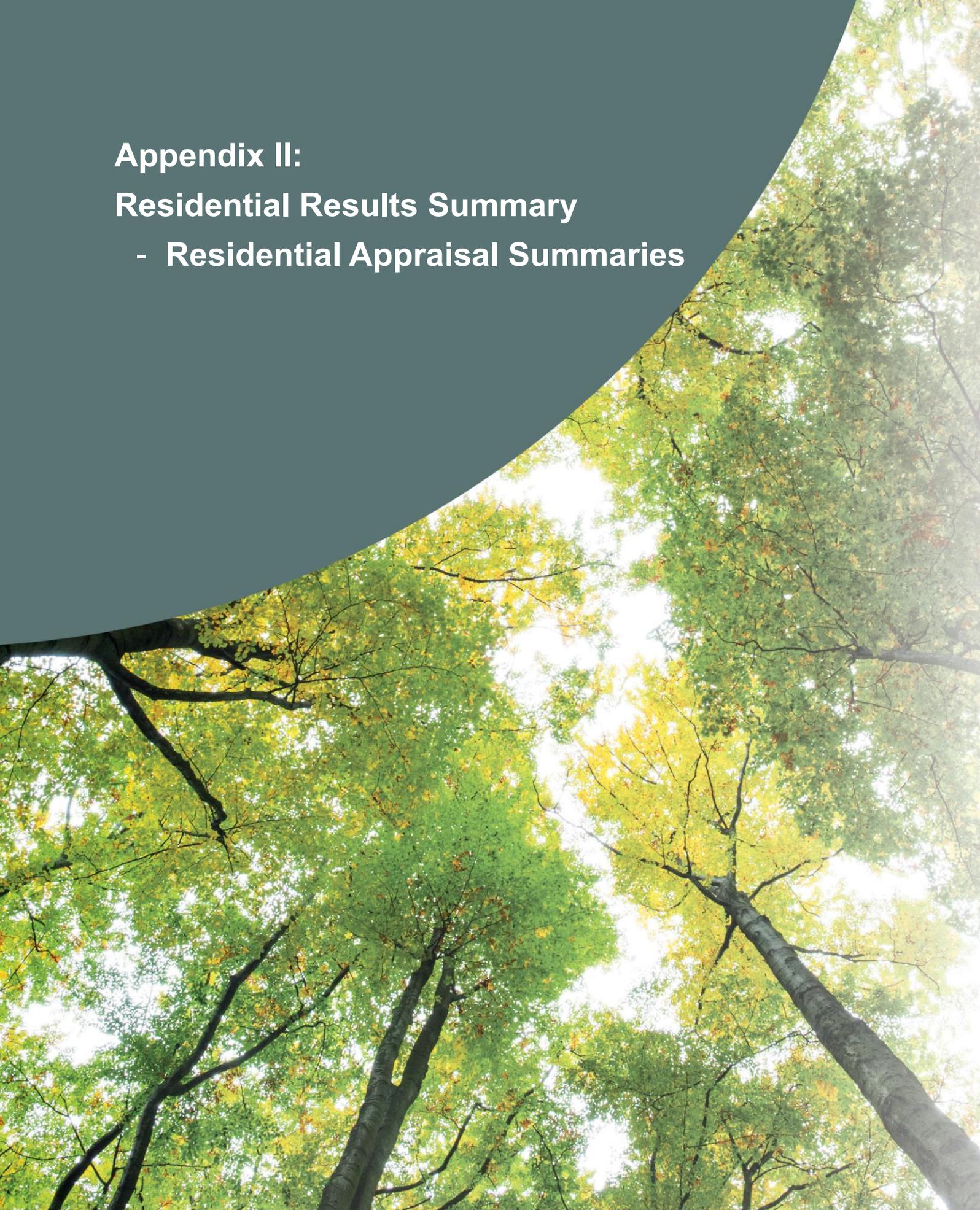


**Appendix II:
Residential Results Summary
- Residential Appraisal Summaries**



Net RLV: £176,434

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	4 Houses 0% AH £100 CIL @ VL3					
DEVELOPMENT SIZE (TOTAL m²) - GIA	460					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	4	4	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)				0.13		
VALUE / AREA				3		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£1,394,720		
<u>Total Value of Scheme</u>				£1,394,720		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£637,974		
Fees, Contingencies, Planning Costs etc				£95,696		
Site Works				£40,000		
Sustainable Design & Construction Costs				£12,759		
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£16,480		
<u>Total Build Costs</u>				£802,910		
Section 106 / CIL Costs				£58,000		
Marketing Costs & Legal Fees				£44,842		
<u>Total s106 & Marketing Costs</u>				£102,842		
<u>Finance on Build Costs</u>				£14,718		
<u>TOTAL DEVELOPMENT COSTS</u>				£920,470		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£278,944		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£278,944		
<u>GROSS RESIDUAL LAND VALUE</u>				£195,306		
<u>FINANCE & ACQUISITION COSTS</u>						
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£18,872		
<u>Total Finance & Acquisition Costs</u>				£18,872		
<u>NET RESIDUAL LAND VALUE</u>				£176,434	(ignores finance & acquisition)	

Net RLV: £270,486

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential					
DEVELOPMENT DESCRIPTION	4 Houses 0%AH £100 CIL @ VL4					
DEVELOPMENT SIZE (TOTAL m²) - GIA	460					
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH		
	4	4	0	0%		
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2	
	100%	0%	0%	0%	0%	
SITE SIZE (HA)				0.13		
VALUE / AREA				4		
<u>REVENUE</u>						
Affordable Housing Revenue				£0		
Open Market Housing Revenue				£1,534,560		
<u>Total Value of Scheme</u>				£1,534,560		
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>						
Build Costs				£637,974		
Fees, Contingencies, Planning Costs etc				£95,696		
Site Works				£40,000		
Sustainable Design & Construction Costs				£12,759		
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£16,480		
<u>Total Build Costs</u>				£802,910		
Section 106 / CIL Costs				£58,000		
Marketing Costs & Legal Fees				£49,037		
<u>Total s106 & Marketing Costs</u>				£107,037		
<u>Finance on Build Costs</u>				£14,787		
<u>TOTAL DEVELOPMENT COSTS</u>				£924,733		
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>						
Open Market Housing Profit				£306,912		
Affordable Housing Profit				£0		
<u>Total Operating Profit</u>				£306,912		
<u>GROSS RESIDUAL LAND VALUE</u>				£302,915		
<u>FINANCE & ACQUISITION COSTS</u>						
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£32,429		
<u>Total Finance & Acquisition Costs</u>				£32,429		
<u>NET RESIDUAL LAND VALUE</u>				£270,486 (ignores finance & acquisition)		

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	9 Houses 0% AH £100 CIL @ VL3				
DEVELOPMENT SIZE (TOTAL m²) - GIA	927				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	9	9	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)				0.26	
VALUE / AREA				3	
<u>REVENUE</u>					
Affordable Housing Revenue				£0	
Open Market Housing Revenue				£2,810,664	
<u>Total Value of Scheme</u>				£2,810,664	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,285,656	
Fees, Contingencies, Planning Costs etc				£192,848	
Site Works				£77,143	
Sustainable Design & Construction Costs				£25,713	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£37,081	
<u>Total Build Costs</u>				£1,618,442	
Section 106 / CIL Costs				£119,700	
Marketing Costs & Legal Fees				£91,070	
<u>Total s106 & Marketing Costs</u>				£210,770	
<u>Finance on Build Costs</u>				£44,587	
<u>TOTAL DEVELOPMENT COSTS</u>				£1,873,799	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£562,133	
Affordable Housing Profit				£0	
<u>Total Operating Profit</u>				£562,133	
<u>GROSS RESIDUAL LAND VALUE</u>				£374,733	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest of Land Purchase etc.				£49,010	
<u>Total Finance & Acquisition Costs</u>				£49,010	
<u>NET RESIDUAL LAND VALUE</u>				£325,723	(ignores finance & acquisition)

Net RLV: £395,626
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	9 Houses 30% AH £60 CIL @ VL4				
DEVELOPMENT SIZE (TOTAL m²) - GIA	927				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	9	9	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)				0.26	
VALUE / AREA				4	
<u>REVENUE</u>					
Affordable Housing Revenue				£0	
Open Market Housing Revenue				£3,092,472	
<u>Total Value of Scheme</u>				£3,092,472	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,285,656	
Fees, Contingencies, Planning Costs etc				£192,848	
Site Works				£77,143	
Sustainable Design & Construction Costs				£25,713	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£37,081	
<u>Total Build Costs</u>				£1,618,442	
Section 106 / CIL Costs				£250,124	
Marketing Costs & Legal Fees				£99,524	
<u>Total s106 & Marketing Costs</u>				£349,648	
<u>Finance on Build Costs</u>				£47,972	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,016,062	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£618,494	
Affordable Housing Profit				£0	
<u>Total Operating Profit</u>				£618,494	
<u>GROSS RESIDUAL LAND VALUE</u>				£457,916	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Payment etc.				£62,290	
<u>Total Finance & Acquisition Costs</u>				£62,290	
<u>NET RESIDUAL LAND VALUE</u>				£395,626 (ignores finance & acquisition)	

Net RLV: £564,109

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	9 Houses 30% AH £60 CIL @ VL5				
DEVELOPMENT SIZE (TOTAL m²) - GIA	927				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	9	9	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)				0.26	
VALUE / AREA				5	
<u>REVENUE</u>					
Affordable Housing Revenue				£0	
Open Market Housing Revenue				£3,373,353	
<u>Total Value of Scheme</u>				£3,373,353	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,285,656	
Fees, Contingencies, Planning Costs etc				£192,848	
Site Works				£77,143	
Sustainable Design & Construction Costs				£25,713	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£37,081	
<u>Total Build Costs</u>				£1,618,442	
Section 106 / CIL Costs				£265,338	
Marketing Costs & Legal Fees				£107,951	
<u>Total s106 & Marketing Costs</u>				£373,288	
<u>Finance on Build Costs</u>				£48,548	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,040,278	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£674,671	
Affordable Housing Profit				£0	
<u>Total Operating Profit</u>				£674,671	
<u>GROSS RESIDUAL LAND VALUE</u>				£658,404	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£94,295	
<u>Total Finance & Acquisition Costs</u>				£94,295	
<u>NET RESIDUAL LAND VALUE</u>				<u>£564,109</u> (ignores finance & acquisition)	

Net RLV: £342,399
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Mixed 28% AH £40 CIL @ VL3				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,307				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	11	4	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	20%	7%	0%
SITE SIZE (HA)	0.38				
VALUE / AREA	3				
<u>REVENUE</u>					
Affordable Housing Revenue				£371,151	
Open Market Housing Revenue				£2,998,648	
<u>Total Value of Scheme</u>				£3,369,799	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,627,583	
Fees, Contingencies, Planning Costs etc				£244,138	
Site Works				£112,500	
Sustainable Design & Construction Costs				£32,552	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£44,860	
<u>Total Build Costs</u>				£2,061,632	
Section 106 / CIL Costs				£97,273	
Marketing Costs & Legal Fees				£112,344	
<u>Total s106 & Marketing Costs</u>				£209,617	
<u>Finance on Build Costs</u>				£73,816	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,345,065	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£599,730	
Affordable Housing Profit				£22,269	
<u>Total Operating Profit</u>				£621,999	
<u>GROSS RESIDUAL LAND VALUE</u>				£402,735	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£60,336	
<u>Total Finance & Acquisition Costs</u>				£60,336	
<u>NET RESIDUAL LAND VALUE</u>				<u>£342,399</u> (ignores finance & acquisition)	

Net RLV: £473,745
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Mixed 30% AH £60 CIL @ VL4				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,307				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	0%	27%	7%	0%
SITE SIZE (HA)	0.38				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£458,772	
Open Market Housing Revenue				£3,132,504	
<u>Total Value of Scheme</u>				£3,591,276	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,627,583	
Fees, Contingencies, Planning Costs etc				£244,138	
Site Works				£112,500	
Sustainable Design & Construction Costs				£32,552	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£40,980	
<u>Total Build Costs</u>				£2,057,753	
Section 106 / CIL Costs				£123,409	
Marketing Costs & Legal Fees				£118,988	
<u>Total s106 & Marketing Costs</u>				£242,398	
<u>Finance on Build Costs</u>				£74,755	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,374,905	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£626,501	
Affordable Housing Profit				£27,526	
<u>Total Operating Profit</u>				£654,027	
<u>GROSS RESIDUAL LAND VALUE</u>				£562,344	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£88,599	
<u>Total Finance & Acquisition Costs</u>				£88,599	
<u>NET RESIDUAL LAND VALUE</u>				<u>£473,745</u> (ignores finance & acquisition)	

Net RLV: £661,170
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Mixed 30% AH £60 CIL @ VL5				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,307				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	10	5	33%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	67%	0%	27%	7%	0%
SITE SIZE (HA)	0.38				
VALUE / AREA	5				
<u>REVENUE</u>					
Affordable Housing Revenue				£468,620	
Open Market Housing Revenue				£3,417,021	
<u>Total Value of Scheme</u>				£3,885,641	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£1,627,583	
Fees, Contingencies, Planning Costs etc				£244,138	
Site Works				£112,500	
Sustainable Design & Construction Costs				£32,552	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£40,980	
<u>Total Build Costs</u>				£2,057,753	
Section 106 / CIL Costs				£123,409	
Marketing Costs & Legal Fees				£127,819	
<u>Total s106 & Marketing Costs</u>				£251,229	
<u>Finance on Build Costs</u>				£75,042	
<u>TOTAL DEVELOPMENT COSTS</u>				£2,384,023	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£683,404	
Affordable Housing Profit				£28,117	
<u>Total Operating Profit</u>				£711,521	
<u>GROSS RESIDUAL LAND VALUE</u>				£790,096	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£128,926	
<u>Total Finance & Acquisition Costs</u>				£128,926	
<u>NET RESIDUAL LAND VALUE</u>				<u>£661,170</u> (ignores finance & acquisition)	

Net RLV: £797,899
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) 28% AH £40 CIL @ VL7				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,930				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	22	8	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	20%	7%	0%
SITE SIZE (HA)	0.24				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue				£850,862	
Open Market Housing Revenue				£6,070,350	
Ground Rents				£180,000	
<u>Total Value of Scheme</u>				£7,101,212	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,907,344	
Fees, Contingencies, Planning Costs etc				£443,301	
Site Works				£362,734	
Sustainable Design & Construction Costs				£58,147	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points, Voids etc.				£150,812	
<u>Total Build Costs</u>				£3,922,338	
Section 106 / CIL Costs				£156,485	
Marketing Costs & Legal Fees				£235,536	
<u>Total s106 & Marketing Costs</u>				£392,021	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,314,359	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,250,070	
Affordable Housing Profit				£51,052	
<u>Total Operating Profit</u>				£1,301,122	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,485,731	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£687,832	
<u>Total Finance & Acquisition Costs</u>				£687,832	
<u>NET RESIDUAL LAND VALUE</u>				<u>£797,899</u> (ignores finance & acquisition)	

Net RLV: £711,234
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Flats (Sheltered) 30% AH £60 CIL @ VL7				
DEVELOPMENT SIZE (TOTAL m²) - GIA	1,925				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	21	9	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	20%	7%	0%
SITE SIZE (HA)	0.24				
VALUE / AREA	7				
<u>REVENUE</u>					
Affordable Housing Revenue				£928,603	
Open Market Housing Revenue				£5,836,875	
Ground Rents				£180,000	
<u>Total Value of Scheme</u>				£6,945,478	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,884,037	
Fees, Contingencies, Planning Costs etc				£439,806	
Site Works				£360,404	
Sustainable Design & Construction Costs				£57,681	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points, Voids etc.				£147,426	
<u>Total Build Costs</u>				£3,889,354	
Section 106 / CIL Costs				£185,328	
Marketing Costs & Legal Fees				£230,864	
<u>Total s106 & Marketing Costs</u>				£416,192	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,305,546	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,203,375	
Affordable Housing Profit				£55,716	
<u>Total Operating Profit</u>				£1,259,091	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,380,841	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£669,607	
<u>Total Finance & Acquisition Costs</u>				£669,607	
<u>NET RESIDUAL LAND VALUE</u>				<u>£711,234</u> (ignores finance & acquisition)	

Net RLV: £612,506
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Mixed 28% AH £40 CIL @ VL3				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,627				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	22	8	27%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	73%	0%	20%	7%	0%
SITE SIZE (HA)	0.75				
VALUE / AREA	3				
<u>REVENUE</u>					
Affordable Housing Revenue				£779,778	
Open Market Housing Revenue				£6,021,552	
<u>Total Value of Scheme</u>				£6,801,330	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,271,577	
Fees, Contingencies, Planning Costs etc				£490,737	
Site Works				£225,000	
Sustainable Design & Construction Costs				£65,432	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£90,460	
<u>Total Build Costs</u>				£4,143,206	
Section 106 / CIL Costs				£195,073	
Marketing Costs & Legal Fees				£226,540	
<u>Total s106 & Marketing Costs</u>				£421,613	
<u>Finance on Build Costs</u>				£222,535	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,787,353	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,204,310	
Affordable Housing Profit				£46,787	
<u>Total Operating Profit</u>				£1,251,097	
<u>GROSS RESIDUAL LAND VALUE</u>				£762,880	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£150,374	
<u>Total Finance & Acquisition Costs</u>				£150,374	
<u>NET RESIDUAL LAND VALUE</u>				<u>£612,506</u> (ignores finance & acquisition)	

Net RLV: £873,012
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Mixed 30% AH £60 CIL @ VL4				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,627				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	21	9	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	23%	7%	0%
SITE SIZE (HA)	0.75				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£900,925	
Open Market Housing Revenue				£6,391,776	
<u>Total Value of Scheme</u>				£7,292,701	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,271,577	
Fees, Contingencies, Planning Costs etc				£490,737	
Site Works				£225,000	
Sustainable Design & Construction Costs				£65,432	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£86,580	
<u>Total Build Costs</u>				£4,139,326	
Section 106 / CIL Costs				£247,609	
Marketing Costs & Legal Fees				£241,281	
<u>Total s106 & Marketing Costs</u>				£488,890	
<u>Finance on Build Costs</u>				£225,626	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,853,842	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,278,355	
Affordable Housing Profit				£54,056	
<u>Total Operating Profit</u>				£1,332,411	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,106,448	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£233,436	
<u>Total Finance & Acquisition Costs</u>				£233,436	
<u>NET RESIDUAL LAND VALUE</u>				<u>£873,012</u> (ignores finance & acquisition)	

Net RLV: £1,213,456
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	30 Mixed 30% AH £60 CIL @ VL5				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,627				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	30	21	9	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	23%	7%	0%
SITE SIZE (HA)	0.75				
VALUE / AREA	5				
<u>REVENUE</u>					
Affordable Housing Revenue				£924,559	
Open Market Housing Revenue				£6,972,324	
<u>Total Value of Scheme</u>				£7,896,883	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,271,577	
Fees, Contingencies, Planning Costs etc				£490,737	
Site Works				£225,000	
Sustainable Design & Construction Costs				£65,432	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points etc.				£86,580	
<u>Total Build Costs</u>				£4,139,326	
Section 106 / CIL Costs				£247,609	
Marketing Costs & Legal Fees				£259,406	
<u>Total s106 & Marketing Costs</u>				£507,016	
<u>Finance on Build Costs</u>				£226,509	
<u>TOTAL DEVELOPMENT COSTS</u>				£4,872,851	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,394,465	
Affordable Housing Profit				£55,474	
<u>Total Operating Profit</u>				£1,449,938	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,574,094	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£360,638	
<u>Total Finance & Acquisition Costs</u>				£360,638	
<u>NET RESIDUAL LAND VALUE</u>				<u>£1,213,456</u> (ignores finance & acquisition)	

Net RLV: £3,121,226
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed 28% AH £40 CIL @ VL3				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,265				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	72	28	28%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	72%	0%	6%	2%	0%
SITE SIZE (HA)	2.00				
VALUE / AREA	3				
<u>REVENUE</u>					
Affordable Housing Revenue				£2,664,618	
Open Market Housing Revenue				£19,620,072	
Ground Rents				£270,000	
<u>Total Value of Scheme</u>				£22,554,690	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£9,477,937	
Fees, Contingencies, Planning Costs etc				£1,481,691	
Site Works				£1,855,636	
Sustainable Design & Construction Costs				£201,559	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points, Voids etc.				£298,192	
<u>Total Build Costs</u>				£13,315,015	
Section 106 / CIL Costs				£573,326	
Marketing Costs & Legal Fees				£751,641	
<u>Total s106 & Marketing Costs</u>				£1,324,967	
<u>TOTAL DEVELOPMENT COSTS</u>				£14,639,982	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£3,978,014	
Affordable Housing Profit				£157,877	
<u>Total Operating Profit</u>				£4,135,891	
<u>GROSS RESIDUAL LAND VALUE</u>				£3,778,817	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£657,591	
<u>Total Finance & Acquisition Costs</u>				£657,591	
<u>NET RESIDUAL LAND VALUE</u>				<u>£3,121,226</u> (ignores finance & acquisition)	

Net RLV: £4,293,114
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed 30% AH £60 CIL @ VL4				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,314				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	70	30	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	6%	2%	0%
SITE SIZE (HA)	2.00				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£2,953,755	
Open Market Housing Revenue				£21,223,632	
Ground Rents				£270,000	
<u>Total Value of Scheme</u>				£24,447,387	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£9,503,319	
Fees, Contingencies, Planning Costs etc				£1,485,498	
Site Works				£1,862,452	
Sustainable Design & Construction Costs				£202,066	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points, Voids etc.				£291,420	
<u>Total Build Costs</u>				£13,344,755	
Section 106 / CIL Costs				£701,916	
Marketing Costs & Legal Fees				£808,422	
<u>Total s106 & Marketing Costs</u>				£1,510,338	
<u>TOTAL DEVELOPMENT COSTS</u>				£14,855,093	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£4,298,726	
Affordable Housing Profit				£177,225	
<u>Total Operating Profit</u>				£4,475,951	
<u>GROSS RESIDUAL LAND VALUE</u>				£5,116,343	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£823,229	
<u>Total Finance & Acquisition Costs</u>				£823,229	
<u>NET RESIDUAL LAND VALUE</u>				<u>£4,293,114</u> (ignores finance & acquisition)	

Net RLV: £5,663,570
Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	100 Mixed 30% AH £60 CIL @ VL5				
DEVELOPMENT SIZE (TOTAL m²) - GIA	8,314				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	100	70	30	30%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	70%	0%	6%	2%	0%
SITE SIZE (HA)	2.00				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£3,031,651	
Open Market Housing Revenue				£23,151,318	
Ground Rents				£270,000	
<u>Total Value of Scheme</u>				£26,452,969	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£9,503,319	
Fees, Contingencies, Planning Costs etc				£1,485,498	
Site Works				£1,862,452	
Sustainable Design & Construction Costs				£202,066	
Building Regs Access Compliance, Open Space allowance, Electric Car Charging points, Voids etc.				£291,420	
<u>Total Build Costs</u>				£13,344,755	
Section 106 / CIL Costs				£701,916	
Marketing Costs & Legal Fees				£868,589	
<u>Total s106 & Marketing Costs</u>				£1,570,505	
<u>TOTAL DEVELOPMENT COSTS</u>				£14,915,260	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£4,684,264	
Affordable Housing Profit				£181,899	
<u>Total Operating Profit</u>				£4,866,163	
<u>GROSS RESIDUAL LAND VALUE</u>				£6,671,546	
<u>FINANCE & ACQUISITION COSTS</u>					
Agents Fees, Legal Fees, Stamp Duty, Interest on Land Purchase etc.				£1,007,976	
<u>Total Finance & Acquisition Costs</u>				£1,007,976	
<u>NET RESIDUAL LAND VALUE</u>				<u>£5,663,570</u> (ignores finance & acquisition)	