8%	80.0%	89.1%	99.1%	110.2%
Distribution	£/ha	0.0%	0.9%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

Brownfield - South
Industrial

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	£/ha	1,003,898	1,001,098	959,698	918,298	876,899	835,498	794,098	752,698	711,298	669,898	628,498	587,098	545,698	504,298	462,898	421,498	380,098	338,698	297,298	255,898	173,098	90,298	7,498	-75,302	-158,102	-240,902	-323,702	-406,502	-489,302	-572,102
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	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	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
Residual Value	£/ha	2,719,014	2,646,964	2,616,338	2,574,114	2,537,888	2,501,664	2,465,439	2,429,214	2,392,989	2,356,764	2,320,539	2,284,314	2,248,089	2,211,864	2,175,639	2,139,414	2,103,189	2,066,964	2,030,739	1,994,514	1,922,064	1,849,614	1,777,164	1,704,714	1,632,264	1,559,814	1,487,364	1,414,914	1,342,464	1,270,014	1,197,564
Additional Profit	£/ha	1,741,448	348																												
CIL as %	£/ha	0.0%	2.6%	4.0%	5.4%	6.9%	8.4%	9.9%	11.5%	13.2%	14.9%	16.8%	18.4%	20.2%	22.2%	24.1%	26.2%	28.3%	30.5%	32.7%	35.1%	40.1%	45.4%	51.2%	57.5%	64.3%	71.8%	80.0%	89.1%	99.1%	110.2%
Distribution	£/ha	0.0%	0.9%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	£/ha	3,884,305	3,780,805	3,729,086	3,677,306	3,625,555	3,573,805	3,522,055	3,470,305	3,418,555	3,366,805	3,315,056	3,263,305	3,211,555	3,159,805	3,108,055	3,056,305	3,004,555	2,952,805	2,901,056	2,849,305	2,745,805	2,642,305	2,538,805	2,435,306	2,331,805	2,229,305	2,124,806	2,021,305	1,917,805	1,814,305
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	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	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
Residual Value	£/ha	2,719,014	2,646,964	2,616,338	2,574,114	2,537,888	2,501,664	2,465,439	2,429,214	2,392,989	2,356,764	2,320,539	2,284,314	2,248,089	2,211,864	2,175,639	2,139,414	2,103,189	2,066,964	2,030,739	1,994,514	1,922,064	1,849,614	1,777,164	1,704,714	1,632,264	1,559,814	1,487,364	1,414,914	1,342,464	1,270,014	1,197,564
Additional Profit	£/ha	1,741,448	348																												
CIL as %	£/ha	0.0%	2.6%	4.0%	5.4%	6.9%	8.4%	9.9%	11.5%	13.2%	14.9%	16.8%	18.4%	20.2%	22.2%	24.1%	26.2%	28.3%	30.5%	32.7%	35.1%	40.1%	45.4%	51.2%	57.5%	64.3%	71.8%	80.0%	89.1%	99.1%	110.2%
Distribution	£/ha	0.0%	0.9%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	£/ha	3,884,305	3,780,805	3,729,086	3,677,306	3,625,555	3,573,805	3,522,055	3,470,305	3,418,555	3,366,805	3,315,056	3,263,305	3,211,555	3,159,805	3,108,055	3,056,305	3,004,555	2,952,805	2,901,056	2,849,305	2,745,805	2,642,305	2,538,805	2,435,306	2,331,805	2,229,305	2,124,806	2,021,305	1,917,805	1,814,305
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	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	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
Residual Value	£/ha	2,719,014	2,646,964	2,616,338	2,574,114	2,537,888	2,501,664	2,465,439	2,429,214	2,392,989	2,356,764	2,320,539	2,284,314	2,248,089	2,211,864	2,175,639	2,139,414	2,103,189	2,066,964	2,030,739	1,994,514	1,922,064	1,849,614	1,777,164	1,704,714	1,632,264	1,559,814	1,487,364	1,414,914	1,342,464	1,270,014	1,197,564
Additional Profit	£/ha	1,741,448	348																												
CIL as %	£/ha	0.0%	2.6%	4.0%	5.4%	6.9%	8.4%	9.9%	11.5%	13.2%	14.9%	16.8%	18.4%	20.2%	22.2%	24.1%	26.2%	28.3%	30.5%	32.7%	35.1%	40.1%	45.4%	51.2%	57.5%	64.3%	71.8%	80.0%	89.1%	99.1%	110.2%
Distribution	£/ha	0.0%	0.9%	1.3%	1.7%	2.2%	2.6%	3.1%	3.5%	3.9%	4.4%	4.8%	5.2%	5.7%	6.1%	6.6%	7.0%	7.4%	7.9%	8.3%	8.7%	9.6%	10.5%	11.4%	12.2%	13.1%	14.0%	14.8%	15.7%	16.6%	17.5%

Retail Uses

Supermarket

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	2,401,276	2,359,776	2,339,026	2,318,276	2,297,526	2,276,776	2,256,026	2,235,276	2,214,526	2,193,776	2,173,026	2,152,276	2,131,526	2,110,776	2,090,026	2,069,276	2,048,526	2,027,776	2,007,026	1,986,276	1,944,776	1,903,276	1,861,776	1,820,276	1,778,776	1,737,276	1,695,776	1,654,276	1,612,776	1,571,276
Existing Use Value	£/ha	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Viability Threshold	£/ha	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Residual Value	£/ha	3,962,105	3,893,630	3,859,393	3,825,155	3,790,918	3,756,680	3,722,443	3,688,205	3,653,968	3,619,730	3,585,493	3,551,255	3,517,018	3,482,780	3,448,543	3,414,305	3,380,068	3,345,830	3,311,593	3,277,355	3,208,880	3,140,405	3,071,930	3,003,455	2,934,980	2,866,505	2,798,030	2,729,555	2,661,080	2,592,605
Additional Profit		2,143,700																													
		1,072																													
CIL as %	idual Value	0.0%	1.7%	2.6%	3.5%	4.4%	5.3%	6.2%	7.2%	8.1%	9.1%	10.1%	11.2%	12.2%	13.3%	14.4%	15.5%	16.6%	17.8%	18.9%	20.1%	22.6%	25.2%	27.9%	30.8%	33.7%	36.8%	40.1%	43.5%	47.1%	50.9%
	GDV	0.0%	0.4%	0.7%	0.9%	1.1%	1.3%	1.5%	1.8%	2.0%	2.2%	2.4%	2.6%	2.9%	3.1%	3.3%	3.5%	3.7%	4.0%	4.2%	4.4%	4.8%	5.3%	5.7%	6.2%	6.6%	7.0%	7.5%	7.9%	8.4%	8.8%

Retail Warehouse

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	2,094,603	2,042,728	2,016,790	1,990,853	1,964,915	1,938,978	1,913,040	1,887,103	1,861,165	1,835,228	1,809,290	1,783,353	1,757,415	1,731,478	1,705,540	1,679,603	1,653,665	1,627,728	1,601,790	1,575,853	1,523,978	1,472,103	1,420,228	1,368,353	1,316,478	1,264,603	1,212,728	1,160,853	1,108,978	1,057,103
Existing Use Value	£/ha	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Viability Threshold	£/ha	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000	475,000
Residual Value	£/ha	4,189,205	4,085,455	4,033,580	3,981,705	3,929,830	3,877,955	3,826,080	3,774,205	3,722,330	3,670,455	3,618,580	3,566,705	3,514,830	3,462,955	3,411,080	3,359,205	3,307,330	3,255,455	3,203,580	3,151,705	3,047,955	2,944,205	2,840,455	2,736,705	2,632,955	2,529,205	2,425,455	2,321,705	2,217,955	2,114,205
Additional Profit		1,857,103																													
		743																													
CIL as %	idual Value	0.0%	2.4%	3.7%	5.0%	6.4%	7.7%	9.1%	10.6%	12.1%	13.6%	15.2%	16.8%	18.5%	20.2%	22.0%	23.8%	25.7%	27.6%	29.7%	31.7%	36.1%	40.8%	45.8%	51.2%	57.0%	63.3%	70.1%	77.5%	85.7%	94.6%
	GDV	0.0%	0.7%	1.1%	1.4%	1.8%	2.1%	2.5%	2.8%	3.2%	3.5%	3.9%	4.2%	4.6%	4.9%	5.3%	5.6%	6.0%	6.3%	6.7%	7.1%	7.8%	8.5%	9.2%	9.9%	10.6%	11.3%	12.0%	12.7%	13.4%	14.1%

Brownfield
Prime Retail Central

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	273,260	270,155	268,603	267,050	265,498	263,945	262,393	260,840	259,288	257,735	256,183	254,630	253,078	251,525	249,973	248,420	246,868	245,315	243,763	242,210	239,105	236,000	232,895	229,790	226,685	223,580	220,475	217,370	214,265	211,160
Existing Use Value	£/ha	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	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	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Viability Threshold	£/ha	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Residual Value	£/ha	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########	########
Additional Profit		217,010																													
		1,447																													
CIL as %	idual Value	0.0%	1.1%	1.7%	2.2%	2.8%	3.4%	4.0%	4.6%	5.2%	5.8%	6.4%	7.1%	7.7%	8.3%	9.0%	9.7%	10.3%	11.0%	11.7%	12.4%	13.8%	15.3%	16.7%	18.3%	19.9%	21.5%	23.1%	24.8%	26.6%	28.4%
	GDV	0.0%	0.4%	0.6%	0.7%	0.9%	1.1%	1.3%	1.5%	1.7%	1.9%	2.1%	2.2%	2.4%	2.6%	2.8%	3.0%	3.2%	3.4%	3.6%	3.7%	4.1%	4.5%	4.9%	5.2%	5.6%	6.0%	6.4%	6.7%	7.1%	7.5%

Supermarket

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	2,024,588	1,983,188	1,962,488	1,941,788	1,921,088	1,900,388	1,879,688	1,858,988	1,838,288	1,817,588	1,796,888	1,776,188	1,755,488	1,734,788	1,714,088	1,693,388	1,672,688	1,651,988	1,631,288	1,610,588	1,569,188	1,527,788	1,486,388	1,444,988	1,403,588	1,362,188	1,320,788	1,279,388	1,237,988	1,196,588
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	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	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
Residual Value	£/ha	3,340,571	3,272,261	3,238,106	3,203,951	3,169,796	3,135,641	3,101,486	3,067,331	3,033,176	2,999,021	2,964,866	2,930,711	2,896,556	2,862,401	2,828,246	2,794,091	2,759,936	2,725,781	2,691,626	2,657,471	2,589,161	2,520,851	2,452,541	2,384,231	2,315,921	2,247,611	2,179,301	2,110,991	2,042,681	1,974,371
Additional Profit		1,115,497																													
		558																													
CIL as %	idual Value	0.0%	2.0%	3.1%	4.1%	5.2%	6.3%	7.4%	8.6%	9.8%	11.0%	12.2%	13.5%	14.8%	16.1%	17.5%	18.9%	20.3%	21.8%	23.3%	24.8%	28.0%	31.4%	35.0%	38.8%	42.7%	47.0%	51.5%	56.3%	61.4%	66.9%
	GDV	0.0%	0.4%	0.7%	0.9%	1.1%	1.3%	1.5%	1.8%	2.0%	2.2%	2.4%	2.6%	2.9%	3.1%	3.3%	3.5%	3.7%	4.0%	4.2%	4.4%	4.8%	5.3%	5.7%	6.2%	6.6%	7.0%	7.5%	7.9%	8.4%	8.8%

Retail Warehouse

CIL	£/m2	0	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	220	240	260	280	300	320	340	360	380	400
RESIDUAL VALUE	Site	1,817,306	1,765,556	1,739,681	1,713,806	1,687,931	1,662,056	1,636,181	1,610,306	1,584,431	1,558,556	1,532,681	1,506,806	1,480,931	1,455,056	1,429,181	1,403,306	1,377,431	1,351,556	1,325,681	1,299,806	1,248,056	1,196,306	1,144,556	1,092,806	1,041,056	989,306	937,556	885,806	834,056	782,306
Existing Use Value	£/ha	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Viability Threshold	£/ha	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	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
Residual Value	£/ha	3,634,613	3,531,113	3,479,363	3,427,613	3,375,863	3,324,113	3,272,363	3,220,613	3,168,863	3,117,113	3,065,363	3,013,613	2,961,863	2,910,113	2,858,363	2,806,613	2,754,863	2,703,113	2,651,363	2,599,613	2,496,113	2,392,613	2,289,113	2,185,613	2,082,113	1,978,613	1,875,113	1,771,613	1,668,113	1,564,613
Additional Profit		1,067,306																													
		427																													
CIL as %	idual Value	0.0%	2.8%	4.3%	5.8%	7.4%	9.0%	10.7%	12.4%	14.2%	16.0%	17.9%	19.9%	21.9%	24.1%	26.2%	28.5%	30.9%	33.3%	35.8%	38.5%	44.1%	50.2%	56.8%	64.1%	72.0%	80.9%	90.7%	101.6%	113.9%	127.8%
	GDV	0.0%	0.7%	1.1%	1.4%	1.8%	2.1%	2.5%	2.8%	3.2%	3.5%	3.9%	4.2%	4.6%	4.9%	5.3%	5.6%	6.0%	6.3%	6.7%	7.1%	7.8%	8.5%	9.2%	9.9%	10.6%	11.3%	12.0%	12.7%	13.4%	14.1%

HDH Planning and Development Ltd is a specialist planning consultancy providing evidence to support planning authorities, landowners and developers. The firm is regulated by the RICS.

The main areas of expertise are:

- Community Infrastructure Levy (CIL)
- District wide and site specific Viability Analysis
- Local and Strategic Housing Market Assessments and Housing Needs Assessments

HDH Planning and Development have clients throughout England and Wales.

HDH Planning and Development Ltd

Registered in England Company Number 08555548

Clapham Woods Farm, Keasden, Nr Clapham, Lancaster. LA2 8ET

info@hdhplanning.co.uk - 015242 51831